

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
May 4, 2016**

- 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 Guarino, Chair and the roll was called by the Secretary.

**PRESENT: Guarino, Connor, Feldman, Brittan, Salmon, Laffoon, Lazarine, Grube, Garza**

**ABSENT: Cone**

- Chairman's Statement
- Announcements  
Preservation Month Events During the Month of May:  
April 29 - Preservation Month Kick-Off at the Cool Crest Mini-Golf  
May 3 – San Antonio or Bust: Historic Landscapes of the American Road Trip  
May 7 – Rehabber Club Work Day  
May 10 – Cultural Preservation: Black History and Place in San Antonio  
May 14 – Amazing Preservation Race  
May 17 – Etched in Stone: Discover Historic Graffiti on the Alamo Grounds  
May 18 - Mission San Antonio de Valero (The Alamo): Investigating the Probable First Site  
May 20 – Festival of the Arts: Family, Community, Culture  
May 21 – Amazing Preservation Race for Kids  
May 26 – Spirit of Sarah King: Festival of Arts  
Visit [www.sapreservation.com](http://www.sapreservation.com) for a full listing of OHP and partner events
- Citizens to be heard
  - Liz Franklin made general statements regarding Dignowity Hill

The Commission then considered the Consent Agenda which consisted of:

- |                       |                    |
|-----------------------|--------------------|
| 1. Case No. 2016-152  | 221 E Travis St    |
| 2. Case No. 2016-155  | 918 Hays St        |
| 3. Case No. 2016-156  | 140 E Magnolia Ave |
| 4. Case No. 2016-157  | 311 Gorman St      |
| 5. Case No. 2016-215  | 623 E Commerce St  |
| 6. Case No. 2016-162  | 1022 E Crockett St |
| 7. Case No. 2016-136  | 2051 W Gramercy Pl |
| 8. Case No. 2016-126  | 1502 W Lynwood     |
| 9. Case No. 2016-158  | 528 Nolan          |
| 10. Case No. 2016-159 | 1119 Burnet St     |
| 11. Case No. 2016-053 | 610 Dawson         |

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve the Consent Agenda with staff recommendations based on the findings.

**AYES: Guarino, Connor, Feldman, Brittan, Salmon, Laffoon, Lazarine, Grube, Garza**

**NAYS: None**

**THE MOTION CARRIED.**

**2. HDRC NO. 2016-153**

Applicant: James Ramirez

Address: 204 WICKES

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a full width front porch at 204 Wickes.

**FINDINGS:**

- a. This request was reviewed by the Design Review Committee on April 26, 2016. The committee members present noted that the proposed porch was compatible with the style of the house and followed examples from nearby historic homes.
- b. The structure at 204 Wickes was constructed circa 1925 with Craftsman influences. It is a duplex that features traditional architectural elements, a side-gabled, composition shingle roof and wood siding. A small, shed-roofed porch is supported by two wrought iron columns. This porch does not appear original, but according to Sanborn Maps, a small porch with a similar footprint was original located on the front façade.
- c. The applicant has proposed to construct a full width front porch with a total depth of twelve (12) feet, the depth of the existing front stoop. The applicant has noted that the existing stoop will remain. Staff finds the applicant's proposed porch depth appropriate.
- d. In regards to detailing and materials, the applicant has proposed to use asphalt shingles to match the existing, wood siding to match the existing, simple wood railings, wood lattice skirting and 8" x 8" wood columns. The applicant has proposed for the porch's roof slope to match that of the original structure, however, the roof will extend from beneath the original structure's roof overhang. Staff finds both the applicant's proposed materials as well as the proposed roof form appropriate.
- e. Staff finds that the proposed front porch design is one of simple detailing and includes elements that do not detract from the architectural integrity of the structure at 204 Wickes or the integrity of the surrounding historic structures. Staff finds the applicant's proposal appropriate.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through e.

**CITIZEN TO BE HEARD:**

Cherise Bell, speaking in opposition of approval to this case.

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve with staff stipulations.

**AYES:** Guarino, Connor, Feldman, Brittan, Salmon, Laffoon, Lazarine, Grube, Garza

**NAYS:** None

**THE MOTION CARRIED**

**8. HDRC NO. 2016-160**

Applicant: Zane Reinhard

Address: 203 MADISON ST

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install front and side yard fencing at 203 Madison. The applicant has proposed to a 4' wrought iron fence along the property line fronting Madison and the property line fronting Turner. Each street frontage will feature one gate. The proposed fencing will terminate at the existing wood fencing along Turner.

**FINDINGS:**

- a. According to the Guidelines for Site Elements 2.B.ii., new front yard fences should not be introduced within historic districts that have not historically had them and should be located only where they have historically existed. Staff finds that front yard fences are common in the King William Historic District, and a front yard fence is appropriate as this location. Prior to 2012, a chain link front yard fence was located at this property.
- b. According to the Guidelines for Site Elements 2.B.i., new fences should appear similar to those used historically

within the district in terms of their scale, transparency and character. Additionally, fences should feature designs that are complementary of the historic structure on the property. The applicant has proposed to install a steel fence that is to match the existing fence at 202 King William in appearance. Staff finds this proposed design to be appropriate and consistent with the Guidelines.

c. Regarding materials, the applicant has proposed steel that is to be painted "Riverway", a shade of green. The King William Historic District is home to many fences featuring various materials and colors. Staff finds the applicant's proposal of a green steel fence to feature traditional picket styles appropriate for King William and consistent with the Guidelines.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through c.

**CITIZEN TO BE HEARD:**

Cherise Bell- speaking in opposition to previous landscape plan submitted to OHP

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve with staff stipulations.

**AYES:** Guarino, Connor, Feldman, Brittan, Salmon, Laffoon, Lazarine, Grube, Garza

**NAYS:** None

**THE MOTION CARRIED**

**Approval of Meeting Minutes – April 20, 2016**

**COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Feldman to approve April 20, 2016 minutes.

**AYES:** Guarino, Connor, Feldman, Brittan, Salmon, Laffoon, Lazarine, Grube, Garza

**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 3:35 P.M.

APPROVED



Michael Guarino  
Chair

