

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
MAY 19, 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.

**PRESENT: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter**

**ABSENT: Beyer, Salas, Connor**

- Chairman’s Statement.
- Citizens to be Heard:
- Announcements:
- Briefing:

The HemisFair Park Area Redevelopment Corporation (HPARC) will provide a briefing on the history of HPARC and their next steps as it pertains to the Master Plan for HemisFair Park and its surrounding area.

Commissioner Gonzalez recused himself from the Consent Agenda.

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

- |                      |                             |
|----------------------|-----------------------------|
| 1. Case No. 2010-140 | 186 Thorain                 |
| 2. Case No. 2010-142 | 110 Losoya St.              |
| 3. Case No. 2010-139 | 115 E. Travis               |
| 4. Case No. 2010-125 | 107 El Paso St. (Bldg #2)   |
| 5. Case No. 2010-145 | 600 E. Market               |
| 6. Case No. 2010-131 | 1115 S. Alamo <b>PULLED</b> |
| 7. Case No. 2010-149 | 1538 Hillcrest              |

Commissioner Cabel made a request to pull Case No. 2010-131 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 stipulations.

**AYES: Cone, Cabel, Brown, Maldonado, Shafer, Carpenter.**

**NAYS: None**

**THE MOTION CARRIED.**

**6. HDRC NO. 2010-131**

Applicant: St. Benedict's of SA, Ltd.

Address: 1115 S. Alamo

The applicant is requesting a Certificate of Appropriateness for approval of Master Signage Plan that includes:

1) Add a 4' x 8' monument sign. Monument sign to be constructed out of aluminum or steel posts, with an aluminum top panel and Plexiglas panels with vinyl lettering for the individual tenants. Sign colors to be silver and black with retail lease-specific logos. Sign will be illuminated by two 90 watt uplights at the base of the sign.

2) Add signage to the windows and glass entrance doors to each tenant's space. Sign area of glass doors would not exceed 3 sq ft per door. Sign area of windows would not exceed 4 sq ft, and is limited to one window only, per tenant. All lettering to be vinyl, and in script or block.

Chris Hill, applicant, presented his signage request.

Commissioner Cabel requested clarification.

Commissioner Shafer requested the height of the size of the sign.

**COMMISSION ACTION:**

The motion was made by Commissioner Cabel and seconded by Commissioner Cone to approve with staff stipulations that the sign height to be reduced to the height of the bottom of the window sill.

**AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter**

**NAYS: None**

**THE MOTION CARRIED.**

**8. HDRC NO. 2010-097**

Applicant: Stephen & Wanda Bartley

Address: 138 Laurel Heights Place

The applicant is requesting a Certificate of Appropriateness to:

- 1) New construction of carport
- 2) Tax certification

Stephen Bartley, owner, presented his newly submitted drawings.

Commissioner Cone presented the committee report.

**COMMISSION ACTION:**

The motion was made by Commissioner Cone and seconded by Commissioner Cabel to approve the drawings submitted 5/19/10 also to exclude wood lattice work.

**AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Carpenter**

**NAYS: None**

**THE MOTION CARRIED.**

**9. HDRC NO. 2010-114**

Applicant: Roy Galvan

Address: 432 Mary Louise

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

- 1) Demolish a garage and covered car port.
- 2) Construct new garage in front of existing garage and connect the two structures
- 3) Replace wood windows on 1950's addition of main house

Roy Galvan, owner, presented.

Commissioner Maldonado presented committee report. The addition of a new garage will match the existing garage in construction and massing. The selective window replacement is acceptable with the stipulation that the windows be of wood and 3 separate windows instead of the proposed picture window. Also, divided light design should be maintained.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cabel to grant final approval with recommendations and to also include the new drawings submitted 5/19/10.

**AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter**

**NAYS: None**

**THE MOTION CARRIED.**

**10. HDRC CASE NO. 2010-146**

Applicant: Willie Mitchell

Address: 707 N. Pine St.

The applicant is requesting a Certificate of Appropriateness for approval to construct a single story addition of approximately 425 sq ft. The addition will be to the left side elevation of the original house. The architectural style of the addition is to match the existing 1940's contemporary character of the main house using matching wood siding, re-use of existing wood windows, gabled vent in hip roof, shingles, fascia, soffit, overhangs, all painted to match.

Porter Dillard, representative, presented the owners request.

Commissioner Cabel the addition is well detailed.

Commissioner Carpenter suggested screening for the addition.

**COMMISSION ACTION:**

The motion was made by Commissioner Cone and seconded by Commissioner Cabel to approve with staff stipulation that the left elevation include fenestration that matches the rest of the house. The windows at the rear of the house will be reused in the addition and approval of the double window on the left elevation.

**AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter**

**NAYS: None**

**THE MOTION CARRIED.**

**11. HDRC CASE NO. 2010-144**

Applicant: Travis c/o JR Sawdon Homes Ltd.

Address: 234 W. Kings Highway

The applicant is requesting a Certificate of Appropriateness for approval to construct a 28 ft by 20ft porch cover and a stucco fireplace on the side and rear of the existing home. Materials to match the existing home's stucco walls and Mexican tile roof.

Travis Sawdon, applicant, addressed questions.

**COMMISSION ACTION:**

The motion was made by Commissioner Cone and seconded by Commissioner Maldonado to approve with the stipulation that the columns supporting patio structure be made out of 8x8 cedar.

**AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter**

**NAYS: None**

**THE MOTION CARRIED.**

**12. HDRC CASE NO. 2010-141**

Applicant: Humberto Gallegos

Address: 446 Donaldson

The applicant is requesting a Certificate of Appropriateness for approval to demolish an existing garage and replace it with a new 2-car garage of approximately 1,000 sq ft. The new garage will also include a single multi-purpose room and a bathroom. The garage will have an asphalt shingle roof, and a brick or wood siding.

Humberto Gallegos, owner, presented his request.

Commissioner Maldonado stated she has concern with the new design. She requested that the new structure not be stone but wood. Commissioner Maldonado requested that the owner be more detail to the overhang, pitch, fenestration pattern on the west elevation.

Commissioner Cone stated the design will be a more handsome design if it goes back to similar intersecting gables, this will help divided the mass up.

**COMMISSION ACTION:**

The motion was made by Commissioner Maldonado and seconded by Commissioner Cone to grant conceptual approval with the following stipulations: roof structure to match existing roof, additional details to be provided on the hardiplank siding (should match the existing siding), look at the fenestration patterns on the west elevation, eave overhangs, trim around the door and garage door openings, and return to Design Review Committee prior to final approval.

**AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter**

**NAYS: None**

**THE MOTION CARRIED.**

**13. HDRC CASE NO. 2010-143**

Applicant: Charles Williams

Address: 701 Montana St.

The applicant is requesting a Certificate of Appropriateness for approval to add a balcony on the west side of the house, over-looking S Pine St. The balcony will be approximately 18'-11" long, 4'-8 3/4" deep and 3'-6" high.

The addition of the balcony would require the removal of two existing windows, and the reconfiguration of those openings in the façade to accommodate 2 new divided light wood doors.

Charles Williams, owner, presented his request.

Joe Nunley, architect, addressed questions and presented plan details.

Commissioner Shafer stated some elements and features should be different and not give a false sense of history.

Commissioner Cone stated he has concern over the balcony. The balcony addition may be more appropriate at the rear of the home.

Taj Matthews, stated he and his neighbors are trying to preserve the neighborhood. The restaurant has been a positive impact on the neighborhood.

Commissioner Shafer stated he is supportive of the addition to the commercial property as long as the materials are appropriate.

Commissioner Carpenter suggested the possibility that the balcony be centered on the major gable.

Commissioner Gonzalez stated the idea of brackets is interesting but could be simplified with columns.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Connor and seconded by Commissioner Cabel to grant conceptual approval of balcony addition with the following stipulations: 1) balcony position on the west elevation be reconsidered 2) existing window proportions be retained if they are being changed to doors, 3) the attachment of the balcony be as delicate to the historic fabric as possible and 4) the bracketing be reflective of the fact that the addition is of the 21st century.

**AYES: Gonzalez, Cone, Cabel, Brown, Maldonado, Shafer, Carpenter**

**NAYS: None**

#### **THE MOTION CARRIED.**

#### **14. HDRC CASE NO. 2009-385**

Applicant: Jeremy August

Address: 501 Shook

RESET TO JUNE 1, 2010.

**Commissioner Cabel left at 4:45 pm**

- **Briefing:** Staff to update the HDRC on proposed UDC amendments.
- **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 5:15 p.m.

APPROVED  
  
Xavier Gonzalez  
Chairperson