

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
DECEMBER 7, 2011**

- 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, Carpenter, Maldonado, Salas, Cabel, Connor, Rodriguez

ABSENT: Barrera, Guarino, Beyer, Shafer

- Chairman's Statement
- Announcements
- Recommend Adoption of new policy for Cultural & Heritage District
- Citizens to be Heard

The Commission then considered the Consent Agenda which consisted of:

- | | |
|----------------------|--------------------|
| 1. Case No. 2011-254 | 307 Florida |
| 2. Case No. 2010-193 | 603 Navarro |
| 3. Case No. 2011-251 | 210 Lovera |
| 4. Case No. 2011-253 | Commerce & Navarro |

COMMISSION ACTION:

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

AYES: Cone, Maldonado, Salas, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

5. HDRC NO. 2011-244

Applicant: Remigio Alonzo

Address: 309 Willow

Reset to December 21, 2011.

6. HDRC NO. 2011-227

Applicant: Joe Trevino

Address: 215 Florida

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

- 1) Replace wood windows with Pella ThermaStar vinyl windows of the same dimension. Replace damaged wood trim.
- 2) Replace front door with a new door of the same aesthetic as the existing door.
- 3) Replace the existing shingle roof with a Galvalume standing seam metal roof.
- 4) Repaint.

Alex Nava, attorney for applicant, Joe Trevino, presented.

Commissioner Maldonado presented committee report.

Commissioner Maldonado stated that the code clearly states that HDRC is to evaluate the project as if no work has begun. It was explained to the applicant that window repair is more appropriate than removal of the windows. Commissioner Maldonado further stated that wood windows and wood screens need to be placed on the front façade.

Commissioner Rodriguez stated wood windows are important and a benefit to existing structures because it is a sustainable option.

Commissioner Connor stated homeowners have a due diligence and responsibility on what can and cannot be performed on their home. Wood windows must be placed back onto the front façade.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel for the following: Front façade windows to be wood, framed and screened in wood. West façade windows must be restored to the original fenestration pattern and framed and screened in wood. The vinyl windows on the east elevation to be framed and screened in wood. The windows on the north façade can remain as they exist and do not need to be framed or screened in wood. Applicant must submit a fenestration pattern for the rear area currently covered by a tarp. Item 2 - replace with a solid wood door and submitted to staff for administrative approval. Approval of staff recommendations for items 3, 4, a,b,c.

AYES: Cone, Maldonado, Salas, Cabel, Connor, Rodriguez

NAYS: None

ABSTAIN: Carpenter

THE MOTION CARRIED.

7. HDRC NO. 2011-181

Applicant: Michael Lawrence

Address: 9396 Huebner Road

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

Demolish historic landmark structure to allow for commercial development of the surrounding lot.

Ken Brown, attorney representing the applicant, presented.

Commissioner Cabel presented the committee report.

Frank Parchefsky addressed that the structure and property cannot be reasonably adapted for any other feasible use. The property has undergone various land use scenarios; market analysis, construction estimates, and economic performance. Mr. Parchefsky stated, in his professional opinion, the owners cannot make a reasonable beneficial use or realize a reasonable rate of return on the structure.

Jim Pletz addressed that the owner has failed to find a purchaser or tenant for the property during the previous two years, despite having made substantial ongoing efforts during that period to do so.

Virginia Van Cleave, San Antonio Conservation Society, read into the record a letter from Nancy Avellar, President. SACS is concerned about the demolition request for the rock-faced house at 9396 Huebner Road. The building is a Historic Landmark designated by the City of San Antonio. The original portion of the building maintains its architectural integrity. There is ample room for development that could incorporate and reuse the building.

Commissioner Maldonado stated she believes there is not enough information indicating effort has been made to incorporate the structure into the overall site.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to reset to December 21, 2012.

AYES: Cone, Carpenter, Maldonado, Salas, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

8. HDRC NO. 2011-248

Applicant: S.W. Callahan, Sr. & S.X. Callahan III Trust

Address: 425 N. Flores

Postponed per applicant

- 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

A handwritten signature in black ink, appearing to read "Tim Cone", written over a horizontal line.

Tim Cone
Chair