

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
MAY 5, 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 Gonzalez, Chairperson, and the roll was called by the Secretary.

**PRESENT: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**ABSENT: Brown, Beyer, Shafer**

- Chairman's Statement.
- Citizens to be Heard:
- Announcements: Preservation Month Activities & NAPC

The motion was made by Commissioner Cabel and seconded by Commissioner Cone to move item #15 2009-385, 501 Shook, up on the agenda.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

**15. HDRC NO. 2009-385**

Applicant: Jeremy August

Address: 501 Shook

The applicant is requesting approval to:

- 1) Add a security wall to the perimeter of the property. The wall will be 6' on the sides and 3' in the front, with 1' wrought iron on top of it. It will be stucco and cinder block with pillars.
- 2) Restore a cement retaining wall at the edge of the property on Laurel Heights Blvd. The wall will be level with the ground and 12" wide.

Jeremy August, owner, indicated no trees or shrubbery have been removed. Mr. August stated he has a security problem and was under the impression he did not need a permit to construct on your property if it is under 3 feet.

Commissioner Maldonado stated a substantial amount of work has begun. Commissioner Maldonado read the case history into the record.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Cone to refer to an on site visit with all HDRC members invited.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- The Commission then considered the Consent Agenda which consisted of:

- |                      |                                   |
|----------------------|-----------------------------------|
| 1. Case No. 2010-132 | 122 Schreiner Place <b>PULLED</b> |
| 2. Case No. 2010-136 | 123 Losoya Street                 |
| 3. Case No. 2010-135 | 314 W. Elsmere Place              |
| 4. Case No. 2010-120 | 402 Sherman Street                |
| 5. Case No. 2010-056 | 420 S. Alamo                      |
| 6. Case No. 2010-130 | 123 Losoya St., Ste.7             |
| 7. Case No. 2010-133 | 600 E. Theo Avenue                |
| 8. Case No. 2009-380 | 1111 S. Alamo <b>PULLED</b>       |
| 9. Case No. 2010-134 | 1922 Howard Street                |

Commissioner Cabel made a request to pull Case No. 2010-132 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Maldonado made a request to pull Case No. 2009-380 from the Consent Agenda to be heard under Individual Consideration.

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

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**1. HDRC NO. 2010 -132**

Applicant: Susanna Morrow

Address: 122 Schreiner Place

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

- 1) Construct a gazebo in the rear yard.
- 2) Landscape the rear yard.

- 3) Landscape the front yard and remove a wooden window-box.
- 4) Widen the front walk to 4 feet and construct a landing at the curb.

Susanna Morrow, owner, presented her proposal.

Commissioner Cabel read into the record comments from Commissioner Beyer.

- 1) It shows that the owner is removing a pecan tree from the backyard. What is the size of the tree and its health? If it is a healthy tree there should be no reason to remove it based on the design.
- 2) Commissioner Beyer further indicated that he does not recommend Chinaberry or a Pear tree in the backyard as indicated on the plans. Chinaberry's are on the city's "invasive" list and pear trees are usually pretty short lived. He recommends that the owner look at the city's tree list to find other medium sized trees to use.

Susanna Morrow, owner, stated she has had two experts come and examine the tree and both have indicated that the pecan tree is not healthy. She further stated she will consult with the city's tree list.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Cone and seconded by Commissioner Maldonado approval the applicants request with the stipulation that the applicant consult with the city's tree list and coordinate with city staff on the selection of trees.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

#### **THE MOTION CARRIED.**

#### **8. HDRC NO. 2009-380**

Applicant: Sprinkle & Co.

Address: 1111 S. Alamo

The applicant is requesting a Certificate of Appropriateness for approval of color changes.

- 1) Change the painted cedar previously approved for the new exterior stairs and at the roof equipment screen to unpainted cedar. There is a precedent for this in terms of recent projects in the area and we feel that that the weathered grey finish will be an attractive look against the "Cool Lava" exterior paint color.

Davis Sprinkle, applicant presented the request to change the painted cedar color.

Commissioner Maldonado stated she has a concern with the gray color.

Commissioner Carpenter stated having the natural finish will look good over time as it grays out and will call less attention to it.

Commissioner Cabel stated the natural look is more appealing.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cone to approve as submitted.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**10. HDRC NO. 2009-139**

Applicant: Bebb Francis

Address: 605 Camden

Applicant is requesting a Certificate of Appropriateness for new construction of medical facility. Project falls within the boundary of the River North Master Plan area. The proposed design is an attempt to adhere to the new Form Based Zoning requirements including:

- 1) parking concealed in the rear
- 2) building set backs that locate the building closer to the property lines
- 3) landscaped, pedestrian friendly, accessible walks,
- 4) building scale, height, and density according to T5 and T4 zone
- 5) facade elevations of scale, height and design appropriate to both neighboring properties

Francisco Gonzalez, applicant presented the case.

Commissioner Carpenter presented the committee report.

Commissioner Maldonado stated she would like to see the trees planted along the Camden side that they exceed the minimum landscaping requirements. She further stated the trees should have a four inch caliber distance for the newly planted trees along the Camden and McCullough side and there should be screening for the dumpster area.

Commissioner Carpenter stated the landscaping increases on the Camden Street side.

Commissioner Cone stated he likes the tan brick colors but not fond of green.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to approve with 4" red oaks and 4" caliber crape myrtles, updated landscaping plan and modifications related to the ramp and Prairie Dust and Osterick Feather to be the preferred color scheme.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**  
**NAYS: None**

**THE MOTION CARRIED.**

**11. HDRC CASE NO. 2010-106**

Applicant: Alberto Isunza

Address: 426 Mission Street

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

- 1) Restore an existing single story bungalow using the original materials and finishes.
- 2) Demolition of a recent small addition on the back of the existing structure, and a proposed 1,640sf single story addition on the back of the existing structure to include a master bedroom, a studio a living area and a courtyard, with no exposure to the front of the property. One of the goals of the design is to conceal the addition from the street view, behind of an existing 6' wooden fence as well as a landscape screen, and to make clear the distinction between the existing building and the new, and preserving the qualities of the original bungalow.

Alberto Isunza, applicant, presented his final proposal.

Commissioner Maldonado presented the committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve as submitted.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**  
**NAYS: None**

**THE MOTION CARRIED.**

**12. HDRC CASE NO. 2010-088**

Applicant: Latitude Architects

Address: 2305 Roosevelt Ave.

The applicant is requesting a Certificate of Approval to:

- 1) Add EIFS band to form cornice
- 2) add new decorative gutter
- 3) add new EIFS dentils

- 4) add new EIFS window sills
- 5) add new EIFS engaged columns
- 6) add new EIF bands above windows
- 7) add new windows in existing openings
- 8) Paint the manufacturing building with historically relevant colors that also relate to the existing brick building.

Benji Daniels, applicant, presented the project.

Commissioner Connor presented the committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Cabel to approve the revised drawings as submitted on 5/5/10.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**13. HDRC CASE NO. 2009-169**

Applicant: Douglas Building

Address: 155 E. Commerce

The applicant is requesting Conceptual Approval to:

1) Construct a boutique hotel project located at the northwest corner of St Mary's and Commerce consisting of approximately 125 rooms, meeting space, Spa, Café, Bar and Restaurant. 159 E. Commerce, The 'Old Sullivan' building with its limestone walls, wood timbers and cistern will be preserved and highlighted in the new development giving the project a unique 'San Antonio' identity. The river level will contain the café and bar which will include some outdoor seating along the River Walk. Between the St. Mary's bridge and the property, along the River Walk, a new river access stair is proposed.

At the street level along St Mary's will be the hotel lobby with a small retail coffee shop located at the corner of St Mary's and Commerce. Along Commerce Street, the Historic Old Sullivan Façade will be restored and the neighboring new structure will slightly step back and incorporate glass to provide clarity of the old and new. In addition, at the street level, the new modern structure will have large glass storefronts providing transparency that will help to 'celebrate' the historic structure. The 'podium' of the hotel made up of the second, third and fourth levels will include a small ballroom, meeting spaces, restaurant and administrative services. Above the podium, levels 5 - 23 will be guestrooms, with level 24 the Spa level. Above the Spa will be a pool deck.

Andrew Douglas, applicant, gave the presentation.

Commissioner Maldonado gave the committee report. Much discussion occurred about the main plaza view and the opportunity to be live with lights. There is concern with the Fish Market signage and also concern with the wrap around at the river level.

Commissioner Connor stated the only concern he has is at the river level. There is an inconsistency, there is a self contained set between the two brick ends and the three other materials and gives too much of an emphasis on the center fin.

Loretta Huddleston, San Antonio Conservation Society, read into the record statements made by Rollette Schreckenghost, President. There is concern over the height of the proposed hotel. A 24 story building will overwhelm the intersection and contribute to a canyon like effect on the street. A more appropriate height for a building at this location would be in a 4 to 5 story range. Further definition of how the base relates to the historic building would be beneficial. More clarity is needed about the treatment of the historic building's façade. It will be important to articulate a consistent philosophy about how missing features and alterations to the finishes will be addressed.

Commissioner Gonzalez stated everyone understands the significance of the structure. The height invites a vertical gesture. The building is prominently situated and is important to look at it with an understanding that it will be viewed from many directions. The solar orientation in reference to the west and south be different from the north and east.

Commissioner Cone stated the guest room levels look very heavy taking away from the simplicity of the building. Concern for the amount of glass on the west wall.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Cabel to approve staff recommendations.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**14. HDRC CASE NO. 2010-110**

Applicant: Mary Beth Lytle

Address: 207 W. Mulberry

The applicant is requesting conceptual approval to construct a circular, concrete driveway at the front of the house.

Mary Beth Lytle, owner, presented her request.

Commissioner Cone asked the owner if she would consider alley access.

Mary Beth Lytle, owner, stated the alley way is very narrow and would be difficult to maneuver.

Commissioner Cone stated a circular drive is not appropriate for the neighborhood.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Cabel for a denial of a circular driveway at the front of the house.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**Anna Glover, OHP staff, read into the record items 16-18.**

**16. HDRC CASE NO. 2010-128**

Applicant: Lake/Flato Architects, Inc.

Address: 610 Avenue A

The applicant is requesting Conceptual Approval to demolish an existing residential structure and to construct a multi-story town home complex.

1) Nine townhouse type apartments are planned for the site on the east side of Avenue A. These units are part of a larger 201 unit multifamily project planned at Pearl. The balance of the project consists of 192 units with structured parking that will be built across the street on the west side of Avenue A. Construction of the project will be started by early in October. The Pearl master plan, including the planned new apartments, is guided by the RIO-2 district guidelines which "encourage high density, mixed use developments as extensions of the downtown core"

The new three story townhouse apartments will be self parked with garages on the first floor, accessed from the neighboring parking lots. One unit will be 1-bedroom and the rest will be 2-bedroom. An existing easement along Avenue A forces the townhouse buildings to be pulled back from the street, but the area in front of the new buildings will be carefully designed to embrace pedestrian walk ability with ample new street trees and inviting entries. Along with the other new apartments to be built across the street on the west side of the street, an engaging new street scene along Avenue "A" will be created.

2) The existing residential structure at 506 Avenue A will be demolished in order to accommodate the new construction.

Todd Washer, applicant, presented on all three cases. 2010-128, 2010-129 and 2010-127.

Commissioner Cone expressed concerns with amount of entries on Avenue A with 2 curb cuts and town home side with 5 curb cuts. He stated there was a feel as if they wanted to present themselves as greystones, yet there are no front doors and entry from side. He further stated he was concerned with streetscape and the extremely deep diagonal parking.

Commissioner Carpenter stated he would like to see a variation from unit to unit with a more subtle variation.

Commissioner Connor asked if there could be additional massing with the absence of the center cut.

Commissioner Cone stated the proposed town homes seem more like 4 plex buildings with a suburban solution. The town homes should address the street and sidewalk. He further stated there is not enough green.

Commissioner Maldonado expressed concern of green space loss.

### **COMMISSION ACTION:**

The motion was made by Commissioner Salas and seconded by Commissioner Cabel for conceptual approval with staff recommendations and HDRC comments.

#### **HDRC Comments:**

Further study on the amount of curb cuts and streetscape. The applicant should look into the deep diagonal parking slots. Would like to see variation from unit to unit. Provide the design in context and consider the absence of the center cut to possibly provide additional massing. The town homes should address the street and sidewalk. Consider more green space.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

### **THE MOTION CARRIED.**

#### **17. HDRC CASE NO. 2010-129**

Applicant: Lake/Flato Architects, Inc.

Address: 604 Avenue A

The applicant is requesting a Certificate of Appropriateness for approval to relocate an existing house on the grounds of the Pearl Brewery Complex.

1) In planning the new apartments on the site at 604 Avenue "A" where the house is located, consideration was first given to use of the house as part of the multifamily development (e.g. management/leasing office) or next door to the new apartments (e.g. coffee or sandwich shop). However, it was determined that integration of the house into the project site could not be effectively done nor could the house be moved to the north and reused because of the existing trees that would have to be removed.

The Applicant remains dedicated to restoration of this house which was built in 1901 and has evaluated opportunities to relocate and reuse the house on other sites at Pearl. Based on its size, single family residential characteristics, and the need for density in the brewery's ultimate redevelopment, no other brewery sites were determined to be feasible. The Applicant has decided to relocate the house to an alternate location where it can be put back in use. Rio Perla has and will continue to seek someone who can thoughtfully take over ownership of the home. Rio Perla is prepared to offer some financial assistance for the move of the house to a qualified new owner. While the Applicant is optimistic that house can be conveyed to someone else to relocate and renovate it, Rio Perla is also exploring vacant sites in the traditional single family neighborhoods around Pearl that might be purchased for relocation. Those efforts are ongoing.

## DEVELOPMENT AND RELOCATION SCHEDULE

With those plans to find a new owner or new location in motion, the Applicant plans to start work on the new multifamily project by October 1. The contractor must begin mobilization on the site where the house is located in early August and therefore Rio Perla must address the possibility that removal of the house from the development site may be necessary before a conveyance of the house and other arrangements for relocation are complete. So that other necessary steps for the new development can proceed timely, if efforts to find a new owner are not successful by August 1st the house will be moved down the street to 212 Newell where it can be kept protected until the new permanent site is determined.

Commissioner Cone stated he felt there would be no problem with demolition of the metal warehouse. He further stated that the second building was not in good shape with no great architecture.

Commissioner Cabel indicated that Pearl would take extraordinary measures in protecting the structure from the elements.

Commissioner Carpenter asked the applicant if they have investigated the mechanics of relocating the structure.

Todd Washer, applicant stated due to the overhead utility easement they would have to take the structure apart but take great measures to protect it.

## Multi-family

Commissioner Cone stated that breaking up of the massing is a good solution. The building looked as if it were a different building as it turned corners. Could be a much more unified element in the design.

Commissioner Carpenter stated that the west elevation should have a crescendo with the elements to give a more relaxed feel.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Cone to approve with staff recommendation that every effort is made to find a permanent location for the house before it is moved and that the move to the temporary location only occur when construction activity on the site is actually ready to begin.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**18. HDRC CASE NO. 2010-127**

Applicant: Lake/Flato Architects, Inc.

Address: 312 Pearl Parkway

The applicant is requesting a Conceptual Approval to demolish an existing warehouse and to construct a new 4-story apartment building.

1) The site to the west of Avenue A will contain a four story apartment building wrapped around a six-story parking structure (five-stories above grade and one-story below grade). The apartment building will contain a total of 192 dwelling units: 19 Efficiency Units, 121 One Bedroom Units and 52 Two Bedroom Units. The average size of these 192 dwelling units is 848 square feet. Thirteen of the ground floor dwelling units facing the newly created Paseo Street as well as Avenue A will be designated as Live/Work units. A Leasing and Clubhouse facility is provided for potential and current residents. The Amenities include an Exercise Room equipped with various work-out machines, a Social Gathering Room with kitchen and a sizeable outdoor Patio. An onsite pool is available for resident use only in the south facing courtyard.

The Parking structure is divided into two sections: Public parking for use by other buildings on the Pearl campus and Private parking for use by the residents and their guests. The Public parking area, located on the lowest two levels provides 142 parking spaces. The Resident parking levels on the upper four levels provides 288 parking spaces. Since the apartment building entirely wraps around the parking structure, it is not visible from the surrounding streets.

2) The existing warehouse will be demolished to accommodate the new construction.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to approve staff recommendation of conceptual approval for the apartment complex and approval of the demolition of the 1970's warehouse building.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**19. HDRC CASE NO. 2009-019**

Applicant: Rehler Vaughn & Koone, Inc.

Address: 515 McCullough

The applicant is requesting a Certificate of Appropriateness for approval to replace steel windows with an architecturally correct aluminum fixed (non operable) window matching existing profiles and divided light design with insulated glazing

- 1) Webb Hall (1938)
- 2) Kokernot Hall (1958)
- 3) West Hall (1960)

George Vaughn, applicant, presented the request.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve staff recommendation of custom made aluminum windows with the condition that the profile of the windows be identical to existing and that the new windows are installed in the same plane as the existing windows.

**AYES: Cone, Cabel, Maldonado, Salas, Carpenter, Connor**

**NAYS: None**

**RECUSED: Gonzalez**

**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 6:30 p.m.

APPROVED

Xavier Gonzalez  
Chairperson