

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JULY 7, 2010**

- 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 Gonzalez, Chairperson, and the roll was called by the Secretary.

PRESENT: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor

ABSENT: Brown, Beyer, Salas

- Chairman’s Statement.
- Citizens to be Heard:
- Announcements:

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-----------------------|-------------------------------|
| 1. Case No. 2010-192 | 611 Mission |
| 2. Case No. 2010-207 | 108 Barrera |
| 3. Case No. 2010-190 | 5512 SW Military |
| 4. Case No. 2010-195 | 527 N. Leona PULLED |
| 5. Case No. 2010-133 | 600 E. Theo Avenue |
| 6. Case No. 2010-194 | 555 Academic |
| 7. Case No. 2010-193 | 603 Navarro |
| 8. Case No. 2010-184 | 126 Lavaca |
| 9. Case No. 2010-197 | 515 McCullough PULLED |
| 10. Case No. 2010-199 | 501 W. Commerce PULLED |
| 11. Case No. 2010-183 | 616 Leigh St. |
| 12. Case No. 2010-198 | 501 W. Commerce PULLED |
| 13. Case No. 2010-200 | 404 E. Mulberry |
| 14. Case No. 2010-202 | 318 Washington St. |
| 15. Case No. 2010-209 | 322 Washington St. |

Commissioner Carpenter made a request to pull Case No. 2010-195 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Cone made a request to pull Case No. 2010-197 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Cabel made a request to pull Case No. 2010-199 & 2010-198 from the Consent Agenda to be heard under Individual Consideration.

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

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

4. HDRC NO. 2010-195

Applicant: Jeff Russell c/o Overland Partners

Address: 527 N. Leona

The applicant is requesting a Certificate of Appropriateness for approval to remove the four interior planted atriums at the Northeast, Southeast, Southwest, and Northwest corners of the building. The glazing systems are leaking and rusted, causing damage to enclosed spaces below. The atriums will be replaced with Kawneer 2250 IG curtain wall systems, improving the thermal envelope. A sloped standing seam metal roof will replace the atria's bases and rest against insulated stucco walls. The curtain wall system color and glass will match the existing adjacent construction.

Jeff Russell, Overland Architects, made a brief presentation.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cone to approve as submitted.

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Connor

NAYS: None

RECUSED: Carpenter

THE MOTION CARRIED.

9. HDRC NO. 2010-197

Applicant: RVK Architects

Address: 515 McCullough

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

1) Construct three monument signs. Currently the only significant signage onsite are aluminum letters on a porte cochere (Photo Exhibit A) that is planned to be removed when a future addition takes place. There are also four small pole mounted directional and parking lot location signs of approximately 18" x 24" in size (Photo Exhibits B thru E). All except for one are planned to be removed (Photo Exhibit E) Given the insignificant size of these signs, a larger and more readable sign presence is needed on

major corners of the church property. A monument sign is desired at the corner of Broadway and McCullough, approximately 5' tall and 22" in length tied into a decorative fence. See photo exhibits F and G for existing conditions and the proposed design. Two other small monument signs are proposed at the corners of Avenue A, McCullough and 4th Street of approximately 5' tall x 11' in length. See photo exhibits H thru K for existing conditions and proposed designs. The total square footage of all the proposed monument signs is approximately 220 sq ft.

2) Decorative fence is proposed along the parking lot frontage of Broadway and McCullough for the purpose of screening the parking lot. This decorative fence is designed with pilasters of brick/cast stone at approximately 15' on center and in filled with a steel decorative picket fence.

Hayden Philips, RVK, made a brief presentation.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Connor to approve as submitted.

AYES: Cone, Cabel, Maldonado, Shafer, Carpenter, Connor

NAYS: None

RECUSED: Gonzalez

THE MOTION CARRIED.

10. HDRC NO. 2010-199

Applicant: Colleen Swain c/o COSA Downtown Operations

Address: 501 W. Commerce

The applicant is requesting a conceptual approval to replace the existing playground structures and surfaces with a new 'barrier' free playground and poured-in-place, impact absorbing rubber play surfaces. The new configuration would require the removal of a non-functioning water feature (constructed in 1993)

Commissioner Shafer stated he had no concerns with the archeological aspect of the project.

COMMISSION ACTION:

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

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

12. HDRC CASE NO. 2010-198

Applicant: Colleen Swain c/o COSA Downtown Operations

Address: 501 W. Commerce

The applicant is requesting a Certificate of Appropriateness for approval to place a THC marker commemorating the life and accomplishments of Emma Tenayuca. The marker will be placed on the north side of the Jalisco Pavilion on a stone plinth.

Colleen Swain, Downtown Operations, presented the marker placement request.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve with the stipulation that the applicant correct the misspellings.

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

16. HDRC CASE NO. 2010-143

Applicant: Charles Williams

Address: 701 Montana St.

The applicant is requesting a Certificate of Appropriateness for approval to add a balcony on the west side of the house, over-looking S Pine St.

Applicant has provided updated drawings based on comments received at Design Review Committee.

Commissioner Maldonado gave an overview of what was discussed at the review meeting. The porch will be moved from the corner. There will only be 1 wood door that would come out onto the balcony and have the same divided light as the windows. Also the applicant has agreed to move the scrolling elements on the balcony supports.

Charles Williams stated he agrees with the recommendations made at the review meeting.

COMMISSION ACTION:

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

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

17. HDRC CASE NO. 2010-201

Applicant: Mary Cadena

Address: 326 Donaldson

The applicant is requesting a Certificate of Appropriateness for approval of work already completed:

1) 8 windows on the home have already been replaced due to the following reasons. Failure of window sashes; bottom pieces were completely rotted off and rot had extended up the sides. Glass was broken to varying degrees. Window sills were rotten and rot had extended up the sides of the frames. Cord and pulley systems were not in working order and had missing pieces.

The applicant replaced the top 2 and bottom 2 windows on the front right hand side of the house and the top 4 windows on the left hand side of the house with single hung aluminum windows with a white, baked enamel finish.

Frank Cadena, owner stated he will comply with the commission's request.

Commissioner Maldonado stated she is concerned that the windows are not centered in the opening. Would like to see wood windows go back and that truly fit the opening.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve staff recommendation that the applicant remove the aluminum windows and replace with wood windows that match the profile, width and color of the original windows.

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

18. HDRC CASE NO. 2009-380

Applicant: Davis Sprinkle

Address: 1111 S. Alamo

The applicant is requesting a Certificate of Appropriateness for approval to construct a third floor residential addition of 700sf that is to be on the roof of the soon to be completed Liberty Bar on S. Alamo. The hipped roof design is set back on all sides of the existing roof to help lessen its visual

impact. The design picks up on the architecture of the King William neighborhood by employing stucco exterior walls, a standing seam metal roof, and operable multi-light windows. The applicant received conceptual approval for the apartment on February 17, 2010.

Applicant was not present.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Cabel to approve with staff recommendations and with stipulations that the applicant returns with a landscape plan and details on the dumpster enclosure.

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

19. HDRC CASE NO. 2010-205

Applicant: Jed Crump

Address: 204 E. Mulberry

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

- 1) Remove a previous 2nd story addition and rebuild a master bath in its place. (use salvaged windows)
- 2) Remove and close up windows in the kitchen to allow for the installation of new cabinets and 1 new window.
- 3) Remove and close up exterior door opening in kitchen and two windows
- 4) Remove and close up exterior door opening on 2nd floor of east elevation
- 5) Remove and close up exterior door on side of front façade (not main door)
- 6) Install galvalume roof
- 7) Replace front door

Jed Crump, JXD Development, made a brief presentation.

Commissioner Cone stated that changing the exterior historic windows to accommodate an interior feature is not the appropriate direction to go.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Maldonado to approve with the following stipulations: Item #1: A reveal strip be used to differentiate the addition from the main house since the materials will match. Item #6: Width of the ridge cap to be as narrow as possible. Item #7: Staff to have final approval of design.

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

20. HDRC CASE NO. 2010-206

Applicant: Jed Crump

Address: 131 Princess Pass

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

- 1) Expand the kitchen and add a utility room (rear of house)
- 2) Expand the master bath outside the original building footprint.
- 3) Add a hot water closet to the exterior.
- 4) Remove door and window at rear of house leading out of master bedroom

Jed Crump, JXD Development, made a brief presentation.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Maldonado to approve of staff stipulations that the existing windows be reused in the same pattern so that the façade appears unaffected, just that the plane has changed. Also a reveal strip or off set be used to differentiate the original structure from the addition. Denial of item 4. The change is not needed for functionality and would alter the fenestration pattern of the rear of the house.

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor
NAYS: None

THE MOTION CARRIED.

21. HDRC CASE NO. 2009-323

Applicant: Jose Aguirre

Address: 121 E. Ashby Place

The applicant is requesting a Certificate of Appropriateness for approval to install a 4' wrought iron ornamental fence in the front yard.

Matt Aguirre, representative to owner, made a brief presentation.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cone to refer to an on site visit.

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

22. HDRC CASE NO. 2010-204

Applicant: City of San Antonio, Office of Historic Preservation

Address: 211 N. St. Mary's

Staff is requesting a recommendation to the Dangerous Structures Determination Board:

Two story commercial building is in deteriorated condition. Slab on grade foundation will require engineer's letter. Masonry exterior walls in deteriorated condition, visible crumbling found at the front of the structure and rear visible from C.R.O.W. The front and rear walls have been removed making the structure accessible at this time. Flat asphalt roof in deteriorated condition visible from neighboring property showing signs of sagging, water damage and a worn roof covering. Interior walls and ceiling visible from C.R.O.W also show numerous cracks and crumbling. 6' perimeter fence erected at the front and rear portions of the structure. However, a 6" - 8" gap is unsecured in between neighboring property. The front awning is in deteriorated condition. Visible cracks and crumbling found throughout awning and attached wall.

Recommend repair per Chapter 6-156, subsections: 2,5,6,8,11,12,15 & 18

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Cone to make a recommendation to the Dangerous Structures Determination Board for repair orders at 211 N. St. Mary's.

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

23. HDRC CASE NO. 2010-176

Applicant: City of San Antonio, Office of Historic Preservation

Address: 348 McKinley

Reset to July 21, 2010.

24. HDRC CASE NO. 2010-203

Applicant: Roland Larosa

Address: 314 Washington

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

- 1) Install a stone fence and concrete footers. Currently this lot has no sidewalks or curbs. The owner, Mr. Hamilton, owns the two adjacent lots, lot 9 and lot 16. His intent is to fence across all three properties and would like the fencing material to be uniform in color and size. The new fence will be an Austin Cream stone quarried here in Texas. The stone will come in three different sizes, 4", 6" and 8". The stone mason will lay the stone in a random pattern. The new stone will be similar to what is existing. The width of the stone fence will be 18" wide and 3' tall from the top of the footer to the top of the rock wall. The columns will have a total height of 4' measuring from the top of the footer to the top of the column. The column will be capped with the same stone and a mortar finish. The driveway columns will be 30"x30" square and all other columns will be 24"x24" square. The cap will consist of a 6" stone with a mortar cap. Between each column there will be a 1' high wrought iron fence. The iron fencing will have the same detail as the walk gates and drive. Stone wall to measure 3' with 1' wrought iron on top.
- 2) Replace eight aluminum windows with wood windows. We would like to purchase old windows that have been removed from remodeling projects and restore them. . The second floor exterior front has two aluminum windows that need to be removed. Remove three windows on the second floor exterior rear landing. Replace three aluminum windows on the second floor exterior right of home.
- 3) Add a roof to the structure that would over hang the existing eaves of the building by 10'.
- 4) The old three tab shingle roof will be replaced with a metal standing seam roof. The roofing being proposed will be the same material as the cottage on Lot 16, 318 Washington Street.
- 5) Remove the front door and replace it with a wood window. The window will be as per the specifications listed for windows.
- 6) Construct a new deck, painted balusters and handrails on the exterior right rear of the home. The deck will be 10'x 30' and will have 2"x 4" treated tongue and groove decking.
- 7) Repaint the structure.

Rolando Larosa, applicant, presented his request.

COMMISSION ACTION:

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

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

25. HDRC CASE NO. 2010-191

Applicant: Ed Hernandez

Address: 1131 SE Military Dr.

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

- 1) The new owners of this property are proposing to modify the existing facades of the six buildings in this project in varying degrees of change to reflect a more vibrant and dynamic retail center to this part of the city. Proposed architectural changes which introduce more of a "Mission" and Hispanic influence will be a positive change to the existing structures on the property which were never completed by the previous developers and contractors.
- 2) New signage

The project consists of six buildings. Exterior materials will be stone, plaster and ceramic tile. The previous landscaping plan will be revised and modified to conform to current codes.

Ed Hernandez, applicant, made a presentation.

Commissioner Carpenter gave the committee report. The committee felt that by replicating the historical features it could reduce the potency of the authentic historical elements of the area. Encouraged the applicant to redirect some of the budget to go towards developing the site.

Commissioner Shafer stated the color is fine however the decorative elements give a false sense of time.

Commissioner Connor stated that rather than taking a literal approach to specific forms and shapes from history but somehow abstract them to give a modern interpretation.

Commissioner Maldonado stated the height and the number of signs requested is a concern.

Commissioner Cabel encouraged a signage master plan.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant denial of item 1. Item 2 referred to an on site committee meeting.

AYES: Gonzalez, Cone, Cabel, Maldonado, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

- March 17, 2010 minutes.
- 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 5:35 p.m.

APPROVED



~~Xavier Gonzalez~~

vice - Chairperson

TIMOTHY CONE