



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, OCTOBER 4, 2023**

The City of San Antonio Historic and Design Review Commission met on Wednesday, October 4, 2023, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chairman Fetzer called the meeting to order at 3:01 p.m. for work session.

ROLL CALL:

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

ABSENT: District 4 Commissioner (Vacant), and Holland.

*Commissioner Holland arrived at 3:03 p.m.

CHAIRMAN'S STATEMENT:

Chairman Fetzer provided a statement regarding the Historic and Design Review Commission (HDRC) meeting decorum, time limits, and appeal process.

ANNOUNCEMENTS:

- Spanish interpreter services available to the public during the hearing.
- OHP staff invited the public to two upcoming events:
 - i. Historic Districts Coalition on Saturday, October 14, 2023. A free event for the public to learn more about the Design Review process.
 - ii. Historic Run Crew: Eastside Cemeteries on Saturday, October 21, 2023, highlighting the Cemetery Stewards Program.
- Item 6 was pulled by the applicant from the consent agenda for individual consideration.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Cervantes moved to approve the HDRC meeting minutes for May 3, 2023, and September 20, 2023.
Commissioner Holland seconded the motion.

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

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

PUBLIC COMMENT:

Item 4 – Liz Franklin asked HDRC to continue the matter for review by neighborhood associations.
Item 4 – Valerie Cortez on behalf of The Concerned Citizens of Dignowity Hill opposed the request.
Item 4 – The Concerned Citizens of Dignowity Hill submitted a letter in opposition to the request.
Item 8 – Lisa Lynde on behalf of King William Association Architectural Advisory Committee opposed the request.
Item 8 – King William Association Architectural Advisory Committee submitted a letter in opposition to the request.

Chairman Fetzer asked if any commissioner would like to pull items from the consent agenda.
Commissioner Savino requested Items 4 and 8 to be pulled from the consent agenda for individual consideration.

CONSENT AGENDA:

| | |
|---------------------------|----------------------------|
| Item 1, Case No. 2023-375 | 219 E HOUSTON ST |
| Item 2, Case No. 2023-386 | 711 NAVARRO ST |
| Item 3, Case No. 2023-385 | 711 BROADWAY |
| Item 5, Case No. 2023-380 | 8623 OLD CORPUS CHRISTI RD |
| Item 6, Case No. 2023-391 | 117 E FRENCH PLACE |
| Item 7, Case No. 2023-387 | 501 E DEWEY PLACE |

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

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

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 4. HDRC NO. 2023-327
ADDRESS: 1023 N PINE ST
APPLICANT: Brian Sowell/WestEast Design Group, LLC

REQUEST: The applicant is requesting:

1. A Certificate of Appropriateness for approval to demolish four (4) structures at the Ella Austin campus.
2. Conceptual approval of schematic replacement plans.

RECOMMENDATION:

Staff recommends approval of items 1 and 2 based on findings a through h with the following stipulations:

- i. That the applicant submits an architectural salvage plan for the 1932 Physical Culture Building to staff for review and approval based on finding g.
- ii. That the applicant submits full replacement plans to staff for review prior to returning to the HDRC for final approval based on finding h.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Savino moved to continue to the next available HDRC meeting and requested applicant meet with Dignowity Hill neighborhood association to hold a public meeting with general members prior to the next scheduled HDRC meeting.
Commissioner Mazuca seconded the motion.

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

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

ITEM 6. HDRC NO. 2023-391
ADDRESS: 117 E. FRENCH PLACE
APPLICANT: CATHERINE BUDZINSKI/LPA DESIGN STUDIOS

REQUEST: The applicant requests a Certificate of Appropriateness for approval to:

1. Construct two small structures with signage at the east and west campus entrances on E French Place.
2. Modify existing driveways and curb cuts.
3. Modify the existing stone perimeter wall to accommodate new driveways.
4. Replace the existing metal gates, replace with stone, and metal fencing and arm lift gates past the proposed structures.

RECOMMENDATION:

Staff recommends approval of items 1 through 4, based on findings a through h, with the following stipulations:

- i. That the applicant provides manufacturer's specifications for the sliding doors, as noted in finding c.
- ii. That the applicant provides materials specifications and dimensions for the proposed signs, as noted in finding d.
- iii. That the applicant provides a fully dimensioned site plan including the new driveways and curb cuts, as noted in findings e and f. New curb cuts must not exceed 12' in width.

PUBLIC COMMENT: None.

MOTION: Commissioner Velásquez moved to approve items 1, 2, and 4 with staff stipulations 1 and 2, and to approve item 3 as presented by the applicant.
Commissioner Cervantes seconded the motion.

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

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

ITEM 8. HDRC NO. 2023-374
ADDRESS: 1209 S ST MARYS ST
APPLICANT: Carrie Barry/Comet Signs

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to:
1. Install one 64 square-foot internally illuminated cabinet sign with push thru acrylic letters.
2. Install one 112 square-foot reverse-lit channel letter sign.

RECOMMENDATION:
Staff recommends approval of items 1 and 2 based on findings a through e.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

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

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

ITEM 9. HDRC NO. 2023-379
ADDRESS: 415 N MESQUITE ST/105 113 BROWN ST
APPLICANT: LUISA NAVES/VERGEL CONSTRUCTION LLC

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to construct six, multi-story residential structures on the vacant lots addressed as 105, 107, 109, 111, and 113 Brown Street and 415 N Mesquite Street, located within the Dignowity Hill Historic District. The lots are bounded by Brown Street to the south, N Mesquite Street to the east, and Brown Alley to the north. Each of the proposed structures will feature between approximately twenty-three (23) and thirty-three (33) feet in height.

A previous proposal at this location was approved by the Historic and Design Review Commission on October 2, 2019. Since that time, the property owner, design team and applicant have changed. Additionally, the previously proposed and approved duplex structure has been separated into two separate structures.

RECOMMENDATION:

Staff does not recommend approval at this time. Staff recommend the applicant address the following items prior to receiving a recommendation for approval:

- i. That all elements of the proposed new construction (415 N Mesquite), including porch and roof elements feature a setback greater than that of the historic structure to the immediate south (413 N Mesquite), as noted in finding g.
- ii. That overall porch design for each house be modified to feature architectural elements found historically within the district, specifically regarding door and window profiles and placement within porches, and porch depth where the depth is less than five (5) feet. Additionally, recommends that each porch should feature columns that are six (6) inches square and feature capital and base trim.
- iii. That the applicant incorporate ways to continue to reduce the overall heights of the five interior structures. Staff finds that a reduction in height to feature two stories would be most appropriate.
- iv. That the applicant modify the massing and façade profile of the structure on N Mesquite, as noted in finding m. As proposed, the second level features a width wider than the first level. This massing is not found historically within the district.
- v. That the applicant modify the proposed roof forms as noted in finding o. Gabled and hipped roofs are appropriate and are found historically within the district; however, new construction should feature roof forms that relate in profile, form and massing to those found historically within the district.
- vi. That the applicant confirm conformance with the Guidelines regarding all foundation heights, as noted in finding n.
- vii. That all windows be separated by mullions of at least six (6) inches in width and that the applicant continue to incorporate additional window openings into the proposed design.
- viii. That the applicant reduce footprints to be no larger than fifty (50) percent of the lot area, as noted in finding q.
- ix. That the board and batten siding, if installed using composite materials should feature smooth boards that are 12 inches wide and battens that are approximately 1.25 inches wide. All horizontal siding should feature smooth boards with an exposure of four (4) inches.
- x. That the applicant installs windows that adhere to staff's standards for windows in new construction regarding product specifications and installation method and profile, as noted in finding s.
- xi. That the proposed internal parking be eliminated, as parking is not found internal to the footprint of historic structures found within the Dignowity Hill Historic District, as noted in finding u.
- xii. That all mechanical equipment be screened from view from the public right of way, as noted in finding w.

PUBLIC COMMENT:

- Valerie Cortez on behalf of the Concerned Citizens of Dignowity Hill opposed the request.
- The Concerned Citizens of Dignowity Hill submitted a letter in opposition of the request.

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

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

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

ITEM 10. HDRC NO. 2023-384
ADDRESS: 315 REFUGIO ST
APPLICANT: DAVID HANNAN JR/FISHER HECK ARCHITECTS

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

1. Modify the fenestration on the primary structure.
2. Construct an approximately 764-square-foot, 2-story rear addition.

RECOMMENDATION:

Item 1, staff recommends approval of the fenestration modification to the rear elevation based on finding d with the following stipulations:

- i. That the applicant updates the proposal to feature a door with sidelites only and that the fixed transom-like windows are not installed above the door opening. An updated elevation drawing must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits final material specifications for the proposed replacement door and sidelites to staff for review and approval prior to the issuance of a Certificate of Appropriateness. A fully wood door and fully wood sidelites would be most appropriate.

Item 2, staff does not recommend approval of the construction of a 2-story rear addition based on findings e through r. Staff recommends that the applicant meet the following stipulations prior to returning to the HDRC:

- i. That the applicant reduces the overall massing of the rear addition and proposes a rear addition that does not extend beyond the front façade based on finding f. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- ii. That the applicant incorporates additional traditional fenestration on the second story of the front façade and on the south elevation based on finding k. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.
- iii. That a detached garage or parking area is utilized in lieu of the proposed front-facing attached garage based on finding o.
- iv. That the driveway apron does not exceed 12 feet in width based on finding p. The applicant must submit an updated site plan to staff for review prior to returning to the HDRC.
- v. That any landscaping modifications are submitted in a separate application to staff for review and approval prior to the start of any landscaping work based on finding r.
- vi. 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: None.

MOTION 1: Commissioner Velásquez moved to approve as presented with a stipulation that the blue façade and the east elevation be redesigned and brought back to HDRC for approval.
Commissioner Cervantes seconded the motion.

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

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

MOTION 2: Commissioner Grube moved to approve item 1 with staff stipulation 2 and refer item 2 with all staff stipulations and refer to a Design Review Committee.
Commissioner Cervantes seconded the motion and later retracted the second.
Commissioner Savino seconded the motion.

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

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

ITEM 11. **HDRC NO. 2023-349**
ADDRESS: 1231 S ALAMO ST
APPLICANT: THERESA MAURICIO/NEW DAY CUSTOM HOMES LLC

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

1. Construct an approximately 1,076-square-foot, 2-story addition sited to the east side of the primary structure.
2. Install a new curb cut and driveway off S Alamo.

RECOMMENDATION:

Staff does not recommend approval of items 1 & 2 based on findings a through m. Staff recommends that the applicant addresses the following stipulations prior to returning to the HDRC:

- i. That the applicant explores siting options that do not visually impact the front façade based on finding d. The applicant must submit updated site plans and elevation drawings to staff for review prior to returning to the HDRC.
- ii. That the window proposed for removal to accommodate the addition is salvaged and re-used in the proposed addition based on finding g.
- iii. That the applicant updates the fenestration pattern to feature windows of traditional operations and proportions on the north elevation and increases the number of openings. Updated elevation drawings must be submitted to staff for review prior to returning to the HDRC based on findings h and i.
- iv. That the applicant submits final material specifications for fully wood windows featuring traditional operations and submits product specifications to staff for review prior to returning to the HDRC based on finding j. 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.
- v. That the applicant submits material specifications for the proposed doors to staff for review prior to returning to the HDRC based on finding j.
- vi. That the applicant submits final material specifications for the proposed siding for staff review prior to returning to the HDRC based on finding k.
- vii. That the applicant simplifies the front-facing gable on the 1-story portion of the south (front) elevation based on finding l and submits updated elevation drawings to staff for review prior to returning to the HDRC.
- viii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.
- ix. That the applicant utilizes the existing rear driveway located on Madison Street and submits an updated site plan to staff for review based on finding m.

PUBLIC COMMENT:

- Lisa Lynde on behalf of the King William Association Architectural Advisory Committee opposed the request.
- King William Association Architectural Advisory Committee submitted a letter in opposition to the request.

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

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

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

ITEM 12. HDRC NO. 2023-321
ADDRESS: 327 E KINGS HWY
APPLICANT: Oscar Flores/Oscar Flores Design Studio

REQUEST: The applicant is requesting a Certificate of Appropriateness for 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 approval based on findings a through y. Staff recommends that the applicant address the following items prior to receiving a recommendation for final approval:

- i. That the applicant provides the proposed foundation heights based on finding g.
- ii. That the applicant submits final product details for the windows and doors to staff prior to returning to the HDRC 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. 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" for one-over-one windows. 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.
- iii. 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.
- iv. That the new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding m.
- v. That applicant submits product specifications for the proposed porch columns to staff for review based on finding n.
- vi. That the applicant installs a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to returning to the HDRC based on finding x.
- vii. 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: None.

MOTION: Commissioner Grube moved to approve with staff stipulations 1, 2, 5, 6, and 7 and stipulation 3 and 4 to keep the trim and seal detail consistent with the guidelines.
Commissioner Castillo seconded the motion.

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

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

ITEM 13. HDRC NO. 2023-110
ADDRESS: 209 W MARIPOSA
APPLICANT: SADIE CUNNINGHAM/PELLA SOUTH TEXAS

REQUEST: The applicant is requesting a Certificate of Appropriateness for approval to replace seven (7) wood windows with vinyl windows.

RECOMMENDATION:

Staff does not recommend approval of the replacement of wood windows based on findings b through f. Staff recommends the applicant repair the wood windows with in-kind materials.

PUBLIC COMMENT:

Robin Foster opposed the request.

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

MOTION 2: Commissioner Cervantes moved to amend and approve the request with the stipulation that applicant repair and replace with in kind materials, wood windows or with wood or aluminum-clad as needed and if 50% of the windows replacement is needed for applicant to document and consult with OHP staff on the windows replacements.
Commissioner Velásquez seconded the motion.

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

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

Chairman Fetzer called for a vote on the original motion.

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

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

ITEM 14. HDRC NO. 2023-381
ADDRESS: 328 MADISON ST
APPLICANT: George Torres III/George Torres Architect PLLC

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

1. Replace the existing wood front porch decking with composite PVC decking.
2. Replace the existing wood shake shingle roof on the front porch with an architectural shingle roof.
3. Demolish the rear deck and construct a new rear covered porch with an architectural shingle roof, composite PVC decking, and a new column that replicates the existing historic column at the rear.
4. Modify the existing fenestration pattern at the rear façade.
5. Remove existing rear parking pad and install a new hardscaping.
6. Repair the existing fence and gates.
7. Add two windows on the north façade to match existing in size and appearance.
8. Demolish a non-original CMU portion of the detached accessory.
9. Modify detached accessory by installing a new, double garage door, windows, siding, sliding doors, and roof form.

RECOMMENDATION:

1. Staff recommends approval to replace the existing wood front porch decking with composite PVC decking with the stipulation:
 - i. That the applicant specify a decking material that is a 1x3” tongue-and-groove in profile and does not include a faux wood grain. The material shown in the exhibits does not appear to meet this requirement.
2. Staff recommends approval to replace the existing wood shake shingle roof on the front porch with an architectural shingle roof.
3. Staff recommends approval to demolish the rear deck and construct a new rear covered porch with the stipulations:
 - i. That the applicant specify a decking material that is a 1x3” tongue-and-groove in profile and does not include a faux wood grain. The material shown in the exhibits does not appear to meet this requirement.
 - ii. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.
4. Staff recommends approval to modify the existing fenestration pattern at the rear façade with the stipulation:
 - i. That the applicant specify windows that meet staff’s standards for windows as noted in finding c.
- 5-8. Staff recommends approval as submitted.

9. Staff recommends approval of modifications to the rear accessory with the following stipulations:
- That existing window openings on the south and north elevations be maintained based on finding m.
 - That a split bay garage door configuration be maintained based on finding p.
 - That the existing sash windows on the west elevation be reused on that façade based on finding m.
 - That the square, fixed windows specified (W6) be eliminated. Any new windows should meet staff's standards for windows as noted in finding c.
 - That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT:

- King William Association Architectural Advisory Committee submitted a letter with comments, agreeing with the staff's recommendations and stipulations for approval.
- The property owners Scott and Mary Wells submitted a letter in support of their application.

MOTION: Commissioner Grube moved to approve items 1-8 with staff stipulations, item 9 with staff stipulations 2, 3, and 5, and to add a stipulation to maintain the historic windows on the north and south elevations with the east elevation as presented.
Commissioner Savino seconded the motion.

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

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

ITEM 15. HDRC NO. 2023-393
ADDRESS: 1407 S ST MARYS ST
APPLICANT: Guillermo Fabian Diaz/SIGNS LLC

REQUEST: The applicant is requesting a Certificate of Appropriateness to:

- Replace the existing 15-square-foot canopy-mounted aluminum channel letter sign with a 25-square-foot sign featuring internally illuminated plastic face channel letters in the same location.
- Replace the existing 25-square-foot aluminum wall-mounted sign with a 25-square-foot internally illuminated plastic face cabinet sign.

RECOMMENDATION:

Staff recommends approval of the signage based on findings a through c with the following stipulation:

- That the applicant installs aluminum signage or another similarly appropriate material and that all signage illumination is indirect based on findings b and c. The applicant must submit updated material and lighting specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENT:

- King William Association Architectural Advisory Committee submitted a letter in opposition to the request.

MOTION: Commissioner Grube moved to approve as submitted by the applicant.
Commissioner Cervantes seconded the motion.

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

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

ITEM 16. HDRC NO. 2023-378
ADDRESS: 2228 W HUISACHE AVE
APPLICANT: LUIS ALBERTO GARCIA/LAG ENTEPRISES LLC

REQUEST:

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

1. Remove non-original vinyl siding on the front façade of the structure and install 4.5" double Dutch lap vinyl siding.
2. Replace existing square porch posts and decorative porch column elements with three 4x4" square front porch posts.
3. Replace the existing front door with a new non-conforming front door and sidelights.

RECOMMENDATION:

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

- i. That the applicant expose and repair the existing wood siding in-kind on the front façade.
- ii. That the applicant add a pilaster on the eastern portion of the front porch. That the applicant submit to staff a wood front door that conforms to the style of the property and return the front door opening to its original configuration by removing the sidelights.

PUBLIC COMMENT: None.

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

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

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

ADJOURNMENT: The meeting adjourned at 6:32 p.m.

APPROVED

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

Date: _____