

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JUNE 6, 2012**

- 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, Valenzuela, Connor, Zuniga
ABSENT: Barrera, Tak, Salas, Shafer, Rodriguez

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

The Commission then considered the Consent Agenda which consisted of:

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|-----------------------|---------------------|
| 1. Case No. 2012-163 | 124 Devine |
| 2. Case No. 2012-164 | 203 Camargo |
| 3. Case No. 2012-141 | 303 King William |
| 4. Case No. 2012-106 | 310 Eads |
| 5. Case No. 2012-071 | 318 W. Houston |
| 6. Case No. 2012-165 | 323 S. Frio |
| 7. Case No. 2012-166 | 817 Nolan |
| 8. Case No. 2011-153 | 1201 E. Commerce |
| 9. Case No. 2012-167 | 1603 Frio City Rd. |
| 10. Case No. 2012-168 | 1800 E. Bitters |
| 11. Case No. 2011-189 | 517 E. Park |
| 12. Case No. 2012-154 | 115 W. Mulberry |
| 13. Case No. 2012-159 | 119 Oakmont Court |
| 14. Case No. 2012-116 | 323 W. Hollywood |
| 15. Case No. 2012-160 | 143 E. Agarita Ave. |
| 16. Case No. 2012-157 | 2908 Mission |
| 17. Case No. 2012-158 | 332 W. Rosewood |

Commissioner Zuniga pulled item 3 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Zuniga to approve the remaining cases on the Consent Agenda with staff stipulations.

AYES: Cone, Carpenter, Guarino, Valenzuela, Connor, Zuniga
NAYS: None

THE MOTION CARRIED.

3. HDRC NO. 2012-141

Applicant: Lance M. Folkerts

Address: 303 King William

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

1. Construct a roof structure to cover the existing 20' x 22' outdoor deck. The roof structure will be 11' high and will be constructed of steel clad in redwood. The wood will be attached to the metal structure with self-tap stickers so there will be no visible screws from the exterior. It will have suspended ceiling fans and it will be supported by steel posts clad in wood with torch lights attached to them at a height of 6'. The structure will have no exposed steel, with closed soffit sheathed in wood.
2. Install plantings between the outdoor deck and the existing wall to help screen the proposed roof structure.
3. Install a retractable wall system in the existing carriage house structure. The proposed NanaWall unit will have several glass panels that can slide open to create an indoor/outdoor living space.

COMMISSION ACTION:

The motion was made by Commissioner Zuniga and seconded by Commissioner Carpenter to approve as submitted.

AYES: Cone, Carpenter, Guarino, Valenzuela, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2012-155

Applicant: Lyndsay Thorn, Thorn & Graves

Address: 447 E. Rosewood

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

1. Replace one existing window on the front of the home with a door. The existing window is approximately 9" from the ground and the applicant proposes to remove the sill and install a door, incorporating the existing window into the new door.
2. Relocate an existing rear window to a new location on the rear of the home.
3. Relocate an existing door on the rear of the home to a new location between two proposed new windows to match existing windows on the rear of the home.
4. Replace existing windows with energy efficient wood windows to match the existing.
5. Make operable the existing fixed door on the front of the home.

6. Replace the glass in three high windows on the east side of the house with energy efficient spandrel glass to match the look of the existing glass.
7. Replace storefront windows at the patio on the front of the house with a door to match the existing door at the opposite side of the patio.

All new windows and doors will match existing.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to approve with staff stipulations and with the added stipulation that the existing kitchen window be preserved at its present size. The existing door on the rear elevation be preserved and that the additional windows are placed next to it rather than flanking. The high windows, added at the later addition, may be removed and the wall can be blocked.

AYES: Cone, Carpenter, Guarino, Valenzuela, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

19. HDRC NO. 2012-139

Applicant: Jessie Nora Margaret Simpson

Address: 241 King William

Reset per the applicant.

20. HDRC NO. 2012-151

Applicant: Melissa Sanchez

Address: 511 Mary Louise

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

Install two shade canopies over the existing concrete driveway extension on the north side of the property. One of the shade canopies will replace an existing gazebo damaged by a hailstorm and will be 14' x 14' in size. The second canopy structure will be adjacent to this one and measure 18' x 40' in size. The two canopies will be connected and they will both be constructed of structural steel frames with a dark red fabric cover. The columns supporting the proposed canopies will be 8' tall. The proposed canopies will have concrete footings to make them more durable than the existing gazebo which was bolted to the concrete driveway. The fabric cover of the structures will be removable.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to grant denial based on staff recommendations.

AYES: Cone, Carpenter, Guarino, Valenzuela, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

21. HDRC NO. 2012-152

Applicant: Alonzo Cantu III and Erin A. Cantu

Address: 209 W. Woodlawn Ave.

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing wood front porch step supports with brick and concrete supports of the same design.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to refer to DRC.

AYES: Cone, Carpenter, Guarino, Valenzuela, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

22. HDRC NO. 2012-156

Applicant: Keller Custom Signs

Address: 111 E. Park Ave.

Reset to June 20, 2012

23. HDRC NO. 2012-161

Applicant: Southwest Signs

Address: 430 N. Cherry St.

The applicant is requesting a Certificate of Appropriateness for approval to install one internally illuminated, double-sided monument sign to be placed near the corner of the property at the intersection of N. Cherry St. and Dawson St. The monument sign will measure 6' 2" tall by 3' wide

and 24" thick. The sign itself will be constructed out of lexan with vinyl graphics and will measure 4' high by 3' wide for a total of 12 square feet on each side of the monument sign. The base of the monument sign will be constructed out of aluminum and stand 2' tall.

COMMISSION ACTION:

The motion was made by Commissioner Barrera and seconded by Commissioner Carpenter to approve with staff stipulations.

AYES: Cone, Carpenter, Guarino, Valenzuela, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

24. HDRC NO. 2012-103

Applicant: Adriana Garcia-Becker

Address: 2241 W. Mistletoe

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

Install a front yard wrought iron fence. The fence will be 4' tall and black with one walkway gate and one double driveway gate. The posts will be set in concrete. The fence will extend 53' on the west side of the property, 60' across the front of the property (the south side), and 50' on the east side of the property.

COMMISSION ACTION:

The motion was made by Commissioner Valenzuela and seconded by Commissioner Zuniga to grant denial of fencing request.

AYES: Cone, Carpenter, Guarino, Valenzuela, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

25. HDRC NO. 2012-169

Applicant: Angela Whitaker-Williams, Perkins + Will

Address: 723 Donaldson Ave.

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

Demolish an existing 1956 classroom addition to be replaced with dance addition. Perform athletic field improvements. This proposal includes:

1. Demolition of an existing 1956 classroom addition which was previously used as a band hall.
2. Construction of a dance addition in the location of the existing 1956 former band hall. The Area J dance addition will occupy the same footprint as the 1956 classroom addition.
3. Construction of an addition to the Area E architecture wing.
4. Construction of aluminum bleacher seating for 1,000 and a new press box along the western edge of Pony Field. The proposed seating will be screened by a proposed brick façade along the western edge of the field.
5. Installation of lighting at Pony Field for activities as late as 8:30 pm. The final lighting option has not yet been selected.
6. Installation of security lighting on the campus.
7. Installation of fencing around existing baseball and softball fields. The fencing will be 6' high and chain link.

COMMISSION ACTION:

The motion was made by Commissioner Valenzuela and seconded by Commissioner Guarino to approve with staff stipulations and with the following stipulations 1) the applicant further study the proposed fencing around existing baseball and softball fields and return with alternatives July 18, 2012. 2) further consideration to the lighting, particularly, the 5' candle lighting parameter, height & visual concepts.

AYES: Cone, Carpenter, Guarino, Valenzuela, Connor, Zuniga

NAYS: None

THE MOTION CARRIED.

- March 21, 2012 and April 4, 2012 minutes.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Zuniga to approve March 21 and April 4, 2012 minutes.

AYES: Cone, Carpenter, Guarino, Valenzuela, Connor, Zuniga

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 5:15 P.M.

APPROVED


Tim Cone
Chair