

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
JULY 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, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**ABSENT: Barrera, Beyer, Shafer, Connor**

- Chairman’s Statement
- Staff Briefing: Creation of Historic Districts Council
- Announcements
- Citizens to be Heard

**Recommendation to City Council of proposed amendments to the UDC Sec. 35-673 and 35-678 – Site Design Standards in the “RIO” Districts. Amend Language to allow Holiday lighting from November 20 to January 10.**

**Paula Stallcup, Downtown Operations Department, presented.**

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Rodriguez to endorse of the recommendation to City Council of proposed amendments to the UDC Sec. 35-673 and 35-678.

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

The Commission then considered the Consent Agenda which consisted of:

- |                       |   |
|-----------------------|---|
| 1. Case No. 2011-131  | 703 Urban Loop Rd.                          |
| 2. Case No. 2009-236  | 1400 S. Alamo – 600 Lone Star <b>Pulled</b> |
| 3. Case No. 2008-304  | 1410 Guadalupe <b>Pulled</b>                |
| 4. Case No. 2011-134  | 101 S. Santa Rosa <b>Pulled</b>             |
| 5. Case No. 2011-148  | VFW Blvd. @ San Antonio River               |
| 6. Case No. 2011-139  | 5626 San Fernando St.                       |
| 7. Case No. 2010-221  | 703 S. St. Mary’s <b>Pulled</b>             |
| 8. Case No. 2008-109  | 1215 Broadway <b>Pulled</b>                 |
| 9. Case No. 2011-135  | 125 E. Houston                              |
| 10. Case No. 2011-145 | 1127 E. Commerce St.                        |

11. Case No. 2011-089	631 E. Guenther St.
12. Case No. 2011-142	223 Bushnell
13. Case No. 2011-146	107 E. Mulberry
14. Case No. 2011-141	211 N. Alamo
15. Case No. 2011-143	3801 Broadway
16. Case No. 2011-138	416 E. Commerce

Commissioner Cabel pulled items 2, 3, 4 and 7 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Maldonado pulled item 8 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, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**2. HDRC NO. 2009-236**

Applicant: Rialto Studio – James Gray

Address: 1400 S. Alamo – 600 Lone Star

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

- 1) Reconfigure South Alamo Street from four lanes to two lanes.
- 2) Widen the pedestrian walk on South Alamo (south side only)
- 3) Provide street trees and lighting
- 4) Incorporate a pool overlook, Big Tex picnic area, west bank art walk and overlook.
- 5) Enhance existing east bank trail and outfall structures.
- 6) Revise Blue Star overlook railing and landscape plantings.

Detailed descriptions of each requested item can be found in the agenda packet.

Ralph Wells requested clarification on the fate of the existing trees along S. Alamo, the Ballard design and the plans for waste disposal. Mr. Wells further indicated that there is much waste generated and he suggested the waste containers similar to the ones along the RiverWalk.

Allan Cash suggested a four way stop at Guenther and Alamo to allow a safe crossing for pedestrians.

Roselyn Cogburn stated the plan is very nice. Widening the sidewalk on S. Alamo Street is a much needed safety measure. The street from the River to Wicks Street could improve by adding more light.

Commissioner Rodriguez stated the lighting factor is essential to the area.

**COMMISSION ACTION:**

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

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**3. HDRC NO. 2008-304**

Applicant: Avenida Guadalupe Association

Address: 1410 Guadalupe

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

1) Revise the storefront façade of the El Parian Building. The renovation includes:

- New signage for building tenants
- New main entry
- Paint exterior "softer tan" with "flower pot" trim and commodore as accent colors
- Metal awning at main entry to be "commodore blue" in color
- Paint exterior façade step outs in "flower pot" with "commodore blue" accents. Blade signage will be added to the step out column areas.

Oscar Ramirez, applicant, presented.

**COMMISSION ACTION:**

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

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**4. HDRC CASE NO. 2011-134**

Applicant: Erin Privratsky

Address: 101 S. Santa Rosa

The applicant is requesting conceptual approval to:

1) Install 2 signs at the south side entry of the Museo Alameda. The proposed signage will be the same style as existing signage on the east side signage.

- Museo Alameda sign (23.9 sq.ft.)
- Smithsonian Institution Sign (19.7 sq. ft.)
- Total sq.ft. = 43.6

Juan Arango, applicant, made a brief presentation.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to grant conceptual approval as submitted.

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**7. HDRC CASE NO. 2010-221**

Applicant: Sandy Jenkins, Parks & Recreation Dept.

Address: 703 Dolorosa Ave.

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

1) Install a park sign identifying the Pedro Huizar Garden. The sign will be installed near the intersection of King William & S. St. Mary's Street.

It will be a standard city park sign with a height of 8 feet and a width of 6 feet.

Sandy Jenkins, applicant, made a brief presentation.

Vicente Huizar, stated he is in full support of the signage proposal.

**COMMISSION ACTION:**

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

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**8. HDRC CASE NO. 2008-109**

Applicant: David Adelman

Address: 1215 Broadway

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

1) Install temporary lease banners at the proposed location. The banners will be used to notify the public of leasing opportunities from the abutting river and highway areas. The proposed signage will be removed upon completion of the multi-family project in November.

- 2 Riverside banners (39 sq. ft. each)

- 1 Highway side banner (780 sq. ft.)

Applicant/owner was not present for the case.

Commissioner Maldonado stated the applicant/owner currently has an illegal banner that spans the entire block posted at the 1221 Broadway. Commissioner Maldonado indicated that at the May 4, 2011 meeting a motion was made with the stipulation that the illegal signage be removed. She further stated the applicant should be given strict deadlines to remove illegal signage.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel that a Certificate of Appropriateness not be issued until all illegal signs are removed from the site and that proof of their removal is provided to staff with photographs to be included. Approval of two river side banners for a time limit of 90 days. Any additional extension requests must return to HDRC. Approval to allow the applicant the opportunity to reverse the illegal sign to allow a blank white side of the sign to face Broadway.

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**17. HDRC CASE NO. 2011-140**

Applicant: Alonzo C. Alston

Address: 1001 S. Alamo

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

Construct a 6' high cedar fence with a gate to enclose existing dumpster. Fence will be painted "Italian Ochre" color.

Applicant/owner was not present for the case.

Reset to August 3, 2011.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to refer to an on site visit.

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**18. HDRC CASE NO. 2011-144**

Applicant: Cameo Theatre

Address: 1123 E. Commerce St.

The applicant is requesting a Certificate of Appropriateness to:

Repair existing ticket booth. Remove plywood panels to expose existing frame and install 6" PPG glass block in the decora pattern. Glass block will be used for three of the five panels. Cover remaining panels with 4" square black ceramic tile to match tile wainscot.

James Zaccaria, applicant, made a brief presentation.

Commissioner Rodriguez the ticket booth is a defining feature of a theatre façade. Commissioner Rodriguez questioned if security measures blocking off the ticket booth not making it accessible to the interior of the theatre.

Commissioner Cone stated that the frame would be another defining feature. There is a possibility to reproduce the frame and use a more solid material without pattern. This option may be a more secure option.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to refer to the Design Review Committee and an on site visit.

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**19. HDRC CASE NO. 2011-136**

Applicant: Jim Poteet

Address: 250 Washington St.

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

Construct new one-story 780 sq.ft. garage and related driveway extension at rear of residence.

Reset to August 3, 2011.

• **COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Rodriguez to reconsider item 17, 2011-140 – 1001 S. Alamo St.

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**17. HDRC CASE NO. 2011-140**

Applicant: Alonzo C. Alston

Address: 1001 S. Alamo

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

Construct a 6' high cedar fence with a gate to enclose existing dumpster. Fence will be painted "Italian Ochre" color.

Alonzo Alston, applicant, made a presentation.

Judith Maxwell, stated the dumpster location is not appropriately placed.

Maria Pfeiffer, stated it is inappropriate of the business owner to place a dumpster in a location where the business is not even located in. The owner does have alternative locations that need to be considered.

Charles Schubert, stated with the present plans to beautify South Alamo, the dumpster location proposal is inappropriate and only adds more clutter.

Commissioner Guarino stated it is very difficult to follow the project with lack of information presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Maldonado to refer to an on site visit.

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**20. HDRC CASE NO. 2011-147**

Applicant: Jose Garcia De Lara

Address: 517 E. Park

The applicant is requesting conceptual approval to:

- 1) Construct a new 868 sq. ft. two-story garage/studio at the rear of property. Wood frame construction, composition shingle roof, painted board & batten siding (Hardie plank boards with wood battens), and concrete slab foundation.
- 2) Remove three windows from rear of the existing home and install on the front and rear elevations of new garage structure.

Jose Garcia De Lara, applicant, presented.

Commissioner Carpenter stated he concurs with staff recommendation in reference to the windows. Elements that are part of additions to historic buildings, gain a status of their own.

Commissioner Maldonado stated she concurs with staff recommendations.

Martin Kushner stated the Sand Bourne maps do show a garage on the property. The concept of placing windows on the garage, with no security, will only invite trouble.

Commissioner Cone stated the doors, as designed, are not appropriate. The introduction of windows on the front elevation is appropriate. The overhangs are a huge defining feature of the architectural style. Commissioner Cone expressed concern with the scale of the building being 3 feet off the property line. There are alternatives to lower the scale of the building.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to grant conceptual approval with stipulations that 1) the roof pitch should match the pitch of the existing homes front facing dormer or main roof 2) the garage roof should include overhangs on the front and sides but not on the back 3) the garage doors should include lights or be designed in a fashion after the historic carriage doors 4) development of the right elevation to help break up the scale to be reviewed at final approval.

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**21. HDRC CASE NO. 2011-132**

Applicant: Michael E. Greenberg

Address: 221 Donaldson

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

- 1) Replace metal awning with metal standing seam roof. Awning roof will have a pre-finished color of medium bronze.
- 2) Repair metal coping at parapet wall and install a "mission" type clay tile coping
- 3) Paint metal stanchions high gloss black and touch-up home in white color to match existing.

John Speegle, applicant and Michael Greenberg, presented.

Commissioner Carpenter questioned if there was a possibility in using Teflon coated fabric by introducing today's technology but giving it an original form.

Commissioner Cone stated he would be acceptable to a Teflon coated fabric. He further indicated that if a metal material be used it not wrap the front of the building.

Commissioner Maldonado stated she understands the maintenance issues however Teflon fabric would be more appropriate.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve a metal awning with 8" panels contained within the two towers of the house with the owner's option to pursue a fabric canopy utilizing a more contemporary lower maintenance material with painted stanchions and a stripe pattern of the canopy.

Denial of the coping.

**AYES: Cone, Carpenter, Guarino, Maldonado, Salas, Cabel, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**Recess 5:30-5:35 p.m.**

**22. HDRC CASE NO. 2010-237**

Applicant: Alamo Architects

Address: 112 Lindell

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

Demolish existing structure to make way for new construction.

The applicant is requesting conceptual approval to:

Construct 6-unit apartment building, two-car garage, and a covered parking area along the alley. Plans will require demolition of the existing structure. Two of the units are one bedroom flats. One of the units is a two bedroom flat. Three of the units are two bedroom townhouses. A courtyard will be the central amenity for the residents and opens on the west to the street.

Daniel Ortiz outlined the variables to the case. He further summarized on how the case was brought forward to City staff and HDRC. The plans presented and reviewed at the June 7, 2011 meeting have been revised to take in comments and concerns raised by the neighborhood. The purpose of the July 20, 2011 has two elements. Were there significant and irreversible changes to the structure on the property? The changes must have led to the loss of significance which qualifies the structure to be significant in the first place.

Irby Hightower, Alamo Architects, presented.

21 citizens ceded their three minutes to Bebb Francis

Bebb Francis, representing the River Road Historic District, stated he will point out four major topics. The overview, evidence, staff's recommendation and the actual precedence this case will carry. Mr. Francis presented background information on the petition against demolition. In 2009 HDRC supported the creation of a historic district then moved forward to Zoning Commission and City Council in 2010 with no objection from Mr. Reilly, owner of 112 Lindell. Mr. Francis read from the National Park Service U.S. Department of the Interior: Local legislation is one of the best ways to protect the historic character of buildings, streetscapes, neighborhoods, and special landmarks from inappropriate alterations, new construction, and other poorly conceived work, as well as outright demolition. Mr. Francis presented from the Strategic Historic Preservation Plan San Antonio, Texas: Neighborhood/District Erosion. The case presented is to demolish an existing structure that was created to be apart of a historic district. City staff has not presented evidence that 112 Lindell has lost significance. The Historic Preservation Officer has not prepared a report analyzing alternatives to demolition. There is no engineers report on the state of repair and structural stability of the structure of which a demolition request has been filed as required by the UDC. The applicant has failed to provide evidence that 112 Lindell has lost its significance.

Raleigh Wood, spoke for Chair John Larcade, stated 93% of the neighborhood signed the petition against demolition. The owners are very experienced developers and feel the owners have a master plan for change of character to River Road by imposing demolition and new housing. The structure at 112 Lindell is in reasonable livable condition.

Sally Buchanan, stated Suertes or farm plots between the San Antonio River and the Upper Labor Acequia, laid out in 1776, define the River Road neighborhood. A mixture of housing styles define the area. Edward Braden Hudson built his sturdy mid-century modern family home at 112 Lindell in the late 40s of plastered D'Hanis red clay tile. It is historically noted as "The Little Tile House."

Barbara Witte Howell, stated there is a consistent history of River Road protecting its residential resources and quality of life. The neighborhood discovered that a Conservation District offered little protection therefore moving forward and gaining Historic District status.

Dr. Felix Almaraz, stated he does not live in River Road but offers his support to River Road. He further stated he will be applying for an official Texas Historic Commission marker as a site due to the evidence of the Acequia.

Larry De Martino, stated River Road is about reaching out to the fellow neighbor.

Chris Green, presented history on Ethel Wilson Harris 1897-1984 and her significance to San Antonio. Less than a block behind 112 Lindell, a home was built for Ethel as a wedding gift in 1919. Four years ago Ethel's home was ripe for demolition but was saved. The home was saved for one reason and that is to save the future of River Road.

Ed Piner, stated he and his wife were prepared to purchase the home at 112 Lindell. The residents of River Road have deemed the structure significant.

Donna Martin, stated she will be immediately next door to a monster of a structure. Historic River Road is a gem in San Antonio.

Paula Haly, Lavaca Historic District, stated she supports River Road Historic District. Ms. Haly indicated she is opposed to demolition of a house to be replaced by apartments.

Christiane Esteinou, spoke for Sarah Esparza, stated she is strongly opposed to demolition. A petition of 93% of the residents are against the demolition.

Tom Brereton, stated he lived at 112 Lindell between 1976-1983. The house was not built to be a single family house. The structure at 112 Lindell was built to be a multi-purpose accessory structure to support a large home that should have been built to overlook the traffic circle. The back half of the structure at 112 Lindell was intended to be the servant's quarters and front half, facing Lindell, was intended to be a two car garage. Next to the garage was a laundry room with a separate outside entry. Over time, owners have tried their best to turn the structure into a livable but modest home.

Linda Daniels, Monte Vista Historical Association, stated they are opposed to demolition of single family houses in historic districts. The multi-family structure proposed would be out of character and out of proportion to the River Road Historic District.

Richard Garay, presented a map of the general overview of the source of the Upper Labor ditch. The proposed structure would be built on a pre-civil war road. If the structure at 112 Lindell is demolished, there would be several factors to research and should be done so by accurately surveying the area.

Daniel Ortiz, stated they are not asking to find a loss of significance or demolish any of the homes presented by Bebb Francis. Recognize that City staff, HDRC and City Council adopted very specific guidelines that govern historic district.

Commissioner Cabel stated he appreciates seeing the different historic districts and organization coming together in support.

Commissioner Rodriguez stated historic districts are meant to protect and have a review process to make informed decisions.

Commissioner Carpenter stated as time has gone by historic districts is not to just keep change out of a district but to manage change. Commissioner Carpenter further stated, as a professional architect, he believed that the structure did not have that great of significance, unto itself, but in context of being a contributing structure within the neighborhood it does have importance.

Commissioner Maldonado stated in her opinion the structure is contributing and significant to the history of River Road and how it contributes to the parcels in that specific area. The home is livable and is unique to River Road.

Commissioner Cone stated he has walked the property twice and there is not much significance. The discussion and history referring to “The Little Tile House” does give the structure reference point. There is more to the case than structural or esthetic significance. There is cultural and the position in the historic district to consider.

Paul Wendland, City Attorney’s Office, stated there are two findings that should be made within the motion to certify the demolition. UDC Sec. 35-614 (c)- Demolition. HDRC must find that the owner has established by a preponderance of the evidence that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant denial of the demolition based on the information submitted on the Bexar County records 1875 map based on the archeological evidence, the contribution the house has to the River Road Historic District and balancing special merit of the proposed replacement project and its contribution to the neighborhood.

Paul Wendland, City Attorney’s Office, stated that UDC Sec.35-614 (c) Demolition – The Historic and Design Review Commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question.

Commissioner Maldonado withdrew her motion.

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant denial of the demolition.

**AYES: Cone, Carpenter, Maldonado, Salas, Cabel**

**NAYS: Rodriguez**

**THE MOTION CARRIED.**

• **Meeting Minutes for June 15, 2011**

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to correct June 15, 2011 minutes, Page 5 - Commission Action Item 2 of the March 16, 2011 minutes - stipulation #8 – Signage will be sent to committee for additional review and no existing signage may be removed.

**AYES: Cone, Carpenter, Maldonado, Salas, Cabel, 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 9:00 p.m.

APPROVED



Tim Cone

Chair