

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
DECEMBER 15, 2010**

- 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, Chairperson, and the roll was called by the Secretary.

PRESENT: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

ABSENT: Brown, Beyer, Salas, Connor

- Chairman's Statement.
- Announcements
- Citizens to be heard

The Commission then considered the Consent Agenda which consisted of:

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|-----------------------|---------------------------------|
| 1. Case No. 2007-332 | 417 Adams St. |
| 2. Case No. 2008-266 | 421 Cedar St. |
| 3. Case No. 2009-095 | 1003 Nolan |
| 4. Case No. 2009-232 | 109 Fir |
| 5. Case No. 2009-359 | 811 E. Quincy |
| 6. Case No. 2010-049 | 526 Mission St. |
| 7. Case No. 2010-092 | 118 W. Kings Hwy. |
| 8. Case No. 2010-139 | 115 E. Travis |
| 9. Case No. 2010-246 | 518 N. Mesquite |
| 10. Case No. 2010-440 | 111 E. Kings Hwy. |
| 11. Case No. 2008-058 | 116 E. Magnolia |
| 12. Case No. 2010-439 | 7015 Symphony Lane |
| 13. Case No. 2010-434 | 250 Washington |
| 14. Case No. 2010-436 | 319 Wickes |
| 15. Case No. 2010-437 | 126 W. Grayson (132 W. Grayson) |
| 16. Case No. 2009-385 | 501 Shook |
| 17. Case No. 2010-441 | 1612 N. Zarzamora |
| 18. Case No. 2010-345 | RiverWalk Loop 9, 11B |
| 19. Case No. 2010-431 | 511 Dallas |
| 20. Case No. 2010-433 | 600 E. Market |
| 21. Case No. 2010-432 | 600 E. Market |
| 22. Case No. 2010-263 | 200 E. Market |

Item 18 – RiverWalk Loop 9, 11B was reset per the applicant.

Commissioner Cabel pulled items 13-22 from the Consent Agenda to be heard under Individual Consideration.

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

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2010-434

Applicant: Jim Poteet

Address: 250 Washington

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

- 1) Demolish existing 1100 sq. ft. 2-story rear additions. Additions are not original to the 1908 brick masonry home.
- 2) Construct new 2-story wood framed 1300 sq. ft. addition. New addition to be clad with wood siding and painted. New windows will be double-hung and constructed of wood. The roof will echo the low slope roof of the 2-story front porch.
- 3) Restore 2nd story window opening to its original size and install new wood window to match existing.
- 4) Replace existing 2nd story door on front elevation with a window.
- 5) Tax certification

Commissioner Cabel requested clarification on the demolition request.

Brad Freeman, applicant, made a brief presentation.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Guarino to approve with staff stipulations.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2010-436

Applicant: Jose Garcia De Lara

Address: 319 Wickes

The applicant is requesting conceptual approval to replace existing canvas and galvanized metal pipe carport with a new wood frame carport.

Jose Garcia De Lara, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to grant conceptual approval with staff recommendations.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

15. HDRC CASE NO. 2010-437

Applicant: Jorge De La Garza

Address: 126 W. Grayson (132 W. Grayson)

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

- 1) Remove approximately 1000 sq. ft. 1-story addition.
- 2) Remodel existing 2-story addition. Install new windows and doors. Reroof.

Commissioner Cabel requested clarification of the request.

George De La Garza, applicant, presented request.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve with staff stipulations.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

16. HDRC CASE NO. 2009-385

Applicant: Jeremy August

Address: 501 Shook

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

- 1) Add a security wall to the perimeter of the property. Wall to be constructed of concrete masonry units covered by stucco with wrought iron sections above. At the front of the house along Shook, the solid masonry portion of wall will be stepped to adjust for the change in grade. Solid walls will be no taller than 3' with wrought iron above. Total height of front yard wall will be 4' with 4' masonry pillars. The solid masonry portion of the side walls will be 3' with 3' wrought iron sections. Total height of wall will be 6' with 6' masonry pillars.
- 2) Construct a cement retaining wall at the rear edge of the property.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve with staff stipulations.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera
NAYS: None

THE MOTION CARRIED.

17. HDRC CASE NO. 2010-441

Applicant: Texas Historical Commission

Address: 1612 N. Zarzamora

The applicant is requesting that the Commission review the nomination of Lerma's Nite Club to the National Register of Historic Places. As a participant in the CLG Program, the City of San Antonio's chief elected official, the mayor, and the board responsible for landmark designations must comment on properties nominated to the NRHP within their jurisdictions. This application will be considered by the State Board of Review on January 15, 2011.

Virginia Van Cleeve, San Antonio Conservation Society, read into the record a letter of support from President Rollette Schreckenghost.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to support the National Register of Historic Places nomination for Lerma's Nite Club located at 1612 N. Zarzamora.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera
NAYS: None

THE MOTION CARRIED.

19. HDRC CASE NO. 2010-431

Applicant: Sue Ann Pemberton, Mainstreet Architects

Address: 511 Dallas

The applicant is requesting conceptual approval to rehabilitate and adapt a currently vacant historic residence for use as a medical eye care center.

- 1) Remove existing rear addition.
- 2) Construct new 2-story addition at rear of building. Roof pitch, windows, siding and details to match historic structure. The height of the addition is necessary to accommodate an interior elevator.
- 3) Restore historic structure including windows, porch, dormers and siding.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Carpenter to grant conceptual approval with staff recommendations and also the added stipulation that the applicant work with the Design Review Committee.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

20. HDRC CASE NO. 2010-433

Applicant: Mary Bartlett, Marmon Mok Architecture

Address: 600 E. Market

The applicant is requesting conceptual approval to construct new event space east of the Convention Center hotel. Construction to include planting of trees and the installation of concrete slab, lighting, stone walls and walkways.

Commissioner Shafer highly recommended that the applicant work with the City Archaeologist and Design Review Committee.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to grant conceptual approval with the stipulations that the applicant work with staff, Design Review Committee and also the City Archaeologist prior to any work so that a remote sensory can be done of the area to identify any buried archaeological features.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

21. HDRC CASE NO. 2010-432

Applicant: Mary Bartlett, Marmon Mok Architecture

Address: 600 E. Market

The applicant is requesting conceptual approval to:

- 1) Replace existing brick at North Arcade (at Market Street) with stone to match limestone veneer at Convention Center portal to enhance the appearance of the exterior arcade walls and visually connect the Market and Alamo Street façades to the "front door" of the Convention Center.
- 2) Replace existing light fixtures at East Arcade (at River Walk) to match recently installed fixtures on the North and West Arcade.
- 3) Paint existing plaster ceiling at North, East and West Arcades.
- 4) Demolish existing porte cochere. New parking spaces to occupy location. Install landscape buffers in parking area.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Carpenter to grant conceptual approval with staff recommendations.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

22. HDRC CASE NO. 2010-263

Applicant: Beaty Palmer Architects

Address: 200 E. Market

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

- 1) Replacement of the existing medium-bronze anodized aluminum curtain wall and storefront doors in the existing arched openings on the Market and Alamo Street level facades with new aluminum curtain wall and doors in a gray color to match the Convention Center expansion.
- 2) Replacement of the existing tinted glazing with new glazing with laminated design enhancements inspired by stained glass windows. Each portal will feature a single, dramatic colorful image above more abstract imagery below.
Images are intended to be "rich in textual objects, events, and places that characterize the city" and "present San Antonio on a sensory level, illustrating the flavors, fragrances, textures, color and sounds that evoke what it feels like to be in San Antonio."

Commissioner Guarino gave the committee report.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado for final approval of item 1. Conceptual approval of item 2 with the stipulation that the applicant work with staff and Design Review Committee to finalize the image content, opacity and location.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

23. HDRC CASE NO. 2010-425

Applicant: La Villita Motor Inns

Address: 100 Villita St.

The applicant is requesting a Certificate of Appropriateness for approval to make exterior alterations to the RiverWalk Plaza Hotel.

1) Repaint South wall and install a living "green" wall at a later date.

Phase 1: Paint the south wall in a green checkerboard pattern. Size of checkerboard squares determined by size of existing garage windows. Pattern inspired by the roof of the adjacent Bexar County Courthouse.

Phase 2: Install the largest urban green wall in San Antonio or continue growing existing fig vines at the base of the wall and plant new fig vines at the roof-top. Vines to eventually cover the entire wall.

2) Paint existing 8' x 7' white stucco panels between windows on the West, North and East walls in a black and dark green checkered pattern.

3) Paint the existing green metalwork around the parking garage screens and around the signage fixtures black.

4) Install additional lighting on the West wall (5 fixtures) and North wall (3 fixtures) to brighten the building at night.

5) Install 3 new flag poles on West wall.

6) Repaint undersides and railings of existing East wall balconies black. Install non-structural bamboo design feature under balconies.

Gonzalo Sanchez, applicant, presented request.

Commissioner Maldonado gave the committee report.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant denial of item 1 of the checkered green pattern painting. Approval of item 2 and 3. Approval of item 4 with the stipulation that the applicant only paint the railings and balcony wrought iron black. Approve staff recommendations. The Certificate of Appropriateness will not be issued until the outstanding violation is resolved.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

24. HDRC CASE NO. 2010-065

Applicant: Gilbert Ortiz

Address: 9822 Espada Rd.

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

- 1) Construct an addition to the rear of the house.
- 2) Make alterations to the existing historic home including replacing the existing wood siding with Hardie board, replacing existing windows, and changing the size and location of some existing window openings.

Al Tenorio, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to approve item 1. Denial of item 2 based on staff recommendation.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

25. HDRC CASE NO. 2010-438

Applicant: Michael Lockridge

Address: 133 W. Craig

The applicant is requesting a Certificate of Appropriateness for approval to replace shingles on roof tower with 24 gauge 21" galvalume panels with 1" seams and ridge cap.

Michael Lockridge, applicant, presented the request.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to deny applicant's request. Applicant to work with staff for administrative approval on shingle type and metal cap for the tower element.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

26. HDRC CASE NO. 2010-426

Applicant: Kathy Sinkin-Amor

Address: 2100 N. Main

The applicant is requesting a Certificate of Appropriateness for approval to make exterior renovations to a former Texaco gas station.

- 1) Block up the existing door on the south elevation. Create a new opening in the rear wall and install steel door with overhead transom and metal awning. Transom height to align with existing windows.
- 2) Replace existing overhead garage doors with aluminum garage doors of like design.
- 3) Partially encapsulate deteriorated steel windows with MDF panels in an attempt to preserve the windows and arrest further deterioration until the owner determines that it is feasible to replace the windows.
- 4) Replace portico roof to match existing.

John Thompson, applicant, presented request.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to approve with staff stipulation on item 1. Approval of the MDF panels with the understanding that the panels will be installed in a reversible fashion. Approval of balance.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

NAYS: None

THE MOTION CARRIED.

27. HDRC CASE NO. 2010-435

Applicant: Ricardo McCullough

Address: 204 E. Mulberry

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

- 1) Replace existing windows and siding on 2nd-story enclosed porch. Siding to match existing house. Replacement windows to be wood. New trim details to be added at corners of enclosed porch.
- 2) Remove four non-historic doors. Remove entry door to the left of the main front entry door. Remove 2nd-story door on east addition. Replace first floor door on east addition with a wood window. Remove first floor door and concrete steps on the west (right) elevation.
- 3) Install exterior water heater closet door on first floor of east addition facing the rear.
- 4) Demolish roof over 1st-story of existing addition. Rebuild with new pitch to match historic roofline. Remove two 2nd-story windows on the left side of the east elevation and one 2nd-story window on the right side of the rear elevation to accommodate new roofline.
- 5) Replace 2 existing windows on the 1st floor of the rear elevation with larger wood windows to match size and style of adjacent windows.
- 6) Shift existing porch column to the right and add new column at corner of shallow porch on left side of the front elevation. Column design to match new trim details above.
- 7) Construct new curb cut, concrete apron and crushed stone parking area off Mulberry. Install new semi-circular concrete drive along McCullough Ave.
- 8) Install new wood fence and iron electrical gate at rear of home.
- 9) Remove existing rock pond and install new concrete walks from parking areas to existing patio.

Owner/applicant not present.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant conceptual approval of the drawings submitted on 12/6/10 and with stipulation that additional information be provided on the driveway and carport.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Barrera

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

A handwritten signature in black ink, appearing to read "Tim Cone", written in a cursive style.

Tim Cone
Chairperson