

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
SEPTEMBER 5, 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, Carpenter, Barrera, Guarino, Valenzuela, Salas, Shafer, Connor**

**ABSENT: Tak, Rodriguez, Zuniga**

- Chairman’s Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                       |   |
|-----------------------|---|
| 1. Case No. 2012-165  | 323 S. Frio                                       |
| 2. Case No. 2012-238  | 300 E. Houston                                    |
| 3. Case No. 2012-239  | 174 Schreiner Place                               |
| 4. Case No. 2012-240  | 604 Mission St.                                   |
| 5. Case No. 2012-241  | 606 E. Guenther                                   |
| 6. Case No. 2012-243  | 125 E. Rosewood                                   |
| 7. Case No. 2012-247  | Brackenridge Park, San Antonio River Improvements |
| 8. Case No. 2012-248  | 503 & 507 Burnet, 710 N. Cherry St.               |
| 9. Case No. 2012-249  | Downtown, Various locations                       |
| 10. Case No. 2012-072 | 516 E. Courtland Pl.                              |
| 11. Case No. 2012-245 | 426 Hays  |

Commissioner Carpenter pulled item 7 from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

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

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Shafer, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**7. HDRC NO. 2012-247**

Applicant: John Mize – Ford, Powell & Carson, Inc.

Address: Brackenridge Park, San Antonio River Improvements Project, Phase 2

The applicant is requesting a Certificate of Appropriateness for conceptual approval to complete Park Segment Phase 2 of the San Antonio River Improvements Project to provide better accessibility for visitors to the park and enhance and expand the existing network of park trails. The UTSA Center for Archaeological Research is under contract to perform the initial investigations and monitor all construction activity within the park. Phase 2 of this project includes the following elements:

1. Trail 10 (Avenue A): The City's Parks & Recreation Department plans to close Avenue A to vehicular traffic, with the exception of emergency and parks and golf course maintenance vehicles. Avenue A will be developed into a more

pedestrian and cyclist friendly trail. The average pavement width will be reduced from 22-24' to 12' wide to create a larger buffer between pavement and the San Antonio River. A new maintenance access road will be constructed through an unused portion of the golf course to provide more direct access. Where the new maintenance road diverges from the current alignment, the pedestrian and bicycle portion will narrow to 8' wide to allow for more intimate, pedestrian scale. A new parking area with four spaces will be created near the intersection of Mulberry and Avenue A. The proposed path will incorporate minimal safety lighting at the parking area and a new fence along the west edge

2. Trail 17 (Tuleta): A new primarily pedestrian path will be constructed along the north side of Tuleta Ave. connecting the low water crossing at the intersection of Red Oak and Tuleta with Broadway. The proposed path will connect to existing concrete paths and the applicant proposes to use concrete for the new path, matching the existing as closely as possible. In order to remove the amount of impervious cover along Tuleta, the driving surface will be reduced to a generally uniform 24' width. The intersection of Tuleta and Brackenridge Dr. will be reduced in side. The removed asphalt will be replaced with softscape. Behind the Witte Museum, at the east end of Tuleta, an existing sidewalk runs through an area where San Antonio Water System reuse water pumps and valves are installed; the applicant proposes to remove this existing sidewalk and construct a cantilevered walkway over the equipment.

The existing WPA era stone bulkheads will be excavated by the UTSA Center for Archaeological Research to expose the foundations and assess their condition and effect any necessary repairs made necessary by construction of the path.

3. Trail 18b (New Pedestrian Bridge): A new pedestrian bridge will be constructed to provide closer access between the east side of the park and the San Antonio Zoo as well as other destinations on the west bank of the river. The proposed bridge will be an arched suspension bridge, located at a major bend in the river, approximately 500 feet downstream from the 4th St. Bridge and approximately 250 feet upstream from the railroad bridge. The primary structure will consist of two 16" arched steel pipes, supporting a concrete bridge deck suspended by steel pipes. Guardrails will be tensions stainless steel cable stretched between paired steel supports at 6' on center. The design of the bridge is to make it as transparent as possible.

4. Trail 20 (Upper Labor Area): The Upper Labor area is to be restored to a more pristine, natural condition. A new stone pathway will lead visitors from the reconfigured parking area to a lower level adjacent to the Lily Pond. The proposed path will be separated from the existing historic walls by landscaped areas and it will tie into the plaza at the Miraflores bridge. All existing picnic tables and the concrete pads they sit on will be removed. As at Trail 17 (Tuleta), the existing WPA era stone bulkheads and the low stone wall adjacent to the proposed path will be excavated by the UTSA Center for Archaeological Research to assess their condition, stabilize the wall and effect any necessary repairs related to the construction of the path.

5. Trail 23 (Broadway Access & Low Water Crossing): A new, primarily pedestrian path connecting Broadway to the park interior will be constructed along the north edge of the Witte Museum property. It will cross the river just upstream and behind the Witte Museum at a low water crossing and it will provide access to the existing trail network and the proposed wetlands area on the west bank of the river. The proposed path will be concrete to withstand flooding and the walking surface of the low water crossing will be built approximately 18" above the base river elevation to minimize impact on higher flows.

6. Park Wetlands: In coordination with the Witte Museum, a wetlands area of approximately 7,000 square feet will be developed on the west bank of the river to support the Witte's planned educational programs in conjunction with their future Center for Rivers and Aquifers project. The wetlands will be accessible from Trail 23 and the existing Brackenridge Park trail network. A future proposal will be made including a boardwalk to enable visitors to move through the wetlands.

As part of their overall contract, the UTSA Center for Archaeological Research will continue their investigation started in late 2010, seeking to locate the north end of the Alamo Dam in the area of the proposed wetlands.

John Mize, applicant, presented.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer to grant conceptual approval as submitted.

**AYES: Cone, Carpenter, Barrera, Valenzuela, Salas, Shafer, Connor**  
**NAYS: None**  
**RECUSED: Guarino**

**THE MOTION CARRIED.**

**12. HDRC NO. 2012-250**

Applicant: Darrel Keller

Address: 710 Augusta

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

- 1) Install one (1) internally illuminated cabinet sign on the front elevation measuring 4'-9" x 2'-6";
- 2) Install one (1) internally illuminated cabinet sign on the side elevation measuring 4'-9" x 2'-6";
- 3) Install one (1) set of internally illuminated channel letters on the side elevation measuring 2" by 9'. Total square footage for the three signs is 48 square feet.

Application was approved administratively.

**13. HDRC NO. 2012-246**

Applicant: Unlimited Signs

Address: 630 Broadway

The applicant is requesting a Certificate of Appropriateness for approval to install reverse lit aluminum channel letters facing Broadway St. Illumination will be LED white lights. Letter return to be 3" with 2" standoffs. Paint finish to be determined. The new sign will read "CS Carabin Shaw, Attorneys at Law". The "CS" logo will measure 27.25" x 18" and the rest of the sign will measure 14' x 30".

The existing "Carabin & Shaw P.C, Attorneys at Law" sign by the front door will remain.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Barrera to approve of the illuminated sign provided that the existing sign is removed. Any future signage must return to HDRC.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Shafer, Connor**  
**NAYS: None**

**THE MOTION CARRIED.**

**14. HDRC NO. 2012-244**

Applicant: Ricardo Ortiz

Address: 2048 W. Gramercy Place

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

1. Replace existing one-over-one wood windows with new energy efficient double glazed six-over-six simulated divided light aluminum windows. Replace existing window openings with new french double doors at the back of the house. Remove existing wood frame screens at the back and side windows.
2. Repair existing wood windows and screens in the front of the house.
3. Replace existing asbestos shingles and with fiber cement plank siding. Remove all existing trim and replace with fiber cement trim. Repair Tudor style trim in front of the home. Paint the exterior of the house.
4. Replace partially enclosing chain link fence with new wood privacy fence.
5. Level existing front porch. Enclose the front entrance of the home and leave the side entrance as main entry to the home.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to refer to DRC.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Shafer, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**15. HDRC NO. 2012-225**

Applicant: Veronica L. Torres

Address: 434 Mission St.

The applicant is requesting a Certificate of Appropriateness for approval to construct a new front-facing dormer over the front porch of this one story residence. The proposed dormer will have an asphalt shingle roof similar to the roof of the rest of the structure and it will have siding painted the same color as the rest of the home. The dormer will include a front-facing arched window.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Barrera to deny the applicants request for a dormer Based on staff findings. The applicant must remove the addition within six months.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Shafer, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**16. HDRC NO. 2012-237**

Applicant: Robert Gillenwater

Address: 207 W. Elsmere

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

1. Replace deteriorated existing kitchen window located at the back of the house. The new window will be aluminum clad wood in a Hartford Green finish.
2. Remove existing patio door and install new window in its place. The door is no longer used since there is another door about four feet away. The new window will be a 2-wide awning with fixed window on top. The new window frame will be aluminum clad wood in a Hartford Green finish.
3. Remove an existing double-hung window at basement stairway. Install one of the patio doors that will be removed from the same wall. The current entry to the basement is in the master bath and closet. This change will allow the basement to be accessed from the exterior.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Barrera to reset to September 19, 2012 with additional information.

**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Shafer, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**17. HDRC NO. 2012-242**

Applicant: Todd Huntington, GPD Group

Address: 212 College St., #100

The applicant is requesting a Certificate of Appropriateness for approval to remodel the existing Joe's Crab Shack which currently faces the River walk. The restaurant will be expanding into the street level floor of the building (presently occupied by Kremlin).

1. Install cement board on the entire façade of the first two levels of the building and repaint the exterior. The applicant is proposing to paint the proposed cement board façade "Winterwood" in color with "Copper Mountain" and "Mountain Moss" trim. Painting the façade will involve painting over the existing sign for Kremlin on the College St. elevation. The hardie board will be fastened to a layer of exterior grade sheathing over 1" thick metal furring attached to the existing concrete exterior of the building.
2. Install new canopies on both street and river levels. The proposed canopies will be R-channel Galvalume. Currently, the restaurant has a canopy at river level. The existing canopy is corrugated metal, painted green over a red structure. It extends straight out from the wall with cables. The proposed canopy will also be suspended with cables, but it will slope downward. There is no existing canopy on the river facing side of the street level.
3. Install new entry doors in the same location as the existing main entry to the restaurant at RiverWalk level. The existing folding doors, elevator shaft windows and storefront will remain and will be cleaned and repaired as needed.
4. Install new railings on both the RiverWalk level and the next floor up. The proposed railings will be steel tube with wood posts.
5. Install new signage at both RiverWalk and street levels. The proposed RiverWalk sign will be above the primary restaurant entrance. It will be a non-illuminated wall sign, 5'1" wide by 1'6-1/2" high, reading JOE'S CRAB SHACK with two yellow arrows pointing down toward the door.

The proposed street facing sign will be over a service door to the structure facing College St. The upper portion of the sign will be 16' 10" wide by 2' 11-1/2" high and read JOE'S CRAB SHACK. The lower portion will be 8' wide by 1'4" high and read AT RIVER LEVEL. The sign will be non-illuminated.

Both proposed signs will have blue backgrounds with red and white letters. Currently there is a sign at the RiverWalk level entrance to the restaurant and the proposed river level sign would replace the existing. The proposed sign on the street level of the structure is a new sign.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer to approve item 1 based on the revised comments: 1) primary surface to be stucco 2) hardi-plank trim as long as texture is smooth. Approval of items 2 – 5 with staff stipulations.

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**AYES: Cone, Carpenter, Barrera, Guarino, Valenzuela, Salas, Shafer, 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 5:05 P.M.

APPROVED

A handwritten signature in black ink, appearing to read 'Tim Cone', written over a horizontal line.

Tim Cone  
Chair