

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
AUGUST 18, 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 Maldonado and the roll was called by the Secretary.

PRESENT: Brown, Maldonado, Salas, Carpenter, Connor, Guarino

ABSENT: Gonzalez, Cone, Cabel, Beyer, Shafer

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

Window Workshop August 20-21, 2010
2nd annual Historic Homeowner Fair August, 2010

The Commission then considered the Consent Agenda which consisted of:

- | | |
|----------------------|--|
| 1. Case No. 2010-248 | 8039 Challenger Dr. RESET |
| 2. Case No. 2010-239 | 15 Burwood Lane RESET |
| 3. Case No. 2010-240 | 1349 Neal (413 Neal) PULLED |
| 4. Case No. 2010-246 | 518 N. Mesquite |
| 5. Case No. 2010-247 | 1059 SE Military |
| 6. Case No. 2010-238 | 318 Virginia |
| 7. Case No. 2010-242 | 313 E. Houston |
| 8. Case No. 2010-245 | 525 Madison |
| 9. Case No. 2010-249 | S.A. Food Bank – Downtown businesses PULLED |

HDRC Cases 2010-248 and 2010-239 will be heard on the September 1, 2010 agenda.

Commissioner Carpenter made a request to pull Case No. 2010-240 and 2010-249 from the Consent Agenda to be heard under Individual Consideration.

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

AYES: Brown, Maldonado, Salas, Carpenter, Connor, Guarino

NAYS: None

THE MOTION CARRIED.

3. HDRC NO. 2010-240

Applicant: Imogene Cooper

Address: 1349 Neal (413 Neal)

The applicant is requesting comments on the proposed listing of the property in the National Register of Historic Places.

Applicant was not present.

Commissioner Carpenter stated he would like to acknowledge a National Register nomination. The property in question is particularly important.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Brown to support the National Register nomination of the Presnall-Watson Homestead.

AYES: Brown, Maldonado, Salas, Carpenter, Connor, Guarino

NAYS: None

THE MOTION CARRIED.

9. HDRC NO. 2010-249

Applicant: SA Food Bank

Address: Various businesses downtown

The applicant is requesting a Certificate of Appropriateness for approval to allow downtown businesses to change their exterior lighting to the color orange in support of the 'SA Goes Orange' campaign to raise awareness of the food bank's mission. The exterior lighting would remain orange during the entire month of September.

Erica Benavides and Mario Obledo, SA Food Bank, applicants, made a brief presentation.

Dawn Larios with Councilwoman Cisneros read into the record a letter of support from the Councilwoman.

Commissioner Guarino asked the number of businesses that will participate in the "SA Goes Orange" campaign.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to approve staff recommendations for the temporary changing of lighting to orange during the month of September. Intensity and brightness of lights will not change, simply change to orange color.

AYES: Brown, Maldonado, Salas, Carpenter, Connor, Guarino

NAYS: None

THE MOTION CARRIED.

Item 12 HDRC Case 2009-132 was moved up on the agenda.

12. HDRC NO. 2009-132

Applicant: Villa Park Architecture

Address: 9840 W. Loop 1604 N.

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

1) Rehabilitate the Ruempel House and barn. All load bearing limestone walls will remain in original condition; interior walls will be restored as well as modified for clearance purposes; replacement of existing wood porch columns with new wood columns to match shall be installed in order to support the overall structures, new corrugated metal roofing will be used to cover the barn in keeping with the nature of the building. We will replace the existing roof as it is unstable and in poor condition. Similarly, the windows will be replaced. Exterior neon tubes are introduced along the exterior of the building edges to accentuate the building profiles from the roadway. The most expansive goal of this project is to rehabilitate the Ruempel property and create a viable new use for the buildings. We have also left the rear porch unenclosed as requested to keep that function as originally designed.

It was made known to us by the Historic Design Review Commission that the buildings are not the only important aspect in keeping the property a historic landmark, that the landscape is also important. We will be preserving all three existing Heritage Oak trees on the site; we will also plant additional landscaping to beautify the site. Exterior lighting will highlight not only the existing, but the new as well. The Ruempel House Restoration and Addition is a very unique and thought out project. Hill Country charm and innovative architecture will create a new landmark on the Northwest side. It is a revival that will provide long term benefits to the community and its citizens

2) Construct new additions. The proposed additions at the historical buildings have been designed in accordance with the historical review committee's directions. As recommended, the additions will be readily distinguishable as new construction. Each building shall be built using stucco, Chicago style brick, oyster blend lime stone, storefront, and glazing-contemporary in design. The new central building will support the mechanical systems for the total development, including kitchen, HVAC, and roof top units. The new restroom building is somewhat of an extension of the existing buildings, but with obviously different building components.

All of the materials together shall accentuate the personalities of the historical buildings.

Mark Neville, applicant, made a presentation for the request.

Commissioner Carpenter gave the committee report.

Commissioner Guarino stated he is in support of the rehabilitation and commends the applicant for accepting the recommendations.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Carpenter to approve the newly submitted drawings provided at the August 18, 2010, HDRC meeting.

AYES: Brown, Maldonado, Salas, Carpenter, Connor, Guarino

NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2010-243

Applicant: Randolph Chavez

Address: 110 Laurel Heights

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

- 1) Install a six foot high black wrought iron fence across the front of the house. It shall match the design of the existing wrought iron on the front porch shown in the attached photos.
- 2) Install two black wrought iron gates that will be inspired by an existing wrought iron door of the home, as shown in the attached photo.

Randolph Chavez, applicant, presented the request. He further indicated that his client will accept the 4 foot fence requirement.

Jane Lewis, Monte Vista Architectural Review Comm., stated MVARC is not in support of the proposed project. Front yard fences are not common in this neighborhood.

Randolph Chavez, applicant, stated he did submit a package to the Monte Vista Historic District but never received a response.

Commissioner Carpenter stated he feels the proposed fence would be out of character to the neighborhood. He suggested creating a soft landscaping barrier.

Commissioner Connor suggested that the applicant seek guidance from the Monte Vista Architectural Review Committee.

Commissioner Guarino suggested landscaping as a barrier.

Commissioner Maldonado stated the fencing could disrupt the rhythm of the street when you introduce something as stout as a fence.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to reset the case until the applicant can meet with the Monte Vista Historical Association and return with a revised design.

AYES: Brown, Maldonado, Salas, Carpenter, Connor, Guarino

NAYS: None

THE MOTION CARRIED.

11. HDRC CASE 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.

The owner/applicant was not present.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Guarino to approve staff recommendations.

AYES: Brown, Maldonado, Salas, Carpenter, Connor, Guarino

NAYS: None

THE MOTION CARRIED.

13. HDRC CASE NO. 2010-176

Applicant: City of San Antonio, Office of Historic Preservation

Address: 348 McKinley

The applicant is requesting a Finding of Historic Significance.

The house at 348 McKinley (formerly 208 McKinley) was constructed in 1906-1907 by Charles T. Heninger. The house is located in Missionfield Addition, an early residential subdivision south of downtown that was developed by J.H. Kirpatrick at a large public auction (San Antonio Daily Express, 11-20-1910). Shortly after construction, Charles Heninger advertised the home for sale in the newspaper for \$2,500 cash. The advertisement stated: "I am also offering for sale my beautiful, new, strictly modern cottage home in Missionfield, 208 McKinley Ave. It is a block and a half from street car line and is the prettiest and most attractive home in this addition. It has a reception hall 11x13; parlor 14x17, octagon front; dining room 14x17; octagon front; one bedroom, 14x17, octagon front; kitchen 14x14; and beautiful bath room with porcelain bath, lavatory, etc., down stairs; all finely finished, including beautiful brass

and bronzed chandeliers, flush switches, etc. It is also equipped with staircase leading to the attic where the roof is so framed that there can be two rooms 12x18, hall 8x12, with bath, and closets upstairs, if so desired, which would add \$250 to the price asked without this addition. The lot is 75x150 feet, with graveled walks and drive; flowers, shade trees, beautiful lawn, etc; large barn."

The one-and-a-half-story, Queen Anne style cottage features a steeply pitched hipped roof with two small projecting gables. A full, integral front porch extends across the facade and is supported by beveled columns. A third gable extends through the front roof slope incorporating a small balcony at attic level and appears to be an early addition. The wood-framed house is sheathed in clapboard siding, with wood shingles at the gable ends. The central front door is flanked on either side by a bay. Both bays have been altered by the incorporation of a door on the facade, a shed roof addition has been added to the rear elevation. The attic portion of the house has been incorporated into living space, and the former single-family home has been divided into apartments. Despite some alterations, the home remains an intact example of an early twentieth-century Queen Anne style cottage.

Bobby Perez, 600 Navarro, made a request to continue HDRC Case 2010-176 to September 1, 2010. In working with staff, there is a potential funding source the owner may have.

Briefing – Biennial UDC Amendments.

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to reset to September 1, 2010 to allow a fully attended HDRC meeting.

AYES: Brown, Maldonado, Salas, Carpenter, Connor, Guarino

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 3:45 p.m.

APPROVED



Tim Cone
Chairperson