



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### MEETING MINUTES

WEDNESDAY, SEPTEMBER 6, 2023

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

#### **MEETING CALLED TO ORDER:**

Chairman Fetzer called the meeting to order at 3:11 p.m. for work session.

#### **ROLL CALL:**

PRESENT: Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzer

ABSENT: 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 Grube moved to approve the minutes for the April 5, 2023, and August 16, 2023, Historic and Design Review Commission (HDRC) meetings.  
Commissioner Gibbs seconded the motion.

**VOTE:** AYE: Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzer  
NAY: None.  
ABSENT: District 4 Commissioner (Vacant)

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

#### **ANNOUNCEMENTS:**

- Spanish interpreter services available to the public during the hearing.
- Welcome Commissioner Castillo and Commissioner Guevara as new Commissioners to HDRC.
- Item 1 postponed.
- Item 21 postponed.

#### **PUBLIC COMMENT:**

Item 10 – Concerned Citizens of Dignowity Hill submitted a letter supporting staff's recommendations.

Item 13 - King William Association Architectural Advisory Committee submitted a letter supporting staff recommendations.

Item 15 – Lisa Lynde on behalf of King William Association Architectural Advisory Committee concurs with staff recommendations with stipulations for approval.

Item 16 – Robin Foster on behalf of Drea Garza President of Monticello Park Neighborhood Association Architectural Review Committee agree with staff stipulation on height of the wall and that it be tapered.

Item 17 – Kate Ruckman with Conservation Society of San Antonio opposes the item.

Item 17 – Conservation Society of San Antonio submitted a letter in opposition to the item.

Item 19 – Robin Foster on behalf of Drea Garza President of Monticello Park Neighborhood Association Architectural Review Committee states the application is incomplete and agrees with staff recommendation regarding garage door.

Commissioner Fetzer stated that the applicant for Item 13 would like to pull the item from consent for discussion and asked if any commissioner would like to pull other items from the consent agenda.

Commissioner Savino pulled Item 5 from the consent agenda to individual consideration for discussion.

**CONSENT AGENDA:**

Item 2, Case No. 2023-339	228 ODELL ST
Item 3, Case No. 2023-328	319 W LULLWOOD AVE
Item 4, Case No. 2023-333	2620 N MAIN AVE
Item 6, Case No. 2023-340	623/643 E NUEVA – CIVIC PARK
Item 7, Case No. 2023-342	875 E ASHBY PLACE
Item 8, Case No. 2023-140	519 MISSION ST
Item 9, Case No. 2023-351	3853 N ST MARYS ST
Item 10, Case No. 2023-047	1010 BURNET ST
Item 11, Case No. 2023-260	1902 W KINGS HWY
Item 12, Case No. 2023-352	303 DARTMOUTH ST/Rosedale Park
Item 14, Case No. 2023-350	11777 SPRING RAIN DR/Al Rhodes Park and Buddy Calk Trailhead Park
Item 15, Case No. 2023-341	211 WICKES
Item 16, Case No. 2023-332	2171 W SUMMIT AVE
Item 17, Case No. 2023-345	216 CAMARGO
Item 18, Case No. 2023-356	446 E HILDEBRAND AVE
Item 19, Case No. 2023-357	2030 W MULBERRY AVE

**MOTION:** Commissioner Velásquez moved to approve consent agenda items 2-4, 6-12, and 14-19 as presented with staff stipulations.  
Commissioner Gibbs seconded the motion.

**VOTE:** AYE: Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzer  
NAY: None.  
ABSENT: District 4 Commissioner (Vacant)

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

**INDIVIDUAL CONSIDERATION ITEMS:**

**ITEM 5. HDRC NO. 2023-294**  
ADDRESS: 314 FLORIDA ST  
APPLICANT: Jason Moran/Jason Moran Collaborative Ventures LLC

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear, detached accessory structure at 314 Florida Street, located within the Lavaca Historic District. The proposed new construction will feature a footprint of approximately 900 square feet.

**RECOMMENDATION:**

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

- i. That either v-crimp or standing seam metal roofing be installed, as noted in finding e. If a standing seam metal roof is used, it should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Ridge caps and panels that feature striations or corrugation should not be installed.
- ii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Savino moved to approve request with staff stipulations and added stipulation for garage doors to be wood or have the appearance of wood.  
Commissioner Cervantes seconded the motion.

**VOTE:**        AYE:        Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzner  
                  NAY:        None.  
                  ABSENT:    District 4 Commissioner (Vacant)

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

**ITEM 13.        HDRC NO. 2023-334**  
                  ADDRESS: 910 S ALAMO ST  
                  APPLICANT: Iris Ornelas/Luna Rosa Puerto Rican Grill y Tapas

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to reface the existing sign located above 910 S Alamo, measuring approximately 280 square feet.

**RECOMMENDATION:**

Staff recommends approval based on findings a through c with the stipulation that either the existing wall-mounted signage be removed or that the proposed mural signage be reduced to not exceed fifty (50) square feet in total to comply with the Guidelines.

**PUBLIC COMMENT:** Provided at the beginning of the meeting.

**MOTION:**        Commissioner Grube moved to approve with the stipulations that to reface the existing billboard with artwork and that the billboard artwork is not to include signage elements, such as branding, letterings, and logos.  
                  Commissioner Savino seconded the motion.

**VOTE:**        AYE:        Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzner  
                  NAY:        None.  
                  ABSENT:    District 4 Commissioner (Vacant)

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

**ITEM 20.        HDRC NO. 2023-279**  
                  ADDRESS: 620 S PRESA ST  
                  APPLICANT: Eluterio Tenorio/ETDesign Studio

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install rigid foam insulation on the existing stucco cladding and apply new stucco on the foam.

**RECOMMENDATION:**

Staff does not recommend approval of the exterior cladding modifications based on findings a through c. Staff recommends that the applicant repair the existing stucco cladding with stucco that matches the existing in composition, texture, application, technique, color, and detail.

**PUBLIC COMMENT:**

Kate Ruckman on behalf of the Conservation Society of San Antonio opposed the case.  
Conservation Society of San Antonio submitted a letter in opposition to the case.

**MOTION 1:**        Commissioner Velásquez moved to approve as requested by the applicant.  
                  Commissioner Cervantes seconded the motion.

**MOTION 2:**        Commissioner Holland moved to amend main motion to go with staff recommendations and deny approval of exterior cladding.  
                  Commissioner Grube seconded the motion.

**VOTE:**        AYE:        Gibbs, Castillo, Savino, Guevara, Grube, Holland, Fetzer  
                 NAY:        Velásquez, Mazuca, Cervantes  
                 ABSENT:   District 4 Commissioner (Vacant)

**ACTION:**        **MOTION PASSED with 7 AYES. 3 NAYS. 1 ABSENT.**

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

**VOTE:**        AYE:        Gibbs, Castillo, Savino, Guevara, Grube, Holland, Fetzer  
                 NAY:        Velásquez, Mazuca, Cervantes  
                 ABSENT:   District 4 Commissioner (Vacant)

**ACTION:**        **MOTION PASSED with 7 AYES. 3 NAYS. 1 ABSENT.**

**ITEM 21.        POSTPONED PRIOR TO HEARING**

**ITEM 22.        HDRC NO. 2023-358**  
                 ADDRESS: 205 W HUISACHE AVE  
                 APPLICANT: Ronald Suarez/INTEGRITY RSM CORP, LLC

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing wood drop siding with composition lap siding.

**RECOMMENDATION:**

Staff recommends approval of siding replacement based on findings a through b with the following stipulation:

- i. That the applicant installs a replacement siding that is fully wood or a composite product that matches the existing siding profile. The applicant is required to submit final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

**PUBLIC COMMENT:** None.

**MOTION:**        Commissioner Holland moved to approve with staff stipulations.  
                 Commissioner Grube seconded the motion.

**VOTE:**        AYE:        Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzer  
                 NAY:        None.  
                 ABSENT:   District 4 Commissioner (Vacant)

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

**ITEM 23.        HDRC NO. 2023-322**  
                 ADDRESS: 506 STIEREN  
                 APPLICANT: IDOWU NTOKA/ION HOMES AND RESORT USA LLC

**REQUEST:**

The applicant is requesting conceptual approval to construct one multifamily structure on the lot addressed 506 Stieren. The structure will feature five 2.5-story attached units.

**RECOMMENDATION:**

Staff does not recommend conceptual approval based on findings a through o. The applicant should address the following stipulations prior to returning to HDRC:

- i. That the applicant greatly reduces the massing and building volume so that it is more consistent with historic development patterns and lot coverage found in the neighborhood as noted in finding d, e, and f.

- ii. That the applicant increases the setback of the front unit to be more consistent with the development pattern of the district as noted in findings d and g.
- iii. That the height of the building should be reduced to align with predominant height-setback patterns and relationships as noted in findings d, e, and f.
- iv. That the roof plane on the front and rear facades is reduced to be more consistent with the established context area based on finding h. Updated drawings must be submitted to staff for review and approval prior to returning to HDRC.
- v. That the windows are wood or aluminum-clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. The windows should feature true divided lites, faux grids are not permitted. The applicant must submit material specifications for the proposed windows and doors to staff prior to returning to HDRC based on finding j.
- vi. That the applicant submits material specifications for the proposed porch columns, railings, and garage trellises to staff for review prior to returning to HDRC based on finding k.
- vii. That detached garages or parking areas be utilized instead of attached garages and that the applicant proposes a driveway configuration that is consistent with the Guidelines as noted in finding m.
- viii. That the applicant submits an updated site plan featuring a comprehensive landscaping plan with increased green space and reduces the impervious cover to staff prior to returning to HDRC based on finding o. That the applicant complies with zoning setback requirements a obtains a variance from the Board of Adjustment if applicable.

**PUBLIC COMMENT:**

Reynaldo Garcia provided comments.

James Duerr opposed the case.

Lauren C provided comments.

Mark Hogensen provided comments.

Pamela Duerr opposed the case.

Kate Ruckman on behalf of the Conservation Society of San Antonio comments.

Lisa Lynde on behalf of the King William Association Architectural Advisory Committee provided comments.

Joan Frias provided comments.

**MOTION:** Commissioner Grube moved for conceptual approval with stipulations 3-9.  
Commissioner Holland seconded the motion.

**VOTE:** AYE: Gibbs, Castillo, Velásquez, Guevara, Grube, Cervantes, Holland, Fetzer  
NAY: Savino, Mazuca  
ABSENT: District 4 Commissioner (Vacant)

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

**ITEM 24. HDRC NO. 2023-318**  
ADDRESS: 133 E WOODLAWN AVE  
APPLICANT: John Chalfant/NPC REO, LLC

**REQUEST:**

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

1. Construct a 2-story rear addition.
2. Modify the fenestration pattern on the rear (north) elevation.
3. Modify the fenestration pattern on the east elevation.

**RECOMMENDATION:**

Item 1, staff recommends approval of the construction of a rear addition based on findings a through n with the following stipulations:

- i. That the applicant submits the total percentage of lot coverage showing that the lot coverage will not exceed 50 percent based on finding b to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant salvages the existing windows proposed for removal to accommodate the addition and reuses them in the addition or stores them on site for future use or donates or sells them to a local architectural salvage store based on finding f.
- iii. That the applicant submits final material specifications for fully wood windows to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings i, l, and m. Window must be fully wood and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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". 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
- iv. That the applicant submits final material specifications for the proposed siding showing that the proposed material matches the existing cladding in material, profile, and reveal and that the applicant installs a vertical trim piece to differentiate the addition from the historic structure and submits updated elevation drawings to staff to review prior to the issuance of a Certificate of Appropriateness based on finding k.

Items 2 and 3, staff recommends approval of the fenestration modifications on the rear and east elevations based on finding l and m with the following stipulations:

- i. That the applicant salvages any windows and doors removed and re-uses them on the structure or stores them on site for future use based on finding l.
- ii. That any replacement doors are fully wood and product specifications for any replacement doors are submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding l.
- iii. That the applicant submits final material specifications for fully wood windows and doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings i, l, and m. Window must be fully wood and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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". 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
- iv. That the applicant retains all sets of ganged windows on the east elevation in their current configuration and submits updated elevation drawings to staff for review and approval based on finding m.

**PUBLIC COMMENT:** None.

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

**VOTE:** AYE: Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzner  
NAY: None.  
ABSENT: District 4 Commissioner (Vacant)

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

**ITEM 25. HDRC NO. 2023-349**  
ADDRESS: 1231 S ALAMO ST  
APPLICANT: Theresa Mauricio/New Day Custom Homes LLC

**REQUEST:**

Applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 1,076-square-foot, 2- story addition sited to the east side of the primary structure.

**RECOMMENDATION:**

Staff does not recommend approval of the construction of a rear addition based on findings a through k. Staff recommends that the applicant addresses the following stipulations prior to returning to HDRC:

- i. That the applicant explores siting options that do not visually impact the front façade based on finding c. The applicant must submit updated site plans and elevation drawings to staff for review prior to returning to HDRC.
- ii. That the applicant submits the total heights of the primary structure and the proposed addition and setback measurements to staff for review prior to returning to HDRC based on finding c.
- iii. That the window proposed for removal to accommodate the addition is salvaged and re-used in the proposed addition based on finding f.
- iv. That the applicant updates the fenestration pattern to feature windows of traditional operations and proportions on the east and north elevations and submits updated elevation drawings to staff for review prior to returning to HDRC based on findings g and h.
- v. That the applicant proposes fully wood windows featuring traditional operations and submits product specifications to staff for review prior to returning to HDRC based on finding i. Fully 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. 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”. 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 an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted.
- vi. That the applicant submits material specifications for the proposed doors to staff for review prior to returning to HDRC based on finding i.
- vii. That the applicant submits final material specifications for the proposed siding for staff review prior to returning to HDRC based on finding j.
- viii. That the applicant simplifies the front-facing gable on the 1-story portion of the south (front) elevation based on finding k and submits updated elevation drawings to staff for review prior to returning to HDRC.

**PUBLIC COMMENT:** None.

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

**VOTE:** AYE: Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzner  
NAY: None.  
ABSENT: District 4 Commissioner (Vacant)

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

**ITEM 26. HDRC NO. 2023-324**  
ADDRESS: 2030 W MULBERRY AVE  
APPLICANT: Nate Manfred/French and Michigan

**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to replace 16 one-over-one wood windows with aluminum-clad wood windows.

**RECOMMENDATION:**

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

**PUBLIC COMMENT:**

Robin Foster on behalf of Monticello Park Neighborhood Association Architectural Review Committee provided comments.

**MOTION 1:** Commissioner Grube moved to deny the application.  
Commissioner Savino seconded the motion.

**MOTION 2:** Commissioner Cervantes moved to amend to replace as needed as determined by the owner with like material of wood or glass and not clad and if more than 50% of replacement of all existing wood windows is needed owner must go to OHP staff for administrative approval.  
Commissioner Velásquez seconded the motion.

**VOTE:** AYE: Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Cervantes, Holland  
NAY: Grube, Fetzer  
ABSENT: District 4 Commissioner (Vacant)

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

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

**VOTE:** AYE: Castillo, Velásquez, Mazuca, Guevara, Cervantes, Holland  
NAY: Gibbs, Savino, Grube, Fetzer  
ABSENT: District 4 Commissioner (Vacant)

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

**ITEM 27. HDRC NO. 2023-344**  
ADDRESS: 814 N OLIVE ST  
APPLICANT: Brad Clawson/Elise Construction, LLC

**REQUEST:**

Item A: Consideration and approval of a waiver pursuant to City Code Section 35-608(g) to accept and review the application submitted for the request described below.

Item B: The applicant requests a Certificate of Appropriateness for approval to amend a previous approval to construct three two-story structures on the vacant lot addressed 814 N Olive, formerly addressed 810 N Olive, specifically to:

1. Modify the carport design of the north and south structures to feature entirely metal canopies.
2. Install 5V metal roofing on all three structures.
3. Install aluminum windows on all three structures.

**RECOMMENDATION:**

Staff does not recommend approval of item A, consideration, and approval of a waiver pursuant to City Code Section 35- 608(g), based on finding c.

Should the HDRC approve item A, staff recommends approval of item B, items 1 through 3, based on findings d through f, with the following stipulations:

- i. That the applicant proposes the previously-approved carport design for the north and south structures that features exposed rafter tails and I-beams, as noted in finding c.
- ii. That the applicant installs a standing seam metal roofs on all three structures, as noted in finding d. The roofs should feature 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. 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.
- iii. That the applicant proposes a window product that conforms to standard specifications for windows in new construction, namely a high-quality wood or aluminum-clad wood window product, as noted in finding e.

**PUBLIC COMMENT:**

Valerie Cortez on behalf of Concerned Citizens of Dignowity Hill opposed the case.  
Concerned Citizens of Dignowity Hill submitted a letter agreeing with staff's recommendations.

**MOTION:** Commissioner Velásquez moved to waive the one-year time limit to re-submit for consideration an application previously disapproved by the commission  
Commissioner Holland seconded the motion.

**VOTE:** AYE: Castillo, Velásquez, Mazuca, Guevara, Cervantes  
NAY: Gibbs, Savino, Grube, Fetzer, Holland  
ABSENT: District 4 Commissioner (Vacant)

**ACTION:** **MOTION FAILED with 5 AYES. 5 NAYS. 1 ABSENT.** (6 votes required)

**ITEM 28. HDRC NO. 2023-337**  
ADDRESS: 419 WICKES  
APPLICANT: JACOB WILLIAMS/WILLIAMS JACOB CHARLES & CHEVALIER KARINA

**REQUEST:**

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

1. Remove the plinths found on each side of the front steps.
2. Install a handrail and posts on the front porch.

**RECOMMENDATION:**

Staff does not recommend approval of item 1, removal of the plinths found on each side of the front steps, based on finding c. Staff recommends the plinths be reconstructed based on images available of the house from c. Oct 2007 until c. July 2014.

Staff recommends approval of item 2, based on finding d, with the following stipulation:

- i. That the applicant proposes a simplified railing design that removes the posts that run from the porch knee walls to the porch ceiling.

**PUBLIC COMMENT:**

King William Association Architectural Advisory Committee submitted a letter agreeing with staff's recommendation.

**MOTION:** Commissioner Holland moved to deny the removal of the plinths, instead recommending the plinths be reconstructed based on images available of the house from c. Oct 2007 until c. July 2014. Approval of item 2, based on finding d, with the following stipulation: that the applicant proposes a simplified railing design that removes the posts that run from the porch knee walls to the porch ceiling.  
Commissioner Velásquez seconded the motion.

**VOTE:** AYE: Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzer  
NAY: None.  
ABSENT: District 4 Commissioner (Vacant)

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

**ITEM 29. POSTPONED DURING THE MEETING**

**ITEM 30. HDRC NO. 2023-305**  
ADDRESS: 421 SPOFFORD  
APPLICANT: SHAIL PATEL/BRATCHER BLAKE MCCALL & PATEL SHAIL

**REQUEST:**

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

1. Construct a carport at the rear of the property.
2. Increase the width of the rear concrete driveway and curb cut connected to Colita Street.

**RECOMMENDATION:**

Staff recommends approval of item 1, based on findings a through d, with the following stipulation:

- i. That the applicant uses 6x6" wood posts rather than the proposed 4x4" wood posts.

Staff does not recommend approval of item 2, based on findings a through e, consistent with the previous HDRC decision on May 1, 2019. Staff recommends that the applicant retain the current driveway and curb cut configuration.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Grube moved to approve item 1 with staff stipulations and item 2 as presented by the applicant.  
Commissioner Cervantes seconded the motion.

**VOTE:** AYE: Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzer  
NAY: None.  
ABSENT: District 4 Commissioner (Vacant)

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

**ITEM 31. HDRC NO. 2023-329**  
ADDRESS: 312 BURLESON ST  
APPLICANT: JEFF HORNBEAK/HORNBEAK JEFFERY

**REQUEST:**

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

1. Install a 4' iron garden loop style fence at the north boundary of the front yard.
2. Install a 4' iron pedestrian gate and vehicle gate at the north boundary of the front yard.
3. Modify the front landscape and install gravel and mulch to the east of the walkway.
4. Install a 6' wood privacy fence on the east side of the property to extend past the front façade of the primary structure.
5. Install a 4' solid wood fence on the west side of the front yard.

**RECOMMENDATION:**

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

- i. That the applicant reduces the height of the wood privacy fence on the east side of the property to four feet in height for the section past the front façade of the house.
- ii. That the applicant installs a 4' transparent fence on the east and west sides of the front yard past the front façade of the structure.
- iii. That the applicant returns the continuous concrete walkway per HDRC's action.

**PUBLIC COMMENT:**

Valerie Cortez on behalf of the Concerned Citizens of Dignowity Hill provided comments.

Concerned Citizens of Dignowity Hill submitted a letter agreeing with staff's recommendations for approval.

**MOTION:** Commissioner Savino moved to approve with staff stipulations and the added stipulation to infill the horizontal gaps with concrete or a result that will create a continuous concrete walkway. Commissioner Cervantes seconded the motion.

**VOTE:** AYE: Gibbs, Castillo, Savino, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzer  
NAY: Velásquez  
ABSENT: District 4 Commissioner (Vacant)

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

**ITEM 32. HDRC NO. 2023-338**  
ADDRESS: 326 MISSION ST  
APPLICANT: Stanley Marcus

**REQUEST:**

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

1. Remove the existing front concrete walkway and replace with red brick.
2. Install a flared brick design where the front walkway meets the house.
3. Install four stone pavers between the driveway and walkway.
4. Install a six feet tall, white wrought iron fence at the front of the property with red brick detailing at the bottom.
5. Install a six feet tall, white wrought iron pedestrian gate at the front of the property over the walkway.
6. Install a 114 square feet red brick pad at the rear of the property.
7. Install a six feet tall, white wrought iron vehicle gate at the front of the property over the driveway.

**RECOMMENDATION:**

Staff recommends approval of items 1 through 6, based on findings a through f, with the following stipulations:

- i. That the existing concrete public sidewalk be replaced in kind.
- ii. That the applicant submits an example of the proposed pavers to staff for final approval.
- iii. That the front yard fence and pedestrian gate be black in color.
- iv. That the front yard fence and gate not exceed four feet in height.
- v. That the applicant submit to staff a measured and proportional site plan with final details regarding the placement of the rear brick pad for final approval.

Staff does not recommend approval of item 7, based on findings a and g. Staff recommends that the applicant not install a vehicle gate due to the lot's constrictions.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Velásquez moved for a continuance.  
Commissioner Savino seconded the motion.

**VOTE:** AYE: Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzer  
NAY: None.  
ABSENT: District 4 Commissioner (Vacant)

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

**ITEM 33. HDRC NO. 2023-354**  
ADDRESS: 240 FURR DR  
APPLICANT: Pauline Canales

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a charcoal grey fabric awning above the front porch.

**RECOMMENDATION:**

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

**PUBLIC COMMENT:**

Robin Foster on behalf of Monticello Park Neighborhood Association Architectural Review Committee provided comments in opposition to the case.

**MOTION:** Commissioner Grube moved to approve the installation of an awning to cover the front two windows. The awning should be installed directly to the window trim and not on the wood siding. Commissioner Gibbs seconded the motion.

**VOTE:** AYE: Gibbs, Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Holland, Fetzer  
NAY: None.  
ABSENT: District 4 Commissioner (Vacant)

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

**ADJOURNMENT:** The meeting adjourned at 7:46 p.m.

**APPROVED**

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

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