

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JANUARY 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, Barrera, Maldonado, Salas, Shafer, Rodriguez

ABSENT: Guarino, Beyer, Connor

- Chairman's Statement
- Election of Officers for 2012

Anna Glover, Principal Planner, opened up the nominations for HDRC Chair.

Commissioner Maldonado nominated Commissioner Tim Cone for Chairperson and was seconded by Commissioner Carpenter.

No other nominations for HDRC Chair. Nominations closed.

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

Anna Glover, Principal Planner, opened up the nominations for HDRC Vice-Chair.

Commissioner Maldonado nominated Commissioner Scott Carpenter for Vice-Chair and was seconded by Commissioner Rodriguez.

No other nominations for HDRC Vice-Chair. Nominations closed.

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

- Resolution to Endorse HemisFair Master Plan

Presentation of the HemisFair Master Plan

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez endorse the HemisFair Master Plan and encourages the applicant to continue to work with HDRC.

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Shafer, Rodriguez
NAYS: None

THE MOTION CARRIED.

- Announcements
- Citizens to be Heard

The Commission then considered the Consent Agenda which consisted of:

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|-----------------------|-------------------------|
| 1. Case No. 2012-001 | 115 W. Rosewood |
| 2. Case No. 2011-236 | 700 N. St. Mary's |
| 3. Case No. 2012-004 | 506 E. Courtland Pl. |
| 4. Case No. 2012-003 | 138 E. Huisache |
| 5. Case No. 2012-007 | 115 Davis Court |
| 6. Case No. 2012-006 | 922 N. Pine |
| 7. Case No. 2012-008 | 314 W. Magnolia |
| 8. Case No. 2011-038 | 430 Austin St. |
| 9. Case No. 2012-002 | 2201 Broadway |
| 10. Case No. 2011-261 | 233 Leigh/228 Callaghan |
| 11. Case No. 2012-009 | 329 E. Myrtle |

Case No. 2012-007, 115 Davis Ct. and Case No. 2012-002, 2201 Broadway pulled to be heard under Individual Consideration.

Commissioner Carpenter pulled item 10 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

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

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Shafer, Rodriguez
NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2011-261

Applicant: Randy Bartholomew

Address: 233 Leigh/228 Callaghan

The applicant is requesting conceptual approval to demolish an accessory structure to make room for new construction and construct a new 2 story home, wood frame on concrete slab, 1600 sq. ft first floor. Exterior finish for first floor to be EFIS; exterior finish of second floor to be 10"x30" paint grip siding horizontal running bond pattern. On site concrete patio to be 12" random pattern pavers with grass joints. Standing seam metal roof.

Natasha Kay, indicated the neighbors were concerned being that the applicant had not presented the proposed project to the neighborhood association.

Commissioner Maldonado presented committee report.

Commissioner Rodriguez stated the introduction of pattern or texture to the driveway is important.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado grant conceptual approval with the stipulation that the applicant engage the neighborhood in the proposed project.

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

5. HDRC NO. 2012-007

Applicant: City of San Antonio Code Enforcement Services Dept.

Address: 115 Davis Ct.

The applicant is requesting a recommendation to the City's Building Standards Board for:

The issuance of a demolition order for the main structure of this property.

Ken Bentley, representative for Albert Perez, owner, presented.

Commissioner Rodriguez stated the home is significant and the architectural features are intact.

COMMISSION ACTION:

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

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

9. HDRC NO. 2012-002

Applicant: Chuck Luedemann

Address: 2201 Broadway

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

Master signage plan for the Bakery Building on Broadway including:

1. CH Guenther wall mounted sign on the south elevation to be visible from Highway 281 measuring 23'x7' (161 square feet)
2. CH Guenther two sided monument sign measuring 3'x6' (36 square feet)
3. Bakery two sided monument sign measuring 4'5" x 6'1" (approximately 54 square feet)
4. The Bakery Building wall mounted sign on the Broadway façade, place in the same location as the historic "Richter" sign that has been removed measuring 17'x5' (85 square feet)
5. Future tenant wall mounted sign on the north elevation visible to passer byres heading south on Broadway measuring 16'x3 feet (48 square feet)
6. 3 Future Tenant wall mounted signs located above entrances facing Ave B (Brackenridge Golf Course) measuring 15'x2' (30 square feet each, total of 90 square feet on the façade)
7. 2 Directional signs located at the parking entrance on Ave B measuring 3'x4' (24 square feet)

Chuck Luedemann, applicant, presented.

Commissioner Rodriguez stated she would be acceptable of the signage to be located in the inner corner, being visible from Avenue B.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Barrera to grant conceptual approval of items 1 - 4, 6 and 7 with staff stipulations. Item 5 approval of drawings dated December 28, 2011, located closer towards Avenue B, not Broadway.

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2011-258

Applicant: Braden Haley, OCO Architects

Address: 618 Live Oak

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

- 1) Replace exterior siding on Homestead building with in-kind material and install a protective moisture barrier
- 2) Replace windows on Homestead building

- 3) Restore original front porch of Homestead building
- 4) Add new exterior stairs to rear of second floor of Homestead building
- 5) Replace windows of Chapel building
- 6) Demolish Maintenance building

Braden Haley, applicant, presented.

Commissioner Maldonado stated HDRC does not have ample information indicating that the windows are beyond repair. It is HDRC's first recommendation to have the windows repaired prior to a holistic removal and replacement of a window.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Shafer to approve with staff stipulations. Item 6 approved as submitted.

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2012-005

Applicant: Charles Kirk

Address: 626 Mission St.

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

Install 18 solar panels on SW facing roof of house

Charles Kirk, applicant, presented.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to grant denial based on staff recommendations.

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Rodriguez

NAYS: Shafer

THE MOTION CARRIED.

14. HDRC NO. 2011-181

Applicant: Michael Lawrence

Address: 9396 Huebner Rd.

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

Demolish historic landmark structure to allow for commercial development of the surrounding lot.

James Griffin, representative for owner, presented.

Commissioner Maldonado stated she supports demolition.

Commissioner Shafer stated the historic context has been compromised and the applicant has demonstrated economic hardship.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Barrera to approve based on staff stipulation with an additional stipulation that the applicant make every effort to preserve the trees on the property.

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

15. HDRC NO. 2012-007

Applicant: John Greene

Address: 119 Oakmont Court

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

- 1) Replace four panel tall sliding glass doors on the rear of the house with four-panel window with short wall below. Windows to be insulated clear glass, the wall material will match existing wall material in color and material.
- 2) Convert front walkway & step into ramp using same material as existing walkway.

John Greene, applicant, presented.

Xavier Gonzalez, architect, presented.

Wade Caldwell, Monte Vista, stated the Monte Vista Historical Association opposes the application of Trinity University. Monte Vista Historical Association opposes the installation of a handicap accessible ramp at the front step. Such alterations of the property will change the historic character of the home.

Commissioner Maldonado stated the proposed location of the ramp is not a safe ADA access point.

Commissioner Shafer stated he does not see an alternative location for ADA access.

January 6, 2012

7

COMMISSION ACTION:

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

AYES: Cone, Carpenter, Barrera, Maldonado, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

20. HDRC NO. 2011-269

Applicant: City of San Antonio Office of Historic Preservation

Address: 1038 Austin Highway

Applicant is requesting a Certificate of Appropriateness for a Finding of Historic Significance for the Steele Motel.

Sonia McDonald, Randolph Brooks FCU, presented.

Commissioner Shafer presented the committee report.

Bill Kaufman, owner representative, presented.

Mac Chesney, Chesney Morales Architects, presented the condition as the structure exists and presented a courtesy analysis of a commercial use.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Rodriguez stating that HDRC does not recommend a finding of Historic Significance based on significant alterations that have significantly impacted the integrity of the structure. Stipulation that the applicant salvage any historic elements that may be salvageable and include photo documentation of the structure.

AYES: Cone, Carpenter, Barrera, Salas, Shafer, Rodriguez

NAYS: None

THE MOTION CARRIED.

January 6, 2012

8

- October 19, 2011 minutes

COMMISSION ACTION:

The motion was made by Commissioner Barrera and seconded by Commissioner Shafer to approve the October 19, 2011 minutes.

AYES: Cone, Carpenter, Barrera, Salas, Shafer, Rodriguez

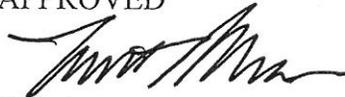
NAYS: None

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 11:05 A.M.

APPROVED



Tim Cone
Chair