

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
DECEMBER 5, 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, Carpenter, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor

ABSENT: Barrera, Salas, Zuniga

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

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-----------------------|-----------------------|
| 1. Case No. 2012-317 | 3787 N. Avenue B |
| 2. Case No. 2012-314 | 100 W. Houston |
| 3. Case No. 2012-315 | 3903 N. St. Mary’s |
| 4. Case No. 2012-316 | 301 E. Travis |
| 5. Case No. 2012-318 | 487 Hoefgen |
| 6. Case No. 2012-319 | 1302 E. Grayson |
| 7. Case No. 2012-324 | 115 E. Crockett |
| 8. Case No. 2012-323 | 2809 Broadway |
| 9. Case No. 2012-322 | 1900 Broadway |
| 10. Case No. 2012-321 | 500 Blk. Of S. Flores |
| 11. Case No. 2012-320 | 400 Lexington |
| 12. Case No. 2012-325 | 201 W. Market |
| 13. Case No. 2012-301 | 297 Lovera |
| 14. Case No. 2012-329 | 922 N. Pine |
| 15. Case No. 2012-328 | 1120 E. Quincy |
| 16. Case No. 2009-106 | 117 E. French Pl. |
| 17. Case No. 2012-334 | 115 W. Josephine |
| 18. Case No. 2012-189 | 231 Losoya |
| 19. Case No. 2012-332 | 1221 Broadway |
| 20. Case No. 2012-327 | 215 Barrera |

Item 8 was pulled per the applicant

Commissioner Guarino pulled item 12 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Carpenter pulled items 16 and 18 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

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

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

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2012-325

Applicant: San Antonio Bike Share

Address: 201 W. Market

The applicant is requesting conceptual approval to install a B-cycle bike share kiosk, docks and bicycles at 201 W. Market, at the Briscoe Museum at the intersection of W. Market and S. Presa. The proposed B-cycle station will be bolted to a new concrete surface and will use solar power, if possible. This proposed station will contain one kiosk with ten docks and five bikes. It will be double-sided and 22' long by 20' wide.

The proposed station will not permanently alter the façade of any building.

Staff finds that the proposed location of this B-cycle kiosk will require modification to the landscape area in front of the prominent former San Antonio Public Library/Hertzberg Museum Building, which is now the Briscoe Museum. This primary façade of this building, which faces Market St. has a central entry stair with landscaped areas on either side. The proposed B-cycle station would require the construction of a concrete pad in place of the landscaped area to the west of the museum entry. Staff finds that this proposal conflicts with the Historic Design Guidelines' Site Elements Chapter regarding installation of new pervious surfaces, referenced above, by proposing pervious surfaces that would replace existing landscape and would be highly visible. Staff finds that while a B-cycle station at this intersection would continue to make downtown more accessible to non-automobile traffic, locating it on this corner as submitted will have an adverse effect on this prominent and significant historic property.

Staff recommends conceptual approval of a B-cycle station at the intersection of W. Market St. and N. Presa St. based on these findings with the stipulation that the location of the station be moved either to another corner of this intersection or to an area near the existing bus stop east of N. Presa St. on the south side of W. Market St. in order to maintain an open view of the historic Hertzberg Museum Building.

Withdrawn per applicant.

16. HDRC NO. 2009-106

Applicant: Craig McMahon

Address: 117 E. French Pl.

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

Implement Phase 1 of the San Antonio Academy campus master plan that received conceptual approval from the HDRC on April 15, 2009. Phase 1 includes the following elements:

1. Remove the existing primary drive through the site. The existing driveway forms an arc from a curb cut on E. French Pl. near McCullough to a curb cut on E. French Pl. near Main St. The existing driveway has approximately 7 parking spaces connected to it which will be removed as well.
2. Reconfigure an existing driveway, connecting existing curb cuts from E. French Pl. to Main St. The proposal includes two driveways—one on either side of Franklin Hall—that will converge and empty onto Main St. with a right-turn only lane to ease safety concerns of traffic exiting the campus. The applicant proposes to incorporate both diagonal and parallel parking spaces adjacent to these proposed drives. These spaces would be south of (or in front of) the Stribling and Franklin Houses.
3. Demolish an existing addition on the rear of the Stribling House. The original building has a gabled roof and wood and stone siding. The existing addition that is proposed to be removed has stucco siding and a flat roof with red clay tile at the parapet.
4. Create a new entry plaza behind the Stribling House. The proposed plaza is intended as an area where students can wait to be picked up and it will include a canvas and metal shade structure.

5. Install a new temporary portable building facing Main Street behind the Franklin House. The proposed portable building will house classroom space lost in the proposed demolition of the Stribling House addition. This portable building is projected to be in place for at least two years during which time the school's gymnasium will be undergoing renovations to permanently house the classrooms displaced by the demolition of the Stribling House addition.

6. Expand an existing parking area at the campus' northwest corner, at the intersection of E. Craig and Main St. The existing parking area contains approximately 24 parking spots and the proposed expanded parking area would include 20 additional parking spaces. The proposed expanded parking area would be accessed from the existing driveway from E. Craig Pl. to the existing parking area.

An application for conceptual approval of a new campus master plan for San Antonio Academy was heard by the HDRC on April 15, 2009. At that time, the request was approved with three stipulations: that the grading of the playing fields be as low as possible; that the proposed parking lots be screened; and that the amount of asphalt and the length of the acceleration lane be limited. This application included the construction of a parking lot in front of the historic Franklin Hall which is located on the southwest corner of the San Antonio Academy campus.

This application was reviewed by the Design Review Committee on November 28, 2012. At that meeting, the committee found that most of the elements proposed as part of Phase I of the campus master plan are appropriate. The committee noted concern over the proposed parking spaces that would be constructed in front of the campus' Franklin House near the corner of E. French Pl. and Main St. The committee found that adding parking to the existing lot at Main St. and E. Craig Pl. is an appropriate solution to the problem of getting parking off of the streets surrounding the campus. The committee also noted that the proposed pavilion structure that will be built behind the Stribling House should appear more permanent in terms of its design and materials than the canvas shade structure shown in the application. The committee also noted concern over the installation of a portable building on the campus facing Main St. and suggested that methods for wrapping or screening the structure be investigated. The committee discussed making sure that any new parking along the proposed pick-up and drop-off lanes should not be highly delineated so as to disappear as much as possible into the campus.

Staff finds that this application is largely consistent with the master plan that received conceptual approval from the HDRC on April 15, 2009. Staff finds that removing the existing U-shaped driveway which leads from the southeast corner of the campus to the southwest corner of the campus and rerouting traffic to the proposed driveway through the southwest area of the campus are appropriate modifications to the campus traffic flow patterns and will alleviate vehicle queuing concerns on McCullough. Staff finds, however, that the proposed parking along the new driveways will obstruct views of the historic Franklin Hall and should be reconfigured. Staff finds that the proposed demolition of an existing, unsympathetic rear addition to Stribling Hall will not adversely impact the historic structure. Staff also finds that while it is not ideal to place a new portable building facing one of the major streets that borders this campus, the proposed portable building is a temporary solution to deal with displaced students during construction of a later phase of the campus master plan. Finally, staff finds that expanding an existing parking area at the campus' northwest corner with the proposed landscape buffer along the street edge will not have an adverse effect on the historic property.

1. Staff recommends approval as submitted.

2. Staff does not recommend approval as submitted based on these findings. Staff recommends approval of the proposed driveway which would connect the curb cut from E. French Pl. to Main St. and serve as the primary drive for pick-up and drop-off of students with the stipulation that the diagonal parking spaces along this drive be as minimal as possible so as not to obstruct views of the historic buildings or interrupt the green lawn below them. Staff recommends that the proposed parking spaces along the westernmost driveway in front of the Franklin House be relocated to a less prominent area on the campus.

3. Staff recommends approval as submitted based on these findings.

4. Staff recommends approval with the stipulation that the proposed shade structure be designed in such a way as to relate to the surrounding buildings as a more permanent campus element than the prefabricated, modular canvas shade structure shown.

5 & 6. Staff recommends approval as submitted based on these findings.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to approve with the stipulations that the applicant work with the City of San Antonio to establish the various traffic zones along with signage, work closely with the neighborhood to determine the disposition of the parking, ten parking spaces located at the southwest corner of the site be treated with appropriate landscape, provide screening for temporary building and the applicant must return to staff for final approval.

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

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2012-189

Applicant: Beaty Palmer Architects

Address: 231 Losoya

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

Renovate 3 buildings along the RiverWalk to include new patio spaces, fenestrations, and a public elevator.

Exterior alterations associated with the northernmost Building 1:

1. Alteration of river- level façade utilizing existing components of the existing rough limestone/painted brick/ painted stucco faced base wall with the addition of glass folding doors and two wood and glass exit doors. The upper level of the river façade will be maintained;
2. Raising of the elevation of existing river level patio approximately 3' to facilitate accessibility to the building interior. Existing exterior railings to be replaced with painted metal railings similar to existing but with code compliant spacing;
3. Alteration of street façade to accommodate service access doors by replacing the existing center storefront doors with 2 pairs of hollow metal doors with glass transom above. Existing storefront windows will be maintained;
4. Addition of a roof penthouse set back from both the river and street facades;

Exterior alterations associated with the center Building 2:

5. Removal of some non-structural masonry and replacement of existing river level windows with folding glass doors and two pairs of wood and glass exit doors;
6. Addition of indoor/outdoor bar at the existing patio;
7. Raising of the elevation of existing river level patio approximately 2'-8" to create accessibility from and to the building's interior. Existing exterior railings to be replaced with painted metal railings similar to existing but with code compliant spacing;

Exterior alterations associated with the southernmost Building 3:

8. Removal of a portion of the existing battered masonry wall at river level to reveal existing approximately 20" thick original limestone wall (anticipated to match existing exposed limestone wall at the south end of this building's façade);
9. Addition of three, new wood-frame windows through the existing stucco/masonry river level wall to complement existing adjacent windows;

10. Addition of a new elevator at the south end of the river level, providing accessibility from the river walk to the river level of restaurant patios and interiors and to the street level restaurant patio and interior. Materials are to consist of brick masonry and stucco with metal awnings over entry doors. The design of the elevator is intended to complement the existing building components of the adjacent South Building; and

11. Raising the level of the elevation of a portion of the existing river level patio approximately 2' to facilitate accessibility to the building interior. Existing exterior railings to be replaced with painted metal railings similar to existing but with code compliant spacing.

This application was given conceptual approval on July 18, 2012, with the stipulations that the storefront windows at the street level of Building 1 be retained and that a permanent window box display be installed to conceal back-of-house activities; that the new penthouse on Building 1 be set back from the street and river sides of the building; that the new windows configuration on Building 3 be configured to reduce the number of new penetrations by incorporating fewer, larger ones, or by working more closely with the existing fenestration pattern. Staff finds that the applicant has provided documentation that these stipulations have been met.

A site visit was conducted by staff and one member of the Design Review Committee on November 13, 2012. At that meeting, it was noted that the proposed work would be a great improvement in terms of disability access. It was also noted that numerous alterations over time have greatly diminished the integrity of the historic structures, so no negative impact to historic features is anticipated from the proposed work. Staff finds that the proposed exterior alterations are in keeping with the Secretary of the Interior's Standards for rehabilitation number 9 and UDC Sections 35-670 and 35-673.

Staff recommends approval of all items as submitted based on findings.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to approve as submitted.

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

NAYS: None

RECUSED: Carpenter

THE MOTION CARRIED.

21. HDRC NO. 2012-333

Applicant: Roger Garcia

Address: 210 W. Elsmere

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

1. Install a new front yard fence to be 48" high and include a vehicular gate at the existing driveway and two pedestrian entry gates. The fence will be composed of wrought iron. Four, 5' segments of solid masonry wall will be implemented at the driveway and main walkway gates. These walls will be stuccoed with rounded corners to match finish and texture of the main structure.

2. Repave an existing driveway with Oklahoma flagstone in a random pattern and construct a new driveway apron featuring matching flagstone;

3. Remove an existing concrete walkway between sidewalk and front entry and install a new, curvilinear flagstone path;

4. Install a new, rectilinear flagstone path along the western property line connecting the sidewalk to the side yard gate; and

5. Construct a new arched opening over the existing side yard gate.

Staff finds that the main structure on this property is constructed in the Spanish Eclectic style, and that the front yard to this property has a very formal design that is characteristic of the style of the home and is consistent with other homes in the Monte Vista Historic District. Staff finds that the introduction of new elements should not disrupt the formal characteristics of the property. Staff finds that the selected pavers are appropriate for the style of the home and that their installation over the concrete driveway would occur in an area where paved surfaces presently exist, consistent with the Guidelines for Site Elements, 3.B.i. However, staff finds that the proposed paving plan introduces a new, larger apron at the driveway entry which is a departure from the historic aprons that are commonly found on this block of West Elsmere. Staff finds that the removal of the existing, rectilinear walkway in favor of a curvilinear path is also a departure from the historic condition, and is not consistent with the Guidelines for Site Elements, 3.B.i. The addition of a new, rectilinear walkway does not introduce much impervious materials to the property and is consistent with the historic development pattern. Staff finds the addition of a new, arched fenestration at the side yard gate to be consistent with the existing architectural details of the property, but should be distinctive as a recent addition to be consistent with the Guidelines for Additions, 4.A.

Staff further finds that front yard fences are not common in the Monte Vista Historic District, and the proposed fence would be the first of its kind on this block of West Elsmere. Staff finds that a front yard fence located on a property this size would create a visual distraction, and add a conjectural element to the property that is not in keeping with the historic condition. The installation of new front yard fences where there is no historical precedent is not consistent with the Guidelines for Site Elements, 2.B.ii.

1. Staff does not recommend approval based on these findings.
2. Staff recommends approval with the stipulation that the dimensions of the existing apron be maintained.
3. Staff does not recommend approval based on these findings, rather the flagstone should be limited to the footprint of the original concrete walkway.
4. Staff recommends approval based on these findings.
5. Staff recommends approval with the stipulation that the new arch be set back from the street-facing façade to further distinguish the arch as a recent addition.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to deny item 1 and approve items 2 through 5 with staff recommendations.

AYES: Cone, Carpenter, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor
NAYS: None

THE MOTION CARRIED.

22. HDRC NO. 2012-331

Applicant: Jim Poteet

Address: 114 Camp Street #301

The applicant is requesting a Certificate of Appropriateness for approval to remove an existing steel window located on the 3rd story of the south façade of the Camp Street Lofts and infill the opening with double-withered brick to match the existing brick in detail and mortar color. Matching bricks salvaged from the site would be used to produce the infill.

A site visit for this case was conducted on December 6, 2012 by 3 members of the Design Review Committee and 2 members of the HDRC. At that meeting, it was noted that numerous window infills had previously occurred at various locations on the south and west facades. The intent of this infill is to allow for the concealing of exposed piping that is located just inside the window identified for infill. The applicant agreed at that time that, if this original window was removed, then it would be stored in a predetermined location on site. The Design Review Committee recommended approval of the infill provided that this stipulation was met.

- A. The existing steel windows of the Camp Street Lofts are a character-defining feature of the structure.
- B. The proposed infill is located on the south façade of the Camp Street Lofts, and although considered to be at the rear of the building, is highly visible from South Alamo Street.
- C. Windows on the west façade have been previously filled in with matching brick.
- D. Some openings on the 5th and 6th floors on the south façade have also been filled in with brick, but are contained within a localized group. The additional proposed infill would be located apart from this group and would disrupt the current fenestration pattern found on the south façade.
- E. The proposed infill of a single, isolated window would set a precedent for further modifications to individual condos which have the potential to disrupt the current fenestration pattern of the building exterior.
- F. Generally, windows should be preserved in place to be consistent with the Guidelines for Exterior Maintenance and Alterations, 6.A.
- G. The proposed infill would constitute a substantial alteration to the exterior of the structure, and that a less invasive alternative, such as blocking the window from the interior or enclosing the exposed piping with drywall, would be a more appropriate solution.

Staff does not recommend approval based on these findings.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Valenzuela to refer to DRC for an onsite visit.

AYES: Cone, Carpenter, Guarino, Tak, Valenzuela, Shafer, Connor

NAYS: Rodriguez

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 5:00 P.M.

APPROVED



Tim Cone
Chair