

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JULY 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, Barrera, Guarino, Maldonado, Cabel, Connor, Rodriguez

ABSENT: Beyer, Salas, Shafer

- Chairman's Statement
- Staff Briefing: Creation of Historic Districts Council
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- | | |
|----------------------|-------------------------------------|
| 1. Case No. 2011-093 | 318 Martin Luther King |
| 2. Case No. 2011-129 | 1215 N. St. Mary's |
| 3. Case No. 2011-130 | 204 E. Houston |
| 4. Case No. 2011-122 | 300 E. Houston St. (306 E. Houston) |
| 5. Case No. 2011-120 | 950 E. Grayson |
| 6. Case No. 2011-124 | 103 Callaghan Ave. PULLED |
| 7. Case No. 2011-117 | Main Plaza PULLED |

Commissioner Cabel pulled item 6 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

COMMISSION ACTION:

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, Barrera, Guarino, Maldonado, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

6. HDRC NO. 2011-124

Applicant: Lewis Fisher, Fisher Heck Inc. Architects

Address: 103 Callaghan Ave.

The applicant is requesting conceptual approval to:

- 1) Demolish existing deteriorated accessory structure.
- 2) Construct new accessory structure that includes an apartment, a two-car carport and a storage closet.
- 3) Construct 6ft solid masonry perimeter fence along San Arturo Street and along rear of property.
Wall along San Arturo Street to start where the existing wrought iron fencing ends near the rear of the main structure.

Lewis Fisher, applicant, presented.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

7. HDRC NO. 2011-117

Applicant: Paula Stallcup, Downtown Operations

Address: Main Plaza

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

Install a dumpster enclosure adjacent to the rest rooms in Main Plaza. The enclosure will be constructed of metal and the gates will be the same style metal that the benches in the area are made of. The enclosure shall be no higher than 6 feet in height. The enclosure is necessary to keep the dumpster and maintenance equipment for Main Plaza stored and out of public view.

Colleen Swain, Downtown Operations, presented.

Commissioner Maldonado stated she is concerned with the river view on the back side.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant final approval with staff stipulations: 1) The rear of the dumpster enclosure be screened from public view and a vine planting should be grown over the metal material that will screen the dumpster from the river view.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Cabel, Connor, Rodriguez
NAYS: None

THE MOTION CARRIED.**8. HDRC CASE NO. 2011-127**

Applicant: Andrew T. Douglas

Address: 133-155 E. Travis St.

The applicant is requesting conceptual approval to:

- 1) Replace existing doors, storefronts, and brick arches with new storefront and garage doors
- 2) Create new curb cut at existing sidewalk
- 3) Replace existing terrace with new steel framed construction
- 4) Create new river level café with storefront glass, awnings, and outdoor seating

Mark Topperwood, Douglas Architects, presented.

Commissioner Guarino presented committee report.

Virginia Van Cleave, San Antonio Conservation Society, read into the record a letter from Nancy Avellar, President. SACS is opposed to the demolition of any historic material at the River Walk level of the proposed project at 133-155 East Travis Street. The SACS is working with the City of San Antonio's Downtown Operations Department to nominate the River Walk to the National Register of Historic Places. It is, therefore, critical to maintain the historic appearance of all historic aspects of the River Walk.

Commissioner Barrera asked the applicant if the structural engineer had review comments on the depth of the header beam to support the new openings.

Commissioner Maldonado stated any motion made should include specific stipulations to address the wall. The applicant should try to keep as much as possible and the openings should not intrude into the structural stability of the entire wall. Commissioner Maldonado further indicated she would want a structural engineer report the integrity of the wall based on the thickness, size of the openings, the overhead weight that will be added with the proposed openings.

Commissioner Connor stated he is concerned with the RiverWalk in general. The area, in question, is a much more quiet passage area. There is a nice quality to the RiverWalk when there are not so many commercial outlets on it.

Commissioner Guarino stated he does not see this project as disruptive or challenging in any way. There should be no issue in successfully engineering the wall openings since it has been done to other openings along the River.

Commissioner Carpenter stated there are too many examples of mega developments being introduced to the River but the proposed project is an intriguing possibility of a smaller scale infill piece that can take place that would be in an appropriate location. Commissioner Carpenter suggested that the applicant not sever the continuum of the wall so that it doesn't lose its historic integrity.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant conceptual approval with staff stipulations and added stipulations: 1) Submit a structural engineering report addressing the openings in the wall, thickness of the columns and header beams 2) Provide details on how the awnings will be attached to the stone 3) Salvage all stone 4) Re-evaluate the proposed staircase 5) Details on how the space will be secured.

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

NAYS: None

THE MOTION CARRIED.

9. HDRC CASE NO. 2011-125

Applicant: Architectura SA, Inc.

Address: 703 Dolorosa Ave.

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

Rehabilitate vacant commercial building for use as an adult training facility.

- 1) Install new flat roof system. Existing roof has collapsed in areas and requires new structural support. Repair existing roof deck, insulate, and apply fluid applied roof coating. Coating to be white in color and extend over existing parapet wall and enclose cap stone to prevent possible future water leaks within wall.
- 2) Repair damaged brick, coat with Hydrostop waterproofing sealant, and repaint brick. Existing soldier and rowlock courses will be painted Panda White to highlight detail of existing masonry work. All other bricks will be painted Diverse Beige.
- 3) Restore existing windows or upgrade with double-pane glass to improve energy efficiency. All window details and sections will match existing conditions. Window trim to be painted Red Barn (red).
- 4) Install new transom windows above awning to restore original character of building. New windows will match appearance of original windows. Window trim to be painted Red Barn (red).
- 5) Restore and repaint existing awning.

- 6) Replace existing double entry doors at Lobby 1 and Lobby 2 areas with single entry door and sidelight to meet ADA requirements. New doors to match existing in material and design. New doors to be painted Garden Gate (green).
- 7) Restore existing double entry doors at Office 105, Classroom 3 and Classroom 6. Doors will be preserved in their existing location and will be made non-operable to allow for interior functions. All doors to be painted Garden Gate (green).
- 8) Reconfigure recessed double-door entries at Classroom 103 and Classroom 2 by repositioning existing doors and windows so they are flush with façade to allow for interior functions. Reposition existing windows and new ADA compliant door at Lobby 2 area to create recessed entry. Existing doors at Lobby 2 area are currently set flush with the façade.
- 9) Reconfigure recessed single-door entry at Classroom 6 by repositioning existing door so its is flush with façade to allow for interior functions. Replace single-door entry at Classroom 1 with a wood storefront window.
- 10) Construct new storage addition at rear of building. New structure will be built separate from the existing structure.
- 11) Refinish rear of building with smooth finish EIFS and paint Diverse Beige.

Joe Castorena, applicant, presented. He stated he is aware of staff stipulations. The base bid will be to repair the windows as staff has recommended. Mr. Castorena stated he would like to have an alternate option to replace the windows with double insulated glass to match existing.

Commissioner Maldonado presented committee report.

Commissioner Guarino stated there is a specific code issue and a liability for the owner about leaving the plate glass in place. The windows are very vulnerable to vandalism. Commissioner Guarino indicated that by looking at the photos, not having seen the interior of the building, there seems to be a significant amount of damage to the windows. This may be a case for in kind replacement specifically defined with wood frames with the possibility of double tempered glazed glass.

Commissioner Maldonado stated before a recommendation is made for replacement, there should be evidence that the windows are beyond the state of repair. The division on the transoms is quite significant and should be maintained.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Cabel to approve with stipulations that the applicant may be allowed to consider an alternate to replace the windows with in kind wood framing material and the transoms be true divided lights.

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

NAYS: None

THE MOTION CARRIED.

10. HDRC CASE NO. 2010-237

Applicant: Alamo Architects

Address: 112 Lindell Place

Reset to July 20, 2011.

- May 4, May 18, and June 1, 2011 meeting minutes.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve May 4, 2011 minutes pending correction to Commissioner Carpenter's statement on page 5, item 12.

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

NAYS: None

THE MOTION CARRIED.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve May 18, 2011 as submitted.

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

NAYS: None

THE MOTION CARRIED.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Carpenter to approve June 1, 2011 minutes pending correction to page 2, item 7.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, 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 4:00 p.m.

APPROVED



Tim Cone
Chair