

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JULY 21, 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, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter

ABSENT: Connor

- Chairman's Statement.
- Citizens to be Heard:

Larry DeMartino, River Road Historic District, expressed concern over a demolition in River Road Historic District for an 8 unit apartment complex at the corner of Lindell and Woodlawn. River Road plans to oppose the demolition but concerned with what the current plans are.

Barbara Witte-Howell, River Road Historic District, stated she is concerned about what exactly is being proposed. The neighborhood should be informed.

Raleigh Wood, River Road Historic District, expressed concern with the precedent this would set for River Road Historic District. He would oppose demolition.

Christopher Green, River Road Historic District, stated he is against demolition at 112 Lindell. A multi family would be inappropriate and would not follow the master plan in place.

- Announcements:

Update on Item 22: HDRC Case 2010-176 – 348 McKinley

22. HDRC NO. 2010-176

Applicant: City of San Antonio, Office of Historic Preservation

Address: 348 McKinley

Bobby Perez, 600 Navarro, requested a postponement in addition we agree to an extension time for the City for a response to the demolition application.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to reset to August 18, 2010.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter
NAYS: None

THE MOTION CARRIED.

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-----------------------|---|
| 1. Case No. 2010-221 | 703 S. St. Mary's WITHDRAWN |
| 2. Case No. 2010-218 | 603 Mission St. |
| 3. Case No. 2010-215 | 223 E. Summit PULLED |
| 4. Case No. 2010-200 | 404 E. Mulberry |
| 5. Case No. 2010-211 | 125 W. Ashby |
| 6. Case No. 2010-216 | 541 Division |
| 7. Case No. 2010-206 | 131 Princess Pass |
| 8. Case No. 2010-223 | 416 Lamar |
| 9. Case No. 2010-212 | 819 Lamar |
| 10. Case No. 2010-222 | 629 Burnet |
| 11. Case No. 2010-217 | 110 Lexington |
| 12. Case No. 2010-213 | Parking Way Finding Master Plan – Various Locations |

HDRC Case 2010-221 has been withdrawn.

Commissioner Cabel made a request to pull Case No. 2010-215 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 cases on the Consent Agenda with staff stipulations.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter
NAYS: None

THE MOTION CARRIED.

3. HDRC NO. 2010-215

Applicant: Rev. Msgr. Lawrence Walsh

Address: 223 E. Summit

The applicant is requesting a Certificate of Appropriateness for approval to install one pair of swinging wrought iron gates. The gates will be approximately 25 feet wide and 48 inches tall. The gate frame will be 2 inches by 2 inches. The rails will be 1 1/4 inches by 1 1/4 inches. The pickets will be 3/4 inches by 3/4 inches. The automatic gate will be powered by a solar panel attached to the gate post.

COMMISSION ACTION:

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

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter
NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2009-323

Applicant: Jose Aguirre

Address: 121 E. Ashby Place

The applicant is requesting a Certificate of Appropriateness for approval to install a 4' wrought iron ornamental fence in the front yard.

Commissioner Cone gave the committee report.

Jose Aguirre, owner, stated the proposed fence is consistent with the other homes in the immediate area. He also submitted letters of support for the proposed fence.

Commissioner Gonzalez stated the case is unique due to the high traffic area and the fencing could be reversible.

Commissioner Cone stated he is not in support of the fence. The block has few fences and takes away from the streetscape.

Commissioner Maldonado stated she does not support the fence proposal. She indicated the owner should consider landscaping as an option.

Commissioner Salas stated he will support the owner's fence request. He suggested the fence be set back from the street.

Commissioner Shafer stated there are other fences in the area and would not detract from the neighborhood or home.

COMMISSION ACTION:

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

AYES: Gonzalez, Cabel, Brown, Beyer, Salas, Shafer, Carpenter
NAYS: Cone, Maldonado

THE MOTION CARRIED.

14. HDRC NO. 2010-203

Applicant: Rolando Larosa

Address: 314 Washington St.

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

- 1) Install a stone fence and concrete footers. Currently this lot has no sidewalks or curbs. The owner, Mr. Hamilton, owns the two adjacent lots, lot 9 and lot 16. His intent is to fence across all three properties and would like the fencing material to be uniform in color and size. The new fence will be an Austin Cream stone quarried here in Texas. The stone will come in three different sizes, 4", 6" and 8". The stone mason will lay the stone in a random pattern. The new stone will be similar to what is existing. The width of the stone fence will be 18" wide and 3' tall from the top of the footer to the top of the rock wall. The columns will have a total height of 4' measuring from the top of the footer to the top of the column. The column will be capped with the same stone and a mortar finish. The driveway columns will be 30"x30" square and all other columns will be 24"x24" square. The cap will consist of a 6" stone with a mortar cap. Between each column there will be a 1' high wrought iron fence. The iron fencing will have the same detail as the walk gates and drive. Stone wall to measure 3' with 1' wrought iron on top.
- 2) Replace eight aluminum windows with wood windows. We would like to purchase old windows that have been removed from remodeling projects and restore them. . The second floor exterior front has two aluminum windows that need to be removed. Remove three windows on the second floor exterior rear landing. Replace three aluminum windows on the second floor exterior right of home.
- 3) Add a roof to the structure that would over hang the existing eaves of the building by 10'.
- 4) The old three tab shingle roof will be replaced with a metal standing seam roof. The roofing being proposed will be the same material as the cottage on Lot 16, 318 Washington Street.
- 5) Remove the front door and replace it with a wood window. The window will be as per the specifications listed for windows.
- 6) Construct a new deck, painted balusters and handrails on the exterior right rear of the home. The deck will be 10'x 30' and will have 2"x 4" treated tongue and groove decking.
- 7) Repaint the structure.

Rolando Larosa, applicant, presented the case.

Commissioner Maldonado gave the committee report.

Commissioner Salas stated he does not have concerns with the changes but would like to see the window return to a door.

Commissioner Cone stated there is not enough information to make a determination.

Commissioner Gonzalez stated he would need more information to make a final approval.

Commissioner Gonzalez left at 4:20.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to refer to the Design Review Committee.

AYES: Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter

NAYS: None

THE MOTION CARRIED.

15. HDRC CASE NO. 2010-191

Applicant: Ed Hernandez

Address: 1131 SE Military Dr.

The applicant is requesting a Certificate of Appropriateness for approval for new signage at the site including:

- 1) pylon signs to include name of shopping center and list individual businesses
- 2) signs for individual businesses on the buildings.

Ed Hernandez, applicant, presented signage request.

Commissioner Maldonado gave the committee report.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Shafer to approve drawings submitted on 7/21/10.

AYES: Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter

NAYS: None

THE MOTION CARRIED.

16. HDRC CASE NO. 2010-220

Applicant: Darryl Ohlenbusch

Address: 318 Leigh

The applicant is requesting a Certificate of Appropriateness for approval for the following:

- 1) Existing house to be restored per submitted architectural drawings. Existing wood siding and door/window trim will remain. Existing five (5) wood windows to be restored/reconstructed as necessary, including restored or new wood screens to match existing.
- 2) New windows on addition to be wood, double-glazed, sizes and locations indicated on submitted drawings.

- 3) Skirt detail on existing and new pier-and-beam foundation will match existing 1x8 wood shiplap.
- 4) Front porch floor to be repaired using tongue-and-groove wood to match existing.
- 5) Existing north-facing front door will be repaired and reused in existing location. Nonoriginal east-facing front door will be replaced with single-light wood door similar to north-facing front door.
- 6) Roof on existing house will be 30-year asphalt shingle, color sample to be submitted at later date for approval, along with paint colors for exterior.
- 7) Bedroom addition to existing house per submitted architectural drawings.
- 8) New pier-and-beam foundation to be built at existing accessory structure, along with new roof to match asphalt shingle color of existing house. The accessory structure will be secured for future restoration and remodeling.
- 9) New driveway to be concrete curb with decomposed granite paving per submitted architectural drawings. Existing concrete front walk, sidewalk, and driveway approach to be retained.

Darryl Ohlenbusch, applicant, presented request.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Shafer to approve based on staff recommendation.

AYES: Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter

NAYS: None

THE MOTION CARRIED.

17. HDRC CASE NO. 2010-128

Applicant: Lake/Flato Architects, Inc.

Address: 506-610 Avenue A

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

Todd Washer, applicant, gave a brief presentation.

Commissioner Maldonado stated she is pleased with the response from the applicant.

Commissioner Cone stated he appreciates the responsiveness from the project.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant conceptual approval as submitted.

AYES: Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter

NAYS: None

THE MOTION CARRIED.

18. HDRC CASE NO. 2010-127

Applicant: Lake/Flato Properties Inc.

Address: 312 Pearl Parkway

The applicant is requesting Certificate of Appropriateness to demolish an existing warehouse and to construct a new 4-story apartment building.

Pearl Can Plant Apartments:

Since the conceptual submission Lake|Flato and the owners have made serious strides to address the HDRC comments regarding the Can Plant Apartments. The recommendations from the commission were as follows:

- Eliminate the mansard roof on Avenue A
- Windows should have depth of profile
- Building materials at the corners to be cohesive and wrap around the massing
- New interpretations of traditional building types are permitted

Following our meeting with the city we have addressed all the issues concerning the HDRC's recommendations. We have eliminated the mansard roof on Avenue A and made the roof a separate attached metal canopy armature. The windows depths allow for shadow lines along the facades and details have been provided that illustrate the intent.

The exterior building materials are continuous and wrap the corners per individual massing element. We have revised the north elevation to reflect a more industrial character by eliminating excess masonry detailing so as to not detract from original buildings on the Pearl site. We have softened the materials palette along Karnes Avenue to create a more humane and pedestrian friendly streetscape. 2) The existing warehouse will be demolished to accommodate the new construction.

Todd Washer, applicant, presented project.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to grant final approval as submitted.

AYES: Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter

NAYS: None

THE MOTION CARRIED.

19. HDRC CASE NO. 2010-214

Applicant: Celine Thomasson

Address: 183 Thorain

Withdrawn by the owner.

20. HDRC CASE NO. 2010-219

Applicant: Michael Patton dba Cowabunga

Address: 402 E. Travis (125 Broadway)

The applicant is requesting a Certificate of Appropriateness for approval to install a new business sign. The sign is approximately 4' by 6'. Materials to be multi-colored vinyl on white Dibond. The sign will not be illuminated.

Michael Patton, applicant, presented case. He indicated the sign has been made and that the building is not the Googan Building.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve with the stipulation that the sign take the general shape of the image rather than a rectangle with so much blank space.

AYES: Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter

NAYS: None

THE MOTION CARRIED.

21. HDRC CASE NO. 2010-210

Applicant: City of San Antonio, Office of Historic Preservation

Address: 823 Ogden

The applicant is requesting a finding of historic significance based on the following:

The house at 823 Ogden Street is an early-twentieth century Queen Anne style home located in the Tobin Hill neighborhood at the southwest corner of Ogden and Dewey. The two-story home features a hipped roof with brackets, a two-story, bowed, full front porch with classical columns on the second floor, a dentil cornice on the first story porch, shiplap siding on the first floor, and wood shingles on the second floor and porch skirting. Although the porch skirting is in poor condition, the design, materials, and workmanship of the house remain largely intact.

Alterations include the enclosure of a small rear porch, the former screening of the second floor porch (although screen are no longer present), the replacement of the first floor porch columns, and the conversion of the single family home into a multi-family structure with a second entrance on the front façade.

Based on research, the house was constructed between 1906 and 1907. The lot at Ogden and Dewey was purchased by Guy M. Harcourt in 1905 from Flora Adams, and a mechanics lien with G.M. Harcourt and Clemens Richter was filed in 1906. The house is not shown on the 1904 Sanborn map, but it is identified with its current footprint on the 1911-1924 Sanborn map, with an address of 821 and 825 Ogden. The 1915 city directory lists Guy M. and Jean Harcourt as owners. According to his obituary in 1937, Guy M. Harcourt was a banker associated with the San Antonio National Bank for 30 years. He was also noted as a writer and lyricist and the son of Judge T. Harcourt of Columbus. He was survived by two children. Although Mr. Harcourt lived until 1937, he was no longer living at the 823 Ogden property at that time, as the 1928 city directory lists C.A. Meyer as a renter.

The house is located on a corner lot on a block that has retained a number of houses and structures. The two corner lots opposite the house along Dewey include a vacant parcel and a paved parking lot.

The owner was not present but was notified.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to approve a finding of historic significance.

AYES: Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter

NAYS: None

THE MOTION CARRIED.

- March 17, 2010 minutes.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to approve March 17, 2010 minutes.

AYES: Cone, Cabel, Brown, Maldonado, Beyer, Salas, Shafer, Carpenter

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 5:35 p.m.

APPROVED



~~Xavier Gonzalez~~

TIMOTHY CONE

VICE - Chairperson