

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
JANUARY 19, 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, Chairperson, and the roll was called by the Secretary.

**PRESENT: Cone, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**ABSENT: None**

- Chairman's Statement.
- Announcements
- Citizens to be heard

The Commission then considered the Consent Agenda which consisted of:

- |                      |                            |
|----------------------|----------------------------|
| 1. Case No. 2011-019 | Miraflores Park            |
| 2. Case No. 2011-027 | 3400 Broadway              |
| 3. Case No. 2010-345 | RiverWalk Loop 9, 11A, 11B |
| 4. Case No. 2010-419 | 218 Produce Row            |
| 5. Case No. 2011-023 | 319 Mission                |
| 6. Case No. 2011-025 | 908 Burleson               |
| 7. Case No. 2011-017 | 2503 Broadway              |

Commissioner Cabel pulled items 1, 3, 4 and 5 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.

**AYES: Cone, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**1. HDRC NO. 2011-019**

Applicant: Kimberley Wolf, RVK Architects

Address: Miraflores Park – East Bank of San Antonio River at E. Hildebrand

The applicant is requesting a Certificate of Appropriateness for approval to:  
Mitigate the adverse impact of the Broadway Corridor Phase IIIA drainage outfall structure on the archaeological resources contained within Miraflores Park. Mitigation efforts include:

- 1) stabilization, conservation and restoration of existing historic site features including conservation of historic stone wall, metal fencing, and lanterns; restoration of "flame," cactus, hollow log gate and steps trabajo rustico sculptures, conservation of entry gate towers.
- 2) disassemble historic brick pathway, catalog and palletize bricks for storage at the San Antonio Conservation Society warehouse.
- 3) install six temporary antiquities violation warning signs
- 4) install ornamental metal fencing along the edge of the drainage outfall structure.

The applicant is requesting conceptual approval to install interpretative panel signs that discuss the Miraflores master plan, entry towers, cactus sculpture, and the hollow log gate and steps.

Commissioner Shafer stated he is very satisfied. Staff has addressed all concerns.

**COMMISSION ACTION:**

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

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

**NAYS: None**

**RECUSED: Barrera**

**THE MOTION CARRIED.**

**3. HDRC NO. 2010-345**

Applicant: Beaty Palmer Architects, Inc.

Address: RiverWalk Loop 9, 11A, 11B

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

Make improvements to River Walk Loop Areas 9, 11B, 11A.

Area 9

- 1) River level walkway modifications
- 2) Lighting upgrades

Area 11B

- 1) Lighting
- 2) Painting
- 3) Planter improvements

Area 11A

1) Revisions to previously approved modifications designed to address flooding issues.

Mike Beaty, applicant, presented.

**COMMISSION ACTION:**

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

**AYES: Cone, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**4. HDRC CASE NO. 2010-419**

Applicant: Davis Sprinkle

Address: 218 Produce Row – Mi Tierra Restaurant

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

- 1) Replace existing colonnade flooring with patterned encaustic tile bordered by a solid color tile band.
- 2) Install 81.4 sq. ft. broken tile mosaic sign in flooring at main entry.
- 3) Install four 2' 5" x 1' logo decal signs on fixed window panels at main entry. Total area of decal signage to be 9.68 sq. ft.
- 4) Install two neon signs above entry doors.
- 5) Paint window and door frames of new folding doors, entry doors, sidelights and transoms brown (Benjamin Moore HC-70)

Davis Sprinkle, applicant, presented.

**COMMISSION ACTION:**

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

**AYES: Cone, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**7. HDRC CASE NO. 2011-017**

Applicant: Harper M. Huddleston

Address: 2503 Broadway

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

- 1) Alter roof pitch and slope of existing building. Replace existing shingle roof with standing seam metal.
- 2) Reconfigure North, East and South facades. Install new windows and glass doors. New CMU infill will be finished to match existing.
- 3) Extend canopy at main entry.
- 4) Paint exterior walls.

Harper Huddleston, applicant, presented.

**COMMISSION ACTION:**

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

**AYES: Cone, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**8. HDRC CASE NO. 2010-420**

Applicant: Roy D. Chism

Address: 120 Produce Row

Withdrawn per applicant.

**9. HDRC CASE NO. 2011-024**

Applicant: Mike McGlone, Alamo Architects

Address: 217 Alamo Plaza

Withdrawn per applicant.

**12. HDRC CASE NO. 2011-002**

Applicant: Ben Fleming

Address: 421 N. Olive St.

The applicant is requesting a Certificate of Appropriateness to:

- 1) construct new 768 sq. ft. three-car garage and 864 sq. ft. concrete parking pad at rear of property.
- 2) Historic tax certification.

Ben Fleming, owner, presented. Mr. Fleming stated he will comply with staff recommendation.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Maldonado to approve with staff stipulations that the size of the garage be reduced to accommodate a maximum of two vehicles, installation of a ribbon drive and that the location & orientation of the garage be approved as submitted.

**AYES: Cone, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**13. HDRC CASE NO. 2011-026**

Applicant: Todd M. & Kellie M. Fichter

Address: 1022 N. Flores

The applicant is requesting a Certificate of Appropriateness for approval to demolish a designated historic landmark building.

Todd Fichter, owner, presented.

Commissioner Maldonado suggested that staff reach out to Code Compliance and invite the officer to attend the upcoming meeting.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to refer to an on site visit.

**AYES: Cone, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**10. HDRC CASE NO. 2010-431**

Applicant: Sue Ann Pemberton, Mainstreet Architects

Address: 511 Dallas

The applicant is requesting conceptual approval to:

Rehabilitate and adapt a currently vacant historic residence for use as a medical eye care center.

- 1) Remove existing rear addition.
- 2) Construct a new 1-story addition to the rear and side of building. Roof pitch, windows, siding and details to match historic structure.
- 3) Restore historic structure including windows, porch, dormers and siding.

Sue Ann Pemberton, applicant, presented.

Commissioner Maldonado presented committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to grant conceptual approval with staff recommendations.

**AYES: Cone, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**11. HDRC CASE NO. 2011-018**

Applicant: Sue Ann Pemberton, Mainstreet Architects

Address: 115 Lovera

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

- 1) Add two dormers to the south (front) façade to increase natural lighting on second floor.
- 2) Alter first floor fenestration at rear of home. Remove one small window and reposition two windows and a door. Existing windows to be salvaged and reused. New rear door to be installed.

Sue Ann Pemberton, applicant, presented.

**COMMISSION ACTION:**

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

**AYES: Cone, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- Meeting minutes for October 6, 2010

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve October 6, 2010 minutes.

**AYES: Cone, Barrera, Guarino, Maldonado, 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 4:15 p.m.

APPROVED



Tim Cone  
Chairperson