

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
FEBRUARY 6, 2013**

- 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, Valenzuela, Salas, Shafer, Rodriguez
ABSENT: Barrera, Tak, Connor, Zuniga

- 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. 2013-038 | 507 Cedar St. |
| 2. Case No. 2013-027 | 217 W. Travis |
| 3. Case No. 2012-328 | 1120 E. Quincy |
| 4. Case No. 2012-310 | Brazos St. between Guadalupe and San Fernando |
| 5. Case No. 2013-034 | 312 Pearl Pkwy |
| 6. Case No. 2013-033 | 220 Chestnut St. |
| 7. Case No. 2013-042 | 1900 Broadway |
| 8. Case No. 2013-039 | 140 Lavaca |
| 9. Case No. 2012-233 | 511 Adams |
| 10. Case No. 2013-040 | 702 Donaldson |
| 11. Case No. 2013-030 | 201 W. Hollywood |
| 12. Case No. 2013-028 | 3350 E. Commerce St. |
| 13. Case No. 2012-312 | 630 Leigh St. |
| 14. Case No. 2012-248 | 503 & 507 Burnet, 710 N. Cherry St. |
| 15. Case No. 213-037 | 405, 409 & 411 Kendall |

Commissioner Shafer pulled item 5 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Guarino pulled item 6 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Carpenter pulled item 15 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 based staff recommendations.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Rodriguez
NAYS: None

THE MOTION CARRIED.

5. HDRC NO. 2013-034

Applicant: Shawn Hatter

Address: 312 Pearl Parkway

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

1. Partially demolish the existing L-shaped Shamrock Cellars building which is comprised of two five-story building wings. The applicant plans to completely demolish the westernmost wing of the building, built in 1967, and to demolish the two westernmost bays of the other wing of the building, built in 1952, leaving a portion of the east wing standing. In addition to these proposed demolitions, the top two floors of the remaining 1952 portion of the building will be demolished and the entire masonry façade will be removed, leaving a three-story concrete frame which is proposed to become the Shamrock Pavilion, serving as a shade structure for part of a proposed plaza area below. It is intended to have a rooftop pool deck/amenity area for proposed new residential buildings in this location with bridge connections to the new buildings. As part of this proposed demolition and the related redevelopment, the applicant will be removing and salvaging the existing roof mounted sign and is requesting the option to install a new roof mounted sign in its place. The final design is to be determined and will be submitted to the HDRC for review.

2. Demolish the existing Bottling Warehouse building, which is a one-story, flat-roofed building with masonry veneer built in the 1950s. This building is proposed to be demolished in order to make way for an extension of Pearl Plaza, the reconstruction of the historic Bottling Building, and the construction of and access to the River Bungalow building.

The applicant is also requesting conceptual approval to:

3. Construct two ten-story buildings that abut one another in an “L” shape, just south of the new Hotel Pearl and east of the river. These structures are intended to be 124’ tall—4’ taller than the 120’ building height allowed in RIO-2 by the UDC—to accommodate live/work lofts at the ground floor that require 20’ floor to ceiling heights. The ground floor of these proposed new buildings will have commercial space and live/work units on the eastern edge. The east building will have a classically styled and detailed brick exterior, designed to respond to the historic Brew House. The west building will have an exposed concrete frame with brick, stucco and metal infill panels within the structural grid, intended to respond to the more industrial nature of the Shamrock Cellars building. There will also be a small southern building, housing two-story lofts facing the river and providing access to a proposed underground parking garage. This southern building, known as the River Bungalow, is intended to appear as a masonry accessory structure to the Cellars building with a low metal rooftop structure, where the two-story lofts will be located.

4. Reconstruct the Bottling House—a structure originally built in 1897, which burned in 2004—in the same location to the east of the new Shamrock Pavilion and incorporating as much as possible of the building’s original material which was salvaged from the fire. The building’s east façade will replicate the original front façade of the Bottling House, incorporating salvaged materials to the extent possible. The applicant intends to rebuild the structure in keeping with its original design, but allowing for some variation and reinterpretation to make the space functional for the proposed new use. This structure will have a flexible interior and is intended to serve as a commercial space and an incubator for small food-related businesses.

5. Create a public plaza—the Pearl Brewery Plaza—in the area defined by “L” of the proposed Cellars buildings and the rebuilt Bottling House. The proposed plaza will be comprised of five areas: Culinary Gardens and Outdoor Classroom, the Grove, the Lawn, the Shamrock Cellars Pavilion, and Brewmeister’s Alley and Overlook. The Brewmeister’s Alley will connect the street side of the site to the river, creating a strong east/west axis through the site. The plaza will incorporate salvaged artifacts from the brewery and other former structures, re-appropriating and repurposing them as sculptural fountains, planters, arbors and paving mosaics throughout the landscape. A formal language of linear bands, including linear acacia bands, is proposed to be the defining feature of the site, helping to connect the former use of this site as an industrial area and its connection to the San Antonio River. The new Cellars building will incorporate three landscaped areas as an extension the proposed Pearl Brewery Plaza and relating to functions within the building. These areas—the entry and parking gardens, the residential terraces and orchard, and the Shamrock roof garden—will serve as spaces for the users and residents of the new Cellars building.

1. Staff recommends final approval of the proposed demolition as submitted based on findings e & i. Staff also recommends that a future request for a new roof mounted sign to replace the existing roof mounted sign on the Shamrock Cellars building be considered based on finding f.

2. Staff recommends final approval as submitted based on finding g.

3. Staff recommends conceptual approval as submitted based on findings b, c, d, and h, and recommends in favor of a variance on the building height from the allowable 120' to 124' as proposed.

4 & 5. Staff recommends conceptual approval as submitted based on findings i-1 with the following stipulations:

1. Prior to returning for final approval, the applicant further develop the connect ion of this site and the proposed public area to the river.
2. The rebuilt Bottling House incorporate some element to identify it as a reinterpretation of a historic building which no longer stands.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Rodriguez conceptual approval on items 3, 4, and 5.

Final approval on items 1 and 2.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

6. HDRC NO. 2013-033

Applicant: Christine Vina, VIA Metropolitan Transit

Address: 220 Chestnut St.

The applicant is requesting conceptual approval to:

Rehabilitate the existing Beacon Light Temple building as part of VIA's Ellis Alley Enclave improvements. Much of the proposed rehabilitation is repair and maintenance work. Two elements of the project will require exterior alterations.

1. Remove two existing windows on the south façade of the building and replace each window with a pair of wood French doors. This side of the building faces Ellis Alley rather than Chestnut St to the west. In creating entrances on this side of the building, the applicant also proposes to construct an accessible ramp with metal handrail and new brick clad steps in addition to installing a new flat, suspended awning over the proposed doors.
2. Construct an elevator shaft on the east side at the rear of the building. The proposed elevator shaft will be constructed in the center of the rear façade.

Findings

a. Replacing two existing windows with doors to make this building more accessible is an appropriate modification. Staff finds, however, that the new doors should be centered with the existing windows above to help maintain the original fenestration pattern and avoid disrupting the symmetry of the façade, in accordance with the Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.ii, referenced above.

b. Since the existing windows have a simple one-over-one configuration, staff finds that the proposed new doors should be single-light rather than the proposed multi-light style.

c. In order to maintain the fenestration pattern on the south façade of this building as much as possible, staff finds that two single leaf doors, rather than two pairs of doors would be preferable, but that if accessibility or ingress/egress concerns necessitate larger door openings, two pairs simple, single-light doors would be an appropriate solution.

d. Staff finds that while the existing small historic awning on the front of this structure has a more residential quality and scale, the proposed flat, suspended canopy over the proposed new doors is an appropriate modification and is representative of the repurposing of this building into commercial offices.

1. Staff recommends conceptual approval based on these findings with the following stipulations:
 1. The new pairs of doors be centered below the existing second story windows to help maintain the symmetry of the fenestration on the south façade of the building.
 2. The proposed new doors be single-light rather than multi-light based on findings b and c.

2. Staff recommends approval as submitted based on finding d.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez for conceptual approval with staff stipulations.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

15. HDRC NO. 2013-037

Applicant: Charles Turner

Address: 405, 409 & 411 Kendall

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

Construct four new single family detached residential units on a property on Kendall St in the Tobin Hill Historic District. The site for these proposed residences is currently vacant and faces a church to the east, across Kendall St and an alley along the north side of the property. The proposed residences will face Kendall St and be two stories with a covered side entry porch with a front walkway and a single story attached rear garage. The homes will have a combination horizontal Hardie board siding, "fish scale", or vertical board and batten style siding. Each unit will have a gabled, metal roof and both two-over-two metal windows and two fixed single-light windows on the east (front) façade with one-over-one metal windows on the south and west facades. Each window will have simple trim detailing.

FINDINGS:

a. The proposed residences at this location will be of higher density than is typical in the Tobin Hill Historic District.

b. The use of a side entry is not typical of homes in the Tobin Hill Historic District. Staff finds that introducing side entrances to these structures is inconsistent with the typical pattern of development in this historic neighborhood. The Historic Design Guidelines for New Construction, Section 1.B.i, points out that entrances are typically oriented to the primary street and recommends the same for new construction.

c. The applicant has conveyed to staff that, due to site constraints including utility easements, incorporating a front entry would be very difficult. While staff finds that a front entry would be more appropriate for this neighborhood and would comply with the Historic Design Guidelines, staff also finds that the adjacent properties to this site do not have a uniform pattern of front facing entrances.

d. The roof form and the use of two-over-two and one-over-one windows are consistent with typical fenestration patterns and roof forms in this area, in keeping with the Historic Design Guidelines for New Construction 2.B and 2. C.

Staff recommends approval as submitted based on these findings.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to approve as submitted based on staff findings and the stipulation that the applicant meet with the neighborhood association.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Rodriguez
NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2013-018

Applicant: Charles Barron

Address: 106 E. Lullwood

The applicant is requesting a Certificate of Appropriateness for approval to replace 20, original, double-hung wood windows at the residence with matching, Marvin Wood Ultimate Insert Double-Hung units. The replacement windows will be painted a terra-cotta color with Taupe Grey trim, same as existing.

FINDINGS:

a. This case was originally heard by the HDRC on January 16, 2013. At that hearing, the case was referred to the Design Review Committee for an on-site meeting to further investigate the current condition of the windows.

b. A site visit was conducted by staff and one member of the Design Review Committee on January 22, 2012. At that meeting, the committee member present noted that the original windows were still in excellent condition. Some maintenance of the windows would, however, be required to return them to efficient working order. A small gap between many of the meeting rails allowed air and dust particles to pass through. It was noted that this issue could be resolved with either simple weather stripping or repair of the rails.

c. Replacement windows often feature glazing that is highly reflective or tinted in nature, such as low-e glazing. Replacement glass should be close in appearance to historic glass in tint and reflectivity pursuant to the Guidelines for Exterior Maintenance and Alterations 6.B.vi.

Staff does not recommend approval. The windows identified for replacement are not deteriorated to an extent that warrants full replacement. Staff recommends that these windows be individually weatherized and maintained as necessary. If window replacement is approved by the HDRC, staff recommends the added stipulation that the selected glazing be colorless glass of the lowest reflectivity level possible.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to grant Denial based on the findings presented.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Rodriguez
NAYS: None

THE MOTION CARRIED.

17. HDRC NO. 2013-041

Applicant: Antonio Barraza

Address: 1931 W. Kings Hwy.

The applicant is requesting a Certificate of Appropriateness to replace all windows throughout with six over six false divided light aluminum frame windows. All windows on the front elevation of the house will be covered with wood frame semi-dark screens.

FINDINGS:

- a. Work was begun without a Certificate of Appropriateness.
- b. This case was reviewed by the DRC at an on-site visit on March 30, 2012. At that meeting, the Committee found that the aluminum windows were inappropriate and recommended that the existing windows on the front façade be removed and replaced with new wood windows that closely resemble the original windows. This case was heard by the HDRC on April 4, 2012, and approved with the stipulation that the windows on the front façade should be repaired or replaced with new wood windows.
- c. Windows are often character defining features of a house. Historic windows can be made energy efficient by making repairs and adding weather stripping. Consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii and 6.B.iv windows should be repaired rather than replaced. When damaged beyond repair, windows should be replaced in kind to match existing in size, type, configuration, material, form, appearance and detail. Six-over-six false divided light aluminum windows are not an appropriate replacement for one-over-one wood windows and not consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.v.

Staff does not recommend approval as submitted. Staff recommends that the windows on the front façade are replaced with wood windows that closely resemble the original windows and that wood screens that match the original screens are installed on all windows. This recommendation is consistent with the findings above.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to grant denial based on the findings presented.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2013-026

Applicant: Martha S. Gonzalez

Address: 2362 W. Gramercy Pl.

The applicant is requesting a Certificate of Appropriateness for approval to install a solid concrete driveway with a smooth finish measuring approximately 20 feet wide by 80 feet long and a new concrete walkway from the driveway to the front porch.

FINDINGS:

- a. The requested driveway was installed in violation of a previously administered Certificate of Appropriateness. The original scope of work, which was approved by the HDRC on July 15, 2009, allowed for a ribbon driveway no wider than 10' with a 12' apron at the curb. A pervious or semi-pervious pad for parking was also approved with the proposed dimensions of approximately 10' x 20', located at the end of the drive near the northwest corner of the residence. The driveway was to be installed in the front yard of the property along the western property line.

b. Many similar properties on this block of Gramercy feature either a long driveway along one side of the front yard or have access to a rear garage from the alley. Several Mid-century homes in the immediate vicinity have similar wide driveways to the one requested, but differ in that they also have a street-facing, two-car garage.

c. This property is located on a corner lot. Most corner lots in Monticello Park, including this property, have a rear garage with driveway access to the side street. The requested front yard driveway is in addition to the existing driveway which has access to Wilson Boulevard.

d. The width of the requested driveway is greater than what is typically found on this block of Gramercy and is not consistent with the Guidelines for Site Elements 5.B.i.

e. Ribbon driveways, in general, are more appropriate for use within Historic Districts than a solid concrete driveway. Reducing the amount of added concrete in front yards helps to maintain the overall character and quality of the property.

Staff does not recommend approval. Staff recommends a ribbon driveway no wider than 10' with a 12' apron at the curb and a 10' x 20' parking pad consistent with the originally-issued C of A. The parking pad should consist of pervious or semi-pervious materials such as gravel or grasscrete pavers to reduce the amount of front yard concrete and blend the driveway into the landscape. If the HDRC approves the request, then staff recommends the added stipulation that semi-pervious materials be incorporated to reduce the amount of solid concrete and further blend the driveway into the landscape.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez grant denial of driveway request based on findings. Approval of new walkway.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2013-035

Applicant: Billy Lambert

Address: 1003 S. Main

Postponed.

20. HDRC NO. 2013-029

Applicant: Jesse Cassidy

Address: 808 S. St. Mary's St.

The applicant is requesting a Certificate of Appropriateness to:

1. Replace existing front sign with a 3' x 15' internally illuminated fascia band with down lighting sign. The proposed sign will be black, white and green and will read "enterprise rent-a-car".

2. Install a new 3' x 15' internally illuminated fascia band with down lighting sign to the side of the structure. The proposed sign will be black, white and green and will also read "enterprise rent-a-car".

FINDINGS:

a. The proposed signage will add up to approximately 90 sq. ft. and will go over the allowable 50 sq. ft. as specified by the Guidelines for Signage 1.A.i. The proposed signage overwhelms the small building, is not proportionate to its scale and is not consistent with the Guidelines for Signage 1.A.iii.

b. Synthetic materials are not appropriate materials for signage in a historic district. The proposed flex face and is not consistent with the Guidelines for Signage 1.D.i.

c. Internally illuminated signs are not appropriate in historic districts. The proposed internally illuminated signs are not consistent with the Guidelines for Signage 1.E.i.

Staff does not recommend approval as submitted. Staff recommends that the overall signage area does not exceed 50 sq.ft. and that appropriate materials and external illumination are used. This recommendation is consistent with the findings above.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to approve of two signs as long as it does not exceed the current square footage. Approval of material proposed. Applicant must return to staff for final approval.

AYES: Cone, Carpenter, Guarino, Valenzuela, Salas, Shafer, Rodriguez

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 4:20 P.M.

APPROVED



Tim Cone
Chair