

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JANUARY 5, 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, Carpenter, Barrera, Guarino, Maldonado, Beyer, Salas, Shafer, Cabel,
Connor**

ABSENT: None

- Election of HDRC Chair and Vice Chair

Shanon Peterson Wasielewski, Historic Preservation Officer, opened up the nominations for HDRC Chair.

Commissioner Cabel nominated Commissioner Tim Cone for Chairperson and seconded by Commissioner Carpenter.

No other nominations for HDRC Chair. Nominations closed.

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

NAYS: None

THE MOTION CARRIED.

Shanon Peterson Wasielewski, Historic Preservation Officer, opened up the nominations for HDRC Vice-Chair.

Commissioner Maldonado nominated Commissioner Scott Carpenter for Vice-Chair and seconded by Commissioner Cabel.

No other nominations for HDRC Vice-Chair. Nominations closed.

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

NAYS: None

THE MOTION CARRIED.

Chairman's Statement.

- Announcements
- Citizens to be heard

The Commission then considered the Consent Agenda which consisted of:

- | | |
|----------------------|-----------------------------------|
| 1. Case No. 2011-009 | 235 Losoya |
| 2. Case No. 2011-003 | 109 Lindell Place |
| 3. Case No. 2010-422 | 102 Boerne |
| 4. Case No. 2011-012 | 3135 Roosevelt Ave. Pulled |
| 5. Case No. 2011-013 | 802 Austin St. |
| 6. Case No. 2011-004 | 129 E. Guenther (205 E. Guenther) |
| 7. Case No. 2011-011 | 111 W. Crockett St. |
| 8. Case No. 2011-014 | 3903 N. St. Mary's |
| 9. Case No. 2010-435 | 204 E. Mulberry |

Commissioner Shafer pulled item 4 from the Consent Agenda to be heard under Individual Consideration.

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

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Beyer, Salas, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

4. HDRC NO. 2011-012

Applicant: Michael Gaertner

Address: 3135 Roosevelt Ave.

Applicant is requesting conceptual approval to:

- 1) Construct new community center on property.
- 2) Improve site security. Install wrought iron perimeter fencing. Install site lighting with motion detectors and security system.
- 3) Improve accessibility. Provide accessible parking for apartments, community center and amenities. Provide accessible routes to accessible units, site amenities and public transportation. Renovate 8 apartments to be fully accessible. Modify 3 apartments for the hearing and visually impaired.
- 4) Improve site: Regrade around existing buildings to improve drainage. Install xeriscape landscaping at perimeter and add shade trees between buildings. Provide screen enclosures for trash dumpsters. Upgrade playground area. Replace existing half court basketball court with full court area. Construct

pavilion near the playground with free standing barbeque pits and picnic tables. Install barbecue pits and picnic tables throughout site. Repair and restripe parking lots.

5) Improve energy efficiency of apartment buildings and replace deteriorated material. Apply foam board insulation covered with a thin layer of cementitious plaster and integral color to exterior walls to stabilize temperature of concrete walls and address condensation issues. Replace deteriorated wood trim and siding with cement fiber board. Replace existing doors with thermal and draft efficient doors. Replace existing windows with EnergyStar insulated low-e glass windows. Replace existing exterior stairways. Install new 30-year roof shingles. Replace window air conditioners with split-system units and install secured (bolted in place) condenser units.

6) Replace existing building signage.

Michael Gaertner, applicant, presented.

Commissioner Shafer stated he is concerned with the archeological aspect of the project.

COMMISSION ACTION:

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

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Beyer, Salas, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2011-010

Applicant: Ripley Entertainment

Address: 301 Alamo Plaza

The applicant is requesting conceptual approval to:

- 1) Replace existing fabric awning with metal canopy. Canopy to be 14" in fascia height and extend 62" from building. Canopy face to include decorative center band in a faux rust finish with red LED lighting bands. Design is based on existing canopy at 307 Alamo Plaza.
- 2) Install signage for two businesses located with the building. Signage to consist of two illuminated channel letter signs and one side of four hanging signs per business. Total signage area will be 67 sq. ft. for Louis Toussaud's and 49 sq. ft. for Ripley's Moving Theater 3D. Channel letter signs to be installed at four locations at edge of canopy. New hanging signs to replace existing signs below canopy. Hanging sign dimensions will be 1'6" x 4'.
- 3) Remove existing neon signage above entrance and install metal ornamental feature with halo illumination effect.
- 4) Reconfigure first floor façade facing Alamo Plaza. Remove existing storefront glazing, doors and low marble partitions. Expand inset entrance configuration and install folding panel door system.

Rob Killen, Attorney, introduced team.

Commissioner Maldonado stated the only thing they have made a recommendation on that has not been addressed is the opening on the Alamo side of the building.

Mike Schraeder, applicant, presented.

Commissioner Shafer stated he is pleased that there is a reduction of clutter and illumination.

Commissioner Barrera asked the applicant if any consideration was given to the flare above the main entry, if the white portions could become metal to match the existing store front.

Commissioner Cone stated he has concern of opening up the façade and introducing more noise pollution.

David Hill, Ripley Entertainment, stated they rely on foot traffic.

Virginia VanCleeve, San Antonio Conservation Society, read into the record a letter from President Rollette Schreckenghost. The SACS objects to the reconfiguration to the 301 Alamo Plaza 1st floor façade.

Commissioner Maldonado stated she is concerned with changing the façade on the Alamo Street side. The LED lighting is also a concern.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado grant conceptual approval of item 1 with the stipulation that the LED bands be further considered and the current canopy design not include LED lighting. Conceptual approval of item 2 as presented 1/5/11. Conceptual approval of item 3 with staff recommendations. Denial of item 4. The applicant may resubmit alternative plans for consideration.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Beyer, Salas, Shafer, Cabel, Connor
NAYS: None

THE MOTION CARRIED.

11. HDRC CASE NO. 2011-008

Applicant: Marcus C. & Gail T. Raney

Address: 215 W. Mulberry Ave.

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

- 1) Construct two-story addition to rear of house. Addition to enclose existing one-story kitchen "wing." New windows to be constructed of wood and designed to match existing historic windows.
- 2) Construct covered breezeway connecting house to garage.
- 3) Replace existing garage doors with new wood garage doors of similar design.
- 4) Repaint.
- 5) Reroof using same material.

6) Replace existing asphalt/concrete driveway with new concrete driveway of same dimension.

Gail Raney, owner, presented.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Guarino to approve with a 2" expansion joint to differentiate the new construction from the old and blind panel elements to be added to the west elevation. The revised drawings submitted 1/10/11 met the requirements of the stipulations.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Beyer, Salas, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

12. HDRC CASE NO. 2011-016

Applicant: Mike Davila

Address: 230 Pereida

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

- 1) Install 6ft wrought iron fencing, 40" entry gate and sliding gate at side of property along Cedar St.
- 2) Enclose front entry patio with 6ft wrought iron fencing and 40" entry gate.

The fencing is intended to increase security at the property, which will be occupied by a law firm.

John Bailey, owner, presented.

Commissioner Shafer read into the record a letter from King William Association. The King William Association concurs with staff recommendations and stipulations.

Commissioner Guarino stated the enclosure of the courtyard does not seem to have a relationship with the typical fencing in the neighborhood. The property is a non-conforming property. Commissioner Guarino stated he feels that Cedar Street is a side yard condition.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to refer the case to Design Review Committee.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Beyer, Salas, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

13. HDRC CASE NO. 2011-001

Applicant: Michael & Linda Daniels

Address: 108 W. French Place

The applicant is requesting conceptual approval to:

- 1) Replace and expand rear wooden deck
- 2) Replace three windows with French doors and transoms. These windows were not part of the original construction. Transoms to match "snowflake" pattern of existing historic transoms.

Michael Daniels, owner, presented.

Commissioner Connor stated more information is needed.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Maldonado to grant conceptual approval with the stipulation that the snowflake detail only be used in the interior transoms.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Beyer, Salas, Shafer, Cabel, Connor

NAYS: None

THE MOTION CARRIED.

14. HDRC CASE NO. 2011-007

Applicant: Jim Poteet

Address: 140 Lavaca St.

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

- 1) Construct 4 ft. galvanized steel frame fence with 1" x 3" wire mesh panels and 3 ft. central gate at front of property.
- 2) Construct a 6 ft. galvanized steel frame fence with gate on east and west side of home.
- 3) Construct a 6 ft galvanized steel frame fence with gapped smooth cedar board infill at rear property line.
- 4) Replace existing concrete walk with 6 ft. random "ripple" limestone walk.

Jim Poteet, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve items 1, 2 and 3 as submitted. Item 4 – stone walk to match in close coloration to concrete with linear patterns to maintain the dimensions of the existing walk.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Beyer, Salas, Shafer, Cabel, Connor
NAYS: None

THE MOTION CARRIED.

15. HDRC CASE NO. 2010-430

Applicant: Russell & Karen Seal

Address: 202 E. Park Ave.

Withdrawn per the applicant.

September 15, 2010 minutes.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to approve September 15, 2010 minutes.

AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Beyer, 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 5:00 p.m.

APPROVED


Tim Cone
Chairperson