

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
JANUARY 6, 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 Gonzalez, Chairperson, and the roll was called by the Secretary.
- Chairman's Statement.
- **PRESENT:** Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor
- **ABSENT:** Brown, Beyer
- Citizens to be Heard

Commissioner Gonzalez requested item 14, HDRC Case 2009-309 be moved up on the agenda.

**14. HDRC NO. 2009-309**

Applicant: Charles Edens

Address: 108 Barrera Street (rear house)

Bebb Francis, applicant made a request to reset the case to January 20, 2010.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Cone to reset the case to January 20, 2010.

**AYES:** Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor

**NAYS:** None

**THE MOTION CARRIED.**

Commissioner Gonzalez recused himself from the Consent Agenda.

- The Commission then considered the Consent Agenda which consisted of:

- |                       |                    |
|-----------------------|--------------------|
| 1. Case No. 2010-009  | 514 RiverWalk      |
| 2. Case No. 2010-008  | 102 Navarro        |
| 3. Case No. 2010-005  | 112 E. Pecan St.   |
| 4. Case No. 2010-002  | 211 Floss Rd.      |
| 5. Case No. 2009-373  | 400 Lexington      |
| 6. Case No. 2010-006  | 426 Guenther       |
| 7. Case No. 2008-283  | 432 King William   |
| 8. Case No. 2010-003  | 555 Academic       |
| 9. Case No. 2010-011  | 2933 Roosevelt     |
| 10. Case No. 2010-010 | 2315 Avenue B      |
| 11. Case No. 2010-004 | 1935 N. St. Mary's |

Commissioner Cabel made a request to pull Case No. 2010-006 and 2010-004 from the Consent Agenda to be heard under Individual Consideration.

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

**AYES: Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**6. HDRC NO. 2010-006**

Applicant: George Casanave

Address: 426 Guenther

~~George Casanave, applicant stated he has no problem with staff recommendations.~~

Charles Schubert, King William Assoc., stated the K.W. Assoc. agrees with staff recommendations. The new roof should follow the same slope as the original and that the ridge of the roof matches the ridge of the original. He further indicated that the porch flooring and railing be simple and appropriately designed.

Commissioner Carpenter questioned the health of the large tree.

George Casanave, applicant stated they will be consulting with a professional on the tree. There are exposed roots.

**COMMISSION ACTION:**

The motion was made by Commissioner Cone and seconded by Commissioner Cabel to approve with the following stipulations: 1) new roof should follow the same slope as the original 2) ridge of roof should match the ridge of the original roof 3) porch flooring & railing should be a simple and appropriately designed.

**AYES:** Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor

**NAYS:** None

**THE MOTION CARRIED.**

Commissioner Gonzalez recused himself from HDRC Case 2010-004.

**11. HDRC NO. 2010-004**

Applicant: William Keller

Address: 1935 N. St. Mary's

William Keller, applicant made a brief presentation.

Frederica Kushner, 405 E. Myrtle, Tobin Hill Community Assoc., stated the property is within the Tobin Hill Historic District and is inappropriate to place the temporary structure on the lot.

Commissioner Maldonado requested clarification on the material used for the porch.

William Keller, applicant stated he would be willing to use cedar for the deck and railing and will screen the existing dumpster.

**COMMISSION ACTION:**

The motion was made by Commissioner Salas and seconded by Commissioner Cabel approve the applicants request for a mobile office with the following stipulations: 1) approval for only two years 2) screen dumpster area and 3) construct deck/railing with cedar material.

**AYES:** Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor

**NAYS:** None

**RECUSED:** Gonzalez

**THE MOTION CARRIED.**

**Main Plaza Briefing**

Shanon Wasielewski, HPO gave the presentation.

Commissioner Cabel commented on ADA concerns.

Shanon Wasielewski, HPO from a legal stand point ADA in compliance. There are some areas that may need to be tweaked to make it easier for individuals that may need those accommodations.

Commissioner Shafer requested clarification on the request by Texas Historical Commission to have the promenade left open.

Shanon Wasielewski, HPO stated that during the initial review THC did express concern about the promenades continuing to read as streets.

Commissioner Maldonado questioned staff if there is a maintenance plan for the trees in Main Plaza.

Shanon Wasielewski, HPO stated she was told by Michael Nentwich, City Forrester, that there is a tree maintenance plan.

Commissioner Maldonado stated the maintenance should be placed in the file.

\* Commissioner Gonzalez requested item 15, HDRC Case No.2009-041, be moved up on the agenda.

**15. HDRC NO. 2009-041**

Applicant: Main Plaza Conservancy

Address: 115 Main Plaza

Eduardo Garcia, Project Manager, made a brief presentation for the request of a shade structure.

Commissioner Carpenter gave the committee report.

Commissioner Shafer stated the forester clarified concerns. He further stated he still has reservations for the need of more shade.

Commissioner Maldonado stated the forester was very thorough on the health and maintenance of the trees. She further stated that a shade canopy in the proposed area is not necessary. There are mature trees that provide shade to the area where the canopy would be placed. The view of San Fernando needs to be protected.

Eduardo Garcia stated all the funds were privately raised by the Conservancy. Views from Commerce Street will not be blocked. He further stated people seek shade and have physically moved the chairs to the shaded areas.

Commissioner Carpenter stated that he understands the scale of the shade canopy is low enough and will not inhibit the growth of the heritage live oak.

Commissioner Cabel read into the record a letter from Mary Galms in opposition to the proposed shade canopy.

Commissioner Gonzalez stated he does agree that the shade canopy will not obstruct the views.

Commissioner Cone stated he does not see the need for additional shade structures. There is adequate shade opportunity. He further stated there are many different views to be considered. The plaza is surrounded by buildings and viewed from above.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to grant denial of the shade structure.

**AYES: Cone, Cabel, Maldonado, Salas, Shafer, Connor**

**NAYS: Gonzalez, Carpenter**

**THE MOTION CARRIED.**

\* Commissioner Maldonado requested item 13, HDRC Case No.2009-329, be moved up on the agenda. She further indicated there is a letter of support from Woodlawn Lake Community Association.

**13. HDRC CASE NO. 2009-329**

Applicant: Kimberly Gilbert

Address: 2109 W. Mistletoe

Commissioner Maldonado gave the committee report.

Commissioner Salas stated he sees an opportunity to make the home even grander.

Isabel Garcia, San Antonio Conservation Society, read into the record a letter from Rollette Schreckenghost, San Antonio Conservation Society President. The existing four column center porch at 2109 W. Mistletoe is an important architectural feature of the house. The column spacing and the height was originally designed without an intermediate horizontal balcony that would have reduced its verticality.

Alejandro Soto, 2122 W. Mistletoe, President of Woodlawn Lake Community Association, stated they completely support the proposal. The design respects the neighborhood.

Eugene Herrera Jr., 2205 W. Mistletoe, stated he is in full support of the owner's proposal.

Anita Valencia, 2025 W. French Pl., read a letter of support from her brother, Virgil Elizondo, who is out of town.

Ed Garza, 1903 W. Magnolia, spoke in full support of the owners design.

Commissioner Maldonado gave a history of the property and the efforts to preserve the structure.

Kim Gilbert, applicant briefed the commission on the changes proposed. She further indicated that she and owner have carefully considered each suggestion and idea.

Commissioner Cone stated he is primarily concerned with the front façade. Some of the uses proposed could be accommodated in an accessory structure or an addition off to the side and still respect the front façade.

Commissioner Maldonado stated she battles with the front façade and what is proposed but also very respectful with the evolution of the particular intersection. HDRC has approved dormers and front porches in Monticello Park Historic District where none previously existed that are not complimentary or respectful of the structure.

Commissioner Shafer stated HDRC has approved cases in which the applicant proposes additions to historic structures. The home needs to be preserved and revitalized.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Carpenter to grant conceptual approval of items 1, 2, 3, 4 with the stipulation that the commission revisit the attachment of the garage before final review also that the window proportion be evaluated, 5 with a shingle roof material, 6, 7, 8 and 9. Also, the applicant should return for a committee meeting prior to final approval.

Commissioner Cone stated he is supportive of the idea of renovating the house but feel there is a better solution to achieve all the livability goals and would be more respectful of the historic façade.

**AYES: Gonzalez, Cabel, Maldonado, Salas, Shafer, Carpenter**

**NAYS: Cone, Connor**

**THE MOTION CARRIED.**

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**12. HDRC CASE NO. 2009-376**

Applicant: Robert and Pegi Coker

Address: 123 W. Magnolia Ave.

Robert Coker, owner stated he is agreeable with staff recommendations. He further requested to use decomposed granite in order to have access to parking in the rear.

Commissioner Carpenter gave the committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant approval to extend the existing fence and of items 1-3 with the stipulation that less concrete be used for the drive. Applicant may utilize decomposed granite.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor**  
**NAYS: None**

**THE MOTION CARRIED.**

**16. HDRC CASE NO. 2009-321**

Applicant: Steve Uncapher

Address: 131 King William

Steve Uncapher, applicant made a brief presentation.

Commissioner Cone asked the applicant if the neighborhood association had a preference on the scoring pattern.

Curtis Johnson, King William Association stated the diamond pattern is more prevalent. He further stated that the association would be open to suggestions from HDRC on what would be more appropriate.

**COMMISSION ACTION:**

The motion was made by Commissioner Cone and seconded by Commissioner Shafer to approve the plan including scored leuders and scored concrete (option3).

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor**  
**NAYS: None**

**THE MOTION CARRIED.**

**17. HDRC CASE NO. 2007-231**

Applicant: David Komet

Address: 1921 Fredericksburg Rd.

Case has been reset.

**18. HDRC CASE NO. 2010-012**

Applicant: Bruce Walther

Address: 230 Bushnell

Case has been reset.

**19. HDRC CASE NO. 2009-389**

Applicant: Quynh and Gnocbich Nguyen

Address: 235 W. Mistletoe Ave.

Quynh Nguyen, owner presented his case for a driveway.

Commissioner Carpenter asked the applicant if there was an option to off set the proposed driveway to the east.

Commissioner Maldonado stated it is not appropriate to park a vehicle on the sidewalk that is the main walkway to the front door.

**COMMISSION ACTION:**

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

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**20. HDRC CASE NO. 2010-007**

Applicant: 800 W. Commerce St.

Address: Color Printing and Signs

Applicant was not present.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Cone to reset the case to allow the applicant to attend the meeting.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**21. HDRC CASE NO. 2010-015**

Applicant: City of San Antonio

Address: 1112 Muncey

Guadalupe Hernandez, owner stated she is one of two owners. She further stated she has a great concern for the safety of others near the home. The cost to rebuild would be too high. She believes the other co-owner is working on the home.

Commissioner Gonzalez asked the owner what would take the place of the home if demolition is approved.

Guadalupe Hernandez, owner stated she does not have any plans to replace.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado for a recommendation to refer to the Dangerous Structures Determination Board.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor**

**NAYS:**

**THE MOTION CARRIED.**

**22. HDRC CASE NO. 2010-001**

Applicant: City of San Antonio

Address: 622 Avenue E

Owner was not present.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer for a recommendation to refer to the Dangerous Structures Determination Board.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**Anna Glover, OHP read into the record both HDRC Cases 2010-013 and 2010-014**

**23. HDRC CASE NO. 2010-013**

Applicant: San Antonio River Foundation

Address: Mission Reach Wallace Footbridge

Mike Akkison, applicant gave a brief presentation on the Wallace and Schlesinger Footbridge.

Commissioner Shafer stated he is very pleased to see art installations.

Commissioner Carpenter stated what the artists have accomplished is very creative. :

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve as submitted.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**24. HDRC CASE NO. 2010-014**

Applicant: San Antonio River Foundation

Address: Mission Reach Schlesinger Footbridge

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve as submitted.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

- Approval of 2010 HDRC Calendar.

Proposed to change the March 3, 2010 to March 5, 2010 for Federal Historic Preservation Lobby Day in Washington D.C.

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to reschedule the HDRC meeting to March 5, 2010.

**AYES: Gonzalez, Cone, Cabel, Maldonado, Salas, Shafer, Carpenter, Connor**

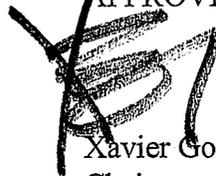
**NAYS: None**

**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 6:15 p.m.

APPROVED



Xavier Gonzalez  
Chairperson