

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
FEBRUARY 15, 2012**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Barrera, Guarino, Valenzuela, Shafer, Connor, Rodriguez

ABSENT: Carpenter, Tak, Salas

- Chairman's Statement
- Announcements
- **Reset** - Annual Training on COSA Ethics Policy, Open Meetings Act and Parliamentary Procedure
- Citizens to be heard

3:30 P.M. Time Certain Items

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-----------------------|-------------------------------|
| 1. Case No. 2011-253 | Commerce & Navarro |
| 2. Case No. 2011-270 | Brackenridge Park |
| 3. Case No. 2012-049 | RiverWalk Loop |
| 4. Case No. 2012-045 | 101 Alamo Plaza |
| 5. Case No. 2012-018 | 103 W. 9 th Street |
| 6. Case No. 2008-074 | 119 E. Craig Pl. |
| 7. Case No. 2009-253 | 123 Losoya, Ste.7 |
| 8. Case No. 2012-040 | 143 E. Agarita |
| 9. Case No. 2011-090 | 210 Tuleta |
| 10. Case No. 2012-043 | 233 Bushnell |
| 11. Case No. 2011-261 | 233 Leigh |
| 12. Case No. 2012-052 | 235 Losoya |
| 13. Case No. 2012-041 | 235 W. Kings Hwy |
| 14. Case No. 2012-039 | 302 & 306 Pearl Parkway |
| 15. Case No. 2011-072 | 303 W. Commerce |
| 16. Case No. 2010-186 | 312 Pearl Parkway |
| 17. Case No. 2012-047 | 411 S. Flores |
| 18. Case No. 2012-044 | 528 King William |
| 19. Case No. 2012-042 | 604 Avenue A |
| 20. Case No. 2011-174 | 702 VFW Blvd. |
| 21. Case No. 2012-038 | 3502 Mission Rd. |
| 22. Case No. 2011-249 | 139 & 151 E. Commerce |

Commissioner Guarino pulled items 2, 3, 6, 8 and 11 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to approve the remaining cases on the Consent Agenda with staff stipulations.

AYES: Cone, Barrera, Guarino, Valenzuela, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

3. HDRC NO. 2012-049

Applicant: Beaty Palmer Architects, Inc.

Address: RiverWalk Loop – Various Areas

The applicant is requesting a Certificate of Appropriateness for final approval to perform upgrades and improvements to the RiverWalk in four separate areas.

The applicant is seeking conceptual approval for all items in Area 10, and final approval for items in areas 13, 14, and 18.

Bianca Maldonado stated she has concerns with the amount of lighting and type of lighting for the historic bridge.

Sara Watson, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to approve with staff recommendations with exception of the Alamo Street Bridge lighting. Applicant must return to HDRC with the fixture selection and the manner of attaching the fixtures.

AYES: Cone, Barrera, Guarino, Valenzuela, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

6. HDRC NO. 2008-074

Applicant: Kell Munoz Architects – Steve Tillotson

Address: 119 E. Craig Place

Steve Tillotson, applicant, presented.

Commissioner Guarino presented committee report.

Paul Kinnison stated there are a number of issues that need to be addressed at some point. Those issues could impact the building design. The homes along Craig Place have a significant set back. Trees would be appropriate to have to add softness to the building and streetscape. There are ADA and fire exit issues to be addressed.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor for conceptual approval with the stipulation that the applicant meet with Monte Vista Historical Association prior to final approval.

AYES: Cone, Barrera, Guarino, Valenzuela, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

8. HDRC NO. 2012-040

Applicant: Troy M. Jessee

Address: 143 E. Agarita

The applicant is requesting a Certificate of Appropriateness for final approval to:

- 1) Renovate garage including repair and replacement of siding and fascia, new roof and new overhead door
- 2) Remove door on west side second floor of guest house and install sash window
- 3) Landscaping including removal of existing flagstone walls, walkway and patio
- 4) Repair and restore BBQ pit
- 5) Remove and replace electrical equipment underground
- 6) Remove exterior conduits and cable and place inside house

Troy Jessee, owner, presented.

Commissioner Connor stated it would be historically inappropriate to have a garage door without glass.

Commissioner Barrera asked if the applicant has considered frosted glass with a possible metal frame backing.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve staff's recommendation. Item 1 referred to the DRC.

AYES: Cone, Barrera, Guarino, Valenzuela, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

2. HDRC NO. 2011-270

Applicant: John Mize

Address: Brackenridge Park

The applicant is requesting a Certificate of Appropriateness for final approval to:

Install directional, way finding and interpretive signage in Brackenridge Park, continuing the signage system installed in the Urban Segment, downtown King William area, Eagleland and Phases 1 and 2 of the Mission Reach. The design is consistent with the signs previously approved and installed in these prior projects, varying only in color, scale and detail. When completed, the project will provide a consistent directional system throughout the length of the River Improvements Project from Brackenridge Park to Mission Espada.

John Mize, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez approve as submitted.

AYES: Cone, Barrera, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

RECUSED: Guarino

THE MOTION CARRIED.

11. HDRC NO. 2011-261

Applicant: Randy Bartholomew

Address: 233 Leigh

The applicant is requesting a Certificate of Appropriateness for final approval to:

Construct a new one and a half story residence.

Applicant/owner was not present.

Natasha Kay stated she was concerned with the mass and scale of the design. The west and east side elevation lacked the proper setbacks.

Natalie Bushman stated she was concerned with the architectural style and massing of the structure. The proposed two story house was not relevant to the street and the proposed garage concept was not in character to the neighborhood.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Barrera to reset to March 7, 2012.

AYES: Cone, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

23. HDRC NO. 2012-011

Applicant: John Greene

Address: 119 Oakmont Court

Reset per the applicant.

24. HDRC NO. 2012-051

Applicant: Justin Carpenter

Address: 210 Thorain Blvd.

Reset to March 9, 2012.

25. HDRC NO. 2012-046

Applicant: Tom and Elizabeth Short

Address: 306 W. Elsmere

The applicant is requesting a Certificate of Appropriateness for approval to install replacement windows in place of original windows at the rear of the house. This work was done without a Certificate of Appropriateness.

Tom Short, owner, presented.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Barrera to refer to an on site DRC meeting.

AYES: Cone, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

26. HDRC NO. 2012-048

Applicant: Jerry Arredondo

Address: 323 S. Frio

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Replace and repair broken glass on existing windows
- 2) Paint wood trim
- 3) Replace existing overhead garage doors with new wood doors to be more in keeping with the historic appearance of the fire station. New doors will incorporate signage in the transom above each of the four pairs of double doors. Signage will be blue and red vinyl lettering on glass. Vinyl lettering will be eight inches tall and eleven feet long, and will appear in four locations (for a total of 30 sf of new signage).

4) Install a monument sign in front of the building. Sign will measure 9' by 4' and sit perpendicular to the street on a 4' high brick base, for a total of 72 sf of signage.

Jerry Arredondo, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Barrera to Approve with staff recommendations and with the stipulation that the applicant increase the divided light to be in keeping with existing. Applicant must work with staff concerning lighting.

AYES: Cone, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

- November 16 and December 7, 2011 meeting minutes:

The motion was made by Commissioner Connor and seconded by Commissioner Barrera to approve November 16 and December 7, 2011 minutes.

AYES: Cone, Barrera, Guarino, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 5:00 P.M.

APPROVED



Tim Cone
Chair