

Minutes
Historic Resources Board
Conduff Conference Room, City Hall
1101 Poyntz Avenue
February 28, 2005
4:00 p.m.

Members Present: Bonnie Lynn-Sherow, Chair; Larry Brockson, Vice Chair; Bernd Foerster; Jan Borst; Charles Bissey; Ray Weisenburger.

Members Absent: K. Taylor.

Others Present: Jim McCullough.

Staff Present: Karen Davis, Director of Community Development; Cam Moeller, Planner.

1. Consider the minutes of the January 31, 2005 Historic Resources Board meeting.

Bissey moved that the Board approve the minutes. Brockson seconded the motion, which passed on a vote of 6-0.

2. ENVIRONS REVIEW

Permit for the demolition of a house at 821 Poyntz Avenue

Jim McCullough, the applicant, provided background on the use of the property over the past several decades and said the house has been targeted for demolition for 30 years. McCullough noted that most every residential structure that previously existed on the block has already been removed. McCullough said it is not practical for the house to be used as an office building.

The Board evaluated the proposal based on each of the Standards and Guidelines for Evaluating the Effects of Projects on Environs and found insufficient basis to recommend denial of the request for demolition. The Board found that the physical nature of Poyntz Avenue has changed to such an extent that the house at 821 Poyntz Avenue is no longer representative of the character of the area and, thus, should not be considered a character-defining feature of the historic environs of either the Woman's Club House or the Robert Ulrich House. The Board found that the traditional character of Poyntz Avenue streetscape in this area, which had been defined by residential structures, has been almost completely replaced by commercial office architecture. The Board cited the office building at the southwest corner of 8th and Poyntz and the addition to the 9th Grade Center as examples of the type of architecture that is now most representative of the character of the streetscape.

The letters written in support of the demolition, including those from the owners of the Woman's Club House and the Ulrich House, while of interest, were not deemed relevant to the discussion.

The Board found that the proposed demolition meets the Standards and Guidelines for Evaluating the Effect of Projects on Environs and will not encroach upon, damage or destroy any historic property or their environs. A motion supporting the proposal was made by Foerster, seconded by Borst, and adopted on a vote of 6-0.

3. Other Matters:

The Board discussed upcoming vacancies on the Board that will be created when the respective terms for Foerster, Bissey, and Taylor expire at the end of April.

Foerster reported on presentations he has given recently to various community groups, and informed the Board that he will be presenting his documentary film, "What Do You Tear Down Next?" at the Manhattan Arts Center on March 16th.

Foerster reported on the National Trust's Preservation Leadership Training session to be held in San Antonio June 4th -11th.

4. ENVIRONS REVIEW

Wheelchair Ramp: 424 Houston Street

The Board found that the proposed project meets the Standards and Guidelines for Evaluating the Effect of Projects on Environs and will not encroach upon, damage or destroy any historic property or their environs. A motion supporting the proposed project was made by Borst, seconded by Weisenburger, and adopted on a vote of 6-0.

5. Next Meeting Dates:

March 28, 2005

April 25, 2005

There being no other business, the meeting was adjourned at 5:00.

Respectfully submitted,

Cameron Moeller, AICP, Planner

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