



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, SEPTEMBER 4, 2024**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, September 4, 2024, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chair Gibbs called the meeting to order at 3:00 p.m.

ROLL CALL:

PRESENT: Savino (virtual), Velásquez, Mazuca, Guevara (virtual), Cervantes (virtual), and Gibbs.

ABSENT: Castillo, Galloway, Grube, Holland, and Fetzer.

- Commissioner Grube arrived at 3:01 p.m.
- Commissioner Holland arrived at 3:06 p.m.

CHAIR'S STATEMENT:

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

ANNOUNCEMENT:

- Spanish interpreter services available to the public during the hearing.
- Item 7 was withdrawn.
- Item 11 was postponed by the applicant.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Velásquez moved to approve HDRC meeting minutes for August 21, 2024.
Commissioner Mazuca seconded the motion.

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

ACTION: **MOTION PASSED with 7 AYES. 0 NAYS. 4 ABSENT.**

PUBLIC COMMENTS:

- Item 1 – Lulu Francois, on behalf of the Concerned Citizens of Dignowity Hill, submitted a voicemail in support of staff recommendations.
- Item 1 – The Concerned Citizens of Dignowity Hill submitted a letter with the same information outlined in the voicemail.
- Item 4 – Lulu Francois, on behalf of the Concerned Citizens of Dignowity Hill, submitted a voicemail in support of staff recommendations.

- Item 4 – The Concerned Citizens of Dignowity Hill submitted a letter with the same information outlined in the voicemail.

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

- Commissioner Mazuca requested Item 1 be pulled from the Consent Agenda for individual consideration.

CONSENT AGENDA:

Item 2, Case No. 2024-308 122 W AGARITA AVE
 Item 3, Case No. 2024-309 1314 E COMMERCE ST
 Item 4, Case No. 2024-276 502 N CHERRY
 Item 5, Case No. 2024-298 516 E MULBERRY AVE
 Item 6, Case No. 2024-297 401 VILLITA ST
 Item 8, Case No. 2024-294 1902 W MISTLETOE
 Item 9, Case No. 2024-299 362 E HUISACHE AVE

MOTION: Commissioner Velásquez moved to approve items 2-6, 8, and 9 with staff stipulations.
 Commissioner Grube seconded the motion.

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

ACTION: MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 1. HDRC NO. 2024-305
 ADDRESS: 1510 E HOUSTON ST
 APPLICANT: Felipe Navarro/ALCALA FELIPE DE JESUS NAVARRO

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 1510 E Houston Street. This lot is located within the Dignowity Hill Historic District.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through r with the following stipulations:

- i. That the proposed new construction feature a setback that is equal to or greater than that of the setback at 1506 E Houston, the historic structure to the immediate west of the proposed new construction. A detailed setback diagram should be provided and submitted to OHP staff that confirms the approved setback and documents its placement by both measurement and graphics.
- ii. That a foundation height that is consistent with the Guidelines be installed, as noted in finding f. A foundation height of at least one (1) foot should be installed.
- iii. That the proposed boxed soffits and gable returns be eliminated, as this profile is not found historically within the historic district.

- iv. That the proposed porch roof form be amended to closer relate to historic roof profiles that are found on historic shotgun structures within the district. Historically, structures of this width would have featured one, incorporated porch roof; either the primary gabled roof extended out to cover a full width porch, or a shed porch roof was constructed that covered a full width porch. Staff recommends either of these forms be incorporated into the design.
- v. That either wood siding or composite siding featuring an exposure of four (4) inches be installed. If composite siding is installed, it should feature a smooth finish and no faux wood grain texture.
- vi. That the proposed brick wainscoting be eliminated and that one, uniform façade material be installed throughout.
- vii. That wood or aluminum clad wood windows be installed, as noted in finding k and that windows adhere to the adopted window standards. Windows should feature one over one profiles with equally sized sashes and no transom windows. Additionally, staff recommends that the proposed transom window above the front entrance roof be modified to relate to historically sized and proportioned transom windows.
- viii. That additional fenestration be added to both the east and west facades and that the proposed sliding window on the rear façade be modified to feature a one over one profile.
- ix. That columns that are six (6) inches square with capital and base trim be installed. If tapered, Craftsman style columns are proposed, a dimensioned column detail should be submitted for review and approval.
- x. That the applicant incorporates a pervious paving material that doubles as a landscaping element, such as decomposed granite, for the proposed driveway, as noted in finding p. Additionally, staff recommends that the propose driveway be pushed to the property line and feature no more than ten (10) feet in width.
- xi. That a front walkway be installed that it feature a profile that is consistent with those found historically on the block; historically three (3) to four (4) feet in width and poured concrete, as noted in finding q.
- xii. That all mechanical equipment be screened from view from the right of way, as noted in finding r.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Mazuca moved to approve with staff stipulations.
Commissioner Velásquez seconded the motion.

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

ACTION: **MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.**

ITEM 10. 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. 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 round or square columns to match the architectural style of the building in the locations similar to the original column locations. 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 endcaps 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 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.

PUBLIC COMMENT: None.

MOTION: Commissioner Grube moved to approve item 1 with staff stipulations, 2, 3, and 4, and item 2 with staff stipulations.
Commissioner Savino seconded the motion.

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

ACTION: MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.

ITEM 11. POSTPONED PRIOR TO HEARING

ITEM 12. HDRC NO. 2024-307
ADDRESS: 214 LOTUS ST
APPLICANT: Kelsey Riddle

REQUEST:

The applicant is requesting conceptual approval to deconstruct and reconstruct the residential structure at 214 Lotus. The proposed reconstruction will feature a revised roof form and architectural details, and a rear addition with attached garage.

RECOMMENDATION:

Staff recommends conceptual approval of the deconstruction and reconstruction with modifications based on findings a through r with the following stipulations:

- i. That the existing structure is deconstructed and that any salvageable material, such as front porch columns, pilasters, wood siding, original windows, and original doors are salvaged and reused in the reconstruction based on findings d and k. The applicant is required to submit a comprehensive salvage and reuse plan to staff for review and approval prior to returning to the HDRC for final approval.
- ii. That the applicant submits the front setback dimensions for the current structure and the proposed structure, showing that the new structure will be constructed in approximately the same location as the existing structure, to staff for review and approval prior to returning to the HDRC for final approval based on finding f.
- iii. That the applicant submits fully dimensioned drawings, including the proposed height, to staff for review prior to returning to the HDRC for final approval based on finding g.
- iv. That the applicant submits the proposed total square footage and total lot coverage to staff for review prior to returning to the HDRC for final approval based on finding h.
- v. That the applicant submits foundation and floor heights and documentation showing that the new construction will be aligned within one (1) foot of the neighboring structures' foundation and floor heights to staff for review prior to returning to the HDRC for final approval based on finding i. A pier and beam foundation with a raised wood front porch would be most appropriate. Staff finds that the applicant should submit foundation and floor heights and documentation showing that the new construction will be aligned within one (1) foot of the neighboring structures' foundation and floor heights.
- vi. 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 must 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. Material specifications must be submitted to staff for review based on finding k.
- vii. That the applicant installs a Queen Anne-style front door in lieu of the proposed Craftsman-style door based on finding l. The applicant must submit final material specifications for the front door to staff for review prior to returning to the HDRC for final approval.
- viii. That the applicant submits final window specifications to staff for review prior to returning to the HDRC based on finding l. Wood 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.

- ix. That the applicant modifies the proposed front door configuration to match the previous configuration with one door, one sidelite, and two transom windows, modifies the large window opening on the front façade, installs additional window openings on the side elevations, and installs window openings of traditional proportions on all elevations with windows featuring sashes of equal proportions based on finding m. The applicant must submit updated elevation drawings to staff for review prior to returning to the HDRC for final approval.
- x. That the applicant proposes a detached garage located at the rear of the property in lieu of the proposed attached garage. The applicant is required to submit an updated site plan, elevation drawings, and material specifications for the detached garage to staff for review prior to returning to the HDRC for final approval based on finding n.
- xi. That the applicant installs a front porch that meets the threshold of the door based on finding o. The applicant is required to submit updated drawings to staff for review prior to returning to the HDRC for final approval.
- xii. That the driveway should not exceed 10 feet in width based on finding p. The applicant is required to submit an updated measured site plan to staff for review prior to returning to the HDRC for final approval.
- xiii. That the applicant submits a comprehensive landscaping plan, including the location and heights of all proposed fencing, to staff for review prior to returning to the HDRC based on finding r.

PUBLIC COMMENT: None.

MOTION: Commissioner Grube moved for conceptual approval with staff stipulations. Commissioner Velásquez seconded the motion.

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

ACTION: MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.

ADJOURNMENT: Chairman Gibbs adjourned the meeting at 3:46 p.m.

APPROVED

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

Date: _____