



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION MEETING MINUTES
FRIDAY, JUNE 28, 2024

The City of San Antonio Historic and Design Review Commission (“HDRC”) met on Friday, June 28, 2024, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER: Chair Gibbs called the meeting to order at 9:00 a.m.

ROLL CALL:

PRESENT: Castillo (virtual), Savino, Galloway, Mazuca, Guevara, Vasquez (D7 alternate).
Cervantes (virtual), Fetzer, and Gibbs.

ABSENT: Velásquez, and Holland.

- Commissioner Holland joined the meeting (virtual) at 9:40 a.m.

CHAIR’S STATEMENT:

Chair Gibbs provided a statement regarding meeting processes, time limits, and decorum.

ANNOUNCEMENT:

- Spanish interpreter services available to the public during the hearing.
- Next HDRC meeting on Wednesday, July 17.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Savino moved to approve HDRC meeting minutes for June 5, 2024. Commissioner Fetzer seconded the motion.

VOTE: AYE: Castillo, Savino, Galloway, Mazuca, Guevara, Vasquez,
Cervantes, Fetzer and Gibbs.

NAY: None.

ABSENT: Velásquez and Holland

ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

PUBLIC COMMENT:

In-person speakers

- (1) Darryl Steadman commented on an oversight in the project, specifically the unique interpretation of the history. The current explanation of signage package disregards a major fact. The person who led the project, formed the coalition, raised the funds, raised awareness in the community of saving the Hays Street Bridge has been ignored. It was H. Douglas Steadman, the driving force in saving the two bridges. He set up and started the 501c3 using his home address for the Hays Street Bridge Restoration Group. He also started the account the San Antonio Area Foundation with his own money and all the money that came in first was from his friends which were also engineers. He was a civil and structural engineer responsible for many projects in this city and surrounding areas. He also raised the funds, organized the community, and fought the City for ten years. There is one other person whose signature is on the certification of the Hays Street Bridge Restoration Group, Gary Houston. Asks the current signage include a true history of the bridge.

- (2) Gary W. Houston expressed concerns with the urban planning processes in the City and alarmed and disappointed that the proposed signage with over 1200 words describing the history of the Hays Street Bridge and its park without mentioning Douglas Steadman, at least with a courteous acknowledgment in bringing the bridge into the attention to the San Antonio community and park into existence. There is also not a word explaining or acknowledging the role of the Dawson brothers in the transfer to the public of the park's 1.7 acres. Mr. Houston requests that application needs a major edit or re-write. Mr. Houston provided historical information made specific suggestions to remedy the language in the proposed Dawson Park's interpretive signage.
* Graciela Sanchez yielded her time to Gary W. Houston.
- (3) Amy Kastely, who represented Hays Street Bridge Restoration Group, spoke in opposition to the draft of the Dawson Park's interpretive signage as it is full of oversights, factual errors, and unnecessary verbiage. Ms. Kastely has pages of notes with suggested edits and corrections. Ms. Kastely asks the applicant to withdraw and resubmit the application or the board to deny or table the request for an opportunity to use the input that has been submitted and integrated into a statement of the importance of bridge and the park.
- (4) Evelyn Brown spoke in opposition to the request and expressed concerns on whether the final draft of the verbiage was provided to the neighborhood association. She asked how the City came up with facts and how it is going to correct it because that is not something wanted in f Dawson Park's interpretive signage.
- (5) Kristil Puente spoke in opposition to the request and expressed concerns over the photos used in the signage, the wording regarding 1910 and lack of historical context in relation to the Mexican Revolution, the need for context in the mention of Ms. Nettie Hinton with a information about who she is and look at community photos that can be placed where the City would like to use photos.
- (6) Susana Segura expressed concerns with the reduced speaker time limits from three to two minutes and with the signage. She requested the commission to either table the item or the applicant to remove or withdraw the item so that it can be reviewed again.

Voicemails

- (1) Item 7 – Jeffrey Handler submitted a voicemail requesting the inclusion and mention of many years of hard work done by vast contributors of Douglas Steadman to the rescue and rehabilitation of Hays Street Bridge be added to the Dawson's Park Signage.
- (2) Item 7 – Kate Ruckman, on behalf of the Conservation Society of San Antonio, submitted a voicemail encouraging the City to acknowledge on the parks' interpretive signage the significant role Douglas Steadman played in the preservation of the Hays Street Bridge. He led the efforts to designate the bridge a Texas Historic Civil Engineering Landmark in 2001 and helped the City secure \$2.9 million in transportation enhancement funds to restore the bridge as a hike and bike route.
- (3) Item 7 – Kathleen Trenthards submitted a voicemail requesting to acknowledge the role Mr. Douglas Steadman played in saving the Hays Street Bridge and was the guiding force in its successful restoration. His name and his contribution should be noted on any placard or historic marker regarding the Hay Street Bridge.
- (4) Item 7 – Ken Strudwick submitted a voicemail requesting to acknowledge the role that Mr. Douglas Steadman played in preservation of the Hays Street Bridge and the significance of the design uniqueness of the Hays Street Bridge.
- (5) Item 7 – Kitty Henderson submitted a voicemail requesting to acknowledge the role that Mr. Douglas Steadman played in the preservation of the Hays Street Bridge and the acquisition of the park land. Therefore, his efforts should be noted in the signage and include several quotes from Mr. Steadman would be appropriate in the signage.

- (6) Item 7 – Marcie Ince submitted a voicemail requesting to acknowledge the role that Douglas Steadman played in the preservation and designation of the Hays Street Bridge as a Texas Historical Landmark. Douglas is the heart and soul of the Hays Street Bridge. Asks for the mention Mr. Steadman's name on the signage.
- (7) Item 7 – Patrick Sparks submitted a voicemail requesting the interpretive signage honor Douglas Steadman who made possible the preservation project of the Hays Street Bridge. There is a lot about the signs and text that appears preliminary for review..
- (8) Item 7 – Steven Bradford submitted a voicemail requesting the interpretive signage acknowledge the efforts of Douglas Steadman, and suggesting language be added to recognize him as being absolutely key in saving Hays Street Bridge and ultimately the creation of the Dawson Park. He is recognized as being one of the best engineers in the region and mentored many engineers out of San Antonio. He recognized the Hays Street Bridge for its historic significance in the field of structural engineering.
- (9) Item 7 – Valerie Cortez on behalf of Dignowity Hill Neighborhood Association Architectural Review Committee submitted a voicemail requesting a continuance so that City of San Antonio can meet with the residents to review signage plans being presented today.
- (10) Item 3 – Kate Ruckman, on behalf of the Conservation Society of San Antonio, submitted a voicemail opposing to the request.

Letters

- (1) Item 3 – The Conservation Society of San Antonio submitted a letter opposing the request.
- (2) Item 7 – The Conservation Society of San Antonio submitted a letter requesting the interpretive signage acknowledge the role Structural Engineer Douglas Steadman played in the preservation of the Hays Street Bridge and Dawson Park.
- (3) Item 7 – Dawn Steadman-Roberson submitted a letter requesting to acknowledge Douglas Steadman's role played in the preservation of the Hays Street Bridge as part of Dawson Park's interpretive signage.
- (4) Item 7 – John T. Wall submitted a letter requesting the interpretive signage acknowledge Structural Engineer Douglas Steadman and his role i the preservation of Hays Street Bridge.
- (5) Item 7 – Marcie Ince submitted a letter offering suggestions to the interpretative signage for the Hays Street Bridge/Dawson Park.
- (6) Item 7 – Kitty Henderson, on behalf of The Historic Bridge Foundation, submitted a letter suggesting additional text be added to the interpretative signage for the Hays Street Bridge/Dawson Park.
- (7) Item 7 – Patrick Sparks, submitted a letter suggesting additional text be added to the interpretative signage for the Hays Street Bridge/Dawson Park.

Chair Gibbs asked if any commissioner would like to pull items from the Consent Agenda.

- Commissioner Vasquez requested items 3 and 7 be pulled for individual consideration.
- Commissioner Savino requested item 10 to be pulled for individual consideration.

CONSENT AGENDA:

Item 1, Case No. 2024-213	200 DOUGLAS WAY/200 Block of Douglas Way
Item 2, Case No. 2024-207	300 N MAIN AVE
Item 4, Case No. 2024-223	310 S ST MARYS ST
Item 5, Case No. 2024-224	517 WICKES
Item 6, Case No. 2024-222	519 E JOSEPHINE
Item 8, Case No. 2024-221	2602 N FLORES ST
Item 9, Case No. 2024-218	502 E DEWEY PLACE

MOTION: Commissioner Savino moved to approve items 1, 2, 4-6, 8, and 9 with staff stipulations.
Commissioner Fetzer seconded the motion.

VOTE: AYE: Castillo, Savino, Galloway, Mazuca, Guevara, Vasquez, Cervantes, Fetzer and Gibbs.
NAY: None.
ABSENT: Velásquez and Holland

ACTION: **MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.**

INDIVIDUAL CONSIDERATION ITEMS:

Chair Gibbs called item 7 be heard first since the applicant requested a continuance.

ITEM 7. HDRC NO. 2024-220
ADDRESS: 803 N CHERRY/Dawson Park
APPLICANT: Tara Lindberg/Dunaway

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install interpretive park signage.

RECOMMENDATION:

Staff recommends approval based on findings a through b with the following stipulation:

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding, as applicable.

PUBLIC COMMENT: Provided at the beginning of the meeting.

Applicant requested a continuance to collaborate with the community.

MOTION: Commissioner Savino moved to grant the applicant's request for a continuance to allow the City to meet with the public based to review signage text changes, and to take feedback. The updated request shall be scheduled for final review at the hearing immediately following the opportunity for public input.
Commissioner Fetzer seconded the motion.

VOTE: AYE: Castillo, Savino, Galloway, Mazuca, Guevara, Vasquez, Cervantes, Holland, Fetzer and Gibbs.
NAY: None.
ABSENT: Velásquez

ACTION: **MOTION PASSED with 10 AYES. 0 NAYS. 1 ABSENT.**

ITEM 3. HDRC NO. 2024-217
ADDRESS: 9800 AIRPORT BLVD
APPLICANT: Steven Southers/CITY OF SAN ANTONIO

REQUEST:

The applicant is requesting conceptual approval to construct a new terminal facility at San Antonio International Airport. The construction of the proposed terminal facility would result in the addition of up to eighteen narrow body gates, three of which would be cable of hosting widebody aircraft, the reconfiguration of the existing Terminal A, the construction of a connector between terminals A and B, the reconfiguration of Terminal B, airport roadway improvements, curbside improvements and the construction of various other support and safety infrastructure, and demolition of several buildings to support the new terminal structure.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through i with the stipulation that the mitigation strategies outlined in the MOA are followed as noted in finding f.

PUBLIC COMMENT:

Provided at the beginning of the meeting.

MOTION: Commissioner Savino moved for conceptual approval of the terminal with a continuance of the proposed demolition to continue the discussion of potential uses for the buildings.
Commissioner Fetzer seconded the motion.

VOTE: AYE: Savino, Galloway, Mazuca, Vasquez, and Fetzer.
NAY: Castillo, Guevara, Cervantes, Holland, and Gibbs.
ABSENT: Velásquez

ACTION: MOTION FAILED with 5 AYES. 5 NAYS. 1 ABSENT. SPLIT VOTE.

MOTION: Commissioner Holland moved to approve with staff stipulations.
Commissioner Castillo seconded the motion.

Commissioner Fetzer moved to amend item 7 of staff stipulations to change the word "should" to "shall" in the suggested MOA's and for the language to state "if salvage and reuse is determined to not be possible, then the new pedestrian walkway shall include design elements."
Both movants, Commissioners Holland and Castillo concurred with the suggestion.

VOTE: AYE: Castillo, Galloway, Mazuca, Guevara, Cervantes, Holland, and Gibbs.
NAY: Savino, Vasquez, and Fetzer.
ABSENT: Velásquez

ACTION: MOTION PASSED with 7 AYES. 3 NAYS. 1 **ABSENT**.

ITEM 10. HDRC NO. 2024-219
ADDRESS: 1012 NAVARRO ST
APPLICANT: Ramiro Zapata/ZDA Architecture

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing character-defining cast stone feature that reads "HAGNER BUILDING."

RECOMMENDATION:

Staff recommends approval of the request, based on findings a and b, with the following stipulations:

- i. That the applicant submits to staff a rendering that will reflect a one-to-one recreation to verify the replacement will be exact prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant uses natural stone that mimics the appearance of the cast stone. Final material specifications and photos must be provided to staff prior to the beginning of work.
- iii. That the applicant utilizes the same style of font for the portion that reads "HAGNER BUILDING".
- iv. That the applicant provide staff a photo of the final product prior to installation to verify the replacement will match the feature as installed.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve with staff stipulations with the added stipulation that the applicant reuse the existing character-defining feature in a public setting to stay at the property.
Commissioner Fetzer seconded the motion.

VOTE: AYE: Castillo, Savino, Galloway, Mazuca, Guevara, Vasquez, Holland, Fetzer and Gibbs.
NAY: None.
ABSENT: Velásquez and Cervantes.

ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

ITEM 11. HDRC NO. 2024-189
ADDRESS: 325 E LOCUST
APPLICANT: Ricardo McCullough

REQUEST:

The applicant is requesting conceptual approval to:

1. Partial demolition of the rear cmu addition.
2. Construct a new, two-story rear addition.
3. Modify the structure's fenestration pattern.
4. Modify the front porch.
5. Modify the existing roof form and materials.
6. Install rear parking.
7. Modify the existing landscape.

RECOMMENDATION:

Item 1: Staff recommends conceptual approval of partial demolition of the rear addition, based on findings a through e.

Item 2: Staff does not recommend conceptual approval of the proposed rear addition at this time. While the proposed footprint may be appropriate, the design does not conform with Guidelines in terms of subordination and distinction from the original house. Transitional roof elements between the proposed second story addition and existing first floor roof line should be eliminated in favor a simple roof over the addition that is distinctive from the original footprint.

Item 3: Staff recommends conceptual approval of the fenestration modifications, based on findings a through d and finding q, with the following stipulation:

- i. That the applicant retains the historic window openings found on the east elevation.

Item 4: Staff recommends conceptual approval of the proposed front porch alterations with the stipulations that:

- i. The columns be no wider than 6", feature chamfered corners, and a traditional base and cap.
- ii. That replacement windows be fully wood and meet staff's stipulations for replacement windows.

Item 5: Staff does not recommend conceptual approval of the new roof materials. The existing materials include a pressed metal shingle which is unique to the property and should be repaired in kind where present.

Item 6: Staff recommends conceptual approval of the rear parking, based on findings a through c and finding t, with the following stipulation:

- i. That the applicant installs a permeable material for the parking area.

Item 7: Staff recommends conceptual approval of the landscape modifications, based on findings a through c and finding u, with the following stipulations:

- i. That the applicant includes plantings within the proposed gravel area.
- ii. That the applicant installs gravel not exceeding 2 inches in size.
- iii. That the applicant installs gravel natural in color.

PUBLIC COMMENT: None.

MOTION: Commissioner Fetzer moved to conceptually approve the request with staff stipulations item 1, item 2 with the stipulation that the applicant eliminate the transitional roof elements between the proposed second story addition and existing first floor roof line and redesign the second story addition with a simple roof that is distinctive from the original footprint. Conceptually approve items 3 – 7 with staff stipulations.

Commissioner Savino seconded the motion.

VOTE: AYE: Castillo, Savino, Galloway, Mazuca, Guevara, Vasquez, Cervantes, Holland, Fetzer and Gibbs.

NAY: None.

ABSENT: Velásquez

ACTION: MOTION PASSED with 10 AYES. 0 NAYS. 1 ABSENT.

ITEM 12. HDRC NO. 2024-214

ADDRESS: 1002 KAMPMANN BLVD

APPLICANT: Adan Ochoa/AO Design, LLC

REQUEST:

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

1. Modify the south-facing, second-story cantilever balcony by installing a shingle awning over the front porch with 6x6 wood columns, that feature both capital and base trim and chamfered corners.

2. Modify a pair of ganged window openings on the north-facing rear elevation to accommodate a French door opening.
3. Modify one window opening on the north-facing rear elevation of the structure to accommodate a single-door opening.

RECOMMENDATION:

Item 1, staff does not recommend approval of the modifications to the second-story cantilever balcony, based on finding b.

Item 2, staff recommends approval of the modification of the pair of ganged windows to accommodate a French door, based on finding c with the following stipulation:

- i. That any stone removed from the structure be retained and stored on the property for future use.
- ii. That the removed windows be retained and stored on the property for future use.

Item 3, staff recommends approval of the modification of one window opening on the rear of the structure to be modified to a single door opening, based on finding d with the following stipulation:

- i. That any stone removed from the structure be retained and stored for future use.
- ii. That the removed windows be retained and stored on the property for future use.

PUBLIC COMMENT:

- The Monticello Park Architectural Review Committee submitted a letter requesting an additional stipulation that the porch and balcony facing Donaldson Ave be preserved, and are in support of staff's recommendations.
- Robin Foster, on behalf of the Monticello Park Architectural Review Committee, submitted a voicemail with the same information listed in the letter.

MOTION: Commissioner Fetzer moved to approve with staff stipulations.
Commissioner Vasquez seconded the motion.

VOTE: AYE: Castillo, Savino, Galloway, Mazuca, Guevara, Vasquez,
Cervantes, Holland, Fetzer and Gibbs.
NAY: None.
ABSENT: Velásquez

ACTION: MOTION PASSED with 10 AYES. 0 NAYS. 1 ABSENT.

ITEM 13. POSTPONED PRIOR TO HEARING

ITEM 14. HDRC NO. 2024-216

ADDRESS: 1902 W MISTLETOE

APPLICANT: Isabel Rodriguez/JADAI ENTERPRISES INC & TIJERINA JAIMY

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 672 sqft rear addition.

RECOMMENDATION:

There is not sufficient documentation to review for a Certificate of Appropriateness at this time. Staff recommends conceptual approval with the following stipulations:

- i. That the applicant submits fully dimensioned drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant incorporates window openings on the east, west, and south facades that feature traditional dimensions and proportions as found within the Monticello Park Historic District.
- iii. That the applicant installs a door on the east façade that conforms to the architectural style of the property.
- iv. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT: not heard due to a continuance request by the applicant.

MOTION: Commissioner Savino moved for a continuance to the next available hearing on July 17, 2024.
Commissioner Cervantes seconded the motion.

VOTE: AYE: Castillo, Savino, Galloway, Mazuca, Guevara, Vasquez, Cervantes, Holland, Fetzer and Gibbs.
NAY: None.
ABSENT: Velásquez

ACTION: MOTION PASSED with 10 AYES. 0 NAYS. 1 ABSENT.

ADJOURNMENT: Chairman Gibbs adjourned the meeting at 11:17 a.m.

APPROVED

J. Maurice Gibbs, Chairman
Historic Design Review Commission
City of San Antonio

Date: _____