



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, AUGUST 2, 2023**

The City of San Antonio Historic and Design Review Commission met on Wednesday, August 2, 2023, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chairman Fetzer called the meeting to order at 3:25 p.m. for work session.

ROLL CALL:

Present: Gibbs, Mazuca, Carpenter, Cervantes, Baker, Fetzer

Absent: Fish, Savino, Velasquez, Grube, District 4 Commissioner (Vacant)

CHAIRMAN'S STATEMENT:

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

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Cervantes moved to approve the minutes for the March 1, 2023, and July 19, 2023, Historic and Design Review Commission (HDRC) meeting.
Commissioner Gibbs seconded the motion.

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

ACTION: The MOTION PASSED with 6 AYES. 0 NAYS. 5 ABSENT.

ANNOUNCEMENTS:

Spanish interpreter services available to the public during the hearing.
OHP staff provided a briefing on proposed district-specific design guidelines for River Road.
Item 12 was postponed; not enough Commissioners in attendance to vote on the case.
Item 15 was postponed by the applicant.

PUBLIC COMMENT:

Item 6 – King William Association Architectural Advisory Committee submitted a letter in support of the case.
Item 7 – Lulu Francois on behalf of the Concerned Citizens of Dignowity Hill opposed the case.
Item 7 – Concerned Citizens of Dignowity Hill submitted a letter in opposition to the case.
Item 8 – Monticello Park Neighborhood Association Architectural Review Committee supported the case.
Item 9 – Monticello Park Neighborhood Association Architectural Review Committee provided comments.

Commissioner Fetzer asked if any commissioner would like to pull items from the consent agenda.
Commissioner Baker requested Item 9 to be pulled from the consent agenda to individual consideration.

CONSENT AGENDA:

Item 1, Case No. 2023-274	3403 S FLORES ST
Item 2, Case No. 2023-298	3903 N ST MARYS ST
Item 3, Case No. 2023-299	1226 E HOUSTON ST
Item 4, Case No. 2023-283	8802 MISSION RD

Item 5, Case No. 2023-280	820 N ALAMO ST
Item 6, Case No. 2023-289	211 WICKES
Item 7, Case No. 2023-296	606 DAWSON ST
Item 8, Case No. 2023-282	2218 W GRAMERCY PLACE
Item 10, Case No. 2023-284	201 E KINGS HWY
Item 11, Case No. 2023-297	112 W MAGNOLIA AVE

MOTION: Commissioner Carpenter moved to approve items 1-8,10, and 11 with staff stipulations.
Commissioner Cervantes seconded the motion.

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

ACTION: The **MOTION PASSED with 6 AYES. 0 NAYS. 5 ABSENT.**

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 9. HDRC NO. 2023-286
ADDRESS: 2030 W MULBERRY AVE
APPLICANT: Jerry Woolf/H919700

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a detached, split-bay garage on a slab foundation at the rear of the property.

RECOMMENDATIONS:

Staff recommends approval of items 1 through 3 based on findings a through g, with the following stipulations:

- i. That the applicant install a fiber cement board that features a reveal no more than 6 inches and a smooth finish.
- ii. That the applicant install a garage door that uses wood as the primary material or have the appearance of wood.
- iii. That the applicant abide by all setback requirements.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

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

ACTION: The **MOTION PASSED with 6 AYES. 0 NAYS. 5 ABSENT.**

ITEM 12. POSTPONED PRIOR TO HEARING
HDRC NO. 2022-557
ADDRESS: 616/618 WILMINGTON AVE
APPLICANT: Office of Historic Preservation

ITEM 13. HDRC NO. 2023-306
ADDRESS: 300 SAN FERNANDO ST
APPLICANT: Robert Belden JR/AccuRite Roofing and Construction Services

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a nine-foot-tall monument sign at the northeast corner of the property.

RECOMMENDATIONS:

Staff recommends the approval of the installation of a monument sign based on findings a through b, with the following stipulation:

- i. That the applicant reduces the proposed monument sign to six (6) feet in height to be consistent with the Guidelines for Signage based on finding b. Updated signage specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENT: None.

MOTION: Commissioner Cervantes moved to approve as presented by the applicant, with the added stipulation that the applicant submit a site plan prior to receiving a Certificate of Appropriateness. Commissioner Mazuca seconded the motion.

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

ACTION: The **MOTION PASSED with 6 AYES. 0 NAYS. 5 ABSENT.**

ITEM 14. HDRC NO. 2023-295
ADDRESS: 849 E COMMERCE ST
APPLICANT: fuad alaali/Dedicated Glass Works

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing set of entrance doors on the Blum Alley (north) façade of Rivercenter Mall with replacement doors. The existing doors were manufactured by Ellison Bronze and likely date to 1939. The doors are proposed to be replaced with new, aluminum doors.

RECOMMENDATIONS:

Staff recommends approval of the proposed door replacement with following stipulation:

- i. That the proposed replacement doors match the historic doors in profile, finish and material.
- ii. That the original doors be salvaged and stored on site for possible reuse in the future.

PUBLIC COMMENT: None.

MOTION: Commissioner Carpenter moved to refer to the Design Review Committee. Commissioner Gibbs seconded the motion.

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

ACTION: The **MOTION PASSED with 6 AYES. 0 NAYS. 5 ABSENT.**

ITEM 15. POSTPONED PRIOR TO HEARING
HDRC NO. 2023-301
ADDRESS: 445 CLUB DR
APPLICANT: CAROLYN THOMAS/THOMAS CAROLYN FAIRRIIS

ITEM 16. HDRC NO. 2023-292
ADDRESS: 1906 W GRAMERCY PLACE
APPLICANT: Mark Rodriguez/Sound City Productions

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 240-square-foot rear patio structure with metal posts and metal roof.

RECOMMENDATIONS:

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

- i. That the patio structure installation be fully reversible and that it is detached and subordinate to the primary structure based on finding c. An updated site plan and elevation drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the patio cover features wood construction and an alternate roofing material that is more consistent with the Guidelines based on finding d. The applicant must submit updated material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT:

Monticello Park Neighborhood Association Architectural Review Committee provided comments.
Joy B. spoke in support of the case.

MOTION: Commissioner Baker moved to approve the applicant's request with the added stipulation that staff confirms it meets setback requirements with no other stipulations.
Commissioner Cervantes seconded the motion.

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

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

ADJOURNMENT: The meeting adjourned at 4:35 p.m.

APPROVED

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

Date: _____