

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
MARCH 17, 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, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor**
- **ABSENT: Cone, Brown**
- Citizens to be Heard
- Announcements
Appointment of Signage Task Force: **Ed Cabel and Victor Salas**
Preservation Month

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

- | | |
|-----------------------|--|
| 1. Case No. 2010-069 | Espada Dam Park Trailhead |
| 2. Case No. 2010-070 | San Juan Acequia Trail Phase IV |
| 3. Case No. 2010-071 | S. Presa (6500 Block) |
| 4. Case No. 2010-072 | S. Presa (6200 Block) |
| 5. Case No. 2010-073 | Mission Parkway Bridge |
| 6. Case No. 2010-074 | Mission Road Bridge (formerly Ashley Rd. Bridge) |
| 7. Case No. 2009-301 | 206 Palo Blanco Street |
| 8. Case No. 2010-077 | 1015 Navarro Street |
| 9. Case No. 2010-068 | Acequia Park Trailhead |
| 10. Case No. 2008-135 | 1344 S. Flores St. |
| 11. Case No. 2010-051 | 106 Heiman |
| 12. Case No. 2010-082 | 317 Madison St. |
| 13. Case No. 2010-083 | 104 W. Huisache Ave. |
| 14. Case No. 2009-369 | 210 W. Market St. |
| 15. Case No. 2010-086 | 322 Washington St. |
| 16. Case No. 2010-087 | 310 Adams St. |
| 17. Case No. 2009-038 | 1127 S. St. Mary’s St. |
| 18. Case No. 2010-064 | 110 Produce Row Ste.2-4 |
| 19. Case No. 2010-081 | 322 Furr Dr. |
| 20. Case No. 2010-075 | 1407 W. Lynwood |
| 21. Case No. 2009-380 | 1111 S. Alamo |
| 22. Case No. 2010-084 | 2171 W. Kings Hwy. PULLED |

Commissioner Maldonado made a request to pull Case No. 2010-084 from the Consent Agenda to be heard under Individual Consideration.

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to approve the remaining items on the Consent Agenda with staff's stipulations and the stipulation that items 1-6 and 9 be referred to the Design Review Committee prior to final approval.

AYES: Gonzalez, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

22. HDRC NO. 2010-084

Applicant: Consuela Reyna

Address: 2171 W. Kings Highway

Lee Reyna, presented.

Commissioner Maldonado questioned the position of the fence.

Lee Reyna, applicant, stated he has agreed to move the fence back to the back side of the porch line.

Commissioner Maldonado stated she is concerned about the enclosure of the additional side yard and becoming a front yard fence.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to approve with the fence to be set back 6" off of the back wall of the front porch.

AYES: Gonzalez, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

23. HDRC NO. 2010-080

Applicant: Keller Custom Signs

Address: 107 S. Leona St. (aka 800 W. Commerce)

J.D., Keller Custom Signs presented proposal.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve item 1 and denial of item 2.

AYES: Gonzalez, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

24. HDRC NO. 2010-088

Applicant: Michael Gilliam

Address: 2305 Roosevelt Ave.

Mike Gilliam, applicant, presented proposal. Mr. Gilliam stated he would agree to staff's stipulation.

Commissioner Gonzalez stated the building is somewhat austere and could use some sense of character. If there is an additive element that was more gestural may be more appropriate.

Commissioner Carpenter stated it should be more in keeping with the character of the building possibly by giving it some depth, shadow and an opportunity to changing color scheme.

Commissioner Gonzalez stated there may be a way to shade the window with an eyebrow.

Commissioner Carpenter suggested a new element that is clearly of its time and place.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Beyer to grant conceptual approval with staff recommendations also with the stipulation that the applicant return to the Design Review Committee prior to final approval.

Commissioner Maldonado stated she would like to remove item 1. She stated there has been discussion but feels they are not near granting conceptual approval.

AYES: Cabel, Beyer, Salas

NAYS: Gonzalez, Maldonado, Shafer, Carpenter, Connor

THE MOTION FAILS.

The second motion was made by Commissioner Connor and seconded by Commissioner Cabel to approve with staff recommendation.

AYES: Gonzalez, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

25. HDRC NO. 2006-125

Applicant: Blanco Rio Ltd.

Address: 125 E. Houston St.

Dan Briggs, applicant, presented the proposal.

Commissioner Cabel stated he believes the signage is appropriate.

Commissioner Shafer stated there is justification for a sign. The sign proposal does not seem intrusive.

Commissioner Carpenter stated he feels that the signage is appropriate being that it is contained in one landscape feature.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Cabel to approve with staff's stipulation. Sign A is appropriate given that this will be the primary entrance and will also be contained with a landscaping feature which will enhance the RiverWalk.

AYES: Gonzalez, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

26. HDRC CASE NO. 2010-076

Applicant: Edward Flores

Address: 2230 W. Mistletoe Avenue

Edward Flores, applicant, stated the window company gave no indication that they would need any type of special approval. The window company was responsible for pulling the appropriate permits. The windows have been manufactured and waiting to be installed.

Commissioner Maldonado stated she would like to go on site to take inventory of the windows actually in need of repair.

COMMISSION ACTION:

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

AYES: Gonzalez, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

27. HDRC CASE NO. 2010-078

Applicant: Melton Trachta & Susan Ryan

Address: 131 W. Rosewood Avenue

Melton Trachta, owner, stated the windows in question are in great need of repair.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Maldonado to approve with staff recommendations for replacement with in kind materials and design and not aluminum clad.

AYES: Gonzalez, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

28. HDRC CASE NO. 2010-085

Applicant: Theresa Rivera

Address: 374 Riverside Drive

Applicant/owner was not present.

Anna Glover, OHP staff, owner was notified.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Shafer to approve with staff recommendations.

AYES: Gonzalez, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

29. HDRC CASE NO. 2010-079

Applicant: Rafael Rodriguez

Address: 232 W. Lullwood Ave.

Ralph Rodriguez, owner stated the windows had a great deal of termite damage.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Connor to grant approval of work completed.

AYES: Gonzalez, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

NAYS: None

THE MOTION CARRIED.

- Approval of December 2, 2009 minutes.

The motion was made by Commissioner Cabel and seconded by Commissioner Connor to approve the December 2, 2009 HDRC minutes.

AYES: Gonzalez, Cabel, Maldonado, Beyer, Salas, Shafer, Carpenter, Connor

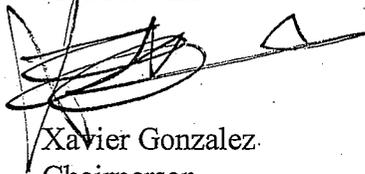
NAYS: None

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 4:35 p.m.

APPROVED



Xavier Gonzalez
Chairperson