



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION MEETING MINUTES WEDNESDAY, APRIL 19, 2023

The City of San Antonio Historic and Design Review Commission met on Wednesday, April 19, 2023, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chairman Fetzer called the meeting to order at 3:02 p.m. for work session.

ROLL CALL:

PRESENT: Gibbs, Fish, Savino, Mazuca, Carpenter, Grube, Cervantes, Baker, Fetzer

ABSENT: Velásquez, 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 announced upcoming events for National Preservation Month, including the Amazing Preservation Race.
- Item 6 was withdrawn by the applicant.
- Item 13 was postponed by the applicant.

PUBLIC COMMENT:

Item 1 – Valerie Cortez on behalf of Concerned Citizens of Dignowity Hill opposed the case.

Item 1 – Concerned Citizens of Dignowity Hill submitted a letter in opposition to the case.

Item 1 – Dignowity Hill Neighborhood Association submitted a letter in support of the case.

Item 2 – Valerie Cortez on behalf of Concerned Citizens of Dignowity Hill provided comments.

Item 2 – Concerned Citizens of Dignowity Hill submitted a letter with comments.

Item 3 – King William Assoc. Architectural Advisory Committee submitted a letter supporting staff recommendations.

Item 6 – Bianca Maldonado on behalf of Monticello Park Neighborhood Assoc. provided comments.

Item 7 – Monte Vista Neighborhood Association Architectural Review Committee submitted a letter with comments.

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

Commissioner Savino requested Item 2 be pulled from the consent agenda for individual consideration.

CONSENT AGENDA:

Item 1, Case No. 2023-127 101 and 103 Paso Hondo

Item 2, Case No. 2023-121 601 NOLAN ST

Item 3, Case No. 2023-138 1115 S ST MARYS ST

Item 4, Case No. 2023-140 519 MISSION ST

Item 5, Case No. 2023-139 206 W AGARITA AVE

Item 7, Case No. 2023-128 124 E HUISACHE AVE

MOTION: Commissioner Savino moved to approve items 1,3-5, and 7 with staff stipulations.
Commissioner Grube seconded the motion.

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

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 2. HDRC NO. 2023-127
ADDRESS: 601 NOLAN ST
APPLICANT: Wendy Handler/HANDLER WENDY W

REQUEST:

Applicant is requesting a Certificate of Appropriateness for approval to construct a wood deck to cover the existing, nonoriginal concrete porch at 601 Nolan St. Proposed deck will extend to the side (east) of the existing concrete porch.

RECOMMENDATION:

Staff recommends approval based on finding a through c with the following stipulations:

- i. That the proposed composite decking be installed perpendicular to the front façade of the historic structure and feature a width of three (3) to five (5) inches in width.
- ii. That both porch and step railings feature wood construction, top and bottom rails and be separated from the decking by approximately three (3) inches. The top rail should feature a 2x4 board, 1x2 rail trim, 1.5 square pickets and a 2x4 bottom rail.
- iii. That the proposed porch skirting match the siding of the historic house or be stucco to match the existing skirting. The installation of composite skirting in a horizontal profile would also be appropriate. Composite skirting should feature a smooth finish and an exposure that is similar to that of the siding on the historic structure.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

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

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

ITEM 8. HDRC NO. 2023-106
ADDRESS: 501 E LOCUST
APPLICANT: Matthew Carson/Pella South Texas

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace 18 one-over-one wood windows with aluminum-clad wood windows.

RECOMMENDATION:

Staff does not recommend approval based on findings c through f. Staff recommends that all existing wood windows are retained and repaired.

PUBLIC COMMENT:

Curtis Cryer spoke in support of the case.
Candice Lauderdale supported the case.
Cody Doege submitted a letter in support of the case.
Grady Adams submitted a letter in support of the case.
Leslie and Alex Neely submitted a letter in support of the case.
Trey Porter submitted a letter in support of the case.

MOTION 1: Commissioner Baker moved to approve as presented by the applicant.
Commissioner Cervantes seconded the motion.

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

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

MOTION 2: Commissioner Savino moved to deny the application.
 Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Carpenter, Grube, Fetzner
 NAY: Mazuca, Cervantes, Baker
 ABSENT: Velásquez, District 4 Commissioner (VACANT)

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

ITEM 9. **HDRC NO. 2022-577**
 ADDRESS: 305 LAVACA ST
 APPLICANT: Tim Rodgers/South Flores Construction

REQUEST:

The applicant is requesting conceptual approval to construct two 2-story, single-family structures and one 2-story duplex structure at 305 Lavaca.

RECOMMENDATION:

Staff does not recommend conceptual approval based on findings a through dd. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:

- i. That the applicant provides a setback diagram showing that the proposed structures will not be located in front of the front façade wall planes of adjacent historic structures based on findings e and q.
- ii. That the applicant provides a diagram showing the height of the proposed structures in relation to neighboring structures, including proposed foundation and floor heights based on findings h and t.
- iii. That the applicant reduces the massing of Unit 3, the 2-story duplex structure, and separates the building massing into distinguishable architectural bays that are more consistent with the massing of the immediately adjacent historic buildings and submits a line-of-sight study based on finding s.
- iv. That the applicant installs wood or aluminum-clad wood windows based on findings l and w. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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.
- v. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in findings m and x.
- vi. That the applicant addresses the cantilevered balconies at the rear of Units 1 & 2 so that the architectural details are respectful of the historical context and are consistent with the Guidelines based on finding y.
- vii. That the applicant submits details for the proposed porch columns and railing based on findings p and z. The proposed columns should be a maximum of 6"x6" in width and feature a traditional cap and base and chamfered corners. The front porch of the duplex structure should be similar in dimension and form as those found on historic buildings within the established context area.
- viii. That front walkways match the front walkway materials found historically within in the district based on finding bb.
- ix. That the applicant installs landscape elements that are consistent with those found historically in the district and submits an updated landscaping plan to staff for review prior to returning to the HDRC based on finding dd.
- x. 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:

Kathy Krnavek on behalf of Conservation Society of San Antonio supports staff recommendation to deny request. Conservation Society of San Antonio submitted a letter supporting staff recommendations to deny the application. Lavaca Neighborhood Association submitted a letter in opposition to the case.

MOTION: Commissioner Baker moved to deny the application.
Commissioner Carpenter seconded the motion.

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

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

ITEM 10. HDRC NO. 2023-099
ADDRESS: 327 E KINGS HWY
APPLICANT: Oscar Flores/Oscar Flores Design Studio

REQUEST:

The applicant is requesting conceptual approval to construct one 2-story, single-family structure and one 1-story detached garage at 327 E Kings Hwy.

RECOMMENDATION:

Staff does not recommend conceptual approval based on findings a through y. Staff recommends that applicant address the following items prior to receiving a recommendation for conceptual approval:

- i. That the applicant proposes a setback that is consistent with the historic examples found on the block based on finding d.
- ii. That the applicant provides a diagram showing the height of the proposed structure in relation to the neighboring 2-story structure, including proposed foundation and floor heights based on findings f and g.
- iii. Staff finds that the applicant should simplify the proposed material palette and incorporate materials that are in keeping with the historic character of the block based on finding j.
- iv. That the applicant proposes windows that feature traditional operations and are consistent with windows materials traditionally found in the district based on finding k. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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.
- v. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in finding l.
- vi. That the new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding m.
- vii. That the applicant proposes a porch entry area that is more in keeping with the porches of the historic structures in the vicinity based on finding n.
- viii. That the applicant installs landscape elements that are consistent with those found historically in the district and submits a comprehensive landscaping plan to staff prior to returning to the HDRC based on finding r.
- ix. That the applicant proposes a garage door product that is similar in material and appearance to garage doors found traditionally in the district prior to returning to the HDRC based on finding x.

PUBLIC COMMENT:

Monte Vista Historical Association Architectural Review Committee submitted a letter in opposition to the case.

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

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

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

ITEM 11. HDRC NO. 2023-125
ADDRESS: 213 ALAMO PLAZA
APPLICANT: Mert Firat/SA Souvenirs Inc

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install overhead, rolling security shutters to the storefront at 213 Alamo Plaza. The proposed doors will feature perforated metal materials. This structure is located within the Alamo Plaza Historic District.

RECOMMENDATION:

Staff does not recommend approval based on findings a and b.

PUBLIC COMMENT: None.

MOTION: Commissioner Fish moved to deny the application.
Commissioner Grube seconded the motion.

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

ACTION: MOTION PASSED with 8 AYES. 1 NAY. 2 ABSENT.

ITEM 12. HDRC NO. 2023-093
ADDRESS: 301 ALAMO PLAZA
APPLICANT: Jaci Clemens/Keller Custom Signs

REQUEST:

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

1. Install one reverse illuminated aluminum channel letter aluminum sign that reads “RIPLEY’S MOVING THEATER 4D.”
2. Install two single face, six inches deep purple aluminum sign cabinet with black sides with individual reverse illuminated aluminum channel letters that reads “LOUIS TUSSAUD’S WAXWORKS” on the east side and southeast corner.
3. Install one single face, six inches deep white aluminum sign cabinet with individual reverse illuminated aluminum channel letters that reads “RIPLEY’S ILLUSION LAB” on the southeast corner.
4. Install one aluminum channel white LED lit letter with digitally printed vinyl overlay sign that reads “RIPLEY’S Believe It or Not!” on the east side.
5. Install a new front lit aluminum channel letter sign with an acrylic face that reads “Ripley’s Cargo Hold Gift Shop.”
6. Remove the red neon decorative detail on the canopies and replace it with red neon-look LED strips.

RECOMMENDATION:

Staff does not recommend approval of items one through five, based on findings a through h. Staff does recommend the approval of item six, based on findings a and i. Staff recommends that the applicant either repair the existing signs in-kind or propose signage that incorporates the following recommendations:

- i. That the overall signage plan be simplified, and individual signs redesigned to better respond to the architectural style of the building and surrounding Alamo Plaza. The existing signs are uniform in design and do not introduce visual clutter to the façade. New signage should similarly have minimal visual impact.
- ii. That the total square footage of the existing signage not be exceeded by the new signage.
- iii. That all plexi faces be eliminated in favor of reverse-lit, aluminum letters or external lighting.
- iv. That “Moving Theater” sign specifically be redesigned to be less tall so it will better fit the proposed placement area.

A signage plan that meets these recommendations may be eligible for administrative approval.

PUBLIC COMMENT: None.

MOTION: Commissioner Grube moved to approve with stipulations 2 and 3.
Commissioner Cervantes seconded the motion.

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

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

ITEM 13. POSTPONED PRIOR TO HEARING

ITEM 14. HDRC NO. 2023-122
ADDRESS: 207 DEVINE ST
APPLICANT: ISMAEL CASTILLO/Southtownroofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing metal stamped shingle roof with a standing seam metal roof.

RECOMMENDATION:

Staff does not recommend approval of the request, based on findings a and b. Staff recommends that the applicant either repair the existing roof or replace it in-kind with a similar product.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve with the stipulation that the applicant adhere to the standing seam metal roof guidelines, complete, and submit a roof form, and complete the virtual site visit.
Commissioner Cervantes seconded the motion.

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

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

ITEM 15. HDRC NO. 2023-124
ADDRESS: 410 FLORIDA ST
APPLICANT: Laurence Garcia/Laurence Garcia Architect

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a one-story detached garage.

RECOMMENDATION:

Staff recommends approval of the request, based on findings a through f, with the following stipulations:

- i. That the proposed windows are constructed of wood or aluminum-clad wood and adhere to the Guidelines for windows concerning their profile, size, and depth.
- ii. That the applicant use a more traditional window configuration such as one-over-one for the proposed two clerestory windows on the south elevation.
- iii. That the applicant add additional window openings to the east and west elevations which feature traditional sizes and dimensions.
- iv. That the garage door uses wood as the primary material or have the appearance of wood.

PUBLIC COMMENT: None.

MOTION: Commissioner Fish moved to approve with stipulations 1 and 4, with modifications to stipulation 2 That the applicant install two salvaged fixed ten-lite wood windows in lieu of the vinyl windows proposed for the clerestory windows on the south elevation.
Commissioner Carpenter seconded the motion.

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

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

ITEM 16. HDRC NO. 2022-091

ADDRESS: 3700 N ST MARYS ST/Brackenridge Park, Lambert Beach

APPLICANT: Jamaal Moreno/City of San Antonio, PWD

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct improvements to the Lambert Beach area in Brackenridge Park as Phase I of the FY17 Bond Project. Request items include:

1. Stabilization and restoration of the historic stone walls that have not yet failed.
2. Reconstruction of walls that have already failed to match existing.
3. Stabilization and reconstruction of the Grand Staircase to improve safety and accessibility.
4. Underpinning of the 1877 Pump House for foundation stabilization in preparation for Phase II improvements
5. Selective removal of trees located within the project area. In accordance with the UDC, HDRC approval is required for removal of mature trees located on the banks of the San Antonio River.

RECOMMENDATIONS:

Staff recommends approval of items 1-5 based on the findings. An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT:In-person speakers:

Jerome Martin opposed the case.
Blanquita Sullivan opposed the case.
Patricia Pratchett opposed the case.
Arlene Fisher opposed the case.
Ziggy Neary opposed the case.
Roy Schweers opposed the case.
Hillary Saunders opposed the case.
Becky Galvan opposed the case.
Lucy Wilson opposed the case.
Susan Strawn opposed the case.
Vince Michael supported the case.
Kathy Rhodes supported the case.

Sarah Lucie opposed the case.
Trisha Potts opposed the case.
Gregory Garcia opposed the case.
Amy Smith opposed the case.
Grace Rose Gonzales opposed the case.
Alisha Garlock opposed the case.
Ida Ayala opposed the case.
John Greil opposed the case.
John Sullivan opposed the case.
Angela Pardo opposed the case.
Diana Flores Uriegas opposed the case.
Antonio Diaz opposed the case.
Moses Hollander opposed the case.
Maria Torres opposed the case.
Gary Perez opposed the case.
Lucan Gillilan with Brackenridge Park Conservancy supported the case.
Nick Hollis with Brackenridge Park Conservancy supported the case.
Myfe Moore opposed the case.
Gilbert Matthews supported the case.

Voicemails:

A. Castellano opposed the case.
Jessica Cerda opposed the case.
Conservation Society of San Antonio supported the case.
Lucille Contreras opposed the case.
Tim Dura opposed the case.
Emily Ferry opposed the case.
Duane A Flores opposed the case.
Rebecca Flores opposed the case.
Chris Forbrich opposed the case.
Alice Garcia opposed the case.
Lisa Garza supported the case.
Carrie Gorler opposed the case.
Carlos Gutierrez opposed the case.
Carol Hans opposed the case.
Anna Hernandez opposed the case.
Rose Hill opposed the case.
Margaret Knodell opposed the case.
Candace Means opposed the case.
Rosie Ortega opposed the case.
Elene Ortiz opposed the case.
Roman Pena opposed the case.
Kamala Platt opposed the case.
Debra Ponca opposed the case.
Christopher Preciado opposed the case.
M. Quintanilla opposed the case.
Jeremy Roberts opposed the case.
A. Salama opposed the case.
[No first name provided] Sanchez opposed the case.
Valentina Thompson opposed the case.
[Inaudible] Trego opposed the case.
Ruby Warren Robert Trevino opposed the case.
Karen Wilson opposed the case.
Raliegh Wood opposed the case.
Sarah Lucy opposed the case.

Letters:

Cee Jay Black submitted a letter in opposition to the case.
Brackenridge Park Conservancy submitted a letter in support of the case.
Conservation Society of San Antonio submitted a letter in support of the case.
John Cunningham submitted a letter in opposition to the case.
Jennett Espinoza submitted a letter in opposition to the case.
Mary Evans submitted a letter in opposition to the case.
Carol Fisher submitted a letter in opposition to the case.
Rebecca Flores submitted a letter in opposition to the case.
Joan Frederick submitted a letter in opposition to the case.
Roman Fruth submitted a letter in opposition to the case.
Lupita González submitted a letter in opposition to the case.
Melissa Gamez Herrera submitted a letter in opposition to the case.
Jennifer Lane Hollander and students from the Circle School submitted letters in opposition to the case.
Leonard Dee Lusk submitted a letter in opposition to the case.
Kamala Platt submitted a letter in opposition to the case.
San Antonio Park Foundation submitted a letter in support of the case.
San Antonio River Authority submitted a letter in support of the case.
San Antonio Zoo submitted a letter in support of the case.
Witte Museum submitted a letter in support of the case.
Anita Vincent submitted a letter in opposition to the case.

MOTION 1: Commissioner Grube moved to approve with staff stipulations.
Commissioner Baker seconded the motion.

VOTE: AYE: Gibbs, Baker, Fetzer
NAY: Fish, Savino, Mazuca, Cervantes
RECUSE: Carpenter
ABSENT: Velásquez, District 4 Commissioner

ACTION: **MOTION FAILED with 3 AYES. 4 NAYS. 1 RECUSAL. 2 ABSENT.**

MOTION 2: Commissioner Fish moved to approve with staff stipulations and River Road stipulations 1,5, and 6.
Commissioner Cervantes seconded the motion.

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

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

ADJOURNMENT: The meeting adjourned at 10:03 p.m.

APPROVED

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

Date: _____