



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION**  
**MEETING MINUTES**  
**May 05, 2021**

The City of San Antonio Historic and Design Review Commission met via videoconference on Wednesday, May 5, 2021.

**MEETING CALLED TO ORDER:**

Chairman Fetzer called the meeting to order at 3:05 p.m.

**ROLL CALL:**

Present: Fernandez, Fish, Velasquez, Zumarán, Carpenter, Fetzer, and Laffoon.

Absent: Gibbs, Arreola, Grube, and Bowman.

*\* Interpreter services are available during the meeting. The meeting is also being recorded in Spanish.*

**CHAIRMAN'S STATEMENT:**

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

**ANNOUNCEMENTS:**

Item #1 Briefing on Proposed River Road Design Guidelines.

Agenda item #10 was postponed – less than 9 members of the commission present at the meeting.

Agenda item #17 was postponed by applicant.

Agenda item #22 was withdrawn by applicant.

**PUBLIC COMMENT:**

- Item 1: Lucy Wilson- Riverview Rd Association- presentation on proposed River Road Design Guidelines
- Item 2: Conservation Society of San Antonio- concurs with staff recommendations.
- Item 3: Conservation Society of San Antonio- supports staff recommendations with 5, 8, and 13.
- Item 5: Scott Albert supports staff recommendations.
- Item 10: Conservation Society of San Antonio- agrees with staff recommendations
- Item 11: Scott Albert- supports staff recommendations.
- Item 12: Scott Albert- supports staff recommendations
- Item 16: Conservation Society of San Antonio- supports staff's findings for designation.

**CONSENT AGENDA:**

- |                              |                     |
|------------------------------|---------------------|
| ○ Item 2, Case No. 2021-128  | 10314 DREAMLAND     |
| ○ Item 3, Case No. 2021-211  | 135 LEOPOLD         |
| ○ Item 4, Case No. 2021-213  | 222 BEAUREGARD      |
| ○ Item 5, Case No. 2021-200  | 233 N MESQUITE ST   |
| ○ Item 6, Case No. 2021-191  | 3100 ROOSEVELT AVE  |
| ○ Item 7, Case No. 2021-205  | 333 SADIE ST        |
| ○ Item 8, Case No. 2021-175  | 414 BARRERA         |
| ○ Item 9, Case No. 2021-193  | 426 PIERCE          |
| ○ Item 10, Case No. 2021-208 | 828 NEVADA          |
| ○ Item 12, Case No. 2021-201 | 905 N PINE ST       |
| ○ Item 13, Case No. 2021-182 | 370 QUENTIN DR      |
| ○ Item 14, Case No. 2021-194 | 109 W ELSMERE PLACE |
| ○ Item 16, Case No. 2021-165 | 222 BROOKS ST       |

**MOTION:** Commissioner Fish moved to approve items 2-9, 11-14, and 16 with staff stipulations. Commissioner Fernandez seconded the motion.

**VOTE:** AYE: Fernandez, Fish, Gibbs, Velasquez, Zumarán, and Fetzer  
NAY: None  
ABSENT: Gibbs, Arreola, Grube, and Bowman.  
RECUSE: Carpenter

**ACTION:** The MOTION PASSED with 6 AYES. 0 NAY. 4 ABSENT. 1 RECUSAL.

**INDIVIDUAL CONSIDERATION AGENDA ITEMS:**

**ITEM 18. HDRC NO. 2021-212**

ADDRESS: 821 W COMMERCE ST / 816 W HOUSTON ST

APPLICANT: Patrick Christensen/Patrick Christensen, Attorney at Law

**REQUEST:** This is a request to demolish the historic structure on the lot at 821 W Commerce, (noted within this application as Whitt Printing Co. Building or Print Building), located within the Cattle Square Historic District and designated as an individual local landmark. The building faces W Houston St and was previously addressed individually as 816 W Houston St.

The structure at the southwest corner of the parcel also addressed 821 W Commerce, identified as Golden Star Café, was determined non-contributing through an historic assessment issued March 31, 2021, and is eligible for demolition.

**FINDINGS:**

- a. The applicant is requesting demolish the historic structure on the lot at 821 W Commerce (noted within this application as Whitt Printing Co. Building or Print Building), located within the Cattle Square Historic District and is designated as an individual local landmark. Additionally, the structure at the southwest corner of the parcel also addressed 821 W Commerce, identified as Golden Star Café, was determined non-contributing through an historic assessment issued March 31, 2021, and is eligible for demolition.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee at a site visit on March 30, 2021, and a meeting on April 28, 2021. At this site visit, committee members acknowledged that the roof was failing and that the structure featured a rear addition that may likely not contribute to the historic significance of the original building. They also noted that a submission of an engineer’s report on the concrete framing and further development of the front facade preservation may benefit the applicant’s case. During the later teleconference meeting, committee members noted that more creative and documented efforts towards restoration and marketing of the property need to be submitted before receiving support a motion to approve demolition. Committee members also noted the importance of the landmark’s scale and placement in the greater development of the historic west end of Downtown and the developing UTSA campus expansion. The applicant has provide verbal and written feedback addressing the property owner’s limited resources as well as marketing and development efforts. However, substantiated documents such as a cost of rehabilitation, pro forma, or marketing materials have not been submitted at this time per finding e.
- c. PUBLIC NOTICE – Demolition notice postcards were mailed to properties within a 200 foot radius of the property, as well as to the registered neighborhood association on April 22, 2021, as required by the Unified Development Code.
- d. STATEMENT OF SIGNIFICANCE – The lot at 821 W Commerce currently features two structures: the Whitt Printing Company building, an individual historic landmark facing north on West Houston, and the Golden Star Café, a non-contributing structure at the southwest corner of the lot. The Whitt Printing Company building was constructed c. 1930 and features its original rectangular footprint as documented on the 1931

Sanborn Fire Insurance map, concrete frame of columns and roof beams with CMU masonry infill walls with cut window openings, a wood framed roof, and slab on grade foundation. The traditional enframed window wall storefront facing W Houston retains its a Mission Revival parapet, stucco texture, tiling, and canopy hooks. The two-story clay block masonry rear addition appears to have been constructed in the early 1950s per aerial photographs. The Whitt Printing Company was founded by Gilberto White after he fled the Mexican Revolution in 1914, and the business operated at this location from its date of construction through 1977. The use of this commercial structure is consistent with other contemporary light industrial uses in the area. The landmark is particularly remarkable for its role printing Spanish language materials and publications; at this time, San Antonio had the most Spanish language publishing houses of any city in the US. The Whitt Printing Company building contributes to the Cattleman Square Historic District.

- e. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

*a. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;*

[The applicant has not provided a detailed estimate of rehabilitative costs for the Print Building at this time. Estimated costs of a potential commercial development and projected revenues have also not been provided. The applicant has not provided a detailed analysis of adaptation options, exploration of reuse on the site, or demonstration of other siting challenges that would make reuse of any portions of contributing buildings as part of the larger development unfeasible, despite requests from both Office of Historic Preservation staff and the Design Review Committee to review potential reuse options. The applicant has expressed that they are amicable to the preservation of only the Print Building façade if recommended by the commission.]

*b. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;*

[A condition assessment letter from was submitted noting that “the building presents a dangerous situation” and that “the roof that remains will likely continue to collapse”; the letter also noted “an exhaustive analysis was not made.” The applicant has also expressed that the owner had been using the Print Building as storage for the Golden Star Café operations until the roof began to collapse after a storm approximately five years ago. Generally, the UDC encourages soliciting multiple detailed bids, with specific line item breakdowns that reflect the unique conditions of the structure, from qualified contractors to determine an accurate evaluation of the cost for rehabilitation based on current local market standards. Neither additional bids, nor a third party bid has been obtained at this time. Per Bexar County Appraisal District records, the improvement value for all structures at 821 W Commerce for 2021 was \$87,060.]

*c. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.*

[The applicant has not submitted documents, beyond a verbal claim, regarding the active marketing of the property. The current owner has owned the property since 1983.]

- f. Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC due to the lack of active marketing of the property within the last two calendar years as well as due to the lack of financial information noting that the structures cannot be adaptively reused which would result in a reasonable rate of return. When an applicant fails to prove unreasonable economic hardship, the applicant

may provide to the Historic and Design Review Commission additional information which may show a loss of significance in regards to the subject of the application in order to receive Historic and Design Review Commission recommendation of approval of the demolition. If, based on the evidence presented, the Historic and Design Review Commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the Historic and Design Review Commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect. A loss of significance may only be considered after the applicant has failed to demonstrate an unreasonable economic hardship.

- g. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.

**RECOMMENDATIONS:** Staff does not recommend approval of item #1, the demolition of the contributing historic structures on the property based on findings a through g, as the applicant has not provided sufficient information to demonstrate an economic hardship.

If the HDRC finds that either an unreasonable economic hardship or, failing that, an irreversible loss of significance has occurred to warrant approval of item 1, then staff recommends that additional information be submitted for conceptual review of replacement plans and that the applicant adhere to the Historic Design Guidelines and the Downtown Design Guide when designing future development.

**PUBLIC COMMENT:** The Conservation Society of San Antonio-, Leticia Sanchez, Graciela Sanchez, and Stella Valdez- opposed to demolition as not enough economic hardship and demolition affects climate change.

**MOTION:** Commissioner Carpenter moved to deny demolition.  
Commissioner Fernandez seconded the motion.

**VOTE:** AYE: Fernandez, Velasquez, Zumarán, Carpenter, Fetzer, and Laffoon  
NAY: Fish.  
ABSENT: Gibbs, Arreola, Grube, and Bowman.

**ACTION:** **The MOTION PASSED with 6 AYES. 1 NAY. 4 ABSENT.**

**ITEM 19. HDRC NO. 2021-217**

ADDRESS: 821 W COMMERCE ST (816 W Houston)

APPLICANT: Patrick Christensen/Patrick Christensen, Attorney at Law

**REQUEST:** The applicant seeks a recommendation from the Historic and Design Review Commission to remove historic designation from the property at 821 W Commerce / 816 W Houston (Golden Star Restaurant / Whitt Print Co. Building)

**FINDINGS:**

- a. The property at 821 W Commerce (816 W Houston) was designated an historic landmark by Ordinance 68210 on October 27, 1988. The property also falls within the Cattleman Square Historic District which was designated by Ordinance 60317 in 1985.

- b. The lot at 821 W Commerce currently features two structures: the Whitt Printing Company building, an individual historic landmark facing north on West Houston, and the Golden Star Café, a non-contributing structure at the southwest corner of the lot. The Whitt Printing Company building was constructed c. 1930 and features its original rectangular footprint as documented on the 1931 Sanborn Fire Insurance map, concrete frame of columns and roof beams with CMU masonry infill walls with cut window openings, a wood framed roof, and slab on grade foundation. The traditional enframed window wall storefront facing W Houston retains its a Mission Revival parapet, stucco texture, tiling, and canopy hooks. The two-story clay block masonry rear addition appears to have been constructed in the early 1950s per aerial photographs. The Whitt Printing Company was founded by Gilberto White after he fled the Mexican Revolution in 1914, and the business operated at this location from its date of construction through 1977. The use of this commercial structure is consistent with other contemporary light industrial uses in the area. The landmark is particularly remarkable for its role printing Spanish language materials and publications; at this time, San Antonio had the most Spanish language publishing houses of any city in the US. The Whitt Printing Company building contributes to the Cattleman Square Historic District.
- c. The current property owner wishes to demolish all buildings on the property and has requested for removal of historic designation (demolition has also been requested in separate HDRC Case 2021-212). Consistent with the UDC Sec 35-606(g), the applicant must present new and compelling evidence that the property no longer meets the criteria for landmark designation. The applicant has provided no such evidence to warrant a reversal of the previous decisions to designate the property; the structure located on the site at the time of designation remains.
- d. Historic District Designation is not just a tool to provide careful decision making about demolition. It also provides an important design review process to ensure compatible infill development in historically sensitive areas. Other multifamily and commercial projects have had success with design review within the Cattleman Square Historic District including properties in very close proximity to the subject property.

**RECOMMENDATIONS:** Staff finds there is no new and compelling evidence for removal of designation for the property based on findings b and c. Staff is further concerned that removal from the historic district will result in inappropriate an incompatible new construction on the site in the future. Staff recommends denial of the request for removal of historic designation.

**PUBLIC COMMENT:** The Conservation Society of San Antonio, Graciela Sanchez, and Stella Valdez- opposed removal of landmark designation.

**MOTION:** Commissioner Fish moved to deny removal landmark designation.  
Commissioner Carpenter seconded the motion.

**VOTE:** AYE: Fernandez, Gibbs, Velasquez, Zumarán, Carpenter, Fetzer, and Laffoon  
NAY: None  
ABSENT: Fish, Arreola, Grube, and Bowman.

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

**ITEM 20. HDRC NO. 2021-196**  
ADDRESS: 1419 W ROSEWOOD AVE  
APPLICANT: Lionel Contreras/CONTRERAS LIONEL & ISMAEL G HERNANDEZ

**REQUEST:** The applicant is requesting a Certificate of Appropriateness for approval to install solar screens over the existing windows.

**FINDINGS:**

- a. The primary structure located at 1419 W Rosewood is a 1-story, single-family residence constructed circa 1930 in the Tudor Revival style. The property first appears on the 1951 Sanborn map. The structure features a composition shingle hip roof, a high-pitched front porch gable with tapered columns, wood cladding, one-over-one windows, and a 2-story rear addition. The property is contributing to the Keystone Park Historic District.
- b. SOLAR SCREEN INSTALLATION – The applicant has proposed to install solar screens over each of the existing 22 windows. The solar screens will feature aluminum frames, dark mesh screens, and the Prairie grid pattern. According to Guideline 6.B.ix for Exterior Maintenance and Alterations, wood screen window frames should match those historically found in profile, size, and design. Additionally, the Guideline states that the tint of replacement screens should closely match original screens or those used historically. While the property does not feature original window screens, the applicant can use window screens on nearby historic properties as precedent. The applicant should install wood window screens with a screen tint similar to those historically found in the neighborhood or other historic districts in a one-over-one configuration or a style consistent with other Tudor Revival homes. Examples of traditional wood window screens in the Keystone Historic District include the properties at 1442 W Rosewood, 1554 W Lynwood, 1550 W Lynwood, 1543 W Lynwood, and 1523 W Lynwood. Staff finds the installation of window screens appropriate but finds that the screens should be constructed of wood frames with a screen tint that is consistent with the Guidelines.
- c. ENERGY EFFICIENCY – In most cases, windows only account for a fraction of heat gain/loss in a house. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Guideline 12.B.ii for Exterior Maintenance and Alterations states that the thermal performance of windows can be improved by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. In most cases, windows may also be retrofitted with new glass. Staff encourages the applicant to explore alternatives to solar screens to improve energy efficiency that are consistent with the Historic Design Guidelines.

**RECOMMENDATIONS:** Staff recommends approval of window screen installation based on findings a through c with the following stipulation:

- i. That the screens be fully wood in lieu of the proposed aluminum and feature a tint that closely matches those used historically in the district. The applicant is required to submit an updated product specification to staff for review and approval prior to receiving a Certificate of Appropriateness.

**PUBLIC COMMENT:** None.

**MOTION:** Commissioner Fish moved to approve with staff stipulations.  
Commissioner Fernandez seconded the motion.

**VOTE:** AYE: Fernandez, Fish, Velasquez, Arreola, Carpenter, Fetzer, and Laffoon.  
NAY: None.  
ABSENT: Gibbs, Arreola, Grube, and Bowman.

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

**ITEM 21. HDRC NO. 2021-195**  
ADDRESS: 1901 N NEW BRAUNFELS AVE  
APPLICANT: Kent Niemann/GOVERNMENT HILL SQUARE PROPERTIES LP

**REQUEST:** The applicant is requesting a Certificate of Appropriateness for approval to install new, wainscot tile at 1901 N New Braunfels. In locations where the historic tile still exists, the applicant has proposed to install the new tile on top of the existing, to preserve the existing in place.

**FINDINGS:**

- a. The historic structure at 1901 N New Braunfels was constructed circa 1910 and is first found on the 1912 Sanborn Map. The historic structure features one story in height, a storefront system and sidewalk canopy. The historic structure features historic tile at some locations, which other locations feature replacement tile or no tile.
- b. **TILE REPLACEMENT/INSTALLATION** – The applicant is requesting a Certificate of Appropriateness for approval to install new, wainscot tile at 1901 N New Braunfels. In locations where the historic tile still exists, the applicant has proposed to install the new tile on top of the existing, to preserve the existing in place. Per the Guidelines for Exterior Maintenance and Alterations 10.A.i., applicants are to preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building. Additionally, per the Guidelines for Exterior Maintenance and Alterations 10.B.i. applicant should not introduce new facade elements that alter or destroy the historic building character. Staff finds the installation of matching tile where tile does not exist or where tile is non-original to be appropriate and consistent with the Guidelines; however, staff finds the installation of new tile on top of existing, original tile to be inconsistent with the Guidelines. Staff finds that original tile should be repaired.

**RECOMMENDATIONS:** Staff recommends approval of the installation of new tile where tile currently does not exist, or where non-original tile is located; however, staff does not recommend approval of the installation of new tile on top of existing, original tile.

**PUBLIC COMMENT:** None.

1<sup>st</sup> MOTION: Commissioner Velasquez moved to approve with staff stipulations.  
Commissioner Zumarán seconded the motion.

VOTE: AYE: Velasquez, Fetzer, and Laffoon.  
NAY: Fernandez, Fish, Zumarán.  
ABSENT: Gibbs, Arreola, Grube, and Bowman.  
RECUSE: Carpenter

**ACTION: The MOTION FAILED with 3 AYES. 3 NAYS. 4 ABSENT. 1 RECAUSAL**

2<sup>ND</sup> MOTION: Commissioner Fish moved to approve textile.  
Commissioner Fernandez seconded the motion.

VOTE: AYE: Fernandez, Fish, Zumarán.  
NAY: Velasquez, Fetzer, and Laffoon.  
ABSENT: Gibbs, Arreola, Grube, and Bowman.  
RECUSE: Carpenter

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

3<sup>rd</sup> MOTION: Commissioner Fish moved to refer to the Design Review Committee for a site visit.  
Commissioner Velasquez seconded the motion.

**VOTE:** AYE: Fernandez, Fish, Velasquez, Zumarán, Fetzer, and Laffoon.  
NAY: None.  
ABSENT: Gibbs, Arreola, Grube, and Bowman.  
RECUSE: Carpenter

**ACTION:** The **MOTION PASSED with 6 AYES. 0 NAY. 4 ABSENT. 1 RECUSAL**

*\* Commissioner Grube joined meeting at 4:30 p.m.*

**ITEM 23. HDRC NO. 2021-179**  
ADDRESS: 506 E PARK AVE  
APPLICANT: Erin Camp/CAMP ERIN & COPPOLA KEVIN

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

1. Modify the existing driveway to remove the front parking pad.
2. Replace the existing brick front walkway with concrete pavers.

**FINDINGS:**

- a. The primary structure located at 506 E Park is a 2-story, single-family residence constructed circa 1930 in the Craftsman style. The structure first appears on the 1951 Sanborn map as a multi-family dwelling. The structure features a side gable and hip standing seam metal roof with widely overhanging eaves, wood cladding, a deepset front porch and second story front porch, wood box columns, divided lite windows, and a front brick walkway. The property is contributing to the Tobin Hill Historic District.
- b. **DRIVEWAY MODIFICATIONS** – The applicant has proposed to modify the existing fully concrete driveway to remove a front parking pad. According to Guideline 5.B.i for Site Elements, applicants should incorporate a similar driveway configuration to that historically found on the site. Guideline 7.A.ii for Site Elements states that off-street parking areas should not be added within the front yard setback as to not disrupt the continuity of the streetscape. The existing parking pad is a nonconforming condition. Staff finds the removal of the parking pad consistent with the Guidelines.
- c. **FRONT WALKWAY REPLACEMENT** – The applicant has proposed to replace the existing brick front walkway with rectangular concrete pavers. Guideline 5.A.i for Site Elements states that historic sidewalk and walkway paving materials—often brick or concrete—should be retained and repaired in place. According to Guideline 5.A.ii for Site Elements, when replacing those portions of sidewalks or walkways that are deteriorated beyond repair, every effort should be made to match existing sidewalk color and material. Guideline 5.A.iii states that replacement of walkways should follow the historic alignment, configuration, and width of walkways. Alter historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree. While properties immediately adjacent to 506 E Park also feature brick front walkways, the property may have originally featured a fully concrete front walkway. Staff finds the proposal inconsistent with the Guidelines. In-kind front walkway replacement or replacement with a fully concrete front walkway in the same footprint as existing is appropriate.

**RECOMMENDATIONS:** Item 1, staff recommends approval of the parking pad removal based on finding b with the following stipulation:

- i. That the applicant submits an updated measured site plan showing the proposed driveway configuration and any proposed landscaping modifications to staff for review and approval.

Item 2, staff does not recommend approval of the concrete paver installation based on finding c. Staff recommends that the applicant repairs and replaces the existing brick walkway with in-kind material or installs a fully concrete walkway to match the existing footprint.

**PUBLIC COMMENT:** None.

# HDRC Meeting Minutes 5/5/21

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

**VOTE:** AYE: Fernandez, Fish, Velasquez, Zumarán, Carpenter, Grube, Fetzer, and Laffoon  
NAY: None.  
ABSENT: Gibbs, Arreola, and Bowman.

**ACTION:** The **MOTION PASSED** with **8 AYES. 0 NAY. 3 ABSENT.**

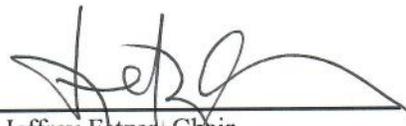
## **APPROVAL OF MEETING MINUTES:**

The Commission approved the HDRC April 21st, 2021 meeting minutes.

## **ADJOURNMENT:**

The meeting adjourned at 5:10 p.m.

**APPROVED**



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

**Date:** 5/20/21