

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
SEPTEMBER 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, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez
ABSENT: Barrera, Beyer, Salas

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

The Commission then considered the Consent Agenda which consisted of:

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|-----------------------|----------------------------------|
| 1. Case No. 2011-174 | 702 VFW Blvd. |
| 2. Case No. 2010-171 | 313 Alamo Plaza – Visitor Center |
| 3. Case No. 2011-170 | 420 E. Houston |
| 4. Case No. 2011-172 | 1430 E. Houston |
| 5. Case No. 2011-180 | 3510 N. Main |
| 6. Case No. 2011-169 | 1124 Perez |
| 7. Case No. 2011-154 | 347 E. Huisache |
| 8. Case No. 2011-173 | 202 Devine |
| 9. Case No. 2011-137 | 206 Devine |
| 10. Case No. 2011-175 | 276 North Drive |
| 11. Case No. 2011-178 | 520 E. Mulberry Ave. |
| 12. Case No. 2011-171 | San Antonio River – Museum Reach |

Commissioner Cabel pulled item 6 from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

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

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez
NAYS: None

THE MOTION CARRIED.

6. HDRC NO. 2011-169

Applicant: City of San Antonio, Historic Preservation Officer

Address: 1124 Perez

The applicant is requesting a Finding of Historic Significance.

Olivia Munoz, owner, stated she is in favor of designation.

Susana Segura stated she is in favor of designation.

Graciela Sanchez stated she is in favor of designation.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve a finding of Historic Significance for the property located at 1124 Perez.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

1. HDRC NO. 2011-174

Applicant: Steven Tillotson

Address: 702 VFW Blvd.

The applicant is requesting a conceptual approval to:

1) Redevelop the park into a picnic and performance park to serve as link to San Antonio River Improvements. Scope of work to include:

- demolition of non-historic park structures
- rehabilitation of a existing park structure (Rotunda)
- construction of access drives
- excavation and grading
- new construction of dance and picnic pavilions, playground areas and trails.

Other scope of work details noted in submitted exhibits.

Steve Tillotson, applicant, presented.

Commissioner Shafer stated he would like the excavation monitored to ensure there is not buried prehistoric material in the area. He further expressed concern with the possibility of graffiti and how to control it.

Steve Tillotson, applicant, stated the County is very diligent in handling graffiti issues and immediately tend to the problems.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Maldonado to grant conceptual approval of updated plans with staff stipulations and the added stipulation that sub-surface archaeological work be monitored along the river channel.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

13. HDRC CASE NO. 2011-160

Applicant: Don Seidel

Address: 3903 N. St. Mary's Street

The applicant is requesting conceptual approval to:

- 1) Demolish two buildings - a concession stand and retail/restroom facility.
- 2) Construct two replacement buildings - a concession building and retail/restroom facility.

ON SITE MTG on AUG.25, 2011

Commissioner Guarino presented committee report.

Don Seidel, applicant, presented.

Commissioner Maldonado stated she is concerned not enough effort has been given to save the existing stone structure.

Commissioner Rodriguez stated she is not in favor of removing the 1/3 of the existing stone building. She further stated all three walls could remain with exception of the door area, which could be possibly made larger to have easy access of moving items in and out the storage area.

Commissioner Guarino stated he does not see the advantage of demolishing a portion of the building when it could improve the service functions of the interior.

COMMISSION ACTION:

The motion was made by Commissioner Maldonado and seconded by Commissioner Rodriguez grant conceptual approval with stipulations that the applicant preserve the stone structure of the existing Leopard Lair building. The small stone building, including the low stone walls and stone lamp posts, should be incorporated in the design of a new building in a manner that retains the structure in material and design.

The applicant must return to DRC prior to final approval.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

14. HDRC CASE NO. 2011-182

Applicant: Kamal El Habr

Address: 114 Cedar

The applicant is requesting a Determination of Non-Contributing Status.

San Antonio ISD is in the process of purchasing this property for Bonham Academy. An addition to the school is planned along St. Mary's St. This property would serve as a playground area for students. SAISD intends to auction and relocate the structures, if possible. If relocation is not feasible, SAISD would demolish the structure. The site will be used as a playground area for students at Bonham Academy.

Kamal El Habr, applicant, presented.

Virginia Van Cleave, San Antonio Conservation Society, read a letter into the record from Nancy H. Avellar, President. San Antonio Conservation Society supports the recommendation of the Office of Historic Preservation that the house at 114 Cedar Street is a contributing structure to the King William Historic District. The building retains a significant degree of its historic architectural integrity in spite of cosmetic alterations and reuse as a multi-family rental property. SACS welcomes discussions with San Antonio School District planners and Bonham Academy leaders to explore ways to expand the campus, while leaving the 114 Cedar in place.

Doug Sellers stated the structure at 114 Cedar has degenerated for years and needs much repair.

Steve Spriester stated the building in question has been non contributing for many years.

Ruben Cuero stated the school district has been losing enrollment. Bonham Elementary continues to grow because parents believe in the program. As a result of the growth, Bonham Elementary has had to move students into portable buildings.

Commissioner Maldonado stated the structure retains a significant amount of original elements that are still present and therefore contributing to the district.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Cabel to refer to the Demolition & Designation Committee.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

15. HDRC CASE NO. 2011-179

Applicant: Charles and Dana Nichols

Address: 2234 W. Magnolia Ave.

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

Remove existing exterior walls and roof existing dining room (previously enclosed porch) and concrete slab-on-grade patio. Construct new approximately 211 sq ft dining room and 276 sq ft. covered porch addition with pier and beam foundation and composition shingle roof to match existing home. Covered porch addition will have a vaulted 1x6 tongue and groove wood soffit/ceiling, exposed wood timber beams and columns, 1x6 wood decking, wood picket railings, and wood steps to grade. The rear exterior wall of the new dining/entertaining room will have 2 sets of white sliding glass doors with new white coated aluminum transom windows above each set of sliding doors. All new siding, trim and materials will match the existing home. All new paint colors will match the existing paint colors.

Dana Nichols, owner, presented.

Commissioner Connor stated he believes that a hip roof would be appropriate. Using a hip in this situation introduces an element which is not present. The building is not significant enough in scale and massing to accommodate additional elements.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Cabel to approve as submitted.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

16. HDRC CASE NO. 2011-176

Applicant: E.A. Stockhardt

Address: 302 King William

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

Install 5-1/2' iron fencing and driveway gate at rear of home along the Beauregard Street edge. Pickets to be spaced 5.5" inches apart.

Edith Stockhardt, owner, presented.

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Carpenter refer to the Design Review Commission.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez

NAYS: None

THE MOTION CARRIED.

- Meeting Minutes July 20 and August 3, 2011

COMMISSION ACTION:

The motion was made by Commissioner Cabel and seconded by Commissioner Maldonado to approve meeting minutes.

AYES: Cone, Carpenter, Guarino, Maldonado, Shafer, Cabel, Connor, Rodriguez

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 5:30 p.m.

APPROVED


Tim Cone
Chair