

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
NOVEMBER 17, 2010**

- The Historic and Design Review Commission of the City of San Antonio met in session at 1:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chairperson, and the roll was called by the Secretary.

PRESENT: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Barrera

ABSENT: Brown, Beyer, Salas

- Chairman’s Statement.
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- Briefing on street name change amendments – Rudy Nino, Development Services Department
- Appointments to standing HDRC committees

Design Review Committee: consideration of date/time change to Thursdays 3:30 p.m.

Connor
Carpenter
Guarino
Maldonado
Cone

Designation & Demo. Committee

Shafer
Cabel

- Citizens to be Heard:
- Announcements: Highlights from STAR program events

Commissioner Guarino recused himself from the Consent Agenda.

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2010-412 | 935 Iowa St. |
| 2. Case No. 2010-409 | Mission Reach S.A. River – Nueva St to Mission Espada |
| 3. Case No. 2010-415 | Museum Reach Urban Segment – Exterior Lighting Urban Segment |
| 4. Case No. 2010-128 | 506-610 Avenue A |
| 5. Case No. 2010-367 | 600 E. Market |
| 6. Case No. 2010-097 | 138 Laurel Heights Pl. |
| 7. Case No. 2010-410 | 3801 Broadway |
| 8. Case No. 2010-206 | 131 Princess Pass |

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

AYES: Cone, Carpenter, Maldonado, Shafer, Cabel, Connor, Barrera

NAYS: None

RECUSED: Guarino

THE MOTION CARRIED.

9. HDRC NO. 2010-147

Owner: The Junior League of San Antonio

Address: 723 Brooklyn Ave.

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

Completely re-landscape property and improve accessibility.

- 1) Expand existing parking areas.
- 2) Install landscaping buffers between street and parking areas.
- 3) Construct three 8ft stone entrance columns to be located at the Augusta, McCullough and Brooklyn Street entrance closest to Dallas. Each column will include a 2 x 4 sign.
- 4) Top and stripe a parking lot owned by the JLSA on Augusta Street across the street from the main property.
- 5) Make ADA improvements to the site and surrounding streets.

Gary Smith, Pape-Dawson Engineers, presented the request.

Commissioner Guarino asked if the applicant would consider eliminating parking spaces at the corner of Dallas and Brooklyn Streets that are parallel to the Nesbitt House making it no more than 8 spaces leaving it open to landscaping. Also consider removing the 4 parking spaces at the Brooklyn Street driveway apron since it is fairly hazardous condition.

Commissioner Maldonado asked if the applicant would consider removing 4 parking spaces on the Augusta side. She further stated that she is aware that the owner wanted to meet the standards of the RIO and River North standards.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Carpenter reset the case to December 1, 2010 HDRC meeting also to allow the owner the opportunity to bring the case forward to the Design Review Committee for further discussion.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Barrera

NAYS: None

THE MOTION CARRIED.

The motion was made by Commissioner Cabel and seconded by Commissioner Guarino to move Item 10 HDRC Case 2009-385 – 501 Shook to the end of the agenda to allow the owner/applicant time to arrive.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Barrera

NAYS: None

THE MOTION CARRIED.

11. HDRC NO. 2010-413

Applicant: Felipe Martinez

Address: 316 Burluson

The applicant is requesting a Certificate of Appropriateness for approval to replace existing wood windows at side and rear of house with vinyl replacement windows. Several wood windows on the home, including those on the front façade, were replaced with vinyl windows at some time in the past. The applicant wishes to replace the remaining wood windows with vinyl replacements.

Felipe Martinez, owner, presented his request for window replacement.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to have an on site visit to evaluate the condition of the windows and also request that a representative with the window company be present.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Barrera

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2010-408

Applicant: Candid Rogers

Address: 218 Lavaca St.

The applicant is requesting a Certificate of Appropriateness for approval to install 4 to 5 photovoltaic panels to supplement electrical energy use on top of a new steel trellis to be constructed in existing parking space at the front of the property. The location of the panels was determined by the owner to be the most appropriate for solar gain. The existing south facing roof slope at the rear of the home is shaded by trees to the south from neighboring yards and is not suitable for placing the panels.

Candid Rogers, owner, presented his request.

Commissioner Maldonado stated the front of the home does not have a significant amount of metal elements and what is being introduced is a significant amount of steel.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve with the stipulation that an aggressive planting element be considered so that it may bind the trellis.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Barrera

NAYS: None

THE MOTION CARRIED.

13. HDRC CASE NO. 2010-414

Applicant: Americo Canales

Address: 505 Club

Americo Canales, owner, presented his request for roofing. He presented his quotes to HDRC.

Commissioner Maldonado stated she is concerned that there is not enough information that tile cannot be salvaged.

Commissioner Guarino suggested other sources that could be of assistance. He indicated there are roofing contractors that have a great deal of experience on salvaging clay tile and urged the applicant to do further research on roofing contractors.

Commissioner Shafer commended the owner for taking on such a challenging project. He further proposed an on site visit in order to get a better perspective on the condition of the house.

COMMISSION ACTION:

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

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Barrera

NAYS: None

THE MOTION CARRIED.

14. HDRC CASE NO. 2010-406

Applicant: Michelle Sanders Acquart & Michael Acquart

Address: 235 E. Huisache Ave.

Michael & Michelle Acquart, owners, presented their request for solar panels.

Commissioner Cone gave the committee report.

COMMISSION ACTION:

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

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Barrera

NAYS: None

THE MOTION CARRIED.

15. HDRC CASE NO. 2009-039

Applicant: Bethel African Methodist Episcopal Church

Address: 413 Center St.

The applicant is reapplying for a Certificate of Appropriateness for approval to demolish vacant residence at 413 Center Street owned by adjoining Bethel A.M.E. Church at 225 N Swiss St. The church plans to develop the lot as an attractive green space.

Raymond Bryant, Pastor of Bethel African Methodist Episcopal Church, stated they have done their due diligence to locate individuals who would want the structure. He further indicated they have met with many contractors and they report that the damage to the structure is beyond repair.

Lionel Fury stated he has seen the neighborhood homes go. The church continues to embrace the community.

JoAnn Parish, San Antonio Conservation Society, read into the record a letter from President Rollette Schreckenghost. SACS continues to oppose granting permission for the demolition of the house at 413 Center Street. It would be unfortunate to see another unwarranted demolition at this time when historic preservation, rather than vacant lots, should be a highlight of the Dignowity Hill Historic District. SACS preference would be to see the historic building at 413 Center Street productively reused as apart of the church complex. SACS continues to offer to meet with the Bethel African Methodist Episcopal Church and the Office of Historic Preservation to discuss the reuse of the historic building at 413 Center Street. SACS believes the structure has the potential to contribute to the historic district as an important example of reuse of an historic building by a prominent local institution.

Clayton Gay stated the home is a beacon for drug dealing. The church secures the structure but it continues to be a danger to the area.

Commissioner Shafer stated that in his opinion, the home is rehabable. Commissioner Shafer asked if the home would be eligible for the STAR Program.

Commissioner Cabel referred back to the Code Compliance report and stated that something has to be done before someone gets hurt.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to reset to December 1, 2010 to allow the applicant to submit more information on financial hardship and loss of significance also referred to an on site visit.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Barrera

NAYS: None

THE MOTION CARRIED.

10. HDRC CASE NO. 2009-385

Applicant: Jeremy August

Address: 501 Shook

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

- 1) Add a security wall to the perimeter of the property. Wall to be constructed of concrete masonry units covered by stucco with wrought iron sections above. At the front of the house along Shook, the solid masonry portion of wall will be stepped to adjust for the change in grade. Solid walls will be no taller than 3' with wrought iron above. Total height of front yard wall will be 4' with 4' masonry pillars. The solid masonry portion of the side walls will be 3' with 3' wrought iron sections. Total height of wall will be 6' with 6' masonry pillars.
- 2) Restore a cement retaining wall at the edge of the property on Laurel Heights Blvd. The wall will be level with the ground and 12" wide.

Owner/applicant was not present.

Commissioner Guarino stated the adjoining property is not residential but is a parking lot of an apartment building. The retaining wall does not seem to be doing any negative to the neighbors. He further indicated that in his opinion the fence issue has been resolved. The retaining wall however is still questionable not knowing how well the wall was designed.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Maldonado to deny the owners request.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Barrera

NAYS: None

THE MOTION CARRIED.

OTHER ITEMS:

- Aug. 4th & 18th meeting minutes.

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve the Aug. 14th & 18th 2010 meeting minutes pending corrections.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Barrera

NAYS: None

THE MOTION CARRIED.

- Update on River North landmark designations.
- 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
Chairperson