

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
MARCH 20, 2013**

- 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, Guarino, Shafer, Rodriguez, Connor**

**ABSENT: Barrera, Tak, Valenzuela, Salas, Zuniga**

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                       |                        |
|-----------------------|------------------------|
| 1. Case No. 2013-068  | 434 N. Meadow lane Dr. |
| 2. Case No. 2013-066  | 7811 S. Presa          |
| 3. Case No. 2013-070  | 203 Camargo            |
| 4. Case No. 2012-272  | 511 Mason              |
| 5. Case No. 2013-073  | 205 E. Guenther        |
| 6. Case No. 2013-080  | 332 Garfield           |
| 7. Case No. 2013-064  | 326 Sherman            |
| 8. Case No. 2013-076  | 305 Dora               |
| 9. Case No. 2013-077  | 507 Basswood           |
| 10. Case No. 2013-078 | 1700 W. Hermosa        |
| 11. Case No. 2013-075 | 3265 Roosevelt         |
| 12. Case No. 2013-081 | 1018 E. Grayson        |
| 13. Case No. 2013-074 | 502 Eager              |

Commissioner Carpenter pulled item 2 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Carpenter pulled item 8 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Guarino pulled item 13 from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer to approve the remaining cases on the Consent Agenda based staff recommendations.

**AYES: Cone, Carpenter, Guarino, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**2. HDRC NO. 2013-066**

Applicant: David Elmer

Address: 7811 S. Presa

The applicant is requesting a Certificate of Appropriateness for approval to construct a new 40' x 43' pre-fabricated metal building to house OSHA offices at the refinery.

**FINDINGS:**

- a. Staff finds that this property is an industrial site, and the proposed new construction is consistent with the use of the property. The new construction will not alter the refinery's impact within the Mission Historic District or the RIO District.
- b. The proposed siting of the building along South Presa is consistent with the orientation and setback of other ancillary buildings on the property, consistent with the Guidelines for New Construction 1.A.i.

Staff recommends approval as submitted based on the findings.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to approve based on findings a and b and with the stipulation that the applicant coordinate with the City Archaeologist.

**AYES: Cone, Carpenter, Guarino, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**8. HDRC NO. 2013-076**

Applicant: Marc Zak

Address: 305 Dora

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

- 1. Resurface and level existing basketball court and surrounding sidewalk to bring into ADA/TDLR compliance
- 2. Install galvanized metal prefabricated restroom enclosure for portable toilet and two benches adjacent to the basketball court

**FINDINGS:**

- a. The proposed changes are appropriate, will enhance the park and improve accessibility to ADA users.
- 1-2. Staff recommends approval as submitted based on the finding above.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Rodriguez to approve based on finding a and with the stipulation that the applicant submit a sample of the portable toilet color before installation.

**AYES: Cone, Carpenter, Guarino, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**13. HDRC NO. 2013-074**

Applicant: James Sykes

Address: 502 Eager

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

1. Paint the exterior of the building. The proposed colors include Blue Note for the siding, Silver Cloud, Winter Lake and Normandy for trim, and Ravishing Red, Polar Sky and Black for contrast colors.
2. Replace the existing shingle roof with a standing seam metal roof.

**FINDINGS:**

- a. The proposed paint colors are appropriate and will not detract or cause adverse effect to the structure.
- b. According to a historic photo taken circa 1937 provided by the applicant, the main building had a shingle roof while the back addition building had a metal roof.
- c. The buildings at 502 Eager were built between 1911-1915 in the Greek Revival style. Consistent with the Guidelines for Exterior Maintenance and Alterations metal roofs should only be used on structures that historically had a metal roof or where a metal roof is appropriate for the style. Replacing the existing shingle roof with a standing seam metal roof is appropriate for the style.

1. Staff recommends approval of item 1 as submitted based on finding a.
2. Staff recommends approval of item 2 based on finding c with the following stipulations:
  - a. The new roof does not incorporate a ridge cap vent common with modern roofs and that it has a double much seam instead with ridges less than 2" high.
  - b. Panels are 18" to 21" wide.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to approved with the stipulation that the applicant prices out roof per staff recommendations. If staff determines that following recommendations would be an economic hardship it can be approved administratively as submitted.

**AYES: Cone, Carpenter, Guarino, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**14. HDRC NO. 2013-052**

Applicant: Tommy Cuellar

Address: 1102 E. Crockett

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

1. Install an 18-foot wide, solid concrete driveway extending 56 feet into the property to the side of the house.
2. Install a concrete walkway connecting the sidewalk and the front of the house.

**FINDINGS:**

- a. Many nearby historic properties within the Dignowity Hill Historic District feature simple ribbon driveways with a simple concrete apron at the street. Staff finds that a solid concrete driveway at the requested width is a significant departure from this precedent.
- b. Ribbon driveways, in general, are more appropriate for use within Historic Districts than a solid concrete driveway. Reducing the amount of added concrete in front yards helps to maintain the overall character and quality of the property.

c. There is evidence of an unpaved driveway that has been used historically at the proposed location. The proposed location is a suitable site for the driveway based on this evidence.

d. The installation of a concrete walkway is consistent with other nearby historic properties and appropriate for this property. The walkway does not negatively impact the integrity of the historic structure or property.

e. A 48" wrought-iron fence and gate at the driveway was approved administratively by staff. A taller chain link fence was previously located on this property.

Staff recommends approval of both items with the stipulation that the installed driveway be a ribbon driveway no wider than 10' with a 12' apron at the curb, based on findings a through c.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Rodriguez to approve with staff's recommendation that the installed driveway be a ribbon driveway be no wider than 10' with a 12' apron at the curb, based on findings a through c.

**AYES: Cone, Carpenter, Guarino, Shafer, Rodriguez, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**15. HDRC NO. 2013-071**

Applicant: David A. Rowley

Address: 8706 Mission Rd.

Withdrawn per applicant.

**16. HDRC NO. 2013-079**

Applicant: Daniel Monreal

Address: 1124 Perez St.

Reset to April 3, 2013.

- 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 4:45 P.M.

APPROVED



Tim Cone  
Chair