CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
September 7, 2022

The City of San Antonio Historic and Design Review Commission met on Wednesday, September 21, 2022 at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:
Chairman Fetzer called the meeting to order at 3:05 p.m. for work session.

ROLL CALL:
Present: Gibbs, Fish(teleconference), Savino, Mazuca, Carpenter, Cervantes and Fetzer.
Absent: Velasquez, Morales, Grube, and Laffoon.

CHAIRMAN'S STATEMENT:
Chairman Fetzer provided a statement regarding meeting and appeal processes, time limits and decorum.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Fish moved to approve meeting minutes for September 7th, 2022.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, Cervantes, and Fetzer.
NAY: None.
ABSENT: Velasquez, Morales, Grube, and Laffoon.

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

ANNOUNCEMENTS:
Spanish interpreter services available to the public during the hearing.
Items #12 and 14 were withdrawn by the applicant.
Items #9 and 10 have recusals by Commissioner Savino.

PUBLIC COMMENT:
Item 5: Valerie Cortez- on behalf of concerns citizens of Dignowity Hill- cannot support OHP staff recommendation without images of entire sidewalk.
Item 7: Valerie Cortez- on behalf of concerns citizens of Dignowity Hill- does not agree with OHP staff recommendation.

Chairman Fetzer asked if any commissioner would like to pull items from the Consent agenda.
Commissioner Savino requested Item 7 be pulled from the consent agenda.

* *Commissioner Savino left the room for the consent agenda vote as she recused for item #9.*

CONSENT AGENDA:

Item 1, Case No. 2022-465	ENDORSEMENT OF POLICY GUIDES INTENDED TO PROVIDE CLARITY AND PREDICTABILITY OF INTERPRETATION OF THE HISTORIC DESIGN GUIDELINES
Item 2, Case No. 2022-429	1009 AVENUE B
Item 3, Case No. 2022-443	1301 E COMMERCE ST
Item 4, Case No. 2022-474	144 CROFTON
Item 5, Case No. 2022-473	732 N PINE ST
Item 6, Case No. 2022-462	1501 S FLORES ST
Item 8, Case No. 2022-389	509 DELAWARE
Item 9, Case No. 2022-471	1120 E CROCKETT ST

MOTION: Commissioner Carpenter moved to approve items 1-6, 8 and 9 with staff stipulations.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Fish, Mazuca, Carpenter, Cervantes, and Fetzer.
NAY: None.
ABSENT: Velasquez, Morales, Grube, and Laffoon.
RECUSE: Savino.

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 7. **HDRC NO. 2022-446**
ADDRESS: 502 SHERMAN ST
APPLICANT: Rogelio Fuentes

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to demolish the exiting, rear accessory structure at 502 Sherman, located within the Dignowity Hill Historic District.

FINDINGS:
a. The applicant is requesting a Certificate of Appropriateness for approval to demolish the exiting, rear accessory structure at 502 Sherman, located within the Dignowity Hill Historic District.
b. CONTRIBUTING STATUS – The rear accessory structure at 502 Sherman was constructed circa 1930. The structure first appears on the 1951 Sanborn Map and is contributing to the Dignowity Hill Historic District. Several of the structure's original materials exist; however, the structure has been subject to structural damage and deterioration. The structure does feature modifications to its original profile, including fenestration additions and modifications and siding modifications.
c. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has provided a cost estimate for the rehabilitation of the rear accessory structure and has noted a total cost of $22,700. Structural elements of the estimated cost of rehabilitation total to $19,500.
d. LOSS OF SIGNIFICANCE – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural, or archaeological significance, qualities or features which qualified the structure or property for such designation. OHP staff performed site visits on June 8, 2022, and August 16, 2022. OHP staff found the structure's foundation, roof, and framing to be in disrepair.
e. MATERIAL SALVAGE – The applicant has noted the salvage of materials from this structure. Staff finds the salvage of materials to be appropriate. Staff finds that framing lumber should also be salvaged.

RECOMMENDATIONS:
Staff recommends approval based on findings c and d with the following stipulations:
i. That siding, framing lumber, roofing panels and window sashes be salvaged for reuse, whether on site or elsewhere.

PUBLIC COMMENT:
Valerie Cortez- on behalf of concerns citizens of Dignowity Hill- does not agree with OHP staff recommendation.

MOTION: Commissioner Savino moved to refer to DRC site visit.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, Cervantes, and Fetzer.
NAY: None.
ABSENT: Velasquez, Morales, Grube, and Laffoon.

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

ITEM 10. **HDRC NO. 2021-618**
ADDRESS: 312 W COURTLAND PLACE
APPLICANT: Frederica Kushner/Tobin Hill Community Association

REQUEST:
A request for review by the Historic and Design Review Commission regarding eligibility of the property located at 312 W Courtland Place for landmark designation.

FINDINGS:
a. On September 23, 2021, a demolition application was submitted to the Office of Historic Preservation by Trichia S. Ramirez of JC Stoddard Construction on behalf of the property owner of the structure at 312 W Courtland Place, located in the Tobin Hill neighborhood of City Council District 1. OHP staff notified the Tobin Hill Community Association and other neighborhood stakeholders and conducted research during the 30-day review period provided by UDC 35-455.
b. On October 22, 2021, Frederica Kushner submitted a request for review of historic significance for the property at 312 W Courtland Place on behalf of the Tobin Hill Community Association.
c. On June 10, 2022 the property was purchased from the Archdiocese of San Antonio by May Chu and Andrew Weismann, d.b.a. The Hughes House, LLC.
d. HISTORIC CONTEXT: The property at 312 W Courtland Place is a two-story brick Prairie Style residence with Italianate influence with rear detached building designed by Mason Maury and built c. 1913 for Russell Meriwether (R.M.) Hughes and Lillian Allan Hughes. It is located in the Tobin Hill neighborhood of City Council District 1. The Archdiocese of San Antonio currently owns the property. R.M. Hughes was an industrialist and manufacturer who established a business, the R.M. Hughes Co., in Louisville, Kentucky, and grew it to include sites in other cities, including San Antonio. The family moved to San Antonio from Louisville c. 1902. Daughter Russell Meriwether Hughes studied dancing, and became known worldwide as "La Meri," a performer, writer, and teacher of ethnic dance. After R.M. Hughes' death, in 1914, wife Lily became president of the R.M. Hughes Co., which later became the R.M. Hughes Chemical Co. The company closed its doors in 1968. La Meri Hughes was a dance expert who taught at Julliard, among other schools and universities, and founded a school with modern dancer Ruth St Denis in New York City. She wrote five books on dance, one of which is considered the definitive text on Spanish dance. She and her parents are buried at Mission Burial Park in San Antonio. Mason Mauri was a devotee of the Chicago School who began practicing in Louisville, Kentucky, in the 1880s. By 1902, he designed more than 700 structures. Two of his buildings are listed on the National Register of Historic Places, the Louisville Trust and Kaufman Straus. 312 W Courtland Place is an exceptional example of the Prairie Style. Based on Sanborn Maps and construction photos, the building footprint and the building we see today are original and essentially, unmodified. The location and site layout of 312 W Courtland reinforces the urban development pattern of nearby Monte Vista, which includes two-story primary structures often times designed by an architect or master builder; designed in an identifiable style with well-considered details and materials; prominent orientation on the property sometimes with large front setbacks; accessory buildings on the property; and separate vehicular access and storage space. These elements served to differential the manses built by successful business families during the late 19th century and early 20th century, San Antonio's Gilded Age, from other early 20th century neighborhoods. The Koehler, Otto House, the Bennett House, the structures on the 2000 block of N. Main among others are included in this cluster that lay just on the outskirts of Monte Vista across W. Ashby.
e. SITE CONTEXT: 312 W Courtland Place is situated on the corner of W Courtland Place, formerly Washington Place, and historic Belknap Ave, a street unique in that it is, for much of its length, surfaced with stamped concrete imitating brick. It is directly behind the historic Koehler House, is within one block of the historic Temple Beth El, and the Bennett house on the San Antonio College campus.
f. ARCHITECTURAL DESCRIPTION: 312 W Courtland Place is an exceptional example of the Prairie Style. The north facing two-story house is a ten-room brick dwelling, rectangular in form with a highly expressed front porch and terrace. A porte cochere is on the west elevation with a circular driveway entry and matching accessory building on Belknap. A two-story solarium or enclosed porch faces south. The east facade is conventional with minor protrusions

at the chimneys and a bay with glazing. The Prairie Style residence has a symmetrical low slope, terra cotta tiled hip roof with large extended eaves. Character-defining features include a modular brick exterior in running bond with simple geometric and linear details; symmetrical front facade with open porch; symmetrical, low slope hip roof with wide overhanging eaves; five brick chimneys; materials and details to convey horizontality; architectural details in cast concrete that contrast with the brick base building, massive piers, and a traditional wide center step entry. Earlier styles are evident in the use of double-hung windows, cast concrete bases, dentil frieze below the eaves, a classical front door frame, and classically inspired pilasters, architrave, and wood shingle siding on the south projection.

g. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least 3 of the 16 criteria listed. Applicant submitted that the property meets the following criteria, consistent with UDC Sec. 35-607(b):
   3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation**; the house was built for R.M. Hughes and his family, including his daughter, the prominent dancer and ethnographer La Meri Hughes.
   4. **Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or nation;** the property was designed by Mason Maury, a Kentucky architect who designed more than 700 structures, two of which are listed in the National Register of Historic Places.
   5. **Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** 312 W Courtland Place is an example of a Prairie Style residence with Italianate influence.
   8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;** the building footprint and the building are original and unmodified.
   11. **It is distinctive in character, interest, or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States;** the location and site layout of 312 W Courtland reinforces the urban development pattern of nearby Monte Vista.

h. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

i. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommend1ation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought and a demolition request could be approved administratively.

j. Per UDC Sec. 35-453, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until City Council makes their final decision.

RECOMMENDATIONS:
A property must meet three of 16 criteria under UDC Sec. 35-607(b) in order to be eligible for local historic landmark designation. Staff agrees with the applicant that the property meets five criteria. Therefore, staff finds that the property is eligible based on findings a through g and recommends a Finding of Historic Significance to HDRC.

PUBLIC COMMENT:
Conservation Society of San Antonio- supports staff's findings for historic Significance of 5 criteria per designation.

MOTION: Commissioner Fish moved to approve findings of historic significance.
Commissioner Cervantes seconded the motion.

VOTE: AYE: Gibbs, Fish, Mazuca, Carpenter, Cervantes, and Fetzer.
NAY: None.
ABSENT: Velasquez, Morales, Grube, and Laffoon.
RECUSE: Savino.

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

ITEM 11. HDRC NO. 2022-477
ADDRESS: 2004 CHIHUAHUA ST
APPLICANT: Natalie Guerrero/Westside Preservation Alliance

REQUEST:
A request for review by the HDRC regarding eligibility of the property at 2004 Chihuahua for landmark designation.

FINDINGS:
a. On April 6, 2022, the Westside Preservation Alliance submitted a Request for Review of Historic Significance for the property at 2004 Chihuahua. St. Alphonsus Catholic Church, Archdiocese of San Antonio, owns the property which is located in City Council District 5.
b. CASE HISTORY: On November 9, 2021, OHP received an incomplete application for demolition of the rectory and an outbuilding located at 2004 Chihuahua Street. Public notice of the demolition was sent on November 17, 2021. Public feedback opposing demolition was received from the Westside Preservation Alliance, Esperanza Peace and Justice Center, and the Historic Westside Resident Association. The demolition application was determined complete on April 5, 2022.
c. DEMOLITION AND DESIGNATIONS COMMITTEE: On September 14, 2022, the Demolition and Designations Committee conducted a site visit with representatives of the applicant and the property owners present. Notes are included in the case file.
d. The only path for designation is for the Archdiocese to reconsider and consent to designation. Regardless of the action taken by the Historic and Design Review Commission, the designation cannot move forward to City Council for designation without the owner's consent, based on Local Government Code 211, sec. 211.0165(b).
e. HISTORIC CONTEXT: The applicant submitted a Statement of Significance which is included in this case file. The parcel which includes 2004 Chihuahua was donated by Charles Graebner, a GermanAmerican businessman, to the Archdiocese in 1925 with the requirement that a church, school, and rectory be constructed. St. Alphonsus Catholic Church was established in 1925. Prior to this, the closest Catholic Church was Sacred Heart Catholic Church established in 1899 and located at 2123 W. Commerce. Between the founding of the two parishes, San Antonio's westside saw an influx of immigrants from Mexico seeking shelter from the revolution. The Mission Revival church was built in 1925 and City Directories indicate that the rectory was constructed by 1928. According to ScoutSA research, the same year the church was built, the parish and Regina Guild founded the St. Alphonsus Clinic in a two-room building located at 1210 S. Zarzamora. The clinic provided pre-natal and postpartum services to mothers and infants. Their scope increased to include language and sewing classes. The applicant writes "Of major social import, 2004 Chihuahua was one of 18 Youth Centers opened in June of 1965 as part of the Federal Government's Neighborhood Youth Program, developed under the Office of Economic Opportunity (OEO) within the frame of the War on Poverty initiative. Here, the Youth Program was developed in collaboration with Father Yanta, then priest at St. Adolphus, and housed at 2004 Chihuahua. For the nine-hundred and sixty-two youth who participated that year, the Youth Program was a social as well as an economic lifeline. Father Yanta, the first Archbishop of Polish descent in San Antonio, dedicated his work to helping impoverished areas of the San Antonio's Westside. His efforts to create the San Antonio Neighborhood Youth Organization (SANYO), was but one of his influential projects. Several SANYO directors would go on to become community and city leaders." According to ScoutSA research, in 1963 the St. Alphonsus Clinic moved to a new building provided by the parish at 1050 San Carlos. The Federal Government's Neighborhood Youth Program was established in 1965 as a program for youth 16-21 to assist dropouts, potential dropouts, and those with an ambition to continue their studies and lack the means to do so. Eighteen centers were created in San Antonio, including one at St. Alphonsus Catholic Church. It is believed that this center was held in the same building as the clinic. This building currently serves as the Parish Hall.
f. SITE CONTEXT: The property comprises one block and is bound by S. Zarzamora on the west, Chihuahua St. to the north, Rosillo on the east side, and San Carlos St. on the south. St. Alphonsus Church faces S. Zarzamora with an address of 1202 S. Zarzamora. The rectory building faces Chihuahua street with an address of 2004 Chihuahua and an alternate address of 1202 S. Zarzamora. The clinic building faces San Carlos St with an address of 1210 S. Zarzamora. The structures are aligned with the northern edge of the property with an asphalt parking lot to the south. A concrete curb surrounds the parking lot.
g. ARCHITECTURAL DESCRIPTION: Rectory: A two-story wood frame vernacular structure built in the National Folk I-House Family style with Greek Revival detailing and with a two-story rear extension. The side gable structure includes a raised covered stoop with entry portico at the front entrance featuring a classical pediment with dentil detailing. The stoop's exterior entry's wrought iron columns were likely introduced later, as replacements to the original columns. The front door is flanked by sidelites which appear to be original. The first floor contains two

vertically proportioned single hung windows on either side of the door, while the second floor, features a single window in the center flanked by two pairs of single hung windows. A bay window located on the structure's west facade, towards the rear, also features dentil detailing. The interior design layout begins at the central formal entry and reception area and continues to the more functional and utilitarian spaces towards the rear and southern part of the structure. The common theme for the design of the rectory is reflective of the local climate, which is primarily warm with south-easterly winds. Southern facing row windows, oriented towards San Carlos St., with open seating and sleeping areas, were situated to make the most of southerly breezes prior to the invention and adoption of air conditioning. Garage: The single-story masonry vernacular building has a pyramidal roof form with exposed rafter tails. There is a single door and window on the south elevation. Later additions include a lean-to shed and water heater closet. Church: Built in 1925, St. Alphonsus Catholic Church draws from local architectural examples such as the San Antonio Missions and San Fernando Cathedral to blend elements of Mission and Spanish Revival architecture. The building is stucco clad with deep-set windows, stained glass, buttresses, and low-pitch roof. The front façade features twin bell towers, mission-style parapet with inset niche, carved wooden double doors with inlaid tile cross in the tr

h. EVALUATION: In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC sec. 35-607(b):

1. Its value as a visible or archeological reminder of the cultural heritage of the community, or national event; for its contributions to the spiritual, cultural, and social well-being of San Antonio's Westside working class community, including its service as a youth center under the Federal Government's "War on Poverty" initiative.

2. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; for its association with Charles Graebner, Archbishop Drossaerts, and Father Yanta.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; as an example of American Folk Vernacular, in particular the I-House Family, representative of working class and socioeconomic affiliations of the early 20th century.

6. Its historical architectural or cultural character as a particularly fine or unique example of a utilitarian structure; as a parish rectory, exemplifying the unique, historic, educational, and significant religious relationship that the church has with its local faith community.

7. Its unique location or singular physical characteristics that make it an established or familiar visual feature; for its distinctive location at the corner of Chihuahua and S. Rosillo, where the structure has strong visibility and familiarity to the local community.

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; For its particular association with the cultural, social, and economic heritage associated with 1960s economic development through Federal Programs for Youth as well as the War on Poverty programs. Staff found that the evidence submitted by the applicant supports criteria 1 and 2 for the rectory building alone, but it does not sufficiently support criteria 5, 6, 7, or 11. ansom and decorative surround. Facing S. Zarzamora St, the church is a prominent feature and community anchor.

i. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

j. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. Because the owner is a religious entity, if they are not in favor, the designation case cannot proceed based on State law and they may proceed with demolition.

RECOMMENDATIONS:

A property must meet three of 16 criteria under UDC Sec. 35-607(b) in order to be eligible for local historic landmark designation. Staff finds that the rectory itself does not meet the criteria for individual landmark designation. The full parcel at 2004 Chihuahua is eligible for designation, and if it were designated the rectory would be considered a contributing structure. Consistent with state law, unless the property owner consents to designation, the case will conclude, and the demolition request will be approved.

PUBLIC COMMENT:
Chery Campos, Angel Cantu, Barbara Witte Howell, Leticia Sanchez, Michael Martinez, Fr. Richard Aguilar, Cristel Puente, Antonia Castaneda, Conservation Society of San Antonio, Monica Cruz, Galindo, Tony Garcia, Mary Ann Hernandez, Professor Gilberto Hinojosa, Emma Hoffman, Geremy Landin, Margaret Leeds,Bianca Maldonado, Kayyn Miranda, Ray Morales, Rodriguez, Luisana, Alexis Salazar, Bernard Sanchez, Javier Sanchez, Cynthis Spielman, Blanquita Sullivan, Amelia Valdez, Toni Van Buren, Steve Versteeg, Dr. Linsay Wieck- support findings for historic significance Larry Salas-owner representative and Adeleida Garcia- do not support the findings of historic significance and are in support for demolition.

MOTION: Commissioner Cervantes moved to approve findings of historic significance.
Commissioner Carpenter seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, Cervantes, and Fetzer.
NAY: None.
ABSENT: Velasquez, Morales, Grube, and Laffoon.

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

ITEM 13. **HDRC NO. 2022-346**
ADDRESS: 506 STIEREN
APPLICANT: Caroline Gado

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to construct four residential structures on the lot addressed 506 Stieren. The proposal includes three, 3-story structures and one, 2-story structure.

FINDINGS:
a. The property at 506 Stieren is currently vacant, but originally featured a complex of commercial structures constructed circa 1910. It first appears on the Sanborn Map in 1912. The block consists of 1-story and 2-story single-family and multi-family residences and infill construction. The property is contributing to the King William Historic District.
b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. The applicant received conceptual approval from the HDRC on August 3, 2022, with the following stipulations:
   i. That the applicant explores a revised site configuration and building number that is more consistent with historic development patterns and lot coverage found in the neighborhood as noted in finding d, e, and k. **This stipulation has NOT been met.**
   ii. That the applicant increases the setback of the front unit to be more consistent with the development pattern of the district as noted in findings g and j. **This stipulation has NOT been met.**
   iii. That the applicant reduces the height of the front structure to 2 ½-stories as noted in finding f. **This stipulation has NOT been met.**
   iv. That the applicant reduces the heights of all three of the rear three structures to be subordinate to the primary structure as noted in finding f. **This stipulation has been met.**
   v. That the applicant submits an accurate line-of-sight study from both Stieren and Cedar that illustrates the proposed structures in context with the surrounding block. **This stipulation has NOT been met.**
   vi. That detached garages or parking areas be utilized instead of attached garages and carports as noted in finding m. **This stipulation has NOT been met.**
   vii. That the applicant modifies the proposed windows to be one over one and submits window specifications for final approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim

must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. **This stipulation has been met**.

viii. That the applicant reduces the proposed impervious coverage to be introduced by the proposed buildings and hardscaping where feasible. **This stipulation has been met.**

ix. That the applicant submits a comprehensive landscaping plan for final approval. The landscaping plan should indicate all setbacks with dimensions, all locations and dimensions of proposed hardscaping, and the locations and species of plants. The applicant should indicate all mechanical equipment on the site plans and/or elevations for final approval. **This stipulation has been met.**

x. That the applicant complies with zoning setback requirements a obtains a variance from the Board of Adjustment if applicable.

xi. That the details regarding windows, architectural features, and landscaping be further developed for review per the King William Association Architectural Advisory Committee's comments. **This stipulation has been met.**

xii. That the applicant returns to the Design Review Committee prior to returning to the HDRC for final review. **This stipulation has been met.**

c. DESIGN REVIEW COMMITTEE – The applicant attended a Design Review Committee on July 12, 2022, prior to conceptual review by the HDRC. The discussion focused on massing, noting the heights of neighboring structures on future submissions, the proposed building orientation, and architectural details in keeping with the historic district. At this time, the applicant has not submitted updated application materials. The applicant returned to the HDRC on September 13, 2022, with updated materials. The DRC discussed scale and massing, orientation, fenestration pattern and window materials, landscaping, and impervious cover.

d. DEVELOPMENT PATTERN – The applicant has proposed to construct three, 3-story structures and one, 2- story structure at the lot addressed 506 Stieren near the corner of Stieren and Cedar. Cedar Street is historically and presently a residential street and retains a high degree of architectural integrity. The predominant development pattern includes 1-story residential structures along Stieren and Cedar with a few larger, 2 to 2-½ story structures with deeper setbacks on Cedar. There is a 1-story commercial structure to the east at the corner of Stieren and N St Mary's that features the largest footprint and lot coverage in the vicinity.

e. LOT COVERAGE – Per the submitted conceptual site plan, the front unit along Stieren will have the largest footprint of the four structures, with the three interior structures featuring a similar overall rectangular footprint. The documents include a lot coverage calculation for the building footprint, which states that the overall lot measures 9,234 square feet, the total building footprint measures 3,588 square feet, for a building-to-lot ratio of 38.86%. According to the Historic Design Guidelines, new construction should respond to the existing development pattern of the district and buildings and impervious coverage should not exceed 50% of the lot. Historic lots in the district do not traditionally four detached structures. The predominant development pattern for residential lots is a larger primary structure and a smaller detached accessory structure in footprint. While the building footprints total less than 50% coverage of the lot, a calculation for total impervious cover is not provided. Staff does not find the proposed footprint consistent with the Guidelines. Staff finds that the applicant should explore a revised site configuration and building number that is more consistent with historic development patterns and lot coverage found in the neighborhood.

f. SCALE & MASSING – The applicant has proposed to construct four detached residential structures, including three, 3-story residential structures and one, 2-story residential structure. The front building along Stieren will feature the tallest height at approximately 34'-6", with the remaining houses stepping down in height as the lot moves south from 33'-3" to 30'-9" to 27'-3". According to the Historic Design Guidelines, new construction should not exceed the height of the majority of existing structures by more than 1-story. The predominant surrounding residential context features 1-story residential and commercial structures. While there is a presence of 2- and 2.5-story historic structures peppered along Cedar St, these taller structures typically feature a deeper setback than the 1-story structures. Staff does not find the proposed height consistent with the Guidelines.

g. ENTRANCES & PORCHES – The applicant has proposed porch elements on all four structures. The front building along Stieren features a wraparound 2-story porch with a depth of 5 feet. The remaining interior buildings feature porches on the north elevation oriented toward Stieren and covered porches and parking on the west elevations fronting the shared interior driveway with a depth of 5 feet and varying depths for the recessed carports. Per the Guidelines for New Construction, the primary façade of new buildings should be in keeping with established patterns in terms of porches, entrances, orientation, and setbacks. Staff generally finds the front setback and porch design conceptually consistent, but as noted in finding f, finds the scale and massing inconsistent with the Guidelines. The height of the front building when combined with the narrow setback is also incongruous with overarching

development patterns, which typically feature 1-story structures closer to the street and taller structures (2- to 2-½ stories) set further back from the street as noted in finding d.

h. FENESTRATION PATTERN – The applicant has proposed one-over-one windows of varying proportions and full-lite doors with transoms. The applicant has proposed that the primary structure features a full lite door with transoms and side lites and a garage carriage door on the west elevation. According to the Historic Design Guidelines, window and door openings with a similar proportion of wall to window space as typical with nearby historic facades should be incorporated. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The proportions of the openings generally appear consistent with neighboring precedents. Staff also finds that the windows should meet standard window stipulations for new construction in terms of material, inset, sill and trim profile, and installation method and that windows should feature true divided lites in lieu of faux grid patterns.
i. ARCHITECTURAL ELEMENTS – According to the Historic Design Guidelines, architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists should be incorporated. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Staff generally finds the approach to be conceptually appropriate. Staff finds that the applicant should submit final material specifications for the proposed porch columns and railings.
j. FRONT SETBACK – The applicant has proposed to closely match the existing side and front setbacks of the structures along Stieren between N St Mary's and Mission St. According to the Historic Design Guidelines, setbacks for new construction should respond to the predominant setback established on the block by contributing historic structures. Staff finds that the frontmost setback may be consistent, but finds that the height of the buildings should be reduced to align with predominant height-setback patterns and relationships as noted in findings d, e, and f.
k. DRIVEWAY AND PARKING – The applicant has proposed to install a shared common drive along the western edge of the property. The garage on the street-facing structure and carports on the three (3) rear structures are located on the west elevations facing the side drive, embedded within the mass of the structure. The submitted elevation drawings do not accurately reflect proposed conditions, such as the proposed parking pads. Per the Guidelines, the predominant garage orientation found along the block should be matched. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. Staff finds the attached garage configuration inconsistent with the Guidelines. Staff finds that detached garage or parking areas should be utilized instead of attached garages and carports on the primary structures.
l. MATERIALS – Based on the submitted elevations, the applicant has proposed materials that include lap siding, standing seam metal roofing, and wood railings and columns. Staff finds the materials generally appropriate with the stipulations listed in the recommendation.
m. MECHANICAL EQUIPMENT – The applicant is required to comply with the Historic Design Guidelines related to equipment location and screening.
n. LANDSCAPING AND HARDSCAPING – The applicant has provided staff with site plans that indicate landscaping and hardscaping proposals, including a fully concrete driveway long the western edge of the property, 4' wide walkways from the primary right-of-way that connects the structures along the side drive, small gardens, shrubbery, and decomposed granite garden pathways in the front yards of the rear structures. Staff finds that the driveway width should be a maximum of 10' to be consistent with the Historic Design Guidelines for Site elements and that the applicant should provide the widths of the parking pads. Staff also finds that the applicant should increase landscaping and pervious cover where feasible, including plantings in the decomposed granite garden pathways.

RECOMMENDATIONS:

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

i. That the applicant explores a revised site configuration and building number that is more consistent with historic development patterns and lot coverage found in the neighborhood as noted in finding d, e, and f.
ii. That the applicant increases the setback of the front unit to be more consistent with the development pattern of the district as noted in findings d and j.
iii. That the applicant reduces the height of the front structure to 2 ½-stories as noted in finding f.
iv. That the applicant reduces the heights of all three of the rear three structures to be subordinate to the primary structure as noted in finding f.
v. That the applicant submits an accurate line-of-sight study from both Stieren and Cedar that illustrates the proposed structures in context with the surrounding block.
vi. That detached garages or parking areas be utilized instead of attached garages and carports as noted in finding k.

vii. That the applicant updates the elevation drawings to accurately reflect proposed conditions based on finding k.
viii. That the applicant submits window specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding h. Windows should be fully wood or aluminum-clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. The windows should feature true divided lites, faux grids are not permitted.
ix. That the applicant submits final material specifications for the proposed porch columns and railings to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i.
x. That the applicant reduces the proposed impervious coverage to be introduced by the proposed buildings and hardscaping where feasible and submits an updated site plan showing the widths of the proposed parking pads to staff for review and approval based on finding n. The applicant should indicate all mechanical equipment on the site plans and/or elevations, including condenser units.
xi. That the applicant includes plantings in the proposed decomposed granite garden pathway and submits an updated landscaping plan to staff for review and approval based on finding m.
xii. That the applicant complies with zoning setback requirements and obtains a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT:
Conservation Society of San Antonio and James Deurr- opposed to case. Lisa Lynn-supports the case.

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

VOTE: AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, Cervantes, and Fetzer.
NAY: None.
ABSENT: Velasquez, Morales, Grube, and Laffoon.

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

ITEM 15. **HDRC NO. 2022-469**
ADDRESS: 304 SADIE ST
APPLICANT: Henry Tijerina/Tijerina Construction LLC DBA Protec Services

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:
1. Remove a non-original wood sash windows on the rear (south) wing and replace with fixed, transom-style window at the same location.
2. Remove an original wood sash window on the east facade of the south wing and replace with a fixed, transom-style window at the same location.
3. Remove three, non-original grouped windows, replace them with two salvaged wood windows from the south and east facades (as referenced in request items 1 and 2).

FINDINGS:
a. The property located at 304 Sadie is a single-story, single-family structure constructed in the folk-Victorian style. The property first appears on the 1912 Sanborn map. The structure features an original wrap-around front porch, composite shingled roof with shakes on the front-facing gable, and wood windows throughout the structure. The house currently features three front doors at the front porch of the structure as part of a modification of the structure into a duplex. The structure currently features a bay at the rear of the enclosed wrap around porch that is not original.
b. SCOPE OF WORK – The applicant has proposed fenestration modifications to both the south and east facades. The proposed modifications impact both original and non-original window openings.

c. FENESTRATION MODIFICATION: SOUTH FAÇADE – The applicant is requesting to remove an existing, rear window on the south façade beneath the gabled roof and install a transom window. Given this window's location at the rear of the house, and evidence that an original, larger opening was once at this location, staff finds its modification to be appropriate provided that the width of the original opening be maintained at its current location.
d. FENESTRATION MODIFICATION: EAST FAÇADE – The applicant is requesting to remove an existing, side window on the east façade beneath the gabled roof and install a transom window. Given this window's location near the rear of the house, staff finds its modification to be inconsistent with the Guidelines 6. A.i.
e. FENESTRATION MODIFICATIONS: EAST FAÇADE – The east façade has three, non-original windows that located toward the rear of an enclosed wrap around porch. The applicant has proposed to modify this opening by eliminating one of the three openings and replacing the existing, damaged windows with windows salvaged from the rear wing. The sizes of the salvaged windows differ from what is existing. Given that the condition is not original, and the proposed alteration retains a traditional fenestration pattern, staff finds this to be appropriate. However, staff does not find removal of one of the proposed salvaged windows to be appropriate. If the rear wing windows are not approved for reuse, then a new one-over-over wood window would be appropriate at this location.

RECOMMENDATIONS:

1. Staff recommends approval of item #1, the removal of an existing rear window and the installation of a new window with the following stipulations:
   i. That the original width of the window opening be maintained.
   ii. That a wood or aluminum clad window be installed that features a sash profile.
2. Staff does not recommend approval of item #2, the removal of the existing, side window and the window opening modification based on finding d. Staff recommends that this window opening be preserved as it exists.
3. Staff recommends approval of item #3, modifications to the non-original fenestration profile on the east façade with the following stipulations:
   i. That is the rear windows noted in findings c and d are not approved for reuse, the applicant install a new, one over one wood window. This window should be consistent with staff's standards for replacement windows and should be submitted to OHP staff for review and approval.

Staff recommends the applicant submit updated construction documents to include floor plan, elevations, and wall sections that note window opening sizes and window head and sill heights to OHP staff for approval prior to an issuance of a COA.

PUBLIC COMMENT: None.

1st MOTION: Commissioner Cervantes moved to approve items 1 and 3 with staff stipulations.
The motion was not seconded.

2nd MOTION: Commissioner Carpenter moved to approve items 1 and 3 with staff stipulations; and deny item 2.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, and Fetzer.
NAY: Cervantes.
ABSENT: Velasquez, Morales, Grube, and Laffoon.

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

ITEM 16. **HDRC NO. 2022-468**
ADDRESS: 131 E MULBERRY AVE
APPLICANT: Jason Stone

REQUEST:

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

1. Construct a new masonry wall featuring D'Hanis brick located in the front yard of the property. The wall was constructed without approval at approximately four feet in height. The applicant intends to reduce the height to approximately 2 feet to serve as a landscaping retaining wall.
2. Installation of drought-resistant native landscaping to the front yard.

FINDINGS:

a. The structure located at 131 E Mulberry was constructed circa 1928 and first appears on the 1931 Sanborn map. The single-family two-story residence has wood siding, composite shingles, an open porch, and sashed one-overone windows. The primary structure is contributing to the Monte Vista Historic District.
b. SCOPE OF WORK – The applicant has proposed to construct low masonry wall featuring D'Hanis brick located in the front yard of the property and install drought-resistant native landscaping to the front yard.
c. VIOLATION – On August 26, 2022, staff received a report of the construction of an unapproved front yard fence constructed out of masonry. Staff conducted a site visit and issued a stop work order. At the time, the wall had been constructed to be approximately 4 feet in height. The applicant has clarified with staff that the contractor exceeded scope and that a low, retaining wall approximately 2 feet in height is proposed.
d. FRONT YARD FENCE: MASONRY – The applicant has proposed to construct a new 2-foot-tall masonry wall to feature D' Hanis brick. The Guidelines for Site Elements 2.B.iii. notes that new fences and walls should not be located where one did not historically exist. Properties located in the Monte Vista Historic District traditionally feature open lawns; very few front yard walls or fences existed historically. Staff does not find the proposed masonry wall to be consistent with the Guidelines. Staff further finds that the proposed construction materials are not found historically within the district and are not compatible.
e. LANDSCAPING – The applicant has proposed to install drought-resistant and native landscaping materials to the front yard, in front of the proposed fence location. Per the Guidelines for Site Elements 3. A.iii, the installation of native plants is consistent with the Guidelines. Staff finds the proposed landscaping to be appropriate and consistent with the Guidelines.

RECOMMENDATIONS:

1. Staff does not recommend approval of item #1, the construction of a front yard masonry wall based on finding d. A traditional landscape border using compatible materials would be more appropriate.
2. Staff recommends approval of item #2, the front yard landscaping based on finding e.

PUBLIC COMMENT:

None.

MOTION: Commissioner Savino moved to refer to DRC site visit.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, Cervantes, and Fetzer.
NAY: None.
ABSENT: Velasquez, Morales, Grube, and Laffoon.

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

ADJOURNMENT: The meeting adjourned at 6:05 p.m.

APPROVED

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

Date: 10/5/22