

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JULY 6, 2012**

- The Historic and Design Review Commission of the City of San Antonio met in session at 8:00 a.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, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

ABSENT: Barrera, Guarino, Tak, Salas

- 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. 2012-178 | 600 E. Theo Pkwy |
| 2. Case No. 2012-179 | 25 Mission Rd. |
| 3. Case No. 2011-266 | 322 Washington |
| 4. Case No. 2012-180 | 326 Washington |
| 5. Case No. 2012-170 | 222 Camargo |
| 6. Case No. 2012-181 | 732 N. Olive |
| 7. Case No. 2012-182 | 527 W. Woodlawn |
| 8. Case No. 2011-195 | 514 W. Commerce |
| 9. Case No. 2012-183 | 1302 N. Zarzamora |
| 10. Case No. 2012-184 | 2515 Broadway |
| 11. Case No. 2011-217 | San Antonio RiverWalk (various bridges) |
| 12. Case No. 2010-346 | RiverWalk Loop (Area 10) |

Commissioner Carpenter pulled item 11 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

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

AYES: Cone, Carpenter, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

11. HDRC NO. 2011-217

Applicant: Beaty Palmer Architects, Inc.

Address: San Antonio River Walk (various bridge locations)

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

Install holiday lighting at the following 18 bridges along the River Walk as part of the City's annual installation:

- Lexington Street Bridge
- Richmond Street Bridge
- Navarro Street Bridge
- St. Mary's North Bridge
- Augusta Street Bridge
- Convent Street Bridge
- Martin Street Bridge
- Pecan Street Bridge
- Travis Street Bridge
- Houston Street Bridge
- St. Mary's Street Bridge
- Navarro Street Bridge
- Presa Street Bridge (east & west side)
- Crockett Street Bridge
- Commerce Street Bridge
- Market Street Bridge
- Presa Street Bridge (La Villita)
- Dolorosa Street Bridge

A 3/4" x 2" hollow aluminum tube will be fastened horizontally to the face of each bridge structure with "tapcon" (removable) concrete fasteners. The tubes are manufactured in 12' lengths and will require 2 fasteners per 12' section. The manufactured plastic lighting track which organizes and protects the LED lights will then be fastened to the aluminum tube (not through the bridge structure itself) with screws at 16" on center in accordance with the manufacturer's recommendations.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer to approve as submitted with the stipulation that the bridge fasteners be inspected annually by a qualified material distributor or structural engineer. The compressive fasteners are inspected as part of the fastening system.

AYES: Cone, Carpenter, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2012-185

Applicant: Ismail and Minnie Jaber

Address: 402 Madison

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

Replace an existing front yard wood picket fence with a new decorative wrought iron fence. The existing fence 41" tall with 47" tall posts. The existing fence is wood and is deteriorated. The proposed

metal fence will be 40" tall with 48" tall gates. Both the existing and proposed fences have a front gate facing Madison St. and a side gate facing Sheridan St. The fence will be constructed of 1/2" square tube steel and have decorative finials at the top of each picket.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Zuniga to refer to DRC.

AYES: Cone, Carpenter, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2012-129

Applicant: Alicia A. Bond

Address: 610 Camden

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

Demolish the home at 610 Camden. This home became an individually designated historic landmark in 1988. It was built c. 1901 in the Queen Anne style with a hip over gable roof with shingled gables and one-over-one windows. The front porch has Doric columns, dentil frieze, and turned spindle balustrade. The structure is in a state of disrepair. A structural inspection was performed on this property on August 8, 2011, at which time the inspectors determined the structural system of the house to be in exceptionally poor condition, noting that it is unsound, unsafe, and beyond repair. Reconstruction is not feasible.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to approve based on economic hardship.

AYES: Cone, Carpenter, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

15. HDRC NO. 2012-186

Applicant: Dora Oblinger

Address: 1214-1216 Muncey

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

1. Install a new ribbon driveway along the side of the existing duplex on the property.
2. Install pavers in the yard in front of and to the side of the house along Colita St. The pavers will be installed from the exterior of the house to within 2' of the existing fence.
3. Move and widen the existing sidewalk approach from the right-of-way to the home's front porch. The existing sidewalk approach is 3'6" wide. The applicant is proposing widening the walk to a width of 6' and moving it to be centered with the steps up to the existing front porch.
4. Construct a second sidewalk approach to the yard. The proposed approach will be 3'6" wide and will be to the left of the existing sidewalk approach, aligned with an existing front window on the building. This proposed approach will provide each tenant of the existing duplex with his own entrance to the property.
5. Install metal gates at the two driveways on the property. One will face Colita St. and one will face Muncey St. The gates will be 5'4" tall and electric.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Carpenter to approve of staff recommendations. Apron to go up to the property line with ribbons beyond. Flares must not encroach onto the neighbors property line.

AYES: Cone, Carpenter, Valenzuela, Shafer, Rodriguez, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2012-169

Applicant: Angela Whitaker-Williams, Perkins + Will

Address: 723 Donaldson

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

1. Install track and field lighting for football. The proposed lighting will generate light spill levels outside of the track and field in a range of 0.0 to 0.1 foot-candles. There will be 40' high poles and 30' high poles for the track and field for practice and recreation purposes only. All light poles will have 1,000 watt metal halide lamped fixtures and some will have additional 320 watt metal halide lamped fixtures. For football activity, all light fixtures will be turned on. For track activity, all light poles at the north and south of the field and the light poles with 320 watt lights mounted at 25' at the east and west of the field will be turned on. All 1,000 watt fixtures mounted at 40' light poles at the east and west of the field will be turned off for track activity. Several historic style light poles are being considered by the applicant. All outdoor lighting will be controlled through photocell and time clocks.
2. Install fencing around the baseball and softball fields. The fence will be 6' high vinyl coated chain link with ungated 4' wide openings along the foul lines to both the baseball and softball fields. There will be sidewalks for additional community connections. The fence will be screened with landscaping.

3. Install fencing around the football field. The fence will be a 4' tall ornamental iron fence with landscaping. It will have a vehicle gate at the fire lane entry for use by both maintenance and the fire department.

COMMISSION ACTION:

The motion was made by Commissioner Valenzuela and seconded by Commissioner Shafer to approve as proposed by design team with staff stipulations. Also with additional stipulations: 1) fixtures have shields or visors to reduce glare 2) fixtures have a specified cutoff time of 8:30 p.m. 3) the maximum lighting level be reduced to be 7.5fc with an average level of no more than 5fc. 4) backstops be no taller than 16 feet 5) proper irrigation system be installed to ensure the survivability of the landscaping along the fencing.

AYES: Cone, Carpenter, Valenzuela, Shafer, Rodriguez, Zuniga

NAYS: Connor

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 10:30 A.M.

APPROVED



Tim Cone
Chair