

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
SEPTEMBER 15, 2010**

- The Historic and Design Review Commission of the City of San Antonio met in session at 1:00 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, Brown, Maldonado, Beyer, Shafer, Carpenter, Guarino

ABSENT: Salas, Connor

- Chairman's Statement.

- Citizens to be Heard:

- Announcements:

National Trust for Historic Preservation Conf. in Austin, October 27-30, 2010
Strategic Preservation Plan Annual Implementation Report

Commissioner Guarino recused himself from the Consent Agenda.

Commissioner Beyer recused himself from the Consent Agenda.

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2010-355 | 2001 Fredericksburg |
| 2. Case No. 2010-347 | 24116 IH10 West |
| 3. Case No. 2010-354 | 1133 Mission Rd. |
| 4. Case No. 2010-353 | Howard & Mandalay (PrclKey 530485) |
| 5. Case No. 2010-352 | 1538 Hillcrest |
| 6. Case No. 2010-351 | 315 Leigh |
| 7. Case No. 2010-049 | 526 Mission St. |
| 8. Case No. 2010-346 | RiverWalk Loop 6, 8B, 10A, 11A, 12A, 12C |
| 9. Case No. 2010-344 | Mulberry Ave. Bridge – Public Art |
| 10. Case No. 2010-343 | Mill Race Rd. Bridge – Public Art |
| 11. Case No. 2010-348 | 611 Mission St. – Tax Certification |
| 12. Case No. 2010-348 | 611 Mission St. – Tax Verification |
| 13. Case No. 2010-241 | 600 E. Theo |
| 14. Case No. 2010-270 | 524 Leigh |
| 15. Case No. 2010-269 | 532 Leigh |
| 16. Case No. 2010-268 | 546 Leigh |
| 17. Case No. 2010-345 | RiverWalk Loop 9, 11B |

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

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

NAYS: None

RECUSED: Guarino, Beyer

THE MOTION CARRIED.

18. HDRC NO. 2010-244

Applicant: Jeffrey & Svetlana Bryant

Address: 114 Delaware

The applicant is requesting a Certificate of Appropriateness for approval to remove the original double-hung wood windows and replace them with new double-hung vinyl clad windows.

Jeff Bryant, owner, presented his request for window replacement.

Commissioner Maldonado stated it should be clear that the committee will evaluate the existing wood windows for replacement of wood windows.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to refer the case to an on site visit to evaluate the condition of the existing wood windows with the intent that if the windows are beyond rehabilitation, that they be replaced with in kind wood windows.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2010-349

Applicant: Lyndon Woodall

Address: 118 Hermine

The applicant is requesting a Certificate of Appropriateness for approval to install a 20 feet tall radio tower in the rear yard. The tower will be mounted on an 8 feet tall base.

Lyndon Woodall, owner, presented his request for a radio antenna.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Maldonado to approve the antenna with the stipulation that it be lowered to 16 feet and with a 6 foot tall base.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

20. HDRC NO. 2010-350

Applicant: George Casanave

Address: 536 Adams

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

- 1) Add a 2nd story addition to the existing single story garage. Addition to include railing at front elevation.
- 2) Construct exterior stair and landing

George Casanave, applicant, presented his request and agreed to accept staff stipulations.

Commissioner Maldonado suggested that the owners consider wooden screens on the new windows on the front of the garage.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Cabel to grant conceptual approval with staff recommendations and with an added stipulation that the first floor windows be retained.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

21. HDRC NO. 2010-188

Applicant: Mike Ferrell

Address: 151 Oakmont Ct.

Reset per the applicant.

22. HDRC CASE NO. 2010-350

Applicant: Mary & Gilbert Garcia

Address: 1612 N. Zarzamora

The applicant is requesting a Certificate of Appropriateness for a finding of historic significance for Lerma's Nite Club.

Lerma's Nite Club, on the west side of San Antonio, is culturally significant for its lengthy association with conjunto music and as a longstanding conjunto dance venue for the Westside community. Many significant musicians including, Eva Ybarra, Henry Zimmerle, Bene Medina, Santiago Jimenez, Lidya Mendoza, Valerio Longoria and the late Esteban Jordan, have played at Lerma's Nite Club. Lerma's is an iconic landmark of the City's Westside and is reportedly the longest running live conjunto music venue in Central and South Texas.

Susana Silva, applicant, presented request for a finding of historic significance for Lerma's Nite Club.

Jody Williams, San Antonio Conservation Society, read into the record a letter of support from President Rollette Schreckenghost. The SACS has been working with the "Save Lerma's" group to secure a grant from the National Trust for Historic Preservation for an engineering study and in getting a determination of eligibility for the National Register of Historic Places from the Texas Historical Commission.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Cabel to approve a finding of historic significance for Lerma's Nite Club, 1612 N. Zarzamora.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Shafer, Carpenter, Guarino
NAYS: None

THE MOTION CARRIED.

23. HDRC CASE NO. 2010-176

Applicant: City of San Antonio, Historic Preservation Officer

Address: 348 McKinley

Withdrawn per applicant.

Shanon Wasielewski, Historic Preservation Officer, gave an overview of the process for River North and how properties were identified.

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to approve cases 24-60 in mass with staff recommendations with the exception of cases 24, 26, 27, 30, 32, 37, 38, 40, 51, 52, 54, 55, 57, 60 to be heard individually.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Shafer, Guarino
NAYS: None

THE MOTION CARRIED.

Jody Williams, San Antonio Conservation Society, read into the record a letter of support for properties in the River North area considered for a finding of historic significance. SACS supports a finding of historic significance for the 37 properties recommended by staff. Further consideration should be given to the list of buildings not recommended by staff.

24. HDRC CASE NO. 2010-342

Applicant: City of San Antonio, HPO

Owner: Gerard T. Jr. & Margaret Rote

Address: 212 3rd Street

The applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance of 212 3rd Street (300-302, 304 Broadway) Buick Automobile Building.

Scott Rote, representative for owners. Stated the bottom floor has no resemblance to what the structure used to look like. He believes the historic character has been lost and is not in favor to a finding of historic significance.

Commissioner Guarino stated there has been a substantial amount of change to the first floor of the building in question. There is a clear delineation of what has been preserved on the upper floor where the building was altered.

Commissioner Shafer stated the structure is important along Broadway in the larger context.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve a finding of historic significance for 212 3rd Street based on staff recommendations.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Shafer, Carpenter, Guarino
NAYS: None

THE MOTION CARRIED.

26. HDRC CASE NO. 2010-340

Applicant: City of San Antonio, HPO

Owner: Taylor Street Venture LP

Address: 323 Broadway

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 323 Broadway - (317-321 Broadway).

Ed Cross, owner, stated he does not favor the designation.

Commissioner Maldonado stated the building is symbolic with the automobile corridor. The building is iconic in its position along Broadway.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Shafer to approve a finding of historic significance for 323 Broadway (317-321 Broadway) based on the fact that it reflects the original ground and upper story elements and the history that it places with the automobile corridor.

AYES: Cone, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: Gonzalez, Cabel, Beyer

THE MOTION CARRIED.

27. HDRC CASE NO. 2010-339

Applicant: City of San Antonio, HPO

Owner: Alamo Public Telecommunications Council

Address: 501 Broadway

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 501 Broadway - (501-507 Broadway), historically known as the San Antonio Buick Building

Patrick Lopez, representative for owner, stated the building has had significant renovations.

Commissioner Cone stated there is a great deal of original fabric still in place.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve a finding of historic significance for 501 Broadway.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Beyer, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

30. HDRC CASE NO. 2010-336

Applicant: City of San Antonio, HPO

Owner: Law Joint Venture

Address: 800 Broadway

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 800 Broadway.

Sam Drugan, owner, stated he objects to the finding of historic significance. The building does not rise to City or County wide significance.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve a finding of historic significance for 800 Broadway.

AYES: Cabel, Brown, Maldonado, Beyer, Shafer, Carpenter, Guarino

NAYS: Gonzalez, Cone

THE MOTION CARRIED.

32. HDRC CASE NO. 2010-333

Applicant: City of San Antonio, HPO

Owner: 1101 Broadway LP

Address: 1101 Broadway

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 1101 Broadway (1101-1105 Broadway) , historically known as the Standard Sanitary Manufacturing Showroom.

Ed Cross, owner, stated he is willing to accept the designation with the provision that the building can be torn down and duplicate with the same store front and window system existing.

Commissioner Shafer stated the age makes the structure historic.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to approve a finding of historic significance for 1101 Broadway based on the relationship of the façade to the street.

AYES: Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: Gonzalez, Beyer

THE MOTION CARRIED.

Commissioner Beyer left the meeting, 5:30 p.m.

37. HDRC CASE NO. 2010-319

Applicant: City of San Antonio, HPO

Owner: Turners Inc.

Address: 120 9th Street

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 120 9th Street, known as Turner Hall or Turner Club.

Richard Quiroga, representative, presented a brief history of the club. He indicated the Turner Club opposes the historic designation.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to deny the finding of historic significance for 120 9th Street based on the fact that the building does not represent significant architecture for designation.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

38. HDRC CASE NO. 2010-318

Applicant: City of San Antonio, HPO

Owner: 815 Avenue B LP

Address: 815 Avenue B

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 815 Avenue B, known as Terminal Motorbus Garage.

Ed Cross, owner, stated the intension is to demolish and redevelop the entire block.

Commissioner Cone stated the building was identified during a site visit. The façade is important and not the building.

Commissioner Shafer stated the façade was the only interesting feature.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to deny the finding of historic significance for 815 Avenue B.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

40. HDRC CASE NO. 2010-316

Applicant: City of San Antonio, HPO

Owner: Southwest School of Art & Craft

Address: 811 N. St. Mary's Street

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 811 N St Mary's (815 N. St. Mary's).

Frank Burney, representative, stated the owner opposes the historic designation. He further stated the long term goal is to expand.

Commissioner Cone stated the structure is a great example of architecture.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Maldonado to approve a finding of historic significance for 811 N. St. Mary's Street.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

51. HDRC CASE NO. 2010-305

Applicant: City of San Antonio, HPO

Owner: Estella Elizondo

Address: 515 Erie

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 515 Erie.

Estella Elizondo, owner, stated she is in opposition to historic designation.

Commissioner Brown stated the home retains wonderful architectural features.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve a finding of historic significance for 515 Erie Street.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

52. HDRC CASE NO. 2010-304

Applicant: City of San Antonio, HPO

Owner: Quincy Management Group LLC

Address: 706 Quincy

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 706 Quincy.

Owner was not present.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve a finding of historic significance for 706 Quincy.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

The motion was made by Commissioner Cone and seconded by Commissioner Brown to hear items 54, 55 and 57 as one.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

54. HDRC CASE NO. 2010-302

Applicant: City of San Antonio, HPO

Owner: Edwards Aquifer Authority

Address: 808 Quincy

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 808 Quincy.

Frank Burney, representative, stated Edwards Aquifer Authority opposes the historic designation. The future plan is to expand the headquarters. The proposal is to leave 808 Quincy in tact, demolish 902 Quincy and try to relocate 309 Wilmington.

Commissioner Shafer requested that 808 Quincy be heard separately.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Maldonado to approve a finding of historic significance for 808 Quincy.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

**55 and 57. HDRC CASE NO. 2010-301 (902 Quincy)
HDRC CASE No. 2010-299 (309 Wilmington)**

Applicant: City of San Antonio, HPO

Owner: Edwards Aquifer Authority

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 902 Quincy and 309 Wilmington.

Frank Burney, representative, stated 309 Wilmington would have to be relocated in order to gain more parking space.

Commissioner Maldonado stated both structures retain a certain amount of characteristics and are contributing to the area.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cone to approve a finding of historic significance for 902 Quincy and 309 Wilmington.

AYES: Cone, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: Gonzalez, Cabel

THE MOTION CARRIED.

60. HDRC CASE NO. 2010-296

Applicant: City of San Antonio, HPO

Owner: Estella Elizondo

Address: 702 Quincy

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance of 702 Quincy.

Estella Elizondo, owner, stated she is strongly opposed to the designation.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve a finding of historic significance for 702 Quincy.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

The motion was made by Commissioner Cabel and seconded by Commissioner Cone to hear in mass items 61-85 with the exception of items 75, 78, 82 and 83 to be heard individually.

AYES: Gonzalez, Cone, Cabel, Brown, Shafer, Carpenter, Guarino

NAYS: Maldonado

THE MOTION CARRIED.

75. HDRC CASE NO. 2010-281

Applicant: Designation & Demolition Committee of the HDRC

Owner: 833 N. St. Mary's LLC

Address: 833 N. St. Mary's Street

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance.

Commissioner Guarino stated the building is intact and is exceptional of the 1920's commercial buildings.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Brown to approve a finding of historic significance for 833 N. St. Mary's Street.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

78. HDRC CASE NO. 2010-278

Applicant: Designation & Demolition Committee of the HDRC

Owner: Estella Elizondo

Address: 514 Erie

Owner was not present.

Commissioner Maldonado stated the structure retains many architectural features.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve a finding of historic significance for 514 Erie.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

The motion was made by Commissioner Cone and seconded by Commissioner Cabel to hear items 82 and 83 as one.

AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

82. HDRC CASE NO. 2010-274 - 816 Quincy

83. HDRC CASE NO. 2010-273 - 820 Quincy

Applicant: Designation & Demolition Committee of the HDRC

Owner: Edwards Aquifer Authority

The applicant is requesting a Certificate of Appropriateness for Finding of Historic Significance

Shanon Wasielewski, HPO, stated the properties were initially identified in the River North survey as having medium integrity as were other properties that staff ultimately did not rise to landmark status.

Commissioner Cone stated the structures are important in reference to location. The considerations of the properties in question are individual. Both structures retain architecture integrity.

Commissioner Cabel left the meeting at 7:00 p.m.

Frank Burney, representative for owner, he does not believe that the landmark criteria have been demonstrated in UDC Sec. 35-607(b) and requests action be taken.

Commissioner Carpenter stated the structures do not merit some of the high standards of landmark designation.

COMMISSION ACTION:

The motion was made by Commissioner Cone and seconded by Commissioner Maldonado to refer 816 Quincy and 820 Quincy back to the Designation and Demolition Committee for further review.

AYES: Gonzalez, Cone, Brown, Maldonado

NAYS: Shafer, Carpenter, Guarino

THE MOTION CARRIED.

The motion was made by Commissioner Cone and seconded by Commissioner Maldonado to refer the remaining cases back to the Designation and Demolition Committee for further review.

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|-------------------------|---------------------------------------|
| 2010-295 – 521 Broadway | 2010-285 – 500 N. Alamo |
| 2010-294 – 618 Broadway | 2010-284 – 624 N. Alamo |
| 2010-293 – 623 Broadway | 2010-283 – 315 9 th Street |
| 2010-292 – 701 Broadway | 2010-282 – 217 Arden Grove |
| 2010-291 – 801 Broadway | 2010-280 – 411 Dallas |
| 2010-290 – 806 Broadway | 2010-279 – 510 Erie |
| 2010-289 – 808 Broadway | 2010-277 – 709 Quincy |
| 2010-288 – 812 Broadway | 2010-276 – 713 Quincy |
| 2010-287 – 414 Brooklyn | 2010-275 – 802 Quincy |
| 2010-286 – 803 Brooklyn | 2010-272 – 821 Quincy |
| | 2010-271 – 907 Quincy |

AYES: Gonzalez, Cone, Brown, Maldonado, Shafer, Carpenter, Guarino

NAYS: None

THE MOTION CARRIED.

- May 5, 2010 minutes – reset to October 6, 2010
- 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 7:30 p.m.

APPROVED



Tim Cone
Chairperson