

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
DECEMBER 21, 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 Cone, Chair, and the roll was called by the Secretary.

**PRESENT: Cone, Carpenter, Guarino, Maldonado, Salas, Shafer, Cabel, Connor**

**ABSENT: Barrera, Beyer, Rodriguez**

- Chairman's Statement
- Announcements
- Recommend Adoption of new policy for Cultural & Heritage District - **Postponed**
- Citizens to be Heard

The Commission then considered the Consent Agenda which consisted of:

- |                       |                        |
|-----------------------|------------------------|
| 1. Case No. 2010-068  | Acequia Park Trailhead |
| 2. Case No. 2010-072  | 1839 E. Pyron          |
| 3. Case No. 2010-071  | 8500 Mission Parkway   |
| 4. Case No. 2011-147  | 517 E. Park            |
| 5. Case No. 2011-158  | 808 E. Quincy          |
| 6. Case No. 2011-260  | 1115 N. Pine           |
| 7. Case No. 2011-263  | Hays Street Bridge     |
| 8. Case No. 2011-264  | 4134 Harry Wurzbach    |
| 9. Case No. 2011-265  | 3222 Culebra Rd.       |
| 10. Case No. 2011-267 | 714 N. Pine            |
| 11. Case No. 2011-270 | Brackenridge Park      |
| 12. Case No. 2011-255 | 524 King William       |
| 13. Case No. 2011-262 | 2323 Buena Vista       |
| 14. Case No. 2011-268 | 820 Hays St.           |

Commissioner Carpenter pulled items 1, 2, 7, 11 and 14 from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

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

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Shafer, Connor**

**NAYS: None**

**RECUSED: Cabel**

**THE MOTION CARRIED.**

**1. HDRC NO. 2010-068**

Applicant: James Gray, Rialto Studio

Address: Acequia Park Trailhead

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

Construct a trailhead plaza and appurtenant elements to connect street level to the Mission Reach river trail system. The project will include the construction of a parking lot, pavilion, sidewalks and bathrooms. This project is one of a series of Mission Reach river enhancement projects and is designed to improve environmental and visual quality, increase public use, provide accessibility, and compliment and enhance the improvements being designed and constructed in the southern portion of the San Antonio River. The project location is adjacent to the San Antonio River Betterments project. It is a trailhead designed to invite users from street level and convey them down to river edge trail systems, a gateway to the river trail system. The trailhead arises from a proposed reconfigured parking lot-the portion adjacent to the riverbank will be removed-and adds trail connections to link visitors to the river betterments project, the San Juan Acequia, and the Mission Parkway Bridge. More intense use of the river edge is encouraged by the removal of roadway and parking there. Associated with the project is a new pavilion to promote gatherings and events. The lighted trailhead features a small plaza of special native stone paving to demark the confluence of trails and to introduce the pavilion. The stone is arrayed in a dramatic diagonal pattern for visual interest and its edges create opportunities for planting. Curving low stone walls and native plantings supplement the improvements here. Associated with the trailhead will be an interpretive sign explaining the importance of this river connection. The stone-paved plaza connects to a color concrete trail that continues parallel to the river, ultimately connecting to trails designed by others. The small parking lot will provide universally accessible parking spaces and the site will be graded to avoid ramps that would require railings. The Design Team has also engaged the services of an archaeologist to aid in identifying any important historical significance of the site of the proposed work.

Jim Gray, applicant, presented.

Brady Alexander expressed concern and feels that the neighborhood should have input.

**COMMISSION ACTION:**

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

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

**NAYS: None**

**THE MOTION CARRIED.**

**2. HDRC NO. 2010-072**

Applicant: James Gray, Rialto Studio

Address: 1839 E. Pyron

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

Construct a trail system and appurtenant elements to interpret the historic San Juan Acequia and connect to the Mission Reach river trail system. This project is one of a series of Mission Reach river enhancement projects and is designed to improve environmental and visual quality, increase public use, provide accessibility, and complement and enhance the improvements being designed and constructed in the southern portion of the San Antonio River. The project location is adjacent to the historic San Juan Diversion Dam, arrayed along the eastern bank of the San Antonio River. The USACOE base river project will create trails on both sides of the river, connected by a pedestrian bridge, to which this project will connect on the east bank.

This project will provide trails parallel to the San Juan Acequia and a pair of overlooks that will view the outfall and acequia structures. The importance of the acequia to Mission San Juan life will be interpreted and visitors will be invited to stroll along the acequia's original alignment. Native plantings supplement the improvements here. Associated with the trailhead will be an interpretive sign explaining the importance of this river feature.

The Design Team has also engaged the services of an archaeologist to aid in identifying any important historical significance of the site of the proposed work.

Jim Gray, applicant, presented.

Brady Alexander stated he would like to see the trail minimally intrusive as possible. Mr. Alexander further stated he would like to see the trail set further away from his property.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve as submitted with the stipulation that the applicant meet with the concerned citizen.

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

**NAYS: None**

**THE MOTION CARRIED.**

**7. HDRC NO. 2011-263**

Applicant: H. Douglas Steadman, American Society of Civil Engineers, and the THC

Address: Hays Street Bridge

The applicant is requesting that the Commission review the nomination of the Hays Street Bridge to the National Register of Historic Places. As a participant in the CLG Program, the City of San Antonio's chief elected official, the mayor, and the board responsible for landmark designations must comment on properties nominated to the NRHP within their jurisdictions. This application will be considered by the State Board of Review on January 21, 2012.

Applicant was not present.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Carpenter to support the nomination of the Hays Street Bridge to the National Register of Historic Places.

**AYES: Cone, Carpenter, Guarino, Salas, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**11. HDRC NO. 2011-270**

Applicant: John Mize

Address: Brackenridge Park

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

Install directional, wayfinding and interpretive signage in Brackenridge Park, continuing the signage system installed in the Urban Segment, downtown King William area, Eagleland and Phases 1 and 2 of the Mission Reach. The design is consistent with the signs previously approved and installed in these prior projects, varying only in color, scale and detail. When completed, the project will provide a consistent directional system throughout the length of the River Improvements Project from Brackenridge Park to Mission Espada.

John Mize, applicant, presented.

**COMMISSION ACTION:**

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

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

**NAYS: None**

**RECUSED: Guarino**

**THE MOTION CARRIED.**

**14. HDRC NO. 2011-268**

Applicant: City of San Antonio

Address: 820 Hays St.

The applicant is requesting a recommendation to the Building Standards Board

Refer this property to the Building Standards Board (BSB) for their consideration to issue BSB orders for the demolition of the main structure of this property.

Mary De La Rosa, 825 Hays, expressed concern over the condition of the home.

**COMMISSION ACTION:**

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

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Shafer, Connor**

**NAYS: None**

**RECUSED: Cabel**

**THE MOTION CARRIED.**

**15. HDRC NO. 2011-244**

Applicant: Remigio Alonzo

Address: 309 Willow

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

- 1) Skirting - install cement board or stucco skirting.
- 2) Windows - Replace all existing windows with acrylic, low E, double hung window.
- 3) Restore symmetrical windows on front porch
- 4) Entry and back doors - Replace with new fiberglass wood grain door.
- 5) Columns - Restore missing wood columns and baluster to front porch of main house
- 6) Exterior paint - paint entire home
- 7) Roof - Paint rusted metal roofing
- 8) A. Convert interior from duplex to single family home
- 9) Bring wall of secondary inset front porch forward and add original window and door.
- 10) Add new porch onto new wall, add columns to match primary front porch.
- 11) Patio/ deck - Add a 30' x 12' covered patio to the back of the house.

Applicant/owner was not present.

Nicholas Fuqua, OHP staff, met with the owner November 23, 2011 and did a walk through the home. The owner has since been notified through email and phone but has not received a response from the owner.

**COMMISSION ACTION:**

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

Item 1 – Skirting - smooth cement skirting board

Item 5 – Columns - drawings to be submitted and approved administratively

Item 7 – Roof - color to be submitted and approved administratively

Item 11 – Patio/Deck - drawings to be submitted and administratively approved

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

**NAYS: None**

**THE MOTION CARRIED.**

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to move item #16 to the end of the agenda.

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

**NAYS: None**

**THE MOTION CARRIED.**

**17. HDRC NO. 2011-256**

Applicant: David Emler, RVK Architects

Address: 302 W. Huisache

Postponed per applicant.

**18. HDRC NO. 2011-257**

Applicant: Marilyn Whitman

Address: 170 Lovera

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

1) Demolish crumbling front steps

2) Ad 9'x20' front covered porch with railing and new front steps

- 3) Put on new metal roof in the future
- 4) Add a carport at the end at the front of the house.

Marilyn Whitman, owner, requested a postponement to allow more information to be submitted.

**19. HDRC NO. 2011-266**

Applicant: Jim Poteet Architects, LP

Address: 322 Washington

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

- 1) Reclad the house in sand finish stucco . The chimney which was clad in ashlar limestone characteristic of the 1950s after the house
- 2) Reclad chimney in brick (color to be determined).
- 3) Add one story wrap around porch.
- 4) Remove stone front steps and replaced with wood steps, relocated to the juncture between the existing and new porches.
- 5) Reconfigure front door and side lights
- 6) Convert 2 large existing windows opening onto side porch to paired doors opening to new side porch.
- 7)Reconfigure the newly constructed carport, moving it back and suppressing its low pitched roof.
- 8)Remove the new rear porch addition and add a two-story, 1400 sq. ft. addition to the rear of the house.
- 9) Construct small 650 sq. ft. pool house, patio and steel pergola
- 10) Develop landscape
- 11) Demolish two existing accessory structures at 314 and 318 Washington

Jim Poteet, applicant, presented.

Commissioner Guarino presented the committee report.

**COMMISSION ACTION:**

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

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

**NAYS: None**

**THE MOTION CARRIED.**

**20. HDRC NO. 2011-259**

Applicant: Edelmiro and Mario Rodriguez

Address: 849 E. Commerce St.

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

- 1) Install 12" x 72" custom cut brushed aluminum letters mounted on aluminum square tube raceway attached to railing of building at river level.
- 2) Install 15" x 11" custom cut brushed aluminum letters mounted to pillar with full color digital logo to be illuminated by the customer at street level.
- 3) Install a 24" x 24" double sided light box mounted onto wall at river level.

The applicant was not present.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to grant denial of the signage request.

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

**NAYS: None**

**THE MOTION CARRIED.**

**16. HDRC NO. 2011-181**

Applicant: Michael Lawrence

Address: 9396 Huebner Rd.

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

Demolish historic landmark structure to allow for commercial development of the surrounding lot.

James Griffen, applicant, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado reset the case pending staff's review and revision of the recommendation.

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

**NAYS: None**

**THE MOTION CARRIED.**

- October 5, 2011 minutes

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve the October 5, 2011 minutes.

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

**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 4:30 p.m.

APPROVED



Tim Cone  
Chair