

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
FEBRUARY 3, 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 Cone, Vice-Chairperson, and the roll was called by the Secretary.
- Chairman's Statement.
- **PRESENT: Cone, Brown, Maldonado, Salas, Shafer, Connor**
- **ABSENT: Gonzalez, Cabel, Beyer, Carpenter**
- Citizens to be Heard
- Announcements
Preservation Texas Summit in Austin, February 4-5
Preservation Networking Event: February 11
- The Commission then considered the Consent Agenda which consisted of:
 1. Case No. 2010-027 245 E. Commerce St.
 2. Case No. 2010-032 1023 E. Southcross
 3. Case No. 2010-026 200 E. Market
 4. Case No. 2010-025 103 Chesswood Dr.
 5. Case No. 2010-024 5800 Hemphill Dr.
 6. Case No. 2009-193 528 Rasa Dr.
 7. Case No. 2010-028 3202 Broadway
 8. Case No. 2010-031 131 Floss Rd.

The motion was made by Commissioner Connor and seconded by Commissioner Shafer to approve the items on the Consent Agenda with staff's stipulations.

AYES: Cone, Brown, Maldonado, Salas, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

9. HDRC NO. 2010-030

Applicant: Ward Richter

Address: 124 E. Elsmere Place

Ward Richter, applicant presented proposal.

Commissioner Maldonado stated she has concerns with changing the element of the band design over the main door and the proposed additions to the main structure.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Shafer to refer to an on site committee meeting.

AYES: Cone, Brown, Maldonado, Salas, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2010-029

Applicant: Ramiro Zapata

Address: 218 W. Lullwood Ave.

Ramiro Zapata, applicant made a presentation.

Commissioner Cone asked the applicant on lowering the slope.

Commissioner Maldonado stated possibly lowering the slope by 12”.

Ramiro Zapata, applicant stated lowering the slope is acceptable but would like to keep the material metal. He further stated the proportion modification for the windows is acceptable.

Commissioner Shafer stated it is important that the addition does not supersede the main structure.

Commissioner Cone suggested an offset or reveal.

Ramiro Zapata, applicant stated he would do a 2” reveal.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Connor to approve with stipulations for a galvalume roof with a 2 inch reveal from existing to new.

AYES: Cone, Brown, Maldonado, Salas, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

11. HDRC NO. 2009-253

Applicant: River Bank Ltd.

Address: 123 Losoya

Chris Eark, applicant made a brief presentation.

Commissioner Cone asked the applicant if a structural engineer has reviewed the plan.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Connor to refer the case to the Design Review Committee.

AYES: Cone, Brown, Maldonado, Salas, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

12. HDRC CASE NO. 2010-034

Applicant: COSA Office of Historic Preservation

Address: 419 S. Hackberry

Owner was not present.

COMMISSION ACTION:

The motion was made by Commissioner Brown and seconded by Commissioner Shafer to grant approval of a Finding of Historic Significance for 419 S. Hackberry.

AYES: Cone, Brown, Maldonado, Salas, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

13. HDRC CASE NO. 2010-035

Applicant: COSA Office of Historic Preservation

Address: 907 W. Theo Avenue

Rudy Mendez, St. James Church, made a presentation. He further stated that a structural engineer reported that the structure is unsafe and inhabitable. The church can no longer use the structure.

Commissioner Shafer asked the representative why repairs were not made.

Rudy Mendez, representative stated repairs have been made but just too costly.

Commissioner Shafer asked the representative what the main area of concern was from the structural engineer.

Rudy Mendez, representative stated the main concern is with the wall reinforcement. The parish would have to pay for the repairs.

Commissioner Cone indicated that the front façade seems to be intact.

Commissioner Maldonado stated she would like to see the front façade saved.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Shafer to approve a finding of Historic Significance for 902 W. Theo Avenue.

AYES: Cone, Brown, Maldonado, Salas, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

14. HDRC CASE NO. 2010-036

Applicant: COSA Office of Historic Preservation

Address: 300 San Pedro

Tommy Smith, attorney for owners stated the owners strongly oppose designation.

Commissioner Cone stated they are strictly speaking of the corner of Elmira and San Pedro.

Charles Plunkett, contractor gave background of the property. The attempt was to keep the corner structure however the floor loads are inadequate. There are a number of problems. The fire was in the portion of the building proposed for designation.

Elizabeth Porterfield, OHP stated that most of the damage occurred in the connector portion behind the original part of the building to the addition.

Barbara Witte-Howell, San Antonio Conservation Society read into the record a letter from Rollette Schreckenghost, San Antonio Conservation Society President. SACS strongly supports the designation of the O’Krent building as a City of San Antonio Historic Landmark. The later additions to the rear of the building are not a part of its architectural significance. SACS suggest that the additions be considered non-contributing to the original building’s significance.

Commissioner Connor stated that the owner purchased a building which is seen as significant by many people and San Antonio Conservation Society. O’Krent is an icon.

Tommy Smith, attorney stated the O’Krents did not elect to protect the building when given to the current owner.

Commissioner Shafer stated he does not see any reason why the second floor portion can’t be taken out and leave the shell and begin work from there.

Charles Plunkett, contractor stated the second floor is not adequate for residential or office use.

Commissioner Maldonado stated they value the unique location. The O’Krent building is very iconic.

Commissioner Cone stated he has a concern with securing the building. There is an iconic element of this corner.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Shafer to approve a finding of Historic Significance for the front original portion of the building at 300 San Pedro.

AYES: Cone, Brown, Maldonado, Salas, Shafer, Connor

NAYS: None

THE MOTION CARRIED.

- Briefing on upcoming items for Council resolution
Adoption of HDRC Rules & Procedures
Implementation of Strategic Plan
- November 18, 2009 meeting minutes

The motion was made by Commissioner Maldonado and seconded by Commissioner Salas to approve November 18, 2009 minutes.

AYES: Cone, Brown, Maldonado, Salas, Shafer, Connor

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 5:00 p.m.

APPROVED



Tim Cone
Vice-Chairperson