

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
SEPTEMBER 19, 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, Barrera, Connor, Guarino, Rodriguez, Salas, Shafer, Tak, Valenzuela, Zuniga
ABSENT: Carpenter

- Chairman’s Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- | | |
|-----------------------|----------------------------|
| 1. Case No. 2012-253 | 523 E. Park |
| 2. Case No. 2012-263 | 350 Blk of Mission Parkway |
| 3. Case No. 2012-265 | 1110 S. Alamo |
| 4. Case No. 2012-262 | 1115 N. Pine |
| 5. Case No. 2012-264 | 1908 Fredericksburg Rd. |
| 6. Case No. 2012-250 | 1070 W. Villaret Blvd. |
| 7. Case No. 2012-252 | 600 HemisFair Plaza |
| 8. Case No. 2012-258 | 119 Oakmont |
| 9. Case No. 2012-234 | 312 Pearl Parkway |
| 10. Case No. 2012-260 | 302 Pearl Parkway |
| 11. Case No. 2012-257 | 200 E. Grayson |
| 12. Case No. 2012-266 | 210 W. Elsmere Pl. |
| 13. Case No. 2012-256 | 918 S. Alamo |

COMMISSION ACTION:

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

AYES: Cone, Barrera, Connor, Guarino, Rodriguez, Salas, Shafer, Tak, Valenzuela, Zuniga
NAYS: None

THE MOTION CARRIED.

14. HDRC NO. 2012-237

Applicant: Robert Gillenwater

Address: 207 W. Elsmere

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

1. Replace deteriorated existing double casement kitchen window located at the back of the house. The new window will be aluminum clad wood in a Hartford Green finish.
2. Remove existing patio door and install new window in its place. The door is no longer used since there is another door about four feet away. The new window will be a set of two double hung windows. The new window frame will be aluminum clad wood in a Hartford Green finish. The window will have a ½” wood sill and the trim will match other windows around

the home. The bottom of the opening will be infilled with either a wood panel or masonry to match existing.

3. Remove an existing double-hung window at basement stairway. Install one of the patio doors that will be removed from the same wall. The door threshold will match the front and side door. The current entry to the basement is in the master bath and closet. This change will allow the basement to be accessed from the exterior.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to approve with stipulations.

AYES: Cone, Barrera, Connor, Guarino, Rodriguez, Salas, Shafer, Tak, Valenzuela, Zuniga

NAYS: None

THE MOTION CARRIED.

15. HDRC NO. 2012-244

Applicant: Ricardo Ortiz

Address: 2048 W. Gramercy Pl.

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

1. Repair existing front windows. Repair and re-install one original wood window on the front left side of the house. Repair front deck as needed. Remove existing green carpet at front deck.
2. Replace all windows at the back of the house with energy efficient double glazed simulated divided lights aluminum frame windows. Remove existing wood screens and install new wood screens over all windows. The new wood screens will have a pattern at the top and bottom to match the mullions on the new windows.
3. Remove existing asbestos shingle siding and replace with fiber cement board siding. The new siding will be installed with the smooth side out. Add new trim and fascia to roof, corners and windows of the house keeping the same style. Trim will meet flush with the siding.
4. Replace original side door with a hollow metal door. Side entrance door is out of sight to the street.
5. Replace existing chain link fence at the back of the property with a wood privacy fence. The new fence will be no taller than 6'.
6. Remove existing secondary front entrance to the left. Demolish existing dividing wall at front porch.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Barrera to approve with stipulations.

1) approval of 1/2 timber and gables as existing 2) replace existing asbestos siding with hardie plank showing flat side 3) wood framing around windows 4) both doors be preserved 5) remove dividing wall on porch 6) for the windows that have already been installed, place wood trim and wood screens to match existing windows.

AYES: Cone, Barrera, Connor, Guarino, Rodriguez, Salas, Shafer, Tak, Valenzuela, Zuniga

NAYS: None

THE MOTION CARRIED.

16. HDRC NO. 2012-255

Applicant: Larissa O'Connors

Address: 210 North Dr.

The applicant is requesting a Certificate of Appropriateness to remove existing porch on east side of property and replace with new sunroom addition. The addition will measure approximately 19'x 18' and will incorporate like materials. A side-facing gable will be roofed with matching materials, and existing stone pillars will be retained. Windows will have wood

screens similar to the screens on the original structure. A wood trellis will be constructed on the east side of the addition. Six feet of existing fence will be removed to allow for side entrance to the addition. A new fence enclosure with gate will be installed to the south of the addition.

COMMISSION ACTION:

The motion was made by Commissioner Barrera and seconded by Commissioner Shafer to approve as submitted with the addition of brick and cap at top of stone.

AYES: Barrera, Tak, Valenzuela, Salas, Shafer, Rodriguez, Zuniga

NAYS: Cone, Guarino, Connor

THE MOTION CARRIED.

17. HDRC NO. 2012-254

Applicant: Michael Rodriguez

Address: 127 Furr

The applicant is requesting a Certificate of Appropriateness for approval to replace existing composition shingle roof with 24-gauge, standing seam metal roof. Panels will be 18" wide and seams will be 1 1/2" high. Proposed color is standard Galvalume finish.

Staff finds that this house was constructed in 1925 (BCAD/Sanborn) in the Tudor revival style, and is a contributing structure to the Monticello Park Historic District. Staff finds that a composition shingle roof is likely original to this house, and that a standing seam metal roof is not typically found on a house of this style. Tudor style residences typically have shingled roofs (usually composition, wood, or slate). Staff finds that the proposed metal roof would not be appropriate considering the style of the house. Staff does not recommend approval. Staff recommends a shingled roof with like colors.

COMMISSION ACTION:

The motion was made by Commissioner Rodriguez and seconded by Commissioner Guarino to deny applicants request based on staff's findings.

AYES: Cone, Barrera, Connor, Guarino, Rodriguez, Salas, Shafer, Tak, Valenzuela, Zuniga

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2012-261

Applicant: Arnold Flather

Address: 215 W. Lullwood

The applicant is requesting a Certificate of Appropriateness for approval to construct a pair of curved stone and brick planters at the point where the existing sidewalk approach to the house meets the public sidewalk. Between the proposed planters, there will be flagstone laid with brick lining where it meets the existing concrete sidewalk. The planters will each be 6' in length and 9" - 16" in height.

COMMISSION ACTION:

The motion was made by Commissioner Barrera and seconded by Commissioner Shafer to approve as submitted.

AYES: Cone, Barrera, Connor, Guarino, Rodriguez, Salas, Shafer, Tak, Valenzuela, Zuniga
NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2012-259

Applicant: Sylvia Garcia

Address: 214 Devine

Applicant withdrew the case.

- 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 5:05 P.M.

APPROVED



Tim Cone
Chair