

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
DECEMBER 1, 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 Cone, Chairperson, and the roll was called by the Secretary.

PRESENT: Cone, Carpenter, Guarino, Maldonado, Beyer, Salas, Shafer, Cabel

ABSENT: Brown, Connor, Barrera

- 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. 2010-417 | 4002 Roosevelt |
| 2. Case No. 2010-419 | 218 Produce Row |
| 3. Case No. 2010-421 | 8400 NW Military Hwy |
| 4. Case No. 2010-418 | 539 & 543 W. White |
| 5. Case No. 2010-424 | 318 Sadie St. |
| 6. Case No. 2010-423 | 1366 E. Elmira (102 W. Grayson) |
| 7. Case No. 2010-428 | 332 Adams |
| 8. Case No. 2010-401 | 505 Belknap Place |
| 9. Case No. 2010-371 | 1123 Avenue B |
| 10. Case No. 2010-147 | 723 Brooklyn Ave. |

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

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

NAYS: None

THE MOTION CARRIED.

11. HDRC NO. 2010-263

Applicant: Beaty Palmer Architects

Address: 200 E. Market

Reset per the applicants request.

12. HDRC NO. 2010-407

Applicant: Trey Tollette III

Address: 612 Urban Loop

The applicant is requesting a Certificate of Appropriateness for approval to replace existing wood windows with 2 x 2 true divided light single hung wood windows to match existing in dimension, proportion and detailing. The replacement windows will be operable but will not utilize counterweights.

Existing first floor windows facing San Rosa St and the dormer windows will be repaired rather than replaced.

Commissioner Carpenter gave the committee report.

Trey Tollette, applicant, stated he is aware of staff stipulations and is agreeable.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2010-414

Applicant: Americo Canales

Address: 505 Club

The applicant is reapplying for a Certificate of Appropriateness for approval to replace existing tile roof with dimensional shingle roof.

Commissioner Shafer gave the committee report.

Americo Canales, owner, stated he used a roofer suggested by HDRC and the roofers report indicated that the roof is not repairable.

Commissioner Cone stated staff has referenced the guidelines for the Secretary of the Interior's Standards for Rehabilitation. Repair is the first option and replacement with in kind material is the second option.

Commissioner Maldonado stated that HDRC did not recommend particular roofers but did however suggest community resources. There have been other homes in the neighborhood with clay tile roofs that have not been allowed to replace with asphalt shingle roof. Every effort to repair the roof needs to be exhausted before a new material is brought in.

Commissioner Guarino stated the existing roof is high quality tile. He stated that the owner could possibly recoup a lot of the investment in the resale of the tile. The tile is very valuable.

Commissioner Carpenter stated he observed very few cracked tiles.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to deny the applicants request to replace the existing tile roof with dimensional shingle roof and approve to repair or replace with in kind material based on staff recommendations.

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

NAYS: None

THE MOTION CARRIED.

14. HDRC CASE NO. 2010-425

Applicant: La Villita Motor Inns

Address: 100 Villita

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

Make exterior alterations to the RiverWalk Plaza Hotel.

1) Repaint South wall and install a living "green" wall at a later date.

Phase 1: Paint the south wall in a green checkerboard pattern. Size of checkerboard squares determined by size of existing garage windows. Pattern inspired by the roof of the adjacent Bexar County Courthouse.

Phase 2: Install the largest urban green wall in San Antonio or continue growing existing fig vines at the base of the wall and plant new fig vines at the roof-top. Vines to eventually cover the entire wall.

2) Paint existing 8' x 7' white stucco panels between windows on the West, North and East walls in a black and dark green checkered pattern.

3) Paint the existing green metalwork around the parking garage screens and around the signage fixtures black.

4) Install additional lighting on the West wall (5 fixtures) and North wall (3 fixtures) to brighten the building at night.

5) Install 3 new flag poles on West wall.

6) Repaint undersides and railings of existing East wall balconies black. Install non-structural bamboo design feature under balconies.

7) Reface existing cabinet signs on the east and north walls to match previously approved signage on the south wall.

Gonzalez Sanchez, applicant, presented.

Commissioner Beyer stated conceptually a green wall is great but would need much more information.

Commissioner Maldonado stated to have a faux, checkered pattern green wall is highly disrespectful to the RiverWalk. The color is inappropriate. She further stated she is concerned with the viability of the project given the limited information.

Commissioner Shafer stated he has concerns with the lack of information provided.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Beyer to approve item 3. Items 1, 2, 4, 5, and 6 referred to the Design Review Committee.

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

NAYS: None

THE MOTION CARRIED.

15. HDRC CASE NO. 2010-429

Applicant: City of San Antonio, Office of Historic Preservation

Address: 1515 McCullough

The Office of Historic Preservation requests a recommendation to the Dangerous Structure Determination Board for demolition.

Owner was not present.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to recommend to Dangerous Structure Determination Board for demolition of 1515 McCullough based on staff recommendations.

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

NAYS: None

THE MOTION CARRIED.

- Sept. 1, 2010 minutes:

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Carpenter to approve pending corrections.

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

APPROVED



Tim Cone
Chairperson