

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JULY 18, 2012**

- 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, Tak, Valenzuela, Shafer, Rodriguez, Connor

ABSENT: Barrera, Salas, Zuniga

- 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. 2012-187 | 212 College St. |
| 2. Case No. 2012-188 | 215 W. Kings Hwy. |
| 3. Case No. 2012-189 | 231 – 237 Losoya |
| 4. Case No. 2012-190 | 305 W. Kings Hwy. |
| 5. Case No. 2012-191 | 602 Avenue A |
| 6. Case No. 2012-192 | 602 W. French Pl. |
| 7. Case No. 2012-193 | 601 Nolan |
| 8. Case No. 2012-194 | 605 Nolan |
| 9. Case No. 2012-195 | 823 E Magnolia Ave. |
| 10. Case No. 2012-196 | 2136 W. Huisache |
| 11. Case No. 2012-197 | 1401 S. Flores |
| 12. Case No. 2012-198 | 3853 N. St. Mary's St. |
| 13. Case No. 2011-231 | 3903 N. St. Mary's |
| 14. Case No. 2012-199 | 100 – 200 Block of El Paso |
| 15. Case No. 2012-200 | 2232 W. Huisache |
| 16. Case No. 2012-205 | 1314 Muncey |

Applicant has pulled and reset HDRC Case 2012-192 and 2012-195.

Commissioner Shafer pulled item 14 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

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

AYES: Cone, Carpenter, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2012-199

Applicant: Roger Gonzalez, COSA Department of Human Services

Address: El Paso Street name change

The applicant is requesting a Certificate of Appropriateness for approval to change the name of the 100-200 block of El Paso Street between S. Pecos St. and S. Flores St. to Café College Dr.

Case was withdrawn.

17. HDRC NO. 2012-201

Applicant: Zachary Stingl

Address: 1551 W. Rosewood Ave.

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

1. Construct a new street facing gable. The proposed gable will sit behind the main gable of the existing roof and will have the same slope as the existing gable. It will be taller than the existing gable. The proposed roof gable will create usable storage space within the home.
2. Construct a carport at the side of the existing home. The proposed carport will have a gable roof to match the home's roof in slope. It will be self-supported, but it will attach to the existing home through an extension of the home's roof.
3. Replace the existing front door with a new wood and stained glass door.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to reset to August 1, 2012.

AYES: Cone, Carpenter, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2012-157

Applicant: Eddie Leija, Jr.

Address: 2908 Mission Rd.

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

Install a sign announcing church service times and upcoming events. The sign will be located 5'-6' inside the existing fence line and will be 10' in total height so as not to obstruct the views of drivers leaving the church parking lot. The proposed sign is 4' tall, so an overall height of 10' will allow for 6' of clearance below the sign.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Rodriguez to refer to the DCR.

AYES: Cone, Carpenter, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2012-202

Applicant: Walter and Megan Lapinskas

Address: 209 Madison

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

1. Construct a new balcony on the house. The proposed balcony will be at the second floor on the front of the building. It will extend to the edge of the existing first floor roof. Currently, the home has a gable roof which runs parallel to the front of the house and creates an area for debris to collect where the first floor roof runs into the existing second story. The proposed balcony would be constructed over the existing roof valley to alleviate this problem. The design details of the proposed balcony will match those of the existing front porch.
2. Demolish an existing accessory building at the rear of the property. The structure is deteriorated and has been altered from its original condition.

Postponed per the applicant.

20. HDRC NO. 2012-203

Applicant: Ann Lewis, Lewis Sign Builders, Inc.

Address: 3030 S. Roosevelt

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

Install a new sign for the Windsor Mission Oaks nursing facility. The existing sign, which reads Mission Oaks Manor, is aluminum and non-illuminated. The proposed sign is an internally illuminated, double face monument sign. It will stand 17' high and 12' wide and 24" deep. The sign will be mounted on a stone base and will be 12' wide by 5' high. The design of the stone base incorporates an opening in the center from a height of 36" to the base of the sign itself. The sign will be illuminated with internal fluorescent lamps. At the base of the proposed monument sign, the address of the facility will be mounted in white aluminum letters.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to reset to August 1, 2012.

AYES: Cone, Carpenter, Guarino, Tak, Valenzuela, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

21. HDRC NO. 2012-204

Applicant: Heather Crane

Address: 1407 W. Lynwood Ave.

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

Install a fence around the front yard of the property. A previous owner of the house began work on a fence with wooden posts and bull nose wire along the side of the property. The current property owner wishes to extend the previously started fence at a height of 4'. The fence will begin even with the front of the house on both sides of the property to the front sidewalk and across the front of the property with a gate at the existing sidewalk approach. The fence will be constructed of wooden 4" x 4" posts, with a 2" x 6" wood cap and 14 gage fence wire.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to reset to August 1, 2012.

AYES: Cone, Carpenter, Guarino, Tak, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

22. HDRC NO. 2012-206

Applicant: Bob Nieman, Built Smart Resources

Address: 603 River Road

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

Construct a new single family residence on three adjoining lots at the above address. The proposed residence will have Hardie plank siding and a standing seam metal roof with a pitch of 8 over 12. The home will consist of two wings extending from a core family room. There will be a front porch and rear patio extending from the family room. It will have an attached two car garage with a rooftop deck over the garage.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to approve with the stipulation that the garage be differentiated by a shadow line offset from the bulk of the rest of the house, division of the two car garage into two separate door, hardiplank be smooth, change in pitch to 6 12 with 2 foot overhangs.

AYES: Cone, Carpenter, Guarino, Tak, Shafer, Rodriguez, Connor

NAYS: None

THE MOTION CARRIED.

23. HDRC NO. 2012-207

Applicant: Office of Historic Preservation

Address: Five Points Historic Districts

Belvin, Cadwallader, Camaron, Croft Trace, W. Cypress, W. Elmira St, W. Euclid Ave.,

Fredericksburg Rd, Grady, Hill, Hitchings, Jackson, Marshall, N. Flores St., Nesbit, W. Poplar St., Sam

Houston, Upson, Utica, Walsh Rd, Warren St, Woodby, Woodlief

The applicant is requesting that the Commission issue a Finding of Historic Significance for the Five Points Historic District. The applicant is also requesting that the commission recommend approval to the Zoning Commission and to the City Council for designation of this area as Five Points Historic District. The proposed Five Points Historic District encompasses a total of 353 parcels, of which 57 have been identified as being of High historic integrity and 117 of Medium integrity, both of which are considered contributing resources. The proposed district boundary includes 246 individual property owners; 9% of property owners have voted in favor of the district extension and 22% of property owners have voted against.

Maria Gomez, represented 15 citizens, in opposition.

Dr. Lee spoke in favor.

COMMISSION ACTION:

The motion was made by Commissioner Rodriguez and seconded by Commissioner Guarino to approve a Finding of Historic Significance for the Five Points Historic District with the revised northern boundary of Walsh and Warren including properties facing those two streets from the north.

AYES: Cone, Carpenter, Guarino, Tak, Shafer, Rodriguez, Connor

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