

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
NOVEMBER 7, 2012**

- 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, Guarino, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

ABSENT: Carpenter, Barrera, Tak, Salas

- Chairman’s Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

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|----------------------|---------------------|
| 1. Case No. 2010-428 | 332 Adams |
| 2. Case No. 2012-301 | 297 Lovera |
| 3. Case No. 2012-303 | 250 Mary Louise Dr. |
| 4. Case No. 2012-135 | 110 Tuleta |
| 5. Case No. 2012-300 | 222 Claudia |

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to approve the cases on the Consent Agenda with staff recommendations.

AYES: Cone, Guarino, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

RECUSED: Zuniga

THE MOTION CARRIED.

12. HDRC NO. 2012-299

Applicant: Carr Hornbuckle, Pfluger Architects

Address: 1602 Dakota St.

The applicant is requesting a Certificate of Appropriateness for approval to renovate the existing Good Samaritan Hospital building to create a new Veterans Outreach and Training Center. The new facility, administered by Alamo Colleges, will provide assistance in the transition from military to civilian life for veterans. At this time there are no such centers on any campus of higher learning in South Texas. St. Philip's College will be responsible for the operations of the Center. The applicant proposed the following renovations:

1. Replace the roof which is currently largely gone.
2. Replace the existing 6 over 6 wood windows with metal clad insulated single-hung windows similar to the design and light configuration of the original windows. The original wood window trim would be removed.
3. Replace the exterior stucco walls in kind. The existing exterior walls are in deteriorated condition and have no insulation or moisture barrier. In order to create a conditioned interior space, the walls will have to be largely reconstructed. The applicant proposes to replace the existing wood sheathing in kind with plaster with metal lath on the exterior and a new waterproof membrane between the plaster and the wood.

4. Repair of the existing exterior concrete steps to remain on the west side of the building.
5. Replace the existing wood cornice, trims and frames with new treated wood or new PVC elements designed to replicate the look of the original wood elements.
6. Remove the existing emergency fire escape slides and related structures and remove existing exterior emergency doors.
7. Replace gutters and downspouts in kind.
8. Repaint the exterior. The original colors are not known. The applicant proposes to paint the exterior stucco a neutral color.
9. Install a new wood clad door on the south elevation at ground level, directly below the existing arched window opening.
10. Remove the existing ivy and climbing plants which currently cover the east façade and parts of the north and south facades as well.
11. Install new wrought iron gates and/or planters at former main entrance at Connelly St. to prevent public access to non-ADA compliant existing stairs.
12. Demolish two existing homes (1604 and 1610 Dakota) immediately to the east of the building. The house directly to the east of the existing former Good Samaritan Hospital building is extremely close to the existing building and impedes any effort to stabilize or add onto the east wall of the structure.
13. Construct an addition to the east side of the building. The proposed addition is required to allow for code-compliant accessible entrances and interior vertical circulation. The location of the proposed addition on the east side of the building will not directly face either Connelly St. or Dakota St. Currently the east side of the building is entirely covered in ivy. The proposed addition is designed to be free-standing with its own foundation and load-bearing walls and framing so that, if removed in the future, the essential form and integrity of the historic building would be unimpaired. The proposed addition will include plaster over CMU walls and a new projecting metal canopy over the new main entrance to the building. It will also have aluminum storefront windows and a new concrete ramp and steps.
14. Construct surface parking areas on adjacent properties that have been purchased by the City. The proposed parking adjacent to the new Veterans Outreach Center will include an L-shaped drive running along the south and east sides of the property between Connelly St. and Dakota St. with parking spots along it.
15. Construct surface parking areas on properties on the northeast and southwest corners of Dakota St. and Connelly St. which are currently vacant.

The existing building is in seriously deteriorated condition and will require major renovations and rehabilitation to function as the proposed Veterans Outreach and Training Center. Due to these conditions, the applicant proposes to completely demolish the interior of the building except the roof framing structure and exterior load-bearing walls.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez approve with staff stipulations and with the additional stipulation of 6/6 lights in the windows, use of wood as in kind detailing for the exterior of the building and reveal on the south elevation.

AYES: Cone, Guarino, Valenzuela, Shafer, Rodriguez, Zuniga

NAYS: None

RECUSED: Connor

THE MOTION CARRIED.

Commissioner Valenzuela left the meeting at 3:45.

6. HDRC NO. 2012-047

Applicant: Nick Naik

Address: 411 S. Flores

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

1. Rehabilitate structure and replace existing windows and missing windows with aluminum frame windows to match existing design.
2. Demolish and re-build existing west wall
3. Remove existing north wall and construct an addition to the existing building. The addition will be 4 stories tall and will be clad in brick to match existing, stucco and metal panels. All guest room windows will have a decorative screen at the bottom of the window. The proposed addition will include an extending canopy that will serve as the building's main entrance and will face the proposed parking area to the north of the structure.
4. Install signage for the proposed Hampton Inn & Suites. The proposed signage includes:
 - One reverse lit channel letter sign in white measuring 19'0-3/8" across by 7'4" high wall mounted on the east elevation of the building
 - One reverse lit channel letter sign in red measuring 14'3-3/8" across by 5'6" high wall mounted on the east elevation of the building
 - One reverse lit channel letter sign in red measuring 36'1-1/8" across by 4' high wall mounted on the south elevation of the building
 - One reverse lit channel letter sign in red measuring 19'0-3/8" across by 7'4" high wall mounted on the east elevation of the building

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez to approve with the use of a profile aluminum window on both historic levels. Signage location will be approved administratively by staff when the placement is determined.

AYES: Cone, Shafer, Rodriguez, Connor, Zuniga

NAYS: Guarino

THE MOTION CARRIED.

7. HDRC NO. 2012-294

Applicant: David Ericsson

Address: 918 N. Pine

The applicant is requesting a certificate of appropriateness to:

1. Remove existing fascia brick and metal parapet on the front (east) addition to reveal existing CMU backup wall and infill all remaining openings with matching CMU. The remaining wall is intended to reveal the original 1920's façade and create an entry courtyard. The courtyard will be enclosed by a gate clad in horizontal wood slats;
2. Remove deteriorated roof and diagonal wall on the front (east) addition;
3. Remove existing paint from brick and waterproof existing perimeter walls;
4. Remove brick infill on one bay on south façade and replace with wood panel overhead door and single-leaf entry;
5. Replace 2 over 2, metal windows with wood picture windows on south and north façades;

6. Replace 2 over 2, metal windows on west façade with combination wood panels and hoppers; and
7. Implement open-air, interior courtyard on northeast corner, retaining existing window openings and reclaimed fans.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Guarino to refer to an onsite visit.

AYES: Cone, Guarino, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

8. HDRC NO. 2012-302

Applicant: George Rapier

Address: 535 E. Craig Place

Reset to November 21, 2012

Recess 4:30 – 4:40

9. HDRC NO. 2012-305

Applicant: Angelo Grizzaffi

Address: 2501 Broadway

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

Install one (1), double-faced, limestone monument sign measuring approximately 4' by 7' for a total of 56 sf. A rectangular cut-aluminum panel with the company's name and logo will be mounted to the monument and illuminated externally. Incidental aluminum-cut letters displaying the street number will also be mounted to the monument. The existing, internally-illuminated, pole-mounted sign will be removed.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Zuniga to approve based on drawings presented to HDRC on November 7, 2012.

AYES: Cone, Guarino, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2012-286

Applicant: George Mendez

Address: 5318 San Pedro

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

1. Install a wall-mounted sign measuring approximately 3'-10" by 14' for a total of 53 square feet; and
2. Install a double-sided, pole-mounted sign measuring approximately 4' by 7' for a total of 56 square feet.

Both signs will be externally illuminated and use yellow as a background color to match the exterior paint color. Color of proposed text is black and blue with additional proposed graphics in red.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve with staff recommendations.

AYES: Cone, Guarino, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

11. HDRC NO. 2012-295

Applicant: Maria Huerta

Address: 5322 San Pedro

The applicant is requesting a Certificate of Appropriateness for approval to install a double faced 4'x8' pole sign. The new sign will be blue, white and red metal and will read "Postal Center Mail and Ship". The proposed sign will be in addition to an existing double faced 30"x62" white and red metal sign located on the same pole.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to deny of applicants request for signage.

AYES: Cone, Guarino, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2012-306

Applicant: John Goodwin

Address: 501 Hays St.

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

Construct a 24'x20' detached garage with a 15' carport to the front. The new garage will have a gable roof that will closely match the roof pitch of the original home. The proposed garage will be clad with hardie board siding with an asphalt shingle roof to match the existing house. It will be painted the same colors as the existing home. The proposed garage will be directly behind the existing house and will connect to an existing curb cut. The carport will extend to the south of the garage and will have wood columns to match the columns on the front porch of the home. The carport roof will also be asphalt shingles. The proposed garage will have a panel overhead door on the south elevation and a flush metal access door on the west elevation facing the street.

Withdrawn per applicant.

November 7, 2012

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- 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 5:20 P.M.

APPROVED



Tim Cone
Chair