

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
SEPTEMBER 21, 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, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez**

**ABSENT: Beyer, Salas**

- Chairman's Statement
- Announcements
- Committee Appointments
- Citizens to be Heard

The Commission then considered the Consent Agenda which consisted of:

- |                       |   |
|-----------------------|---|
| 1. Case No. 2011-171  | San Antonio River – Museum reach                    |
| 2. Case No. 2010-195  | 514 W. Commerce St.                                 |
| 3. Case No. 2011-193  | San Antonio River – Brooklyn & McCullough Bridges   |
| 4. Case No. 2011-184  | 1100 Blk. Of E. Commerce                            |
| 5. Case No. 2011-171  | B-Cycles – various locations                        |
| 6. Case No. 2011-170  | S. Alamo St. – Southtown Street Enhancement Project |
| 7. Case No. 2011-036  | 1100 – 900 S. Alamo St.                             |
| 8. Case No. 2011-110  | 517 N. Presa  |
| 9. Case No. 2011-183  | 1402 N. Zarzamora                                   |
| 10. Case No. 2011-185 | 117 Sweet St.                                       |
| 11. Case No. 2011-168 | 435 W. Hutchins Place                               |
| 12. Case No. 2011-197 | 849 Commerce  |
| 13. Case No. 2011-188 | 321 Madison   |
| 14. Case No. 2011-191 | 116 Princess Pass                                   |
| 15. Case No. 2011-190 | 302 Gramercy  |
| 16. Case No. 2011-192 | 309 Army Blvd.                                      |

Case No. 2011-171 and Case No. 2011-188 have been postponed at the applicant's request.

**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, Barrera, Maldonado, Shafer, Cabel, Connor, Rodriguez**

**NAYS: None**

**RECUSED: Guarino**

**THE MOTION CARRIED.**

**17. HDRC NO. 2011-182**

Applicant: Kamal El Habr, SAISD

Address: 114 Cedar

The applicant is requesting a Determination of Non-Contributing Status.

San Antonio ISD is in the process of purchasing this property for Bonham Academy. An addition to the school is planned along St. Mary's St. This property would serve as a playground area for students.

SAISD intends to auction and relocate the structures, if possible. If relocation is not feasible, SAISD would demolish the structure. The site will be used as a playground area for students at Bonham Academy.

Kamal El Habr, applicant, presented.

Commissioner Shafer presented the committee report.

Letters from Bonham Academy students were submitted into the record.

Angela Martinez stated 114 Cedar St. has not been a contributing factor to the neighborhood. The home has been a detriment and a nuisance to the neighborhood.

Maria Watson Pfeiffer stated based on her research she concurs with OHP that the structure at 114 Cedar is contributing to the neighborhood.

Retha Oliver stated she has restored three homes in King William. The home at 114 Cedar is not contributing. The home needs extensive repair. The best way to save the structure is to allow the school district an opportunity to find someone who is willing to move and invest in the structure.

Isabel Marquez, student, read into the record letters of fellow class mates asking the commission members to consider the option of moving the structure.

Janet Perez, Bonham Academy Principal, stated King William is a great and unique neighborhood. Bonham Academy is a fitting compliment to the neighborhood.

Virginia Van Cleave, San Antonio Conservation Society, read a statement from Nancy Avellar, President. The SACS supports the findings of contributing status. The building retains a significant degree of its historic architectural integrity, in spite of cosmetic alterations and reuse as a multi-family rental property. Although the current appearance of the building does not exhibit its potential, when rehabilitated, the house will be restored to its historic and architectural role as an integral part of the King William Historic District.

Felice Martinez, student, requested that the home at 114 Cedar be moved to allow a larger space for the outdoor school activities.

Dick Davis stated preserving housing stock has always been an important focus for the neighborhood. In the 1980's the structure was determined non contributing and since then has deteriorated. To allow the school to expand the structure should be allowed to be rehabilitated in a different location.

Jose Garcia De Lara stated Bonham Academy is in tremendous need for expansion. The structure is being demolished by neglect.

Yesenia Hernandez, student, stated she is a second generation student. The home at 114 Cedar is not a good representation of the King William Historic District.

Maureen Brown stated the original determination should hold as non-contributing. The structure has lost much of its integrity and is not a good representation of the other homes on the block.

Analisa Nazareno stated Bonham Academy is land locked. The children are housed in very depressing portables and the need for expansion is strong.

Mia Milk, student, stated Bonham is in need of space.

Dina Toland stated Bonham Academy is a jewel of King William Historic District. The home at 114 Cedar was determined non contributing and remains in desperate need of repair. The structure does not retain any of the characteristics of Alfred Giles work.

Madeline Guyer stated the home at 114 Cedar is a contributing building to the neighborhood. The structure should be incorporated into the campus.

Commissioner Maldonado stated she visited the site and believes that the home is contributing to the area. Its true integrity is sitting behind the asbestos siding, the window openings and window proportions are original. The structure is contributing to how it orients itself in the block and how it relates to the surrounding structures.

Commissioner Shafer stated there is a solidness of the structure. There are no cracks in walls and the foundation seems to be very sound. The home at 114 Cedar has the potential of being restored and is very much contributing.

Commissioner Barrera stated if the building were to be relocated the replaced improvement would be much more beneficial to the neighborhood.

Commissioner Cabel stated he would not support a determination of contributing status if it prohibits Bonham Academy from leading in its education.

Commissioner Carpenter stated there should be further study to determine if the structure could possibly be incorporated into the unique character of Bonham. He further stated that the structure could be renovated and adapted for the use of Bonham; the structure could also be relocated if it hindered the development of Bonham. Commissioner Carpenter believes that the structure is contributing and has potential.

Commissioner Rodriguez stated Bonham is a beautiful campus and is in a beautiful setting. It is a common dilemma when schools begin to expand into residential areas. The case in question is self

created by the school district when they made the decision to change the format for Bonham campus. She further stated that the applicant should consider incorporating the structure in Bonham's future expansion.

Commissioner Guarino stated HDRC has not had the opportunity to see proposed plans for Bonham Academy. The structure is very important to the fabric of the street. If the home remains in the ownership of the school district, it could be contributing to the design of the school.

Commissioner Cone stated there has been overwhelming evidence showing the structure is contributing.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to approve a finding of contributing status for the home located at 114 Cedar based on staff recommendations. Finding of non-contributing status for the rear accessory structure.

**AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Connor, Rodriguez**  
**NAYS: Barrera, Cabel**

**THE MOTION CARRIED.**

**18. HDRC NO. 2011-176**

Applicant: E.A. Stockhardt

Address: 302 King William

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

Install 5-1/2' iron fencing and driveway gate at rear of home along the Beauregard Street edge. Pickets to be spaced 5.5" inches apart.

Edith Stockhardt, owner, presented.

Commissioner Maldonado presented the committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to approve a 5 foot fence to be setback behind the edge of the structure located at 220 Beauregard Approval for an appropriate means of connecting the new fence to the existing wood fence.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor Rodriguez**  
**NAYS: None**

**THE MOTION CARRIED.**

**19. HDRC CASE NO. 2011-189**

Applicant: Jose Garcia De Lara

Address: 517 E. Park Ave.

The applicant is requesting conceptual approval to:

- 1) Replace existing stucco skirting on front porch with wood skirting to match existing siding on house.
- 2) Enclose rear screen porch with wood siding to match existing siding on house.
- 3) Remove two windows and door on east elevation and enclose openings with wood siding to match house.
- 4) Remove window, door, and transom on rear elevation below screen porch. Enclose window and transom openings with wood siding to match house. Install new door in area below existing screen porch.
- 5) Remove door on west elevation at rear of home. Enclose opening with wood siding to match house.

Jose Garcia De Lara, applicant, presented.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to grant conceptual approval with stipulations.

- Item 1 – Approval to remove stucco and install wood skirting with a water table
- Item 2 – The essential form and exterior appearance of the screen porch be preserved and that any enclosure of the screened opening be reversible
- Item 3 – Approval to enclose windows from interior and remove the wood panel door
- Items 4 and 5 – Approval as submitted with staff stipulations

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez**

**NAYS: None**

**THE MOTION CARRIED.**

**20. HDRC CASE NO. 2011-194**

Applicant: Candid Rogers

Address: 430 Madison

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

- 1) Construct a new two-story residence (2671 sq.ft). The project will consist of a new foundation, mesh panel fencing covered in Jasmine, and a screened porch. Front and side yards will be landscaped with native species.

The landscaping and proposed color of the home will be submitted for HDRC review at a later date.

Candid Rogers, applicant, presented.

Commissioner Guarino presented committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Barrera to approve as submitted on September 21, 2011 changes and stipulations including further investigation of the control joints of the driveway and introduction of the gable roof on the east elevation.

**AYES: Cone, Carpenter, Barrera, Guarino, Maldonado, Shafer, Cabel, Connor, 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 5:30 p.m.

APPROVED



Tim Cone  
Chair