



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, JUNE 18, 2024**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, June 17, 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: Mammen, Velásquez, Galloway, Mazuca, Grube (virtual), Cervantes (virtual), Holland(virtual), Fetzer, and Gibbs

ABSENT: Savino and Guevara

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.

APPROVAL OF MEETING MINUTES:

MOTION: Vice Chair Fetzer moved to approve HDRC meeting minutes for June 4, 2025. Commissioner Velásquez seconded the motion.

VOTE: AYE: Mammen, Velásquez, Galloway, Mazuca, Grube, Cervantes, Holland, Fetzer, and Gibbs.

NAY: None.

ABSENT: Savino and Guevara

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

PUBLIC COMMENTS:

Letters

- Item 1 – The Conservation Society of San Antonio submitted a letter in support of the request.
- Item 4 – The Architectural Advisory Committee of the King William Association submitted a letter in support of staff recommendations and findings.
- Item 9 – The Tobin Hill Community Association submitted a letter in support of the request.
- Item 10 – The Architectural Advisory Committee of the King William Association submitted a letter in support of staff recommendations and findings.

Voicemails

- Item 9 – Kate Rodgers submitted a voicemail in support of the request.

CONSENT AGENDA:

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

- Vice Chair Fetzer requested item 2 be pulled from the Consent Agenda for individual consideration.
- Chairman Gibbs requested items 4 and 6 be pulled from the Consent Agenda for individual consideration.

MOTION: Commissioner Velásquez moved to approve items 1, 3, 5, and 7-10 with staff stipulations.

Vice Chair Fetzer seconded the motion.

Items on Consent:

Item 1, Case No. 2025-150

Item 3, Case No. 2025-151

Item 5, Case No. 2025-130

Item 7, Case No. 2025-156

Item 8, Case No. 2025-157

Item 9, Case No. 2025-155

Item 10, Case No. 2025-145

1118 W FRENCH PLACE

1602 BROADWAY

1606 N ALAMO ST/1702 BROADWAY,

1611 N ALAMO, 1613 N ALAMO

348 THOMAS JEFFERSON DR

511 LABOR COMMONS

502 MADISON ST

241 E FRENCH PLACE

222 KING WILLIAM

VOTE: AYE: Mammen, Velásquez, Galloway, Mazuca, Grube, Cervantes, Holland, Fetzer, and Gibbs.

NAY: None.

ABSENT: Savino and Guevara

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 2. HDRC NO. 2025-138

ADDRESS: 3903 N ST MARYS ST (San Antonio Zoo)

APPLICANT: Clifton Austin/Sunland Group

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a single-story structure to house coral conservation efforts at the San Antonio Zoo. The proposed structure will feature approximately 940 square feet and will be located to the north of the existing Monkey House, to the south of the existing Aquarium, and to the east of the Flamingo Habitat. Only the east façade will be visible to the public.

The applicant has noted that all existing ornamental façade elements at the historic Aquarium building will remain.

RECOMMENDATION:

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

- i. That the proposed new construction's stucco match that of the Aquarium.

- ii. That final window product specifications be submitted to OHP staff for review and approval. Windows should feature true divided lites with true muntins.
- iii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: None.

MOTION 1: Vice Chair Fetzer moved to approve with staff stipulations and the additional stipulation that the rooftop equipment, once selected, returns to staff for review. Commissioner Velásquez seconded the motion.

VOTE: Vice Chair Fetzer withdrew his motion. No vote taken.

MOTION 2: Vice Chair Fetzer moved to refer to the Design Review Committee and for the request to return to HDRC based on the applicant's availability. Commissioner Velásquez seconded the motion.

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

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

ITEM 4. HDRC NO. 2025-147
ADDRESS: 319 STIEREN
APPLICANT: Thomas Chilton

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a shade covered carport with standing seam or corrugated roof on wood framing and wood columns at the SE corner of the property over existing concrete driveway.

RECOMMENDATION:

Item 1: Staff recommends approval for the carport construction, based on the findings, with the following stipulations:

- i. That the applicant install 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. No modifications to the roof pitch or roof form are requested or approved at this time.
- ii. That new wood columns be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.
- iii. That the carport be detached from the primary structure and updated construction documents be submitted to staff for final review prior to the issuance of a Certificate of Appropriateness.

- 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: Provided at the beginning of the meeting.

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

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

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

ITEM 6. HDRC NO. 2025-090
ADDRESS: 910 E SOUTHCROSS BLVD
APPLICANT: Edward Hernandez/Nirvana Architecture Studio

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new 10,000 sf building housing an auditorium, classrooms, and various auxiliary spaces on the existing campus of LIDS Christian Center at 910 E Southcross Blvd and site work consisting of a master parking and landscaping plan.

RECOMMENDATION:

Staff recommends approval to construct a new 10,000 sf building housing an auditorium, classrooms, and various auxiliary spaces on the existing campus of LIDS Christian Center at 910 E Southcross Blvd and site work consisting of a master parking and landscaping plan 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: Vice Chair Fetzer moved to approve with staff stipulations.
Commissioner Velásquez seconded the motion.

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

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

ADJOURNMENT: Chairman Gibbs adjourned the meeting at 3:16 p.m.

APPROVED

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

Date: _____