

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
APRIL 6, 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, Guarino, Shafer, Cabel, Connor, Rodriguez

ABSENT: Barrera, Maldonado, Beyer, Salas

- 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. 2011-061 | 3801 Broadway |
| 2. Case No. 2011-062 | 1025 Thompson Place (949 Thompson Place) |
| 3. Case No. 2011-063 | 110 Tuleta |
| 4. Case No. 2011-064 | 3700 N. St. Mary's Street |
| 5. Case No. 2010- 184 | 126 Lavaca |
| 6. Case No. 2007-329 | 410 & 414 Madison |
| 7. Case No. 2011-065 | 317 E. Myrtle |
| 8. Case No. 2011-037 | 323 E. Myrtle |
| 9. Case No. 2011-066 | 400 Pearl Parkway |
| 10. Case No. 2011-067 | 1915 & 1921 Broadway |
| 11. Case No. 2011-068 | 1430 E. Houston St. PULLED |
| 12. Case No. 2011-040 | 703 W. Houston St. |
| 13. Case No. 2011-069 | 1311-1315 St. St. Mary's PULLED |
| 14. Case No. 2011-071 | 2103 W. Houston |
| 15. Case No. 2011-012 | 3135 Roosevelt Ave. |

Commissioner Cabel pulled items 11 and 13 from the Consent Agenda to be heard under Individual Consideration.

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

AYES: Cone, Carpenter, Guarino, Shafer, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

11. HDRC NO. 2011-068

Applicant: Efrain E. Velez, AIA

Address: 1430 E. Houston Street

The applicant is requesting a conceptual approval to:

- 1) Extensively remodel existing Administrative Building. Remove flat roof and add second floor to structure. Construct exterior staircase to new upper floor. Replace existing windows and entrance doors.
- 2) Rework parking area surrounding building. Replace existing pavement, sidewalks and curb cuts.

Commissioner Cabel stated that any signage omitted or added should be included in the final submission.

Efrain Velez, applicant, agreed to Commissioner Cabel's suggestion.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to grant conceptual approval with the stipulation that any signage omitted or added be included in the final application submission.

AYES: Cone, Carpenter, Guarino, Shafer, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2011-069

Applicant: Carlos Cerda

Address: 1311-1315 S. St. Mary's Street

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

- 1) Construct parking lot and drive thru lane. Install landscaping at rear of parking lot (northwest corner).
- 2) Install 6' wood fence at rear and north property line.
- 3) Install one 144" x 30" contour cabinet sign facing St. Mary's St, one 87" x 18" contour cabinet sign facing Barbe St, and reface existing 4' x 10' pole sign. Total signage area to be 121 sq. ft.
- 4) Locate dumpster enclosure at southwest corner of existing parking lot.

Commissioner Shafer stated he agrees with staff recommendations. Commissioner Shafer believes the proposed signage is excessive and should be reduced.

Carlos Cerde, applicant, stated that the existing pole sign will be used for Subway and could also be used for a future tenant, without adding more signage.

Commissioner Shafer encouraged the applicant and owner to be sensitive to the surrounding neighbors when scheduling the trash removal.

Commissioner Rodriguez stated she appreciates the owner working with staff and being good stewards of the neighborhood.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cabel to approve with staff stipulations and the additional stipulations that the applicant meets with DCR to craft a landscape plan and 2) specify the reduced signage size.

AYES: Cone, Carpenter, Guarino, Shafer, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

16. HDRC CASE NO. 2011-070

Applicant: Giles Design

Address: 153 E. Commerce

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

- 1) Install transparent high performance vinyl window signage to cover all window surfaces of front façade. Total area of new front façade signage to be 175 sq. ft.
- 2) Install vinyl window logo signage at rear second floor door. Total area of proposed logo signage will be less than 1 sq. ft.

Jill Giles, applicant, presented.

Commissioner Cone stated typically a master signage plan is required in multi-tenant buildings.

Chris Hill, owner, stated he is 98% sure that the building will be a single occupied building.

Commissioner Guarino stated he sees this as more of a graphic design. The result is not offensive. The hanging sign in the rear is at a high level and is not troubling for a fairly small sign.

Commissioner Carpenter stated he considers the graphics in the window as more of an art piece than signage, however, he feels the gold lettering seems to be much more noticeable.

Commissioner Rodriguez stated she likes the graphic in the window but the gold lettering does attract much attention and almost appears to be a menu by advertising products.

Commissioner Cone stated he believes the gold lettering is advertisement.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to approve with the stipulations that the "zipper" to be replaced with another text not refer to products and toned down in color. Eliminate item #2. Submit to staff for approval.

AYES: Cone, Carpenter, Guarino, Shafer, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

17. HDRC CASE NO. 2011-060

Applicant: Abelardo & Dina Juarez

Address: 415 W. French Place

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

- 1) Install a hot tub enclosure adjacent to the garage.
- 2) Construct an outdoor kitchen addition to the garage.
- 3) Construct a carport addition to the front of the garage.
- 4) Install solar panels on the roof of the garage as part of the pool's water heating system.
- 5) Construct a two-level playscape in the front yard.

Commissioner Carpenter presented the committee report.

Commissioner Cone stated if the solar panels could be moved and doubled up on the carport roof they would not be visible.

Abelardo Juarez, owner, presented.

Trudy Kinneson, Monte Vista Hist. Assoc. Board, read into the record a letter from the board. The board supports most of the OHP staff recommendations. The playscape is not appropriate or consistent with the architecture of the house. The solar panels should be removed or moved to an area not viewed from the street.

Commissioner Shafer stated the playscape does appear intrusive. Commissioner Shafer stated he understands the need for solar panels but believes in order to catch the sun; the panels may often be in an angle visibly inappropriate. He further indicated that seeking alternative angles could possibly hinder the full use of the solar panels.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez approve items 1-4 with staff stipulations and denial of item 5 based on UDC. Sec. 35-609 (k).

AYES: Cone, Carpenter, Guarino, Shafer, Connor, Rodriguez
NAYS: Cabel

THE MOTION CARRIED.

- Meeting minutes for 12/21/10 and 1/5/11 minutes

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to approve December 21, 2010 and January 5, 2011 minutes pending corrections to January 5, 2011.

AYES: Cone, Carpenter, Guarino, Shafer, Cabel, Connor, Rodriguez
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 4:45 p.m.

APPROVED


Tim Cone
Chair