



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, JANUARY 17, 2024**

The City of San Antonio Historic and Design Review Commission met on Wednesday, January 17, 2024, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chairman Fetzer called the meeting to order at 3:00 p.m. for a work session.

ROLL CALL:

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

ABSENT: None.

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.
- Staff invite the public to the 15th annual Historic Homeowner Fair event on Saturday, January 27, 2024.
- Agenda items 17, 19, 22, 28, 33, and 34 were postponed by the applicants.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Savino moved to approve the minutes for the Wednesday, December 20, 2023, Historic and Design Review Commission (HDRC) meeting.
Commissioner Velásquez seconded the motion.

VOTE:
AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: **The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.**

PUBLIC COMMENT:

- Item 2 – Lisa Lynde on behalf of the King William Association Architectural Advisory Committee submitted a voicemail supporting staff's recommendations for approval and suggested additional stipulations.
- Item 2 – The King William Association Architectural Advisory Committee submitted a letter with the same information outlined in the voicemail.
- Item 3 – Lisa Lynde on behalf of the King William Association Architectural Advisory Committee submitted a voicemail supporting staff's recommendations for approval of items 1-4 and provided comments on the proposed screen for the structure.
- Item 3 – The King William Association Architectural Advisory Committee submitted a letter with the same information outlined in the voicemail.
- Item 15 – Valerie Cortez on behalf of the Dignowity Hill Architectural Review Committee submitted a voicemail supporting staff's recommendations except for the windows on the front elevation.
- Item 16 – The King William Association Architectural Advisory Committee submitted a letter supporting staff's recommendations for approval.

Chairman Fetzer asked if any commissioner would like to pull items from the consent agenda.
Chairman Fetzer pulled Item #1 from the consent agenda for individual consideration.
Commissioner Savino requested Items 3, 13, and 15 to be pulled from the consent agenda for individual consideration.

CONSENT AGENDA:

Item 2, Case No. 2023-483	514 ADAMS ST
Item 4, Case No. 2024-004	138 KING WILLIAM
Item 5, Case No. 2024-017	225 W ELSMERE PLACE
Item 6, Case No. 2024-005	118 LOTUS ST
Item 7, Case No. 2024-021	207 WYANOKE
Item 8, Case No. 2024-019	1951 W HUISACHE AVE
Item 9, Case No. 2024-016	122 PRINCESS PASS
Item 10, Case No. 2024-018	312 MISSION ST
Item 11, Case No. 2024-013	834 IOWA ST
Item 12, Case No. 2023-502	101 LAUREL HEIGHTS PLACE
Item 14, Case No. 2023-508	111 AUBREY ST

MOTION: Commissioner Velásquez moved to approve items 2, 4, 5-12, and 14 with staff stipulations.
Commissioner Holland seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes,
Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 1. HDRC NO. 2023-500
ADDRESS: 3903 N ST MARYS ST
950 E HILDEBRAND AVE
APPLICANT: Andrew Schumacher/PGAV Destinations

REQUEST:

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

1. Construct a gorilla exhibit and care center at the site of existing exhibits along the quarry wall.
2. Construct an event center and a staff support structure to feature 2-stories in height. The new construction will also feature a basement level and will be situated within the Zoo's campus to overlook the proposed gorilla exhibit and the existing lion exhibit.

RECOMMENDATION:

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

- i. That the applicant provide detailed construction documents to OHP staff noting the location and design of all reused stone. Removed stone is to be reused in the random flagstone pattern that is characteristic of the WPA work.
- ii. Archaeology – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved for conceptual approval with staff stipulations and for the applicant to submit a landscape plan and additional information the materials regarding the proposed veneer stone, including a detail sheet. If the material was previously used on the newly constructed front gate, that should be confirmed.
Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
 NAY: None.
 ABSENT: None.

ACTION: **The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.**

ITEM 3. HDRC NO. 2024-009
 ADDRESS: 115 WICKES
 APPLICANT: Jim Bailey/BAILEY JAMES H R

REQUEST:

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

1. Replace the existing, non-original concrete porch with a new wood framed porch.
2. Replace the existing, modified porch columns with new columns and install a four porch column.
3. Install aluminum screening to screen the front porch in its entirety.
4. Install wood lattice foundation skirting.

RECOMMENDATION:

1. Staff recommends approval of item #1, porch replacement, based on findings a and c with the following stipulation:
 - i. 1x3 tongue and groove porch decking be installed perpendicular to the front façade, as found on historic wood porches.
2. Staff recommends approval of item #2, the replacement of the existing porch columns with new columns and the installation of a four porch column based on findings a and d with the following stipulation:
 - i. That the proposed columns feature a profile (width and depth) and trim to match the original wood columns found on site.
3. Staff recommends approval of item #3, the installation of aluminum porch screening based on finding e, as submitted.
4. Staff recommends approval of item #4, the installation of wood lattice foundation skirting based on finding f, as submitted.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Savino moved to approve items 1-4 with staff stipulations.
 Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
 NAY: None.
 ABSENT: None.

ACTION: **The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.**

ITEM 13. HDRC NO. 2024-008
 ADDRESS: 129 E ROSEWOOD AVE
 APPLICANT: Robert King/Alamo Construction demo

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a two-story detached accessory structure.

RECOMMENDATION:

Staff recommends approval of the request to construct a two-story detached accessory structure, based on findings a through g, with the following stipulations:

- i. That the Hardie siding be installed with the smooth side facing out and with no more than a 6” reveal.
- ii. That the applicant provides a cut sheet for the proposed windows for staff review and approval.
- iii. That pedestrian doors feature true divided lites.
- iv. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve with staff stipulations 1-4 and with the added stipulation that the applicant adds one window to each elevation.

Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

ITEM 15. HDRC NO. 2024-007
ADDRESS: 615 HAYS ST
APPLICANT: Todd Worrich/WORRICH TODD

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing front porch.

RECOMMENDATION:

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

- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and 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. All chimney, flue, and related existing roof details must be preserved. 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.
- ii. That the new wood columns be a maximum of 6x6” in width and feature a traditional cap and base and chamfered corners.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Savino moved to approve with staff stipulations 1 and 2
Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

ITEM 17. POSTPONED PRIOR TO HEARING

ITEM 18. HDRC NO. 2023-485
ADDRESS: 1223 MARCH AVE
APPLICANT: Vincent Huebinger/Vincent Gerard & Associates, Inc.

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install one (1) communications monopole to feature an overall height of 74' – 0". The proposed pole is located within the Mission Historic District.

RECOMMENDATION:

Staff does not recommend approval based on findings a through e.

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

PUBLIC COMMENT: None.

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

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes,
Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

ITEM 19. POSTPONED PRIOR TO HEARING

ITEM 20. HDRC NO. 2023-359
ADDRESS: 518 E PARK AVE
APPLICANT: Mychal Krause/Mychals Designs LLC

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Demolish the existing one-story accessory structure.
2. Construct a new two-story accessory structure with roof deck.
3. Add a 19.5' concrete connection from the existing driveway to the proposed two-story accessory structure.
4. Add a gravel parking area at the rear of the property.

RECOMMENDATION:

Staff does not recommend approval of item 1, demolition of the detached rear one-story garage, based on findings b through g. Staff recommends that the applicant further explore retention or incorporation of the existing structure into the proposed accessory structures.

Should the commission find that the conditions required for approval of demolition have been met, staff recommends approval of items 2 through 4, based on findings h through i, with the following stipulations:

- i. That salvaged materials be used in the new construction of the two-story accessory structure to the fullest extent possible.
- ii. That the applicant simplifies the number of styles of windows on the two-story accessory structure by replacing the fixed windows with one-over-one windows as proposed elsewhere on the structure, as noted in finding l.
- iii. That the applicant proposes an alternative to the exterior staircase, as noted in finding m.
- iv. That the applicant proposes wood or clad-wood doors, as noted in finding k.
- v. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT:

- Frederica Kushner submitted a voicemail in opposition to the case.
- Richard Garrett submitted a voicemail in support of the case.

MOTION: Commissioner Velásquez moved to approve items 1-4 with staff stipulations and the added stipulations that the clerestory window in the closet on the second floor (left elevation) be removed from plans, and that the applicant reduce the height of the second floor to 9'. Commissioner Cervantes seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

ITEM 21. HDRC NO. 2024-012
ADDRESS: 622 SHERMAN
APPLICANT: Abe Gonzales/LS Contracting Inc

REQUEST:

The applicant is requesting conceptual approval for the construction of a 2-story, multi-family residential structure on the vacant lot at 622 Sherman, located within the Dignowity Hill Historic District.

RECOMMENDATION:

Generally, staff recommends conceptual approval with the following stipulations which should be addressed prior to a recommendation for and approval of final approval:

- i. That the applicant submits a detailed, to-scale site plan that includes dimensions and confirms a setback that is consistent with the Guidelines. Staff recommends a setback that is equal to or greater than those found historically on this block, as noted in finding e.
- ii. That a foundation height that is consistent with the Guidelines be installed, as noted in finding h. An appropriate skirting detail should be developed and submitted for review and approval.
- iii. That the applicant submits an updated site plan with an accurate floor plan and footprint to confirm compliance with the Guidelines' recommendations for lot coverage, not to exceed fifty (50) percent, as noted in finding j.
- iv. That that composite horizontal siding feature a smooth finish and a four (4) inch exposure. Staff recommends that all composite items should be submitted to OHP staff for review and approval. Columns should feature a unique design based on historic examples or feature six (6) inches square with capital and base trim. Additionally, details of all architectural elements, including columns and railings should be submitted when returning to the Commission for final approval.
- v. That windows that are consistent with the adopted standards for windows in new construction should be installed, as noted in finding l. These specifications are noted in the above applicable citations.
- vi. That additional fenestration be added to the side facades where both facades are void of fenestration, as noted in finding m. Additionally, staff recommends that one window profile should be installed throughout.
- vii. That a detailed landscaping plan be developed that is consistent with the Guidelines for Site Elements, as noted in finding p.
- viii. The only one driveway be installed and that it feature a profile that is consistent with the Guidelines, as noted in finding q.
- ix. That a front walkway be installed that it feature a profile that is consistent with those found historically on the block; historically three (3) to four (4) feet in width and poured concrete, as noted in finding r.
- x. That all mechanical equipment be screened from view from the public right of way, as noted in finding s.
- xi. That the applicant provide information regarding parking, as noted in finding t.

PUBLIC COMMENT:

- Valerie Cortez on behalf of the Dignowity Hill Architectural Review Committee submitted a voicemail in opposition to the case.

MOTION 1: Commissioner Velasquez moved for a continuance to the next available HDRC meeting.
(Main Motion) Commissioner Savino seconded the motion.

MOTION 2: Commissioner Grube moved to approve with staff stipulations.
(Amendment) Commissioner Holland seconded the motion.

VOTE: AYE: Grube and Holland.
(Amendment) NAY: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Cervantes, Fetzer.
ABSENT: None.

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

Chairman Fetzer called for a vote to approve the main motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, (Main Motion) Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: **MOTION 1 PASSED with 11 AYES. 0 NAYS. 0 ABSENT.**

ITEM 22. POSTPONED PRIOR TO HEARING

ITEM 23. HDRC NO. 2024-002
ADDRESS: 122 E HOUSTON ST
APPLICANT: JENNIFER GRIBBLE/INSITE

REQUEST:

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

1. Modify the existing, non-original storefront system by relocating two (2) pedestrian entrance doors from their current locations to locations to the far east and west of the storefront openings. Both doors will maintain a recess as currently exists.
2. Install a fabric clad aluminum canopy above the storefront system to span the length of the storefront.

RECOMMENDATION:

1. Staff recommends approval of item #1, modifications to the existing storefront system based on findings a and b with the following stipulations:
 - i. That all existing storefront system elements be reused to the greatest extent possible and that any new storefront elements match the existing in profile and material.
 - ii. That all existing floor tile and entrance tile work be preserved.
2. Staff recommends approval of item #2, canopy installation, based on findings a and c with the following stipulations:
 - i. That a canopy that matches the previously installed canopy should be installed to provide continuity in the building façade and to be complementary of the original canopy, which spanned the entire façade.

PUBLIC COMMENT: None

MOTION: Commissioner Velásquez moved to approve item 1 with staff's stipulations and item 2 as submitted by the applicant.
Commissioner Holland seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: **The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.**

ITEM 24. HDRC NO. 2024-020
ADDRESS: 227 QUENTIN DR
APPLICANT: REED KIRKSEY

REQUEST:

The applicant is requesting a Certificate of Appropriateness for the construction of a 1-story approximately 1,752-square-foot, single-family residential structure.

RECOMMENDATION:

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

- i. That the front setback is increased so that the new construction aligns with the neighboring setback at 231 Quentin based on finding d. An updated site plan must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant modifies the roof pitch to be in keeping with the predominant lower-sloped roofs of adjacent structures based on finding f. Updated elevation drawings must be submitted to staff for review prior to returning to the HDRC.
- iii. That the fiber cement siding features a reveal of no more than 6 inches and a smooth texture based on finding h. A faux wood grain finish is not permitted.
- iv. That the applicant submits final window specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i. 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". 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. The submitted window product appears to meet these stipulations.
- v. That the applicant submits height specifications for any retaining walls or curbing installed for the proposed planters to staff for review prior to the issuance of a Certificate of Appropriateness based on finding o.

PUBLIC COMMENT:

- The Monticello Park Architectural Review Committee submitted a letter supporting staff's recommendations and requested the inclusion of these additional considerations.
- Robin Foster on behalf of the Monticello Park Architectural Review Committee submitted a voicemail with the same information outlined in the letter.

MOTION 1: Commissioner Velásquez moved to approve with staff stipulations except for the suggested stipulation of the gables provided by the Monticello Park Architectural Review Committee.
(Main Motion) Commissioner Cervantes seconded the motion.

MOTION 2: Commissioner Grube moved to amend the motion to include the stipulation the applicant incorporates additional details on the front gable.
(Amendment) Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Galloway, Guevara, Grube, and Holland.
NAY: Velásquez, Mazuca, Cervantes, and Fetzer.
ABSENT: None.

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

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

VOTE: AYE: Gibbs, Castillo, Savino, Galloway, Guevara, Grube, Holland, and Fetzer
NAY: Velásquez, Mazuca, and Cervantes.
ABSENT: None.

ACTION: The MAIN MOTION AS AMENDED PASSED with 8 AYES. 3 NAYS. 0 ABSENT.

ITEM 25. HDRC NO. 2024-014
ADDRESS: 825 BURLESON ST
APPLICANT: Vanessa Shelton/MORGAN KEITH & SHELTON VANESSA

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Replace the existing standing-seam metal roof with a composition shingle roof.
2. Remove one pilaster on the front porch.
3. Modify three existing Corinthian columns on the front porch.

RECOMMENDATION:

Staff recommends approval of item 1, replacing the existing standing-seam metal roof with a composition shingle roof, based on finding c, with the following stipulations:

- i. That the metal roof be retained on the separate front-porch roof.
- ii. The roof pitch, roof form, or roof ridge are retained.
- iii. All chimney, flue, and related existing roof details must be preserved.

Staff does not recommend approval of item 3, removing one pilaster on the front porch, based on finding d. The pilaster should be returned and repaired or replaced in kind to match the existing Corinthian columns.

Staff does not recommend approval of item 2, modifying three existing Corinthian columns on the front porch, based on finding e. Staff recommends the columns be retained and repaired, and that the applicant proposes a solution to compensate for additional foundation height that does not involve modifying capital or shaft of the existing columns. A new, taller shaft that matches in profile and dimensions may be eligible for staff review and approval.

PUBLIC COMMENT:

- Valerie Cortez on behalf of the Dignowity Hill Architectural Review Committee submitted a voicemail supporting staff recommendations plus additional comments.

MOTION 1: Commissioner Velásquez moved to approve with staff stipulations with the added stipulation of including an optional design for modifying the existing Corinthian columns provided during the meeting.
Commissioner Cervantes seconded the motion.

VOTE: AYE: Velásquez, Mazuca, Guevara, and Cervantes.
NAY: Gibbs, Castillo, Savino, Galloway, Grube, Holland, and Fetzer.
ABSENT: None.

ACTION: The MOTION FAILED with 4 AYES. 7 NAYS. 0 ABSENT.

MOTION 2: Commissioner Grube moved to approve with staff stipulations.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: **The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.**

ITEM 26. **HDRC NO. 2023-495**
ADDRESS: 134 E MULBERRY AVE
APPLICANT: Charles Gonzalez/GONZALEZ LINDA LOPEZ & CHARLES

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to demolish a detached one-story garage.

The applicant requests conceptual approval of a new detached one-story garage.

RECOMMENDATION:

Staff does not recommend approval of item 1, demolition of the existing detached garage, based on findings a through e. Staff recommends the applicant further explore retention or incorporation of the existing structure into the proposed project.

Should the commission find that the conditions required for approval of demolition have been met, staff recommends the following stipulations for item 2, conceptual approval of the construction of a new detached one-story garage:

- i. That salvaged materials be used in the new construction of the accessory structure to the fullest extent possible.
- ii. That the applicant proposes a roof form subordinate to that of the primary structure, as noted in finding f.
- iii. That all pedestrian doors are of wood construction.
- iv. That all garage doors are wood or wood-look.
- v. That the south elevation feature a divided garage bay configuration.
- vi. That the applicant installs a fully wood window product that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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.
- vii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT:

- The Monte Vista Historical Association submitted a letter in support of the case.

MOTION: Commissioner Holland moved to approve with staff stipulations 1-4, 6, and 7.
Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes,
 Holland, and Fetzer.
 NAY: None.
 ABSENT: None.

ACTION: **The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.**

ITEM 27. **HDRC NO. 2023-501**
ADDRESS: 144 E GRAMERCY PLACE
APPLICANT: LORI URBANO/URBANO DESIGN & BUILD LLC

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Construct one full-height chimney at the rear of the structure.
2. Construct one chimney extending from the roof.

RECOMMENDATION:

Staff does not recommend approval of item 1, construction of a full-height chimney, based on finding b.

Staff recommends approval of item 2, construction of one chimney extending from the roof, based on finding c, with the following stipulation:

- i. That any barrel tiles removed during construction be salvaged and retained on site.

PUBLIC COMMENT: None.

MOTION 1: Commissioner Velásquez moved to approve the construction of an outside fireplace causing no irreversible damage to the elevation and item 2 with staff stipulations.
The Motion was not seconded.

MOTION 2: Commissioner Grube moved to approve with staff stipulations.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

ITEM 28. POSTPONED PRIOR TO HEARING

ITEM 29. HDRC NO. 2023-505
ADDRESS: 2619 MCCULLOUGH AVE
APPLICANT: BERTHA ZUNIGA/ZUNIGA LAW, PLLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install Hardie lap siding on top of the existing wood siding of the primary structure and the garage.

RECOMMENDATION:

Staff does not recommend approval of the installation of Hardie lap siding on top of the existing wood siding on the primary structure and the garage based on finding c Staff recommends that the applicant repairs the existing wood siding and that any elements that are deteriorated beyond repair are replaced with fully wood siding matching the existing dimension, profile, reveal, and finish.

PUBLIC COMMENT: None.

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

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

ITEM 30. HDRC NO. 2023-506
ADDRESS: 269 E ROSEWOOD AVE
APPLICANT: Rutilo Martinez/ARCHWAY DIVERSIFIED LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval for wholesale wood window replacement with vinyl windows on the primary and rear accessory structures.

RECOMMENDATION:

Staff does not recommend approval of the replacement of the existing wood windows with vinyl windows, based on finding b through f. Staff recommends that the applicant installs fully wood windows that meet the following stipulation:

1. That the applicant installs new or salvaged fully wood windows. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be 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 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant is required to submit updated specifications for the final window product to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENT:

- Randolph Osher submitted a voicemail in opposition to the case.
- The King William Association Architectural Advisory Committee submitted a letter in opposition to the case.

MOTION: Commissioner Grube moved to approve with the stipulation that the applicant installs wood window screens to the windows upon completion of the replacement.

Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Castillo, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
NAY: None.
ABSENT: Savino.

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

ITEM 31. HDRC NO. 2024-010
ADDRESS: 517 WICKES
APPLICANT: FLORES STEPHANIES & JOE MARK

REQUEST:

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

1. Widen the existing concrete driveway from 10 feet to 16 feet.
2. Widen the existing concrete driveway apron from 12 feet to 20 feet.

RECOMMENDATION:

Item 1, staff does not recommend approval of the driveway expansion from 10 feet to 16 feet, based on finding c. Staff recommends that the applicant retain the driveway width of 10 feet to be consistent with the Guidelines. Additionally, staff recommends that the loading and unloading areas be of pervious or semi-pervious material (such as pavers) between the driveway and the house.

Item 2, staff does not recommend approval of the driveway apron expansion from 12 feet to 20 feet, based on finding d. Staff recommends that the applicant retain the driveway apron width of 12 feet to be consistent with the Guidelines.

PUBLIC COMMENT:

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

MOTION: Commissioner Velásquez moved to approve as presented by the applicant.
Commissioner Mazuca seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes,
Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

ITEM 32. HDRC NO. 2023-459
ADDRESS: 107 PASO HONDO
APPLICANT: DIEGO PEDRAZA

REQUEST:

1. Replace the existing sidewalk.
2. Replace concrete front porch steps.
3. Replace a concrete front walkway.
4. Construct a metal gate and front yard fence with masonry pillars and a masonry knee-high wall.

RECOMMENDATION:

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

- i. That the applicant submit to staff a measured site plan.
- ii. That the applicant utilize a profile and finish for the concrete work found historically in Dignowity Hill Historic District.

Staff does not recommend approval of item 4, based on findings a, f, and g. Staff recommends the applicant submit a fence system to staff that conforms to guidelines.

PUBLIC COMMENT:

- The Monticello Park Architectural Review Committee submitted a letter agreeing with staff's recommendations.

MOTION: Commissioner Grube moved to approve items 1-3 as submitted by the applicant and deny item 4.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes,
Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: The MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.

ITEM 33. POSTPONED PRIOR TO HEARING

ITEM 34. POSTPONED PRIOR TO HEARING

ITEM 35. HDRC NO. 2023-503
ADDRESS: 118 DANIEL ST
APPLICANT: ROBERT L MACIAS

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a four feet tall black iron front yard fence with a pedestrian and driveway gate.

RECOMMENDATION:

Staff recommends approval of the request, based on findings a though c, with the following stipulations:

- i. That the fence and gates height does not exceed four feet.
- ii. That the driveway gate be placed behind the front façade of the main structure.

PUBLIC COMMENT:

- Eric Landry spoke in opposition to the case.
- The King William Association Architectural Advisory Committee submitted a letter supporting staff's recommendations.

MOTION: Commissioner Grube moved to approve with staff stipulation 1 and the added stipulation that the east portion of the fence be built directly along the driveway and not on the property line.
Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Velásquez, Galloway, Mazuca, Guevara, Grube, Cervantes, Holland, and Fetzer.
NAY: None.
ABSENT: None.

ACTION: The **MOTION PASSED with 11 AYES. 0 NAYS. 0 ABSENT.**

ADJOURNMENT: Chairman Fetzer adjourned the meeting at 7:14 p.m.

APPROVED

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

Date: _____