

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
APRIL 20, 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, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez**  
**ABSENT: Beyer, Salas**

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

The Commission then considered the Consent Agenda which consisted of:

- |                      |   |
|----------------------|---|
| 1. Case No. 2011-072 | Northeast corner of Callaghan & W. Commerce St.           |
| 2. Case No. 2011-073 | 303 Pearl Parkway   |
| 3. Case No. 2011-074 | 429 W. Mistletoe  |
| 4. Case No. 2011-075 | 210 North Dr. <b>PULLED</b>                               |
| 5. Case No. 2011-076 | 211 W. Rosewood   |
| 6. Case No. 2011-077 | Haven for Hope – Donation Station Meters <b>WITHDRAWN</b> |
| 7. Case No. 2010-225 | 3100 Roosevelt Ave. (3134 Roosevelt) <b>PULLED</b>        |

HDRC Case No. 2011-077 was withdrawn per the applicant.

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

Commissioner Cabel pulled item 7 from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

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, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez**

**NAYS: None**

**RECUSED: Barrera**

**THE MOTION CARRIED.**

**4. HDRC NO. 2011-075**

Applicant: James D. Sheets

Address: 210 North Drive

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

1) Construct two-car garage and workshop. Garage will be 484 sq. ft. Workshop will be 195 sq. ft. Roof style, pitch and material to match existing home. Windows will be Jeld-Wen all wood windows. Lower part of walls to be clad with stone with a brick or stone cap. Walls above stone to be stucco. Single steel garage door with glass lights. Stucco to be painted beige with brown trim to match existing home. Garage door to be brown.

2) Construct 195 sq. ft. addition to rear of existing home. Existing rear wall and windows to remain in place. Stone will be removed from the existing exterior wall and reused on exterior of addition. New stone will be installed to match existing. New door to match existing door. Windows will be Jeld-Wen all wood windows. Existing roof pitch to be maintained. Composition roofing to match existing.

James Sheets, applicant, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve with staff stipulations and the added stipulation that all new windows have wooden screens to match existing windows.

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

**NAYS: None**

**THE MOTION CARRIED.**

**7. HDRC NO. 2010-225**

Applicant: Beaty Palmer Architects, Inc.

Address: 3100 Roosevelt Ave. (3134 Roosevelt)

The applicant is requesting a Certificate of Appropriateness for approval to repaint Mission Drive-In Marquee per recommendations outlined in the Paint Analysis Report compiled by Restoration Associates LLC.

- 1) Repaint the east elevation in an off-white base color.
- 2) Repaint the interior of the east elevation niches in coral color and brick trim around niches in an aubergine color.
- 3) Repaint east elevation decorative details (diamonds, fin element, etc.) in an aubergine color.
- 4) Repaint west elevation in a medium blue green base color.

- 5) Repaint upper screen on west elevation in a simple white.
- 6) Repaint mural area of east elevation in a blue/gray color.

Cory Hawkins, applicant, presented.

Commissioner Cabel requested clarification on the color of the mural and if the mural could be restored.

Lisa Jerry, Restoration Associates, presented paint analysis.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Carpenter to approved new color submitted April 20, 2011.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez**  
**NAYS: None**

**THE MOTION CARRIED.**

**8. HDRC CASE NO. 2008-280**

Applicant: Milton Babbitt

Address: 300 Augusta

The applicant is requesting conceptual approval to reconstruct perimeter wall along Augusta and Navarro Streets. This project is a continuation of the perimeter wall reconstruction project first begun in 2007. As part of that project, a portion of the perimeter wall along Augusta Street north of the river has been reconstructed. This second phase of construction will continue the reconstruction of the wall north along Augusta to Navarro St and then east along Navarro to the intersection of St. Mary's St.

The wall will be limestone ashlar veneer similar to the previously reconstructed wall, though somewhat simpler in design, with stone piers of two designs. The existing historic pillars along Navarro Street will be preserved and incorporated into the new wall.

Milton Babbitt, applicant, presented.

Commissioner Shafer stated the entry way is a safety issue and should be addressed.

Commissioner Carpenter stated the ramp location should be addressed further.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant conceptual approval with staff stipulations and added stipulation that the applicant complete the process with Texas Historical Commission prior to final approval.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez**  
**NAYS: None**

**THE MOTION CARRIED.**

**9. HDRC CASE NO. 2011-042**

Applicant: La Villita Motor Inns

Address: 100 Villita Street

The applicant is requesting conceptual approval to:

- 1) Install an articulated relief mural on the south wall. A combination of elastomeric paint and a modified Exterior Insulating System (EIFS) will be used to create three dimensional relief features. The panels will be attached to the brick façade with structural grade construction adhesive and/or metal fasteners. Aspects of the mural are derived from the existing architectural details of the building. The mural includes mosaic tile components that reflect contemporary design features found on the building's interior. The mural will be lit from below by 150 watt 9" x 9" mini floodlights. Mural to colors to include orange, green, tan, beige and brown.
- 2) Install parapet cap at building perimeter to match mural detailing. Parapet cap to be constructed of EIFS.

Gonzalo Sanchez, applicant, presented.

Commissioner Barrera stated he appreciates the desire of the owners to make the facility more marketable; however, the proposed design is competing with the other surrounding buildings. The proposed design is not appropriate.

Mike Stellato, consultant to owner, stated the blank wall has been void of any detail for many years and is an eyesore to the river district.

Commissioner Maldonado stated the colors in the applicant's submission are of more vibrancy than what is existing. Any design features that are introduced need to be sympathetic and respectful to the existing building.

Commissioner Shafer stated he has concerns with the mural design.

Virginia Van Cleave, San Antonio Conservation Society, read into the record a letter from Rollette Schreckenghost, President. The San Antonio Conservation Society opposes the three dimensional relief mural proposed for the south elevation of 100 Villita Street. The use of faux materials to create a sense of false architecture on a surface that historically never had these elements is not appropriate for the building. The mural would compete with, and overpower, the existing building architecture and that of the surrounding historic structures. A more simple approach would be to paint the south façade in a color palette similar to that used on the bottom half of the east elevation.

Commissioner Cabel stated the proposed design and colors are inappropriate.

Commissioner Carpenter stated the proposed design is over the top. Color selection has much to do with proportions.

Commissioner Rodriguez stated the proposed design and colors are over powering. The terracotta color is being used at a greater scale. There are elements being introduced that are not on the street façade.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to deny based on UDC 35-676.

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

**NAYS: None**

**THE MOTION CARRIED.**

**10. HDRC CASE NO. 2010-370**

Applicant: Wiese Hefty Design Build

Address: 109 W. Elsmere

The applicant is requesting a Certificate of Appropriateness to:

- 1) Modify jambs and header of existing sliding garage doors. Add weather stripping. Replace existing glass and wood panels with new insulated glazing and strip, repair and repaint wood door stiles.
- 2) Add three exterior wall scones on the south elevation and two on the west elevation.
- 3) Construct a dormer on the rear roof slope with a metal roof, cedar lap-and-gap siding and three operable awning windows.
- 4) Relocate the existing window on the west elevation to the existing door opening. Add infill brick to match existing. Enlarge the window opening and install new French doors.
- 5) Place air conditioner condenser units on pad on East side of garage.
- 6) Repair and repaint all wood windows and existing sliding wood garage doors.

Linda Polhamus, owner, presented.

Christian Hefty, Hefty Design Build, presented request in detail.

Commissioner Cone stated he does not have a problem with the glass and existing doors however the switching of the window and door is a major modification to a historic structure.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve item 1 as submitted. Approval of items 2-6 with staff stipulations. Denial of item 4.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez**  
**NAYS: None**

**THE MOTION CARRIED.**

**11. HDRC CASE NO. 2009-385**

Applicant: John Seaborne

Address: 501 Shook

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

1) Install a wrought iron fence with stucco columns at the perimeter of the property. Wrought iron fence panels to be 4' in height. Two columns types will be used. 18" x 18" stucco columns with a medium sand finish will be located at the corners of the fence and on either side of the gateways. Stucco columns will be 4' in height except at the front gate where columns will be 5' in height. All other columns will be column type "B" (5"x 5" square steel posts with a peaked cap, 4' in height). Column type "A" has been eliminated. The applicant will submit revised drawings that reflect the height specifications listed above.

2) Install a welded wire fence along the top of the existing retaining wall and along north property line. Fence to consist of 2"x 2" square metal tubing with 4" x 4" wire mesh panels to match neighbors existing fence. Fencing to be 4' in height.

John Seaborne, applicant, presented.

**COMMISSION ACTION:**

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

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez**  
**NAYS: None**

**THE MOTION CARRIED.**

- Meeting minutes for January 19, 2011.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve January 19, 2011 minutes.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor, 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 4:45 p.m.

APPROVED



Tim Cone  
Chair