



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

**HISTORIC AND DESIGN REVIEW COMMISSION  
MEETING MINUTES  
February 1, 2023**

The City of San Antonio Historic and Design Review Commission met on Wednesday, February 1, 2023, at 1901 South Alamo Street, San Antonio, Texas 78204.

**MEETING CALLED TO ORDER:**

Chairman Fetzer called the meeting to order at 3:04 p.m. for work session.

**ROLL CALL:**

Present: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Cervantes, Baker, Fetzer

Absent: District 4 Commissioner (Vacant)

**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.

OHP staff invited the public to the Historic Homeowners Fair event.

**PUBLIC COMMENT:**

Item 1 – The King William Association submitted a letter in support of the case.

Item 4 – Bianca Maldonado, on behalf of the Monticello Park Neighborhood Association, provided comments.

Commissioner Fetzer asked if any commissioner would like to pull items from the consent agenda.

No items were requested by Commissioners to be pulled from the consent agenda to individual consideration.

**CONSENT AGENDA:**

Item 1, Case No. 2022-596	211 W SHERIDAN
Item 2, Case No. 2023-026	252 W WILDWOOD
Item 3, Case No. 2023-019	102 E JOSEPHINE
Item 4, Case No. 2023-023	2215 W GRAMERCY PLACE/2219 W Gramercy

**MOTION:** Commissioner Velasquez moved to approve consent agenda items 1-4 with all staff stipulations.  
Commissioner Grube seconded the motion.

**VOTE:** AYE: Gibbs, Fish, Savino, Velasquez, Mazuca, Carpenter, Grube, Cervantes, Baker  
NAY: None.  
ABSENT: District 4 Commissioner (Vacant)  
RECUSED: Fetzer

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

**INDIVIDUAL CONSIDERATION ITEMS:**

**ITEM 5. HDRC NO. 2023-022**  
ADDRESS: 102 MUNCEY  
APPLICANT: Virginia Berk/BERK VIRGINIA R

**REQUEST:**

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

1. Perform repair scopes of work to the existing wood siding, wood trim, fascia and soffit.
2. Replace the existing, faux stone foundation skirting with wood skirting.
3. Replace the existing, aluminum windows with new wood windows.
4. Replace the existing, asphalt shingle roof with a composition shingle roof.
5. Install new brick columns and brick skirting on the existing, concrete porch.
6. Construct a rear garage addition to feature approximately 380 square feet.
7. Install a driveway at the rear of the lot.
8. Install fencing on site in the side and rear yards.

**RECOMMENDATIONS:**

1. Staff recommends approval of item #1, siding repair, based on finding c with the following stipulations:
  - i. That the original wood siding be repaired and preserved in place.
  - ii. That the applicant preserve original façade openings as much as possible and infill matching siding where siding does not currently exist.
2. Staff recommends approval of item #2, skirting replacement, based on finding d with the following stipulation:
  - i. That a drip edge be installed at the finish floor height. A cement board piece can be used at grade to prevent rot and decay. If used, cement board should feature a smooth finish.
3. Staff does not recommend approval of item #3, the replacement of existing, non-original windows with vinyl windows, as noted in finding e. Staff recommends that windows be installed that are consistent with the adopted window policy document. Additionally, staff encourages the applicant to introduce windows in as many original locations as possible.
4. Staff recommends approval of item #4, roof replacement, as submitted, based on finding f.
5. Staff recommends approval of item #5, front porch modifications based on finding g with the following stipulations:
  - i. That the proposed brick columns, skirting and porch steps be eliminated.
  - ii. That the applicant install wood columns that are six (6) inches square, with chamfered corners and capital and base trim.
6. Staff does not recommend approval of item #6, the construction of an attached garage, based on findings h though l. Staff recommends the applicant construct either a detached garage as found historically within the district.
7. Staff recommends approval of item #7, the installation of a rear yard driveway with the following stipulation:
  - i. That the driveway not exceed ten (10) feet in width, per the Guidelines for Site Elements.
8. Staff recommends approval of item #8, the installation of side and rear yard fencing with the following stipulation:
  - i. That a fencing detail be submitted for review and approval for the fencing that is proposed to be installed parallel with Muncey.
  - ii. That fencing that is six (6) feet in height not extend past the side façade of 102 Muncey as to not create a six (6) foot height within front and side yard space for the adjacent lot.

**PUBLIC COMMENT:** None.

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

**VOTE:** AYE: Gibbs, Savino, Velasquez, Mazuca, Carpenter, Grube, Cervantes, Baker, Fetzer  
NAY: None.  
ABSENT: Fish, District 4 Commissioner (Vacant)

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

**ITEM 6. HDRC NO. 2022-554**  
ADDRESS: 612 & 614 E Mulberry  
APPLICANT: Lyn Wolff/MILLER LYN MARIE WOLFF

**REQUEST:**

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

1. Replace all existing original wood windows throughout the home with aluminum replacement windows.
2. Replace existing wood front doors.
3. Construct an infill addition to the front façade. This addition will be guttered and include downspouts. The proposed condition is intended to match the enclosure that has been completed at 520 E Mulberry.
4. Construct an infill addition to the rear façade. The existing windows at this location will be removed for the addition.

**RECOMMENDATIONS:**

1. Staff does not recommend approval of item 1, the replacement of existing wood windows with aluminum windows, based on finding c. The Guidelines encourage repair of original windows over replacement. The four identified windows that are visibly beyond repair should be replaced in kind.

2. Staff does not recommend approval of item 2, the replacement of the existing front doors as submitted, based on finding d. Staff recommends the applicant attempt to repair the front doors and sidelights or replace them in kind with a similar wood door or door that is consistent with the architectural style of the home.

3. Staff does not recommend approval of item 3, the construction of the front infill addition based of finding g. An infill condition that maintains some inset would be more appropriate.

4. Staff recommends approval of item 4, the rear addition of the structure based on finding h and i with the stipulation that the infilled areas be articulated by a piece of vertical trim.

**PUBLIC COMMENT:**

Kathy Knavik on behalf of the Conservation Society of San Antonio provided comments.

The Conservation Society of San Antonio submitted a letter with comments on the case.

Bryan Wildman submitted a letter in support of the case.

Monte Vista Historical Association submitted a letter with comments on the case.

**MOTION:** Commissioner Velasquez moved to approve with staff stipulations.  
Commissioner Carpenter seconded the motion.

**VOTE:** AYE: Gibbs, Savino, Velasquez, Mazuca, Carpenter, Grube, Fetzer  
NAY: Cervantes, Baker  
ABSENT: Fish, District 4 Commissioner (Vacant)

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

**ITEM 7. HDRC NO. 2023-029**  
ADDRESS: 1315 MARCH AVE  
APPLICANT: Gerardo Noriega/GNA Architecture

**REQUEST:**

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

1. Remove the existing chain link fence and replace it with a new wrought iron fence featuring metal mesh and a motorized sliding gate.
2. Remove the existing driveway and install a new driveway to feature twenty-four (24) feet in width.
3. Add a sidewalk to the front of the property parallel to March Avenue.

**RECOMMENDATIONS:**

Staff recommends approval of item 1, the removal of the existing chain link fence and replace it with a new wrought iron fence with a maximum height of six (6) feet and a motorized sliding gate based on finding d and e. With the stipulation that the metal mesh be only installed on the motorized portion of the wrought iron fence.

Staff recommends approval of item 2, widening of the driveway to a maximum of twenty-four (24) feet in width based on finding c.

Staff recommends approval of item 3, the addition of a sidewalk to the front of the property along March Ave based on finding f.

**PUBLIC COMMENT:** None

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

**AMENDMENTS:**

1. Commissioner Cervantes motioned for an amendment to the motion for an 8 ft. fence with staff stipulations. Commissioner Baker seconded the amendment.
2. Commissioner Baker motioned for an amendment to the motion to remove all metal mesh from the fence. Commissioner Baker seconded the amendment.

**1<sup>ST</sup> AMENDMENT VOTE:** AYE: Velasquez, Mazuca, Cervantes  
NAY: Gibbs, Savino, Carpenter, Grube, Baker, Fetzer  
ABSTAIN: Fish  
ABSENT: District 4 Commissioner (Vacant)

**ACTION:** AMMENDED MOTION FAILED with 3 AYES. 6 NAYS. 1 ABSTAIN. 1 ABSENT.

**2<sup>ND</sup> AMENDMENT VOTE:** AYE: Savino, Baker  
NAY: Gibbs, Velasquez, Mazuca, Carpenter, Grube, Cervantes, Fetzer  
ABSTAIN: Fish  
ABSENT: District 4 Commissioner (Vacant)

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

**MAIN MOTION VOTE:** AYE: Gibbs, Savino, Velasquez, Mazuca, Carpenter, Grube, Cervantes, Baker, Fetzer  
NAY: None.  
ABSTAIN: Fish  
ABSENT: District 4 Commissioner (Vacant)

**ACTION:** MOTION PASSED with 9 AYES. 0 NAYS. 1 ABSTAIN. 2 ABSENT.

**ITEM 8. HDRC NO. 2022-583**  
ADDRESS: 2130 W MAGNOLIA AVE  
APPLICANT: Jaclyn LIECK/LIECK JACLYN AUBREE

**REQUEST:**

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

1. Replace front lawn with rock much. Planter beds are proposed along the modified walkway.
2. Modify the sidewalk from the existing curving sidewalk to a straight sidewalk.

**RECOMMENDATIONS:**

1. Staff does not recommend approval of item 1 as submitted. The proposed rock mulch should feature a material that is consistent with the Guidelines and should be limited to small areas. Staff recommends that additional plantings be incorporated into the overall landscape design.

2. Staff does not recommend approval of item 2, the modification to the existing sidewalk based on finding e. Staff recommends the original profile be reinstalled on site.

**PUBLIC COMMENT:**

Sue Araujo supported the case.

Richard Campos supported the case.

Marcella Gutierrez supported the case.

Kendall Lopez supported the case.

Bianca Maldonado on behalf of the Monticello Park Neighborhood Association opposed the case.

Gloria Torres supported the case.

**MOTION:** Commissioner Velasquez moved to approve as submitted by the applicant.  
Commissioner Baker seconded the motion.

**VOTE:** AYE: Gibbs, Velasquez, Mazuca, Grube, Cervantes, Baker  
NAY: Savino, Carpenter, Fetzter  
ABSTAIN: Fish  
ABSENT: District 4 Commissioner (Vacant)

**ACTION:** MOTION PASSED with 6 AYES. 3 NAYS. 1 ABSTAIN. 1 ABSENT.

**ITEM 9. HDRC NO. 2023-021**  
ADDRESS: 1604 MCCULLOUGH AVE  
APPLICANT: juan ramos/Arcom Signage Solutions LLC

**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to:

1. Install an internally-illuminated 50"x50" cabinet sign on the awning.
2. Install perforated black vinyl window tint with incorporated logos on the windows and door.

**RECOMMENDATIONS:**

Staff recommends denial of items 1 and 2 based on findings a through d.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Carpenter moved to approve Item 1 as submitted. Approve Item 2 with the following stipulation: The vinyl logos be installed without the perforated vinyl window tint.  
Commissioner Velasquez seconded the motion.

**VOTE:** AYE: Gibbs, Savino, Velasquez, Mazuca, Carpenter, Grube, Cervantes, Baker, Fetzter  
NAY: None.  
ABSENT: Fish, District 4 Commissioner (Vacant)

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

**ITEM 10. HDRC NO. 2023-020**  
ADDRESS: 3035 ROOSEVELT AVE  
APPLICANT: Denise and Justin Andersen/JDAndersen Holding

**REQUEST:**

The applicant requests conceptual approval for new construction, to include 12 CONEX shipping containers.

The applicant requests a Certificate of Appropriateness for approval to modify a noncontributing building as follows:

1. Demolish the addition at the southwest corner of the building.
2. Replace two windows and one door on the primary elevation with an overhead metal and glass garage door.
3. Replace windows on the north and south elevations with pivoting metal frame windows.
4. Add two metal-frame full-lite doors to the south elevation.
5. Add two solid doors to the rear elevation.
6. Repair or replace the wood siding in kind.
7. Replace the composition shingle roof in kind.

**RECOMMENDATIONS:**

Staff recommends denial of conceptual approval for new construction, to include 12 CONEX shipping containers, based on finding c. Staff recommends the applicant explore other building techniques that conform to the Mission Historic District Design Guidelines.

Staff recommends approval to modify a noncontributing building, items 1 through 7, based on findings d through g.

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

**PUBLIC COMMENT:**

Kathy Krnavek on behalf of the Conservation Society of San Antonio opposed the case.

The Conservation Society of San Antonio submitted a letter in opposition the case.

A. Diego supported the case.

Brenda Pacheco spoke in support of the case.

Rosemary Zunica spoke in support of the case.

Jane Henry on behalf of the Mission San Jose Neighborhood Association submitted a letter with comments. OHP

Staff read the letter into the record.

**MOTION:** Commissioner Velasquez moved to approve as submitted for conceptual approval of new construction. Approve via Certificate of Appropriateness (COA) for modifications to a noncontributing building, items 1-7, and include Design Review Committee.  
Commissioner Baker seconded the motion.

**VOTE:** AYE: Velasquez, Mazuca, Grube, Cervantes, Baker, Fetzer  
NAY: Gibbs, Savino, Carpenter  
ABSENT: Fish, District 4 Commissioner (Vacant)

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

**ITEM 11. HDRC NO. 2022-544**  
ADDRESS: 354 NORTH DR  
APPLICANT: Luis Valderas

**REQUEST:**

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

1. Replace the existing composition shingle roof on the garage with a corrugated metal roof to match the patio cover and the rear accessory structure.
2. Modify the front gable roof form to a flat roof form and raise the height of the top plate of the garage.

**RECOMMENDATIONS:**

Item 1, staff does not recommend approval of the roof material change on the rear accessory structure based on findings a through d. Staff recommends that the applicant installs a replacement composition shingle roof to match the previously existing roof.

Item 2, staff does not recommend approval of the roof form modification based on finding e. Staff recommends that the applicant retains the front gable and shed roof forms.

**PUBLIC COMMENT:**

Jose Balli supported the case.

Ellen Clark supported the case.

Margaret Craig supported the case.

Andrea Garza opposed the case.

Alicia Helton supported the case.

Norma Jean Moore supported the case.

Nava supported the case.

Miguel Ruiz supported the case.

Sarah Shore supported the case.

Linda Smith supported the case.

William Vance supported the case.

David Zamora Casas supported the case.

**MOTION:** Commissioner Velasquez moved to approve with stipulation that the applicant install a wood or wood-look garage door with true window lites.  
Commissioner Carpenter seconded the motion.

**VOTE:** AYE: Gibbs, Savino, Velasquez, Mazuca, Carpenter, Grube, Cervantes, Baker, Fetzer  
NAY: None.  
ABSENT: Fish, District 4 Commissioner (Vacant)

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

**ITEM 12. HDRC NO. 2023-032**  
ADDRESS: 1931 N IH 35  
APPLICANT: John Williams/Graceland Group

**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace the chain link fence with a cattle panel fence with wood posts and rails.
2. Replace sod with artificial turf.
3. Limewash the brick on the front and side elevations.

Applicant withdrew request for artificial turf during the meeting.

**RECOMMENDATIONS:**

Staff recommends approval of item 1, replacing the chain link fence with a cattle panel fence with wood posts and rails, based on finding b, with the following stipulation:

- i. That the fence not exceed 4' at any portion of the fence.

Staff recommends denial of item 2, replacing sod with artificial turf, based on finding c.

Staff recommends denial of item 3, limewashing the brick on the front and side elevations, based on finding d.

**PUBLIC COMMENT:**

Marlene Hawkins opposed the case.

**1<sup>ST</sup> MOTION:** Commissioner Velasquez moved to approve as submitted by the applicant.  
Commissioner Cervantes seconded the motion.

**VOTE:** AYE: Velasquez, Cervantes, Baker  
NAY: Gibbs, Mazuca, Carpenter, Fetzer  
ABSENT: Fish, Savino, Grube, District 4 Commissioner (Vacant)

**ACTION:** MOTION FAILED with 3 AYES. 4 NAYS. 4 ABSENT.

**2<sup>ND</sup> MOTION:** Commissioner Carpenter moved to approve Item 1 and deny Item 3.  
Commissioner Cervantes seconded the motion.

**VOTE:** AYE: Gibbs, Mazuca, Carpenter, Cervantes, Fetzer  
NAY: Velasquez, Baker  
ABSENT: Fish, Savino, Grube, District 4 Commissioner (Vacant)

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

**ITEM 13. HDRC NO. 2023-017**  
ADDRESS: 116 W HUISACHE AVE  
APPLICANT: BEN BOWMAN/ASSETS & ARCHITECTS

**REQUEST:**

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

1. Replace existing composition shingle roof with ridge cap metal roof.
2. Replace existing aluminum frame windows with composite windows (Anderson 400 Woodwright Double Hung).
3. Modify fenestration on the west and south elevations of the primary structure and the west, south, and east elevations of the accessory structure.
4. Install privacy fence in the front, sides, and rear between six (6) to eight (8) feet.
5. Replace existing tandem driveway with two separate ribbon driveways.
6. Remove and relocate the front porch stairs.
7. Remove and relocate existing full-width concrete sidewalk.

**RECOMMENDATIONS:**

Staff recommends approval of items 1 through 5, based on findings a through g, with the following stipulation:

1. 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 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. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.
2. That the privacy fence not exceed 6' in height.

Staff does not recommend approval of items 5 and 6, removing and relocating the front porch stairs and front walkway, based on finding h.

**PUBLIC COMMENT:**

Sydeny Rubin submitted a letter in support of the case.

Katherine Martin submitted a letter in support of the case.

Monte Vista Neighborhood Association submitted a letter with comments on the case.

**MOTION:** Commissioner Velasquez moved to approve Items 1 – 5 with staff stipulations and approve Items 6 and 7 as submitted by the applicant.



Commissioner Savino seconded the motion.

**VOTE:** AYE: Gibbs, Savino, Velasquez, Mazuca, Carpenter, Grube, Cervantes, Baker, Fetzer  
NAY: None.  
ABSENT: Fish, District 4 Commissioner (Vacant)

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

**ITEM 14. POSTPONED PRIOR TO HEARING**  
**HDRC NO. 2023-024**  
ADDRESS: 423 E DEWEY PLACE  
APPLICANT: William Wheeler/Stonewall Property Group

**ITEM 15. HDRC NO. 2023-025**  
ADDRESS: 208 MISSION ST  
APPLICANT: Richard Pierson/SKY General Contracting LLC

**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to construct a four (4) foot wood picket fence around the front yard between the house and the sidewalk, a swinging gate for the driveway and sidewalk, and to replace the front lawn with decomposed granite.

**RECOMMENDATIONS:**

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

- i. That the fence not exceed four feet in height when measured at any point;
- ii. That the fence be constructed of wood based on finding e;
- iii. That the proposed driveway gate be set back behind the front façade of the house based on finding c; The existing driveway gate is at an appropriate location and can remain without any additional approvals. The proposed 4 foot fence should return to the front façade along the driveway and terminate at the front façade.
- iv. That the applicant incorporates plantings into the front yard design to provide at least 50% coverage.

**PUBLIC COMMENT:**

The King William Association submitted a letter in support of the case.

**MOTION:** Commissioner Carpenter moved to approve with stipulations i, ii, That the proposed driveway gate slide rather than swing, and that the applicant submit a landscaping plan with 50% greenery in the front yard. Landscaping must be completed within 6 months (August 1, 2023).  
Commissioner Gibbs seconded the motion.

**VOTE:** AYE: Gibbs, Velasquez, Mazuca, Carpenter, Cervantes, Baker, Fetzer  
NAY: None.  
ABSENT: Fish, Savino, Grube, District 4 Commissioner (Vacant)

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

**ITEM 16. HDRC NO. 2023-031**  
ADDRESS: 510 E COURTLAND PLACE  
APPLICANT: Estevan Lopez Jr/CASEETA LLC

**REQUEST:**

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

1. Replace fifteen (15) wood, one over one windows; four (4) fixed, square wood windows; and one large, nonoriginal picture window with white, vinyl windows.
2. Demolish the original, brick chimney.

3. Remove the non-original brick from the front façade and replace the non-original brick and original profile 117 siding with new, wood siding.
4. Replace the existing, concrete front porch and front porch columns.
5. Replace the existing fascia, soffits and roof eave elements.
6. Perform fenestration modifications on the north, east and west facades.

**RECOMMENDATIONS:**

1. Staff does not recommend approval of item #1, the proposed replacement of fifteen (15) wood, one over one windows; four (4) fixed, square wood windows; and one large, non-original picture window with white, vinyl windows, as noted in finding d. Staff recommends the following:
  - i. That salvaged, wood windows be reinstalled to match the profile, location and configuration of all original wood windows. The large, picture window may be replaced; however, the façade should be modified to feature two, grouped wood windows, separated by a mullion of six inches in width.
2. Staff does not recommend approval of item #2, the removal of the original brick chimney, based on finding g. Staff recommends this chimney be reconstructed to its previous condition. A chimney detail is to be submitted for review and approval prior to installation. This detail should be drawn to-scale with dimensions.
3. Staff does not recommend approval of item #3, the replacement of original wood siding with new siding, based on finding h. Staff does find the removal of non-original façade materials to be appropriate; however, the wholesale replacement of original siding is not recommended.
4. Staff recommends approval of item #4, front porch replacement, with the following stipulations:
  - i. That columns be installed that match the removed columns in profile.
5. Staff does not recommend approval of item #5, the replacement of original fascia, soffits and roof eave elements based on finding j. Staff recommends all roofing elements be returned to their original profiles.
6. Staff does not recommend approval of item #6, fenestration modifications on the north, east and west facades, as noted in finding k. Staff recommends the following:
  - i. That all original window openings be returned to their original locations and profiles.
  - ii. That all contemporarily sized, fixed windows be removed.
  - iii. That all fenestration modifications to the existing, rear addition be done in keeping with the primary historic structure's fenestration pattern and that wood windows be reinstalled.
  - iv. That the modified fixed window on the front façade be modified to feature two, grouped wood windows, separated by a mullion of six inches in width.

To correct the violations, applicant must supply drawings noting conditions prior to work beginning. Staff is prepared to enter a compliance agreement with owner that includes documentation requirements and milestones for compliance.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Carpenter moved to approve items 2 through 5 with staff's stipulations. Approve the reconstruction of the chimney to be wood framed and clad in stucco. The stucco shall be smooth. Approve to replace the windows as noted in item 1. Approve the fenestration patterns as noted in item 6.  
Commissioner Cervantes seconded the motion.

**VOTE:** AYE: Gibbs, Savino, Velasquez, Mazuca, Carpenter, Cervantes, Baker, Fetzer  
NAY: None.  
ABSENT: Fish, Grube, District 4 Commissioner (Vacant)

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

**ADJOURNMENT:** The meeting adjourned at 8:27 p.m.

**APPROVED**

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

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