



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, August 21, 2024**

The City of San Antonio Historic and Design Review Commission (“**HDRC**”) met on Wednesday, August 21, 2024, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chair Gibbs called the meeting to order at 3:01 p.m.

ROLL CALL:

PRESENT: Castillo, Savino, Mazuca, Guevara, Grube, Holland, Fetzer, and Gibbs.

ABSENT: Velásquez, Galloway and Cervantes.

- Commissioner Cervantes arrived at 3:04 p.m.

CHAIR’S STATEMENT:

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

ANNOUNCEMENT:

- Spanish interpreter services available to the public during the hearing.
- DHPO Cory Edwards recognized Family Services Association of San Antonio as a partner organization for Agenda item #2, 702 San Pedro Ave.

APPROVAL OF MEETING MINUTES:

MOTION: Vice Chair Fetzer moved to approve HDRC meeting minutes for August 7, 2024. Commissioner Castillo seconded the motion.

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

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

PUBLIC COMMENTS:

Voicemails

- Item 4 – Melissa Stendahl on behalf of the Lavaca Neighborhood Association submitted a voicemail requesting that the HDRC insist every reasonable effort be required of the property owner to construct a home similar and sympathetic to mass, scale, and characteristics of the home lost to un-permitted work of the previous owner.
- Item 4 – Boyer submitted a voicemail with concerns regarding the upkeep of materials and sanitation conditions should the demolition be approved.
- Item 7 – Lisa Lynde on behalf of the King William Architectural Review Committee submitted a voicemail in opposition to the case.

Letters

- Item 3 – The Tobin Hill Community Association submitted a letter in support of the case.
- Item 4 – The Lavaca Neighborhood Association submitted a letter outlining the same information that was provided in the voicemail.
- Item 5 – The King William Association Architectural Advisory Committee submitted a letter in support of staff recommendations for approval with stipulations.
- Item 7 – The King William Association Architectural Advisory Committee submitted a letter in opposition to the case.
- Item 10 – The Tobin Hill Community Association submitted a letter in support of the case.

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

- Commissioner Savino requested Item 7 be pulled from the Consent Agenda for individual consideration.

CONSENT AGENDA:

Item 1, Case No. 2024-261	1314 E COMMERCE ST
Item 2, Case No. 2024-262	702 SAN PEDRO AVE
Item 3, Case No. 2024-272	711 E MISTLETOE
Item 4, Case No. 2024-295	120 CALLAGHAN AVE
Item 5, Case No. 2024-286	401 KING WILLIAM
Item 6, Case No. 2024-293	122 W AGARITA AVE
Item 8, Case No. 2024-283	1108 S FLORES ST
Item 9, Case No. 2024-289	210 W LYNWOOD
Item 10, Case No. 2024-279	401 KENDALL ST
Item 11, Case No. 2024-280	226 ARMY
Item 12, Case No. 2024-275	203 W GRAMERCY PLACE

MOTION: Vice Chair Fetzer moved to approve items 1-6 and 8-12 with staff stipulations. Commissioner Cervantes seconded the motion.

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

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 7. HDRC NO. 2024-287
ADDRESS: 128 ADAMS ST
APPLICANT: Nathan Manfred/French and Michigan

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to enclose a rear, second level porch.

RECOMMENDATION:
Staff recommends approval based on findings a through d, as submitted.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION 1: Commissioner Savino moved to approve the request with staff stipulations.
Vice Chair Fetzer seconded the motion.

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

ACTION: **MOTION FAILED with 4 AYES. 5 NAYS. 1 ABSENT.**

MOTION 2: Commissioner Grube moved to deny the request.
Commissioner Castillo seconded the motion.

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

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

ITEM 13. HDRC NO. 2024-252
ADDRESS: 405 N ST MARYS ST
APPLICANT: Jaci Clemens/Keller Custom Signs

REQUEST:

The applicant is requesting a Certificate of Appropriateness to install signage at 405 N St Mary's. Within this request, the applicant has proposed the following:

1. One (1) set of internally illuminated channel letters to be installed within the existing signage band on the west (N St Mary's) façade. The proposed sign is to feature an overall width of 8' – 1" and an overall height of 1' – 6" for a total size of approximately 12 square feet. The proposed channel letters will be mounted flush to the building façade.
2. Two (2), double-sided blade sign to be located near the building corner; one sign will be installed on the N St Mary's façade and one will be installed on the E Travis façade. The proposed signs will each feature an internally illuminated cabinet to feature an overall height of 5' – 1" and an overall width of 1' – 6" for a total size of 15.26 square feet each, counting both sides.

RECOMMENDATION:

Staff recommends approval of items #1 and #2 based on findings a through e with the following stipulations:

- i. That the proposed channel letter sign feature either indirect lighting or dim, internal lighting, if internal illumination is used.
- ii. That the proposed blade signs feature metal sign faces with routed faces to result in only text being illuminated.
- iii. That all signs feature lighting that does not result in a glare.

PUBLIC COMMENT: None.

MOTION: Commissioner Grube moved to approve with staff stipulations.
Commissioner Cervantes seconded the motion.

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

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

ITEM 14. HDRC NO. 2024-266
ADDRESS: 314 W SUMMIT AVE
APPLICANT: Grant Garbo

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify the previously approved HDRC design. Within this request the applicant has proposed the following modify the height of an 8" curb modification to an 18" retaining wall.

RECOMMENDATION:

Staff does not recommend approval of the construction of an 18" retaining wall based on findings b through c. If denied, the wall may be reduced to 8" in height as previously approved.

PUBLIC COMMENT:

- Brad submitted a voicemail in support of the case.
- Lora Knoll submitted a voicemail in support of the case.
- The Monte Vista Historical Association's Architectural Review Committee submitted a letter in support of staff's recommendations.
- Eric Brey submitted a letter in support of the case.
- Dr. Cassandra Gelabert submitted a letter in support of the case.
- David Bogle submitted a letter in support of the case.
- Travis Holloway submitted a letter in support of the case.
- Katherine Noll submitted a letter in support of the case.
- Pat De Winne submitted a letter in support of the case.
- Dr. Antonio Serna submitted a letter in support of the case.
- Stephen & Shannan Kinsley submitted a letter in support of the case.
- Twenty-seven (27) neighbors from the Monte Vista Neighborhood signed a letter of support for the case.

MOTION: Commissioner Grube moved to approve as presented by the applicant.
Commissioner Cervantes seconded the motion.

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

ACTION: MOTION PASSED with 5 AYES. 4 NAYS. 2 ABSENT.

ITEM 15. POSTPONED PRIOR TO HEARING

ITEM 16. HDRC NO. 2024-246
ADDRESS: 325 E LOCUST
APPLICANT: RICARDO MCCULLOUGH/MCCULLOUGH DESIGN
ASSOCIATES

REQUEST:

The applicant is requesting approval to:

1. Demolish 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. Remove existing wood siding.
7. Install rear parking.

RECOMMENDATION:

Staff finds the application incomplete. The documents provided by the applicant show inconsistencies between elevation drawings and the applicant has not provided a landscape site plan, profile and material specifications for new siding, and window and door specifications. Should the HDRC receive additional evidence that would warrant consideration of the request, staff recommends the following:

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

Item 2: Staff recommends approval of the two-story rear addition, based on findings a through p, with the following stipulations:

- i. That the applicant provide staff with the proposed siding profile and material specifications for review and approval prior to the issuance of the Certificate of Appropriateness.
- ii. That the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant will be required to provide staff the proposed window specifications prior to the issuance of a Certificate of Appropriateness.

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

- i. That the applicant retain the historic window openings found on the east elevation.
- ii. That the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed,

and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant will be required to provide staff the proposed window specifications prior to the issuance of a Certificate of Appropriateness.

Item 4: Staff recommends approval of the proposed front porch alterations, based on findings a through e and finding r, with the following stipulations:

- i. That 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 approval of the front-facing dormer removal and new roof materials, based on findings a through e and finding s. The front-facing dormer is a character-defining feature that should be retained. 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 does not recommend approval of the historic siding removal, based on findings a through e and finding t. Existing historic siding should be repaired in-kind.

Item 7: Staff recommends approval of the rear parking, based on findings a through e and finding u, with the following stipulation:

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

Item 8: The applicant has not provided staff an updated landscape site plan for final review. If the applicant is requesting the landscape site plan conceptually reviewed by the HDRC, staff recommends approval of the landscape modifications 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:

- Frederica Kushner on behalf of the Tobin Hill Community Association submitted a voicemail in opposition to the case.
- the Tobin Hill Community Association submitted outlining the same information that was provided in the voicemail.

MOTION: Vice Chair Fetzer moved to approve with staff stipulations.
Commissioner Grube seconded the motion.

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

ACTION: MOTION PASSED with 6 AYES. 3 NAYS. 2 ABSENT.

ITEM 17. HDRC NO. 2024-281
ADDRESS: 141 ZERM RD
APPLICANT: Jenny Hernandez/HOWARD ROBERT D

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a black, standing seam metal roof at 141 Zerm, new construction located within the Mission Historic District.

RECOMMENDATION:

Staff does not recommend approval based on findings c. Staff recommends that a metal roof be installed that features a standard galvalume finish, consistent with the Guidelines.

PUBLIC COMMENT: None.

MOTION: Vice Chair Fetzer moved to deny the installation of a black roof and approve a weathered galvalume finish for the proposed metal roof. Commissioner Savino seconded the motion.

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

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

ITEM 18. HDRC NO. 2024-292
ADDRESS: 901 N ALAMO ST
APPLICANT: Hue Nguyen/901 NORTH ALAMO LLC

REQUEST:

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

1. Remove and reconstruct the 2-story front porch. This includes incorporating an existing portion of enclosed porch and extending beyond the porch footprint to the south.
2. Replace the existing stucco cladding with Hardie siding.
3. Construct a 1-story rear addition.

RECOMMENDATION:

Item 1, staff recommends approval of the removal and reconstruction of a wraparound front porch based on finding b with the following stipulations:

- i. That the new front porch should match the original footprint of the wraparound porch per the 1904 Sanborn Map. The applicant is required to submit updated drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That salvageable materials such as porch decking, columns, and beadboard, should be salvaged and reused where possible. The applicant is required to submit a salvage and reuse plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant installs classical columns to match the style of the existing second-story columns. The applicant should submit updated drawings and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

- iv. That the applicant submits final material specifications for the roofing, decking, columns, skirting, steps, and handrails to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The standing seam metal roof must feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.

Item 2, staff recommends approval of the replacement of the stucco cladding based on finding c with the following stipulation:

- i. That the applicant removes the existing stucco to expose any original wood siding installed beneath the existing stucco cladding or replaces the stucco cladding with fully wood siding in a traditional profile. The applicant is required to submit evidence of any wood siding that remains in place or updated material specifications for a fully wood replacement siding material to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of the construction of a 1-story rear addition based on findings d through e with the following stipulations:

- i. That the applicant submits final material specifications for the roofing material, cladding, doors, railings, stairs, and handrailing to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding d. The applicant is required to submit updated elevation drawings showing the profile of the proposed staircase from the front and rear elevations.

PUBLIC COMMENT: None.

MOTION 1: Commissioner Grube moved for final approval of item 1 with staff stipulations 2, 3, 4, and items 2 and 3 with staff stipulations.
Commissioner Cervantes seconded the motion.

ACTION: No vote. Commissioner Grube withdrew the motion.

MOTION 2: Commissioner Grube moved for conceptual approval of item 1 staff stipulations, and approval of items 2 and 3 with staff stipulations.
Commissioner Savino seconded the motion.

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

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

ITEM 19. HDRC NO. 2024-276
ADDRESS: 502 N CHERRY
APPLICANT: CHAPAWU PROPERTIES LLC

REQUEST:

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

1. Replace twelve (12) existing wood windows with new fully wood windows.
2. Construct a 1-story, 698-square-foot rear addition.

RECOMMENDATION:

Item 1, staff does not recommend approval of window replacement based on findings a through e. Staff finds that the windows are repairable. Any window elements that are deteriorated beyond repair may be replaced with in-kind material, matching in material, dimension, profile, and finish.

If the HDRC is compelled to approve window replacement, staff recommends the following stipulation:

- i. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The proposed Jeld-Wen 2500 wood window product is appropriate. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

Item 2, staff recommends approval of the construction of a 1-story rear addition based on findings f through n with the following stipulations:

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- ii. That the applicant submits a salvage plan for any reusable material removed to accommodate the rear addition to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i.
- iii. That the two (2) one-over-one wood windows (windows #10 and #11) proposed for removal to accommodate the addition are salvaged, repaired, and re-installed on the proposed addition or are stored on site for future use based on finding j. The applicant is required to submit a salvage and re-use plan for the windows to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant incorporates additional window openings to create a more traditional fenestration pattern on the north and south elevations based on finding l. The applicant must submit updated drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENT: Not heard due to applicant's absence.

MOTION: Commissioner Cervantes moved to postpone the case.
Vice Chair Fetzter seconded the motion.

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

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

ITEM 20. HDRC NO. 2024-277
ADDRESS: 705 E WOODLAWN AVE
APPLICANT: Evelyn Fenner/CARACOL HOMES LLC

REQUEST:

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

1. Replace the existing wood siding and asbestos shingle siding with board-and-batten cladding.
2. Infill the existing front door.
3. Replace three (3) windows on front façade with new wood windows with a modified fenestration pattern.
4. Modify the front door opening and replace the front door with a front door and side lites.
5. Infill two (2) windows on the west elevation.
6. Infill two (2) windows on the rear elevation.
7. Remove the chimney.

RECOMMENDATION:

Item 1, staff does not recommend the approval of the replacement of existing wood siding with board-and-batten cladding based on finding c. Staff recommends that the applicant retains the existing 117 wood siding and that any replacement siding installed to replace boards that are deteriorated beyond repair matches the profile, dimensions, material, and finish of the existing wood siding. The applicant must submit material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff recommends approval of the front door infill on the front façade based on finding d.

Item 3, staff recommends approval of the replacement of the front façade windows based on finding e with following stipulation:

- i. That the applicant installs new fully wood windows in the proposed location that match the previous set of ganged windows in size, type, configuration, material, form, appearance, and detail based on finding e. The new window

product must meet staff's standard window stipulations and submits updated specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally

appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 4, staff does not recommend approval of the front door opening modification and front door replacement based on finding f. Staff recommends that the applicant installs a fully wood Craftsman-style door without sidelites on the eastfacing elevation of the porch and a window or door opening on the street-facing façade of the front porch. Updated elevation drawings and material specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Items 5, staff does not recommend approval of the infill of two (2) windows on the west elevation based on finding g. Staff recommends that the applicant installs salvaged or new fully wood windows that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 6, staff recommends the infill of two (2) window openings on the rear elevation based on finding h with the following stipulation:

- i. That the applicant infills the window openings with siding that matches the existing wood siding in material, dimensions, profile, and finish.

Item 7, staff does not recommend approval of the chimney removal based on finding i. Staff recommends that the applicant reconstructs the chimney to match the previously existing in material, dimensions, and detail. The applicant is required to submit detailed measured drawings and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENT:

- Chris Christal submitted a voicemail in support of staff’s recommendations.

MOTION 1: Commissioner Cervantes moved to approve items 1, 3, 4, and 7 as presented and items 2,5, and 6 with staff stipulations.
No Commissioner seconded the motion.

MOTION 2: Commissioner Grube moved to deny item 1, approve 2 as submitted, approve item 3 as submitted with the installation of the proposed salvaged windows, approve items 4 - 6 with staff stipulations, and approve 7 as submitted.
Vice Chair Fetzer seconded the motion.

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

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