

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
NOVEMBER 2, 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 Carpenter, Vice-Chair, and the roll was called by the Secretary.

**PRESENT: Carpenter, Barrera, Guarino, Salas, Shafer, Cabel, Connor, Rodriguez**

**ABSENT: Cone, Maldonado, Beyer**

- Chairman's Statement
- Announcements
- Citizens to be Heard
- 2012 Meeting Schedule

The Commission then considered the Consent Agenda which consisted of:

- |                       |                   |
|-----------------------|-------------------|
| 1. Case No. 2011-220  | 600 E. Theo       |
| 2. Case No. 2011-221  | 175 E. Houston    |
| 3. Case No. 2011-228  | 312 Pearl Parkway |
| 4. Case No. 2011-097  | 318 Leigh         |
| 5. Case No. 2011-229  | 1023 Avenue B     |
| 6. Case No. 2011-224  | 443 Club Dr.      |
| 7. Case No. 2011-225  | 1918 W. Huisache  |
| 8. Case No. 2011-226  | 207 Florida       |
| 9. Case No. 2011-222  | 429 W. Mistletoe  |
| 10. Case No. 2011-216 | 329 E. Myrtle     |
| 11. Case No. 2011-218 | 223 Delaware      |

Commissioner Cabel pulled item 3 from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

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

**AYES: Carpenter, Barrera, Guarino, Salas, Shafer, Cabel, Connor, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**3. HDRC NO. 2011-228**

Applicant: Jeffrey Fetzer – Ford Powell & Carson

Address: 312 Pearl Parkway

The applicant is requesting conceptual approval to:

1) Demolition:

- a) Cellar 'J' (1947) - entire structure
- b) Cellars 'A' (1938) - entire north wall and roof - steel trusses to remain
- c) Cellars 'B' (1938) - entire north wall
- d) Cellars 'C' (1938) - entire north wall
- e) Filtration and Distribution (1938) - entire north wall and roof
- f) Roof Structure on Brewhouse, west of Tower (c. 1960s)

2) Rehabilitation of Remaining Brewhouse/Cellar complex

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to grant conceptual approval with committee comments.

**AYES: Carpenter, Barrera, Guarino, Salas, Shafer, Cabel, Connor, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**12. HDRC NO. 2011-217**

Applicant: City of San Antonio

Address: Various Locations – RiverWalk Bridges

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

1) Attach color flex LED lighting to 18 River Walk bridges.

- |                           |  |                                    |
|---------------------------|--|------------------------------------|
| - Lexington Street Bridge | - Pecan Street Bridge                    | - Commerce Street Bridge           |
| - Richmond Street Bridge  | - Travis Street Bridge                   | - Market Street Bridge             |
| - Navarro Street Bridge   | - Houston Street Bridge                  | - Presa Street Bridge (La Villita) |
| - St. Mary’s North Bridge | - St. Mary’s Street Bridge               | - Dolorosa Street Bridge           |
| - Augusta Street Bridge   | - Navarro Street Bridge                  |                                    |
| - Convent Street Bridge   | - Presa Street Bridge (east & west side) |                                    |
| - Martin Street Bridge    | - Crockett Street Bridge                 |                                    |

Paula Stallcup, Downtown Operations Dept. Director, presented.

Razi Hosseini, Capital Improvements Dept. Engineer, presented.

Virginia Van Cleave, San Antonio Conservation Society, read into the record a letter from Nancy Avellar, President. SACS remains concerned about the proposal to attach lights to bridges. By having 40 to 50 penetrations planned for each side of each of the 18 bridges is an invitation to a long term maintenance nightmare. Locating the light strings on the outside beam of the bridges exposes them to the weather, including the inevitable driving rains, as well as water dripping down the sides of the bridges in light rain. Penetrations are sources of rust, gradual decay and water retention.

Commissioner Guarino presented the committee report.

Commissioner Shafer stated he is concerned with any penetration to the concrete. There should be another method evaluated for stringing the lights.

Commissioner Rodriguez stated she is uncomfortable with the request. She further stated that the engineer recommends that the manufacturer's specification be followed; however, staff recommends fewer penetrations. It will be difficult to come to a compromise with the proposed application.

Commissioner Cabel stated he concerned with the drilling process.

Commissioner Carpenter stated he has concerns with the track material. Heat is a huge issue in south Texas and material should be considered.

Commissioner Guarino stated there is a possibility of moving the lighting under the bridges. It would be worth investigating that approach.

Commissioner Connor stated he has concern with the visual effects of the band during the day.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Cabel to return to DRC with proposal of alternate method of attaching the lights.

**AYES: Carpenter, Barrera, Guarino, Salas, Cabel, Connor, Rodriguez**

**NAYS: Shafer**

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

#### **13. HDRC NO. 2011-219**

Applicant: City of San Antonio

Address: 3100 Roosevelt Ave.

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

1) Construct new plaza improvements adjacent to the Mission Drive In Marquee structure. The project will include physical fitness components connected to a walking trail.

2) Construct new park improvements adjacent to the Mission Branch Library. The project will include physical fitness components connected to a walking trail.

Steve Tillotson, applicant, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Cabel to approve as designed with the recommendation that the ramps and wing walls not abut the structure.

**AYES: Carpenter, Barrera, Guarino, Salas, Shafer, Cabel, Connor, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**14. HDRC NO. 2011-223**

Applicant: Mary Bartlett, Marmon Mok

Address: 110 Auditorium Circle

The applicant is requesting conceptual approval to:

- 1) Construct portal from River to Veterans Memorial Plaza with monuments to honor Medal of Honor recipients from San Antonio.
- 2) Remove existing retaining wall at River Walk level.
- 3) Construct river barge landing.

Mary Bartlett, applicant, presented.

Commissioner Guarino presented committee report.

Commissioner Shafer stated he likes the pole lighting proposal but has concern with the modern lighting appropriateness in context to the historic building and the historic RiverWalk.

Commissioner Carpenter stated he has concerns with the location of the donor panels. Commissioner Carpenter questioned if other locations have been examined.

Commissioner Shafer asked if the donor panels could possibly be located inside the foyer of the building.

Commissioner Connor stated there should be some restraint with open spaces.

**COMMISSION ACTION:**

The motion was made by Commissioner Shafer and seconded by Commissioner Cabel to refer to DRC for further discussion.

**AYES: Carpenter, Barrera, Guarino, Salas, Shafer, Cabel, Connor, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**15. HDRC NO. 2011-125**

Applicant: Charles Gottsman

Address: 703 Dolorosa

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

1) Install signage for proposed Goodwill Good Careers location. (41 sq.ft)

Charles Gottsman, applicant, presented.

**COMMISSION ACTION:**

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

**AYES: Carpenter, Barrera, Guarino, Salas, Shafer, Cabel, Connor, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**16. HDRC NO. 2011-188**

Applicant: Mike Davila

Address: 321 Madison

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

1) Replace existing circa 1970s rear addition. New addition to match existing footprint. Install Pella all wood casement windows and transom windows. Install two sets of Pella all wood French doors with side lights, one wood frame glass door and one solid wood door. Wood waterfall siding and standing seam metal roofing to match existing house.

John Bailey, applicant, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Cabel to approve with the stipulation that 1/1 screen frames be placed over the windows on the rear façade.

**AYES: Carpenter, Barrera, Guarino, Salas, Shafer, Cabel, Connor, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**17. HDRC NO. 2011-227**

Applicant: Joe Trevino

Address: 215 Florida

Reset per applicant.

**18. HDRC NO. 2011-207**

Applicant: City of San Antonio, Historic Preservation Officer

Address: 1002 S. Flores

The Office of Historic Preservation is requesting a finding of significance for the property at 1002 S Flores.

A demolition application has been submitted for the property and the owner plans to construct a mixed use apartment structure on the site. The owner is opposed to the designation of this property as local historic landmark.

Sunshine Thacker, Rocky Creek Partners, LLC, presented.

Virginia Van Cleave, San Antonio Conservation Society, read into the record a letter from Nancy Avellar, President. SACS believes that 1002 South Flores Street is eligible for designation as a Historic Landmark. The building is significant as a tangible link to one of the few Texas oil and gas companies with direct manufacturing ties to San Antonio. The building's former uses as a filling station, office and auto repair shop demonstrate its versatility and ability to continue contributing to the neighborhood through adaptive use.

Rob Killen, 100 W. Houston, stated he is in opposition in a finding of Historic Significance. Made a presentation on the process, practicalities and the public policy.

Gabriel Durand Hollis, architect, made a presentation on the structure not meriting preservation.

Geoff Bley, read into the record comments made by the surrounding neighbors and their opposition of historic significance.

Martha Baron, stated she opposes historic preservation. The structure is not a good example of a unique filling station.

Phillip Allega, stated the structure poses as a major traffic hazard. There have been greater oil and gas companies.

Commissioner Shafer presented the committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve a Finding of Historic Significance.

**AYES: Guarino, Connor**

**NAYS: Carpenter, Barrera, Salas, Shafer, Cabel, Rodriguez**

**THE MOTION FAILED.**

- 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 5:00 p.m.

APPROVED



Tim Cone  
Chair