

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
OCTOBER 20, 2010**

- The Historic and Design Review Commission of the City of San Antonio met in session at 1:00 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, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor, Guarino**

**ABSENT: Cone, Brown, Beyer**

- Chairman’s Statement.

- Citizens to be Heard:

- Announcements:

National Trust for Historic Preservation Conf. Oct. 27-30, 2010

HPTV STAR project November 6-7 & 13-14, 2010

- Briefing: Corporate sponsorship of B-Cycle program

Presentation given by Laurence Doxey and Julia Diana.

Rollette Schreckenghost, San Antonio Conservation Society, stated their primary concern was that the care needed to be taken to not impede the view of historic buildings and historic open spaces. The proposed B-Cycle locations have been appropriately vetted with the exception of one location.

The Commission then considered the Consent Agenda which consisted of:

- |                       |                                   |
|-----------------------|-----------------------------------|
| 1. Case No. 2010-395  | 200 E. Market                     |
| 2. Case No. 2010-382  | 825 S. St. Mary’s                 |
| 3. Case No. 2010-393  | 200 E. Market                     |
| 4. Case No. 2010-392  | 600 Soledad                       |
| 5. Case No. 2010-391  | 101 Lexington                     |
| 6. Case No. 2010-390  | HemisFair Way @ UNAM              |
| 7. Case No. 2010-388  | Trevino Alley @ N. Flores         |
| 8. Case No. 2010-387  | S. Santa Rosa @ Dolorosa          |
| 9. Case No. 2010-386  | S. Santa Rosa @ W. Houston        |
| 10. Case No. 2010-381 | Houston St. @ Alamo Plaza         |
| 11. Case No. 2010-384 | 200 W. Jones                      |
| 12. Case No. 2010-385 | 200 E. Grayson                    |
| 13. Case No. 2010-389 | S. Alamo @ E. Nueva <b>PULLED</b> |
| 14. Case No. 2010-394 | 1414 S. Alamo                     |
| 15. Case No. 2010-383 | Ellis Alley Park & Ride (VIA)     |
| 16. Case No. 2010-374 | 300 Augusta                       |
| 17. Case No. 2010-375 | 121 Cedar St.                     |
| 18. Case No. 2010-378 | 312 Pearl Parkway                 |
| 19. Case No. 2010-373 | 123 Losoya                        |

Commissioner Carpenter made a request to pull Case No. 2010-389 from the Consent Agenda to be heard under Individual Consideration.

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve the remaining cases on the Consent Agenda with staff stipulations and with the added stipulation on case items: 5 – 11, 14 and 15, that any changes to signage be submitted to staff for administrative approval.

**AYES: Gonzalez, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor, Guarino**

**NAYS: None**

**THE MOTION CARRIED.**

**Item 25 – HDRC Case No. 2010-267 was moved up on the agenda.**

**25. HDRC NO. 2010-267**

Applicant: LMN Architects

Address: 100 Auditorium Circle

The applicant is requesting conceptual approval to:

Partially demolish and rehabilitate Municipal Auditorium as a performance art center, including:

- 1) 1,750 seat Performance Hall with box tier and full stage house that will meet the highest standards for symphonic, operatic, theatrical and amplified presentations.
- 2) 230 seat flat floor Studio Theatre that allows for various theatrical configurations, music rehearsal and community events. A complete array of back of house technical and performance support spaces will be provided for both performance venues.
- 3) RiverWalk Connection: An outdoor performance venue accompanied by new landscaping, stairs and ramps that provides an accessible connection from the building and street level down to the RiverWalk. The plaza will provide an opportunity to host film series, staged performances, seated banquet events and many other gathering type activities.

To accommodate the new program spaces and achieve the high standards for acoustical quality, technical excellence and patron experience, a portion of the existing building is proposed to be demolished. The scope of demolition work includes the existing auditorium and surrounding support spaces. The existing Spanish Colonial Revival style front and side facades will remain and new construction includes the renovation of the existing historic front facade and side arcades composed of Indiana limestone field stone detailing and single pane, true divided light steel windows. The building will be provided with completely new systems including structural, mechanical, electrical, lighting, fire protection, theatrical lighting and equipment, performance sound, telecommunications and security.

Demolition of existing site elements, paving and grading is included. New site work includes new plantings, irrigation systems, paving, loading, site lighting and various hardscape elements.

Bruce Bugg, Chairman of the board for Performing Arts Center Foundation, stated they have every desire to protect and preserve the structure, invite the river into the center and have the best acoustics possible.

Mayor Phil Hardberger, stated the structure has fallen behind as a functioning piece of society. The proposed project is needed in order to build up the cultural status of the performing arts.

Judge Nelson Wolff, stated they have visited several performance halls across the country, the height is needed to get the acoustics right. This building is a historic treasure.

Rollette Schreckenghost, San Antonio Conservation Society, stated since 2007 SACS has supported the concept of the Bexar County Performing Arts Center Foundation project to reconfigure the Municipal Auditorium. On October 14, 2010 Bruce Bugg, Steve Lee and Rodney Smith presented the project to SACS for the first time. At the request of the Board of Directors, they would like the item pulled to have further discussion and have more opportunity for input. SACS continues to have concern. The scale is overwhelming, the exterior design is not in keeping with the historic building, the massing of the addition is not compatible with the formal existing building. SACS feels, as the building is designed, the building violates the Secretary of Interior Standards 9. SACS will continue to work with Bruce Bugg on the design.

Steve Souter, Marmon Mok, made a presentation.

Commissioner Carpenter gave the committee report. The project is not a done deal but there is room for dialogue.

Commissioner Cabel asked if solar power would be considered for the building or if the building will be renamed.

Commissioner Salas stated he is pleased with the design.

Commissioner Maldonado stated she has strong concern with the material of the veil, dominance of the veil, lighting, landscaping and linear benches. It detracts from the historic structure.

Commissioner Connor stated he feels that there has not been enough of investigation of the possibilities of a reconfiguration of the veil, considering the amount of discussion in the committee meetings.

Commissioner Shafer stated it is appropriate to have an updated performing arts center but should be respectful in design. Considering the needs and functions, it is understandable for the massing.

Commissioner Maldonado suggested the veil be excluded from the motion and return to Design Review Committee for further consideration. Concerned with the massing, material, openings, doors, benches and landscaping.

Commissioner Carpenter suggested that the applicant present the major milestones to staff as the project proceeds.

Commissioner Cabel asked that the applicant provide a project schedule to the HDRC.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Salas to grant conceptual approval with the stipulation that the applicant continue dialog with staff and the Design Review Committee with special consideration to the veil.

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

**NAYS: None**

**RECUSED: Guarino**

**THE MOTION CARRIED.**

**13. HDRC NO. 2010-389**

Applicant: COSA Office of Environmental Policy

Address: S. Alamo at E. Nueva

The applicant is requesting a Certificate of Appropriateness for approval to install a B-Cycle bike share station at La Villita in the public right of way on S Alamo near Nueva. Station will be single sided, 37'4" long by 5.67' wide, and contain 1 kiosk, 13 docks, and 8 bicycles. Kiosk, docks, and bicycles will not permanently alter the façade of any building. B-Cycle station will be placed on concrete or asphalt and bolted in place. Station will be solar powered with A/C back up power from behind wall.

Only advertising promoting the San Antonio Conservation Society and/or City programs will be affixed to kiosk or map panel at this location. Bikes will be removed during NIOSA, but the docking station will remain in place. Downtown Operations will cover docking station with weather-resistant material during NIOSA.

Laurence Doxsey, Office of Environmental Policy, stated he has met with San Antonio Conservation Society, District 1 Council Office and City Managers Office to review the location. He further stated that the proposed 13 bike station has been reduced to 8 bike station. Advertisements will also be limited to City and/or Conservation Society related items and bikes will be removed during NIOSA.

Commissioner Maldonado gave the committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve as submitted. As details are developed the applicant should return to staff for administrative approval.

**AYES: Gonzalez, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor, Guarino**

**NAYS: None**

**THE MOTION CARRIED.**

**20. HDRC NO. 2009-385**

Applicant: Jeremy August

Address: 501 Shook

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

- 1) Add a security wall to the perimeter of the property. Wall to be constructed of concrete masonry units covered by stucco with wrought iron sections above. At the front of the house along Shook, the solid masonry portion of wall will be stepped to adjust for the change in grade. Solid walls will be no taller than 3' with wrought iron above. Total height of wall will be 4' with 5' masonry pillars. The solid masonry portion of the side walls will be 3' with 3' wrought iron sections. Total height of wall will be 6' with 6' masonry 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, presented his request.

Commissioner Maldonado stated she is concerned with the driveway and the driveway gates. Commissioner Maldonado further stated that a barrier should be created with landscaping but not fencing.

Commissioner Connor stated that in consideration to the specific location of the home, a front yard fence would be appropriate for this case as the house is sited.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Guarino to refer the applicant to the Design Review Committee to provide specific details on the height and columns, with the understanding that 5 feet is too high. Conceptual approval of the retaining wall with the stipulation that the applicant return with an engineering report.

**AYES: Gonzalez, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor, Guarino**

**NAYS: None**

**THE MOTION CARRIED.**

**Commissioner Shafer left at 5:30 p.m.**

**21. HDRC CASE NO. 2010-147**

Applicant: Killis Almond

Address: 723 Brooklyn Ave.

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

Completely re-landscape property and improve accessibility.

- 1) Expand existing parking areas.
- 2) Install landscaping buffers between street and parking areas.
- 3) Construct three 8ft stone entrance columns to be located at the Augusta, McCullough and Brooklyn Street entrance closest to Dallas. Each column will include a 2 x 4 sign.
- 4) Top and stripe a parking lot owned by the JLSA on Augusta Street across the street from the main property.
- 5) Make ADA improvements to the site and surrounding streets.

Killis Almond, applicant, presented the request.

Gary Smith, Pape-Dawson, gave further detail on the proposed parking lot.

### **COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to refer to the Design Review Committee with the stipulation that the applicant submit a graphic that shows the percentages with a larger scale plan for the area to see what the implications are for the adjacent parking.

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

**NAYS: None**

### **THE MOTION CARRIED.**

#### **22. HDRC CASE NO. 2010-372**

Applicant: Lorena & Greg Yanez

Address: 317 E. Myrtle

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

Rehabilitate the front and side porches including:

- 1) Secure and stabilize porches and balconies.
- 2) Repair water damaged areas of the front and side porches using in kind material.
- 3) Repair and restore existing porch columns.
- 4) Demolition of later infill to reopen front and side porches and restore their original configuration and function. Reconstruct balustrade.

Greg & Lorena Yanez, owners, presented their request.

Commissioner Carpenter gave the committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve items 1 and 2 and conceptual approval of items 3 and 4 as per staff recommendations.

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

**NAYS: None**

**THE MOTION CARRIED.**

**23. HDRC CASE NO. 2010-379**

Applicant: Mainstreet Architects

Address: 266 E. Rosewood

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

Expand existing patio area and enclose with new fence walls.

1) Extend existing north wall facing Rosewood and install new gate in expanded section. Gate will be wrought iron.

2) Expand footprint of existing patio area. Construct new walls to the east and south to enclose the expanded patio area. Install new double gate in south wall and water feature along east wall.

Sue Ann Pemberton, applicant, presented the request.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Cabel to approved with the east wall not to extend above the north wall and that the total height not exceed 6ft as measured from the grade per UDC Sec.35-514 (d)(1)

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

**NAYS: None**

**THE MOTION CARRIED.**

**24. HDRC CASE NO. 2010-377**

Applicant: Jason Yaeger and M. Kathryn Brown

Address: 258 E. Rosewood

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

1. Enhance approach to house.
  - 1a) install Oklahoma tan flagstone over concrete walkway and stairway leading to house.
  - 1b) remove one railing from existing steps at front sidewalk.
  - 1c) install electric light post near steps at front sidewalk
  
2. Improve aesthetics of entryway.
  - 2a. Convert two-step stoop into a single-level step that rises 5-6" from the flagstone walkway using rectangular white limestone slabs to match house. Apply a hand finish onto the riser faces to match the rustic façade of the house.
  - 2b. Replace existing house numbers and flanking sconces with Talavera equivalents.
  
3. Enhance utility of west side of house.
  - 3a. Install Oklahoma tan flagstones over concrete walkway.
  - 3b. Install stepped wing wall with 36" x 78" wrought iron gates off NW and SW corners of house to demarcate side walkway. Wall to be constructed of white limestone to match size, texture, color, and angularity of house. Remove chain-link fence at SW corner. Gateways will be set back 8" from the front and rear façades.
  - 3c. Install 4' wrought-iron fence along west side of house between proposed gateways to separate house from drainage easement.

Applicant/owner not present.

Anna Glover, OHP Staff, stated she spoke with the applicant and the applicant agrees to staff recommendations.

**COMMISSION ACTION:**

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

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

**THE MOTION CARRIED.**

**OTHER ITEMS:**

- May 5 & June 16, 2010 minutes.

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve May 5 & June 16, 2010 minutes.

**AYES: Gonzalez, Cabel, Maldonado, Salas, Carpenter, Connor, Guarino**  
**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 6:30 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'Tim Cone', written over a horizontal line.

Tim Cone  
Chairperson