

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
MARCH 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, Chair, and the roll was called by the Secretary.

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

ABSENT: Beyer, Salas, Connor

- Chairman’s Statement.
- Announcements: Westside Cultural Survey Kick-off event report
- Citizens to be heard

The Commission then considered the Consent Agenda which consisted of:

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|----------------------|-----------------------------------|
| 1. Case No. 2011-048 | 3503 Martin Luther King Dr. |
| 2. Case No. 2010-406 | 235 E. Huisache Ave. |
| 3. Case No. 2011-043 | 139 North Dr. |
| 4. Case No. 2011-033 | 213 Alamo Plaza (215 Alamo Plaza) |
| 5. Case No. 2011-046 | 148 E. Huisache |
| 6. Case No. 2011-050 | 202 Jefferson |
| 7. Case No. 2011-047 | 204 E. Houston (200 E. Houston) |

Commissioner Cabel pulled items 1, 4 and 5 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Maldonado pulled item 7 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 Consent Agenda with staff stipulations.

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

NAYS: None

THE MOTION CARRIED.

1. HDRC NO. 2010-048

Applicant: ECAG/Wheatley Heights Sports Complex

Address: 3503 Martin Luther King Dr.

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

Redevelop 170 acres of vacant land in the Martin Luther King Jr. Park and the adjoining Wheatley Heights neighborhood. The neighborhood land was vacated due to the flood of 1998. FEMA acquired the properties and transferred the site to COSA.

The proposed sports complex includes:

- 1) athletic and recreations facilities: 4 soccer fields, a football stadium and running track, football practice fields and track practice area, cross country trail, hike and bike trail along Salado Creek
- 2) service buildings: administration building, concession stands, and restroom facilities
- 3) parking
- 4) lighting, fencing and landscaping.
- 5) Parkway and entrance gateway off Houston St.

Porter Dillard, applicant, presented.

Commissioner Shafer stated he would like to reset the case to allow time to review the archeological report. Commissioner Shafer further stated he believes pre-historical sites are present on the site.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cabel to reset to allow an archeological review of the report.

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

NAYS: None

THE MOTION CARRIED.

5. HDRC CASE NO. 2011-046

Applicant: Swain M. Edens

Address: 148 E. Huisache

The applicant is requesting a Certificate of Appropriateness for approval to install a 4' x 6' double-sided wood monument sign. Total signage area will be 48 sq. ft.

Swain and Melody Edens, owners, presented.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to approve the revised sign design drawings submitted February 23, 2011.

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

THE MOTION CARRIED.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to reconsider HDRC Case 2011-046.

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

THE MOTION CARRIED.

5. HDRC CASE NO. 2011-046

Applicant: Swain M. Edens

Address: 148 E. Huisache

The applicant is requesting a Certificate of Appropriateness for approval to install a 4' x 6' double-sided wood monument sign. Total signage area will be 48 sq. ft.

Wade Caldwell, Monte Vista, stated Monte Vista Historic Assoc. opposes the proposed sign. The property obtained a zoning change to commercial in a residential area. The fact remains that it is a residential structure. Mr. Caldwell further stated that MVHA urges the HDRC to consider a door plaque instead of a large monument sign in a residential area.

Swain Edens, applicant, stated they have made the sign smaller than the original submittal.

Melody Edens, applicant, stated their business is across the street from two other businesses that already generates much traffic.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to approve the revised sign design drawings submitted February 23, 2011.

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

THE MOTION CARRIED.

7. HDRC CASE NO. 2011-047

Applicant: Tim Lyssy

Address: 204 E. Houston (200 E. Houston)

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

- 1) Install two 2' diameter round double-sided blade signs. Signs will be installed 8'6" from grade to bottom of sign cabinet. Signs to project 3'4" from façade.
- 2) Hang one 3' diameter round logo sign in storefront window.

Total area of signage to be approximately 25 sq. ft.

Tim Lyssy, applicant, presented.

COMMISSION ACTION:

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

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

NAYS: None

RECUSED: Cone

THE MOTION CARRIED.

8. HDRC CASE NO. 2011-045

Applicant: Chad Stranahan

Address: 600 Soledad St.

The applicant is requesting conceptual approval to revitalize an existing outdoor site at the Main Library to attain greater use and function for the public. Project to add flexible use/rentable areas, flexible use hardscape/media areas, outdoor education areas and passive reading spaces.

Chad Stranahan, applicant, stated he understands staff's concerns and will work with staff and the Design Review Committee.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to grant conceptual approval with staff stipulations that the final plan be consistent with Legorreta's original design intent and not adversely affect the integrity of existing design features.

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

THE MOTION CARRIED.

9. HDRC CASE NO. 2011-042

Applicant: La Villita Motor Inns

Address: 100 Villita Street

Withdrawn per the applicant.

10. HDRC CASE NO. 2011-049

Applicant: Deborah Sheppard/Pamela Steele

Address: 212 E. Rosewood

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

- 1) Replace existing wrought iron gate and wood privacy fence on west side of property with new 6ft. wrought iron gate and new 6ft cedar privacy fence.
- 2) Install new 6ft wrought iron fence with 4ft wide gate on east side of home.
- 3) Replace existing chain link fence at rear and east property line with 6ft cedar privacy fence.
- 4) Install new 6ft. chain link fencing in the area behind the existing bushes along the east property line.

Deborah Sheppard, owner, presented.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve with staff stipulations. The applicant should return if the cedar fence does not work.

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

THE MOTION CARRIED.

- Recommendation to City Council of proposed amendments to the UDC River Improvement Overlay (RIO) Guidelines

Anna Glover, Office of Historic Preservation, presented to HDRC.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to recommend approval of proposed amendments to the UDC River Improvement Overlay Guidelines.

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

NAYS: None

THE MOTION CARRIED.

4. HDRC CASE NO. 2011-033

Applicant: Tal and Susana Shaul

Address: 213 Alamo Plaza (215 Alamo Plaza)

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

- 1) Reface existing storefront using 6" x 12" Crema-Marfil marble and 1" x 1" glass mosaic tiles in blue, aqua and beige tones. Install mosaic tile flooring in entryway.
- 2) Paint portions of existing storefront windows, transom and glass entrance door. Transom and storefront windows to be painted with a cream star on a blue background. Storefront artwork to be 6" tall. Artwork to fill transom area. Door to be painted with solid red stripe approximately 10" in width.
- 3) Repaint underside and edge of existing canopy in neutral color to complement new storefront material.
- 4) Remove existing "Holiday Seasons" signage located above canopy.

Tal Shaul, applicant, presented.

Commissioner Maldonado presented committee report.

Commissioner Guarino stated there is some concern with the amount of detail being applied to a fairly small shop front.

Virginia Van Cleave, San Antonio Conservation Society, read into the record a letter from Rollette Schreckenghost, President. The SACS fully supports the staff recommendation for 213 Alamo Plaza. It is critical that changes to shop fronts on Alamo Plaza reflect the historic character of the era in which the building were built. In cases where original fabric is missing, replacement materials and design should be in keeping with what would have been there originally. While it is not necessary to replicate historic materials and design, whatever is newly constructed should be compatible with the retail character of the plaza and reflect the historic integrity of the property.

Commissioner Maldonado stated the applicant should clear up the content of the t-shirts displayed in the window.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve with the stipulation that the size of the travertine be 1'x2 ', placed in a running pattern with the vertical joints lining up.

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

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 4:30 p.m.

APPROVED



Tim Cone

Chair

