



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

**HISTORIC AND DESIGN REVIEW COMMISSION  
MEETING MINUTES  
WEDNESDAY, DECEMBER 6, 2023**

The City of San Antonio Historic and Design Review Commission met on Wednesday, December 6, 2023, at 1901 South Alamo Street, San Antonio, Texas 78204.

**MEETING CALLED TO ORDER:**

Chairman Fetzer called the meeting to order at 3:05 p.m. for work session.

**ROLL CALL:**

**PRESENT:** Gibbs, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes (virtual), Holland, and Fetzer.

**ABSENT:** Castillo.

\*Commissioner Grube left the meeting at 4:48 p.m.

**CHAIRMAN'S STATEMENT:**

Chairman Fetzer provided a statement regarding meeting and appeal processes, time limits, and decorum.

**ANNOUNCEMENTS:**

- Spanish interpreter services available to the public during the hearing.
- Brief review of the 2023 and 2024 HDRC schedule.
- OHP staff promoted the upcoming "*Holidays on Houston Street*" events taking place in downtown San Antonio.
- Item 15 was pulled by the applicant from the consent agenda for individual consideration.
- Item 20 was postponed by the applicant.

**APPROVAL OF MEETING MINUTES:**

**MOTION:** Commissioner Grube moved to approve the minutes for the November 15, 2023, Historic and Design Review Commission (HDRC) meeting.  
Commissioner Velásquez seconded the motion.

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

**ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 1 ABSENT. 1 RECUSAL.**

**PUBLIC COMMENT:**

- Item 4 - King William Association Architectural Advisory Committee submitted a letter in support of the request.
- Item 10 –Robin Foster with the Monticello Park Neighborhood Association Architectural Review Committee submitted a voicemail supporting the request.
- Item 10 –Monticello Park Neighborhood Association Architectural Review Committee submitted a letter in support of the request.
- Item 12 – Robin Foster with the Monticello Park Neighborhood Association Architectural Review Committee submitted a voicemail opposing the request.
- Item 12 – Monticello Park Neighborhood Association Architectural Review Committee submitted a letter in support of the request.
- Item 14 –Dignowity Hill Architectural Review Committee submitted a letter in support of the request.

Chairman Fetzner asked if any commissioner would like to pull items from the consent agenda.

- Commissioner Mazuca requested Item 11 to be pulled from the consent agenda to individual consideration.
- Commissioner Grube requested Item 12 to be pulled from the consent agenda to individual consideration.

**CONSENT AGENDA:**

Item 1, Case No. N/A	Approval of the 2024 Historic and Design Review Commission meeting schedule.
Item 2, Case No. 2023-456	914 W MULBERRY AVE
Item 3, Case No. 2023-449	111 E PECAN ST
Item 4, Case No. 2023-461	1028 S ALAMO ST
Item 5, Case No. 2023-460	3903 N ST MARYS ST
Item 6, Case No. 2023-458	110 LEXINGTON AVE
Item 7, Case No. 2023-444	1167 E COMMERCE ST
Item 8, Case No. 2023-468	831 E MAGNOLIA AVE
Item 9, Case No. 2023-469	116 CAMARGO
Item 10, Case No. 2023-470	410 FURR DR
Item 13, Case No. 2023-447	318 W ROSEWOOD AVE
Item 14, Case No. 2023-452	1614 E HOUSTON ST

**MOTION:** Commissioner Velásquez moved to approve Consent Agenda Items 1-10 with staff stipulations, less Items 11, 12 and 15.  
Commissioner Holland seconded the motion.

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

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

**INDIVIDUAL CONSIDERATION ITEMS:**

**ITEM 11. HDRC NO. 2023-451**  
ADDRESS: 1500 SALTILLO ST  
APPLICANT: Raymond Aguilar/MP Studio LA

**REQUEST:** The applicant is requesting a Certificate of Appropriateness for approval to construct of a new skate park at Benavides Park.

**RECOMMENDATION:** Staff recommends approval based on findings a through d with the following stipulation:

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

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Savino moved to approve the request with staff stipulations.  
Commissioner Velásquez seconded the motion.

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

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

**ITEM 12. HDRC NO. 2023-455**

ADDRESS: 2107 W KINGS HWY

APPLICANT: Morton Baird/BAIRD LAURA K & MORTON W III

**REQUEST:** The applicant requests a Certificate of Appropriateness for approval to construct a wood post and rail cattle panel fence around a portion of the front yard.

**RECOMMENDATION:** Staff recommends approval to construct a cattle panel fence around a portion of the front yard. The front-yard fence may not exceed 4' in height at any point and is limited to enclosing the side yard area as proposed.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Grube moved to deny the request.  
Commissioner Savino seconded the motion.

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

**ACTION:** MOTION PASSED with 8 AYES. 2 NAYS. 1 ABSENT.

**ITEM 15. HDRC NO. 2023-463**

ADDRESS: 301 LAVACA ST

APPLICANT: Candid Rogers

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

1. Install a 3-foot-tall, wood-framed cattle panel fence with a sliding driveway gate, and pedestrian gate.
2. Construct a metal carport.
3. Remove existing flatwork.
4. Install a front walkway using pavers.
5. Install a rear walkway using pavers.
6. Construct a full-length front porch with wooden posts and a standing seam metal roof.
7. Construct a rear addition, measuring approximately 150 square feet.
8. Install new windows, doors, and gable vents.

**RECOMMENDATION:**

Item 1, staff recommends approval of the installation of a 3-foot-tall wood-framed cattle panel fence with a sliding driveway gate, and pedestrian gate, based on finding b, with the following stipulation:

- i. That the final construction height of the approved gate and fencing may not exceed the maximum height of 4 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 2, staff recommends approval of the installation of a carport, based on finding c and d, with the following stipulations:

- i. That the proposed posts and framing materials be fully wood. An updated rendering should be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits elevation drawings and full dimensions for the proposed carport to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of the removal of existing flatwork, based on finding e.

Item 4, staff recommends approval of the installation of a front walkway with pavers, based on finding f with the following stipulation:

- i. That a traditional paver configuration is utilized instead of a modern design.

- ii. That the applicant submits an updated site plan detailing the materials, alignment, configuration, and width of the proposed front walkway.

Item 5, staff recommends approval of installation of a sidewalk to the rear of the structure with pavers, based on finding g.

Item 6, staff recommends approval of construction of a full-length front porch with wooden posts and a standing seam metal roof, based on finding h with the following stipulations:

- i. That the porch depth be reduced to 4-5 feet. Updated drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. 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.
- iii. That the proposed porch decking should feature 1" x 3" tongue-and-groove wood members laid perpendicular to the front façade plane.
- iv. That the proposed 5x5 wood columns be reduced to 4x4 to be consistent with the Guidelines. Updated documentation must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 7, staff recommends approval of the construction of a rear addition, based on findings k through p with the following stipulations:

- i. That board and batten siding feature boards that are approximately 12 inches wide with battens that are approximately 1 – ½" wide. If composite siding is used, it should feature a smooth finish.
- ii. That the applicant installs windows featuring traditional proportions and traditional operations. Updated drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. 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 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. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25".

Item 8, staff recommends approval of the installation of new windows and doors on the primary structure based on findings i and j with the following stipulations:

- 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 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.
- ii. That the applicant installs a fully wood door or a door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That a detailed salvage plan for the removal of any stone from the original caliche walls be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Velásquez moved to approve the request with staff stipulations, less that the applicant is enabled to use true material steel for the gate; less Item 2 that the applicant is enabled to use steel framing as opposed to wood, assuming that the steel framing is dimensional to what the wood framing would be; Item 4 that applicant is enabled to construct the walkway in way that is sympathetic to the design as submitted; Item 6 that the porch be allowed to be constructed at 8 feet. Commissioner Cervantes seconded the motion.

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

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

**ITEM 16. HDRC NO. 2023-441**  
ADDRESS: 2310 W KINGS HWY  
APPLICANT: Lisbeth Salander/UNKNOWN

**REQUEST:** The applicant requests a Certificate of Appropriateness for approval to:

1. Paint the previously unpainted brick.
2. Replace the bay window on the primary elevation with a fixed metal frame window.
3. Replace the wood column on the front porch with a breezeblock wall.

**RECOMMENDATION:** Staff does not recommend approval of items 1 through 3 based on findings a through h.

**PUBLIC COMMENT:**

- Robin Foster on behalf of the Monticello Park Neighborhood Association Architectural Review Committee submitted a voicemail opposed to the case.
- Robin Foster on behalf of the Monticello Park Neighborhood Association Architectural Review Committee submitted a letter with the same information outlined in the voicemail.

**MOTION:** Commissioner Grube moved to deny with staff stipulations. Commissioner Savino seconded the motion.

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

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

**ITEM 17. HDRC NO. 2023-462**  
ADDRESS: 620 S PRESA ST  
APPLICANT: Pablo Rios/Barrio Dogg

**REQUEST:** The applicant is requesting consideration and approval of a waiver pursuant to City Code Section 35-608(g) to accept the application submitted for the request to install rigid foam insulation on the existing stucco cladding and apply new stucco on the foam.

The approval of the cladding treatment is not a request item at this time.

**RECOMMENDATION:** Staff does not recommend approval a waiver pursuant to City Code Section 35-608(g), based on finding c.

Should the HDRC approve the waiver to reconsider the original application, the COA request would first be referred to a Design Review Committee (DRC) site visit per the applicant's request.

**PUBLIC COMMENT:**

- Jose Rodriguez spoke in support of the request.
- Jessica Del Valle spoke in support of the request.
- Kate Ruckman on behalf of the Conservation Society of San Antonio submitted a voicemail in opposition to the request.
- The Conservation Society of San Antonio submitted a letter with the same information outlined in the voicemail as well as a case timeline.

**MOTION 1:** Commissioner Grube moved to deny the waiver request.  
(Main Motion) Commissioner Gibbs seconded the motion.

**MOTION 2:** Commissioner Velásquez moved to substitute the main motion and approve the waiver to enable  
(Amendment) HDRC to respect the request to a DRC for an on-site visit to inspect it based on all the testimony of the person that reviewed the masonry and all of the structural deficiencies.  
Commissioner Cervantes seconded the motion.

Chairman Fetzer called for a vote on Motion 2 (Amended Motion).

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

**ACTION:** **MOTION FAILED with 5 AYES. 5 NAYS. 1 ABSENT. NO MAJORITY.**

Chairman Fetzer called for a vote on the main motion.

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

**ACTION:** **MOTION FAILED with 5 AYES. 5 NAYS. 1 ABSENT. NO MAJORITY.**

**MOTION 3:** Commissioner Grube moved for a continuance for the applicant to provide new evidence on the comments with the removal of the stucco after the mockup.  
Commissioner Cervantes seconded the motion.

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

**ACTION:** **MOTION PASSED with 9 AYES. 1 NAYS. 1 ABSENT.**

**ITEM 18. HDRC NO. 2023-437**  
ADDRESS: 114 DEWBERRY ST  
APPLICANT: Jim Tafoya/BRIO BUILDERS

**REQUEST:** The applicant requests a Certificate of Appropriateness for approval to construct a two-story residential structure on the vacant lot at 114 Dewberry.

**RECOMMENDATION:** Staff recommends approval of the request to construct a two-story residential structure, based on findings a through u, with the following stipulations:

- i. That the applicant incorporates proposed massing and scale consistent with the Guidelines for New Construction, in particular, incorporating an overall building width or arrangement of bays that is compatible with surrounding historic structures, as noted in finding g.
- ii. That, as noted in finding j, the standing-seam metal roof on the front porch features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a standard galvalume finish. Panels should be smooth without striation or corrugation.
- iii. That the applicant confirms which door material will be used, as noted in finding m.
- iv. That a wood or aluminum-clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding n.
- v. That the applicant amends the proposed fenestration profile to incorporate windows that feature a one-over-one profile rather than the fixed clerestory windows proposed, as noted in finding o.
- vi. That all mechanical equipment be screened from view from the public right of way, as noted in finding t.
- vii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.
- viii. **ARCHAEOLOGY** – An archaeological investigation is required if excavations are necessary near the rear of the property. Impacts to the Upper Labor Acequia shall be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

An inspection must be scheduled with OHP staff prior to the start of work on the standing-seam metal roof to verify that the roofing material matches the approved specifications.

**PUBLIC COMMENT:**

- Barbara Witte-Howell spoke in opposition to the case.
- Chris Crystal spoke in opposition to the case.
  - John Lauade yielded their time to Chris Crystal.
  - Cate Weber yielded their time to Chris Crystal.
  - Tammy Griswold yielded their time to Chris Crystal.
- Camren Carr submitted a voicemail in opposition to the case.
- Gemma Kennedy submitted a voicemail in opposition to the case.
- Seth Steel submitted a voicemail in opposition to the case.
- Patricia Pratchett submitted a voicemail in opposition to the case.

**MOTION 1:** Commissioner Holland moved to approve with staff stipulations.  
(Main Motion) Commissioner Velásquez seconded the motion.

**MOTION 2:** Commissioner Cervantes moved to amend the main motion to include a stipulation to remove the balcony from the final design.  
(Amendment) Commissioner Savino seconded the motion.

Chairman Fetzer called for a vote on Motion 2 (Amended Motion).

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

**ACTION: MOTION PASSED with 7 AYES. 2 NAYS. 2 ABSENT.**

Chairman Fetzer called for a vote to approve the main motion as amended.

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

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

**ITEM 19. HDRC NO. 2023-453**  
ADDRESS: 225 LINDELL PLACE  
APPLICANT: Jonathan Reynolds/Reyven Custom Homes & Remodeling

**REQUEST:** The applicant requests a Certificate of Appropriateness for approval to:

1. Modify a previously approved design for a rear addition.
2. Replace two existing multi-lite doors with half-lite wood doors.
3. Install sliding doors rather than French doors on the previously approved design for the rear west addition.

**RECOMMENDATION:** Staff does not recommend approval of item 1, modification of a previously approved design for a rear addition, based on findings b and c. Staff recommends that the previously approved plans be adhered to, which include retaining the existing northeast gable in its current form.

Staff recommends approval of items 2 and 3, based on finding d.

**PUBLIC COMMENT:**

- Bill Aylor submitted a letter in support of the case.
- Bo McGuffey submitted a letter in support of the case.

**MOTION:** Commissioner Velásquez moved to approve the request as submitted by the applicant.  
Commissioner Cervantes seconded the motion.

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

**ACTION:** MOTION PASSED with 7 AYES. 2 NAYS. 2 ABSENT.

**ITEM 20. POSTPONED PRIOR TO HEARING**

**ITEM 21. HDRC NO. 2023-446**  
ADDRESS: 222 VANCE ST  
APPLICANT: Nathan Manfred/French & Michigan

**REQUEST:** The applicant is requesting a Certificate of Appropriateness to demolish one (1) rear accessory structure.

**RECOMMENDATION:** Staff does not recommend approval based on findings a through h. The applicant has not satisfied the documentation requirements for demolition of a landmark and the application is incomplete.

If the HDRC finds the application to be complete and finds demolition appropriate, staff recommends the following stipulations:

- i. That the applicant complies with the City's deconstruction ordinance and selects a Certified Deconstruction Contractor to complete deconstruction, form submission, and permitting in accordance with UDC Chapter 12, Article II, as noted in finding f.
- ii. Any future requests for replacement of the rear accessory structure will require an additional application for review and approval.



**PUBLIC COMMENT:** The River Road Neighborhood Historic Resources Committee submitted a letter in support of the request.

**MOTION 1:** Commissioner Holland moved to approve the request with staff stipulations.  
Motion was not seconded. Commissioner Holland withdrew his motion.

**MOTION 2:** Commissioner Savino moved to continue the request to conform to the applicant's schedule to present more information to complete the application.  
Commissioner Holland seconded the motion.

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

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

**ITEM 22. HDRC NO. 2023-464**  
ADDRESS: 322 MISSION ST  
APPLICANT: ALEGRA VOLPE/ALEGRA VOLPE INTERIORS LLC

**REQUEST:** The applicant is requesting a Certificate of Appropriateness for approval to replace the existing side-facing front door with a window measuring 102" high x 28" wide.

**RECOMMENDATION:** Staff does not recommend approval to replace the existing side door with a window measuring 102" high x 28" wide,  
based on finding b.

**PUBLIC COMMENT:**

- Lisa Lynde on behalf of the King William Association Architectural Advisory Committee submitted a voicemail in support of the case.
- The King William Association submitted a letter with the same information outlined in the voicemail.

**MOTION:** Commissioner Velásquez moved to approve the request as presented by the applicant for replacement of the door with the window to match the picture showing the long window.  
Commissioner Holland seconded the motion.

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

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

**ITEM 23. HDRC NO. 2023-450**  
ADDRESS: 226 ARMY  
APPLICANT: Mario Mendez

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

1. Replace four aluminum windows on the front façade, four aluminum windows on the rear façade, and three aluminum windows on the east façade and install vinyl windows.
2. Replace the existing front porch railing with a cattle-panel style railing.
3. Receive Historic Tax Certification.

**RECOMMENDATION:**

Item 1, Staff recommends approval of aluminum window replacement, based on findings a through d, with 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. An alternative window material may be considered by staff if the window conforms to the following stipulations. 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 2, Staff does not recommend approval of the front porch railing replacement based on finding e. Staff recommends the front porch railing return to its previous condition.

Item 3, The property is not eligible for Historic Tax Certification at this time based on findings b, f, and g. The property may be eligible for the Substantial Rehabilitation Tax Incentive once the property comes into compliance.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Savino moved to approve the request with all staff stipulations.  
Commissioner Gibbs seconded the motion.

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

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

**ADJOURNMENT:** Chairman Fetzer adjourned the meeting at 6:35 p.m.

**APPROVED**

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Jeffrey Fetzer, Chair  
Historic Design Review Commission  
City of San Antonio

Date: \_\_\_\_\_