

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
FEBRUARY 2, 2011**

- 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, Barrera, Guarino, Maldonado, Cabel, Connor

ABSENT: Beyer, Salas, Shafer

- Chairman's Statement.
- RIO Amendment Briefing
- Announcements
- Citizens to be heard

Commissioner Barrera recused himself from the Consent Agenda.

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2007-121 | 205 W. Huisache Ave. |
| 2. Case No. 2010-401 | 505 Belknap Place |
| 3. Case No. 2010-422 | 102 Boerne |
| 4. Case No. 2010-411 | 810 Florida |
| 5. Case No. 2011-028 | 2119 El Paso |
| 6. Case No. 2008-109 | 1215 Broadway (1220 Ave. B & 1221 Broadway) |
| 7. Case No. 2011-029 | 628 E. Guenther |
| 8. Case No. 2010-160 | Various – Beacon Hill Linear Park |

The motion was made by Commissioner Cabel and seconded by Commissioner Connor to approve the Consent Agenda with staff stipulations.

AYES: Cone, Carpenter, Guarino, Maldonado, Cabel, Connor

NAYS: None

RECUSED: Barrera

THE MOTION CARRIED.

9. HDRC NO. 2008-206

Applicant: Braden Haley, OCO Architects

Address: 618 Live Oak

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

1. Replace all existing exterior windows (steel casement and fixed aluminum windows) on the Convent Building, 1914 Classroom Building and High School Building with divided light St. Cloud Historic Series aluminum replacement windows. Reduce size of two upper story windows on North elevation of the Classroom Building.
2. Replace existing main entrance doors on High School Building.
3. Construct 3-story brick addition to the High School Building. Brick color and bond to match historic building. Windows to match replacement windows on existing building.
4. Infill existing opening on south elevation of the High School Building with brick. Brick color and bond to match existing. Brick infill to be recessed slightly from wall surface.
5. Enclose existing inset entrance opening on south elevation of Convent Building facing Nolan St. Infill material to include plaster and a window.
6. Replace existing non-historic entrance on north elevation of Convent Building facing proposed courtyard.
7. Construct new exterior steel staircase on west elevation of Classroom Building and new exterior covered steel staircase on north elevation of Convent Building to meet code. Standing seam metal roof of covered staircase to match existing.
8. Demolish non-contributing 1970s addition to Convent Building and construct new courtyard space with raised planters and benches constructed of brick with concrete caps. Install grass berms. Paving to be concrete pavers set in a herringbone pattern. Install two pedestrian height light poles.
9. Construct 4' 9-1/2" brick wall to screen mechanical equipment from view. Construct 6' 1-1/2" brick/steel fence wall to screen electrical equipment from view. Brick to match existing. Install 6ft. ornamental steel fencing along north, west and south edges of property. Style to match existing fence at Healy-Murphy Center Child Care Facility at 122 Nolan.
10. Install building signage on new exterior staircase on west elevation of Classroom Building. Sign will read Healy Murphy Center" and consist of 8" high steel plate letters. Total area of sign will be approximately 14 sq. ft.
11. Demolish existing outdoor restroom building.

Braden Haley, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve items 1, 3, 4, 6, 7, 8, 9, 10 and 11 with staff recommendations. Item 2 approved with in kind material and item 5 approved as submitted.

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

NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2011-010

Applicant: Ripley Entertainment

Address: 301 Alamo Plaza

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

- 1) Replace existing fabric awning with metal canopy. Canopy to be 14" in fascia height and extend 62" from building. Canopy face to include decorative center band in a faux rust finish with red LED lighting bands. Design is based on existing canopy at 307 Alamo Plaza.
- 2) Install signage for two businesses located with the building. Signage to consist of two illuminated channel letter signs and one side of two hanging signs per business. Total signage area will be 47.5 sq. ft. for Louis Toussaud's and 37 sq. ft. for Ripley's Moving Theater 3D. Channel letter signs to be installed at four locations at edge of canopy. Hanging sign dimensions will be 1'6" x 4'.
- 3) Remove existing neon signage above entrance and install metal ornamental feature with halo illumination effect.

The applicant is requesting conceptual approval to:

- 4) Reconfigure first floor façade facing Alamo Plaza. Remove existing storefront glazing, doors and low marble partitions. Expand inset entrance configuration and install overhead garage door system.

Ashley Fairman, Kaufman & Killen, applicant. She stated the owners do not want to reduce the signage requested in item 2.

Commissioner Maldonado presented committee report. The garage door opening is inappropriate. The type of doors submitted are inappropriate. A transom would eliminate weight of the doors. The signage on Alamo should be discussed further.

Commissioner Guarino stated he appreciates that the applicant has reduced the signage proposed. The garage door opening does not work with the storefront that exists on the building.

Ashley Fairman, Kaufman & Killen, applicant, stated the owner would like to continue the request for the overhead doors to allow a more pedestrian friendly environment.

Commissioner Carpenter stated overhead doors are not appropriate in the existing setting. Agree with a wider entrance and suggest transoms to reduce the size of the doors.

Virginia Van Cleeve, San Antonio Conservation Society, read into the record a letter from President Rollette Schreckenghost. SACS has major concerns with the proposed alterations to the historic building located at 301 Alamo Plaza. The historic shop front should be retained, except perhaps the actual doors which we understand may not be original. If so, they may be replaced in-kind with doors compatible with the original mid 20th Century design.

Mike Schraeder, Insight Arch., stated they are requesting to move the entrance two feet on either direction, leave the center configuration dimension as is and place the 45 degree angle back as originally designed.

Commissioner Cabel stated he would suggest a master signage plan. The overhead doors proposed are not appropriate.

Commissioner Barrera asked if the applicant has had the opportunity to look at other doors such as the "Nana Door".

Mark Wohlfarth stated that option was explored.

Commissioner Connor stated there is a lack of sensitivity esthetically.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Connor approve items 1-3 with staff recommendations. Denial of item 4 as submitted.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Connor
NAYS: Cabel

THE MOTION CARRIED.

11. HDRC CASE NO. 2011-024

Applicant: Mike McGlone, Alamo Architects

Address: 217 Alamo Plaza

Withdrawn per applicant.

12. HDRC CASE NO. 2011-015

Applicant: Alvin Groves

Address: 125 E. Houston

The applicant is requesting a Certificate of Appropriateness for approval to install a bronze 18" x 18" plaque on the River Walk level at the Embassy Suites fountain. Plaque to be installed in the paving of the viewing area. Total area of the plaque will be 2.25 sq. ft.

Al Groves, applicant, presented.

Commissioner Cabel stated he feels that the plaque is just advertisement for the team that did work.

Commissioner Guarino stated he is not troubled with the plaque being inside the arch, the plaque would not be facing the RiverWalk directly.

Commissioner Barrera suggested that the plaque be a standard size, possibly a 12x12.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter grant conceptual approval of a 12x12 plaque with the following stipulations:

- 1) Three fourths of the plaque to be dedicated to 'EMBASSY SUITES dedicates this legacy fountain to the enjoyment of the citizens of San Antonio and the many guests to our city. November 2011" and one fourth to "Design Team and Construction Team" information.
- 2) The plaque to be located on the interior wall facing the fountain not the archway. Return for final approval with a mock up of the plaque.

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

NAYS: None

THE MOTION CARRIED.

13. HDRC CASE NO. 2010-435

Applicant: Ricardo McCullough

Address: 204 E. Mulberry

The applicant is requesting a Certificate of Appropriateness for approval to construct carport with overhead garage door at rear of property facing McCullough. Carport to be located at existing curb cut. Existing concrete parking pad to be expanded to the left to allow cars to turn around safely.

Bernardo Serra, applicant, stated he agrees to staff recommendations.

Commissioner Carpenter suggested the applicant consider grass creed to soften up the area and not have so much concrete. This would accomplish a more landscape type feel but would also function as needed.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve with staff stipulations and with the added stipulation that the owner return to staff for administrative approval of the final garage door design and that the material of the parking pad be approved administratively.

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

NAYS: None

THE MOTION CARRIED.

Commissioner Cone left at 4:45 p.m.

14. HDRC CASE NO. 2011-026

Applicant: Todd M. & Kellie M. Fichter

Address: 1022 N. Flores

The applicant is requesting a Certificate of Appropriateness for approval to demolish a designated historic landmark building.

Todd Fichter, owner.

Commissioner Barrera presented the committee report.

Commissioner Barrera stated that the façade could possibly be saved and reused to preserve the character of the street front.

Commissioner Carpenter stated there is a disconnect with the Bexar County Tax database with no indication that a property is historic. Realtor community should have a certain standard of care to have the correct information.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant partial demolition and that the owner work with staff through an administrative approval to save and stabilize the front façade facing N. Flores.

AYES: Carpenter, Barrera, Guarino, Maldonado, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

- Meeting minutes for October 20, 2010 and November 3, 2010.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve October 20, 2010 and November 3, 2010 pending corrections made to October 20, 2010 minutes.

AYES: Carpenter, Barrera, Guarino, Maldonado, Cabel, 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 5:15 p.m.

APPROVED



Tim Cone
Chairperson