



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

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, JUNE 7, 2023**

The City of San Antonio Historic and Design Review Commission met on Wednesday, June 7, 2023, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chairman Fetzer called the meeting to order at 3:02 p.m. for work session.

ROLL CALL:

Present: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Fetzer

Absent: Cervantes, Baker, D4 Commissioner (Vacant)

CHAIRMAN'S STATEMENT:

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

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

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Carpenter moved to approve the minutes for the May 17th 2023 HDRC meeting. Commissioner Cervantes seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Fetzer

NAY: None.

ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: The MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

ANNOUNCEMENTS:

The tentatively scheduled HDRC meeting for July 5, 2023, was canceled.

The next HDRC meetings will be held on June 21, and July 19, 2023.

Items 15, 16, and 17 were postponed prior to hearing.

PUBLIC COMMENT:

Item 1 – Kathy Krnavek on behalf of the Conservation Society of San Antonio supports the case.

Item 1 – The Conservation Society of San Antonio submitted a letter in support of the case.

Item 3 – Alyssa Hendrie opposes the case. Additionally submitted a letter with comments.

Item 3 – Chris Hendrie opposes the case.

Item 3 – Tessa Hendrie opposes the case. Additionally submitted a letter with comments.

Item 3 – Anne Collette submitted a letter with comments on the case.

Item 3 – Sarah Yee submitted a letter with comments on the case.

Item 3 – Fred Preston opposes the case.

Item 3 – Robert Shultz opposes the case. Additionally submitted a letter in opposition.

Item 5 – Kathy Krnavek on behalf of the Conservation Society of San Antonio opposes the case.

Item 6 – Mission San Jose Neighborhood Association submitted a letter in support of the case.

Item 8 – Bianca Maldonado on behalf of Monticello Park Neighborhood Assoc. supports the case.

Item 8 – The Conservation Society of San Antonio submitted a letter in opposition to the case.

Item 14 – Bianca Maldonado on behalf of Monticello Park Neighborhood Assoc. supports the case.

Item 17 – The King William Association submitted a letter in opposition to the case.

Item 19 – Marlene Hawkins opposes the case.

Item 19 – Phyllis Newman supports the case.

Item 24 – The King William Association submitted a letter in support of staff's recommendations.

Chairman Fetzter asked if any commissioner would like to pull items from the consent agenda.

Commissioner Gibbs requested Item 3 be pulled from the consent agenda for individual consideration.

Commissioner Velásquez requested Items 1 and 5 be pulled from the consent agenda for individual consideration.

CONSENT AGENDA:

Item 2, Case No. 2023-185	615 E NUEVA
Item 4, Case No. 2023-213	801 MATAGORDA
Item 6, Case No. 2023-187	141 ZERM RD
Item 7, Case No. 2023-203	235 BENITA ST
Item 8, Case No. 2023-198	2101 W MAGNOLIA AVE
Item 9, Case No. 2023-206	122 PRINCESS PASS
Item 10, Case No. 2023-209	315 W SUMMIT AVE
Item 11, Case No. 2023-207	1305 E HOUSTON ST
Item 12, Case No. 2023-210	126 BARRERA
Item 13, Case No. 2022-404	220 LEIGH ST
Item 14, Case No. 2023-204	2310 W KINGS HWY

MOTION: Commissioner Grube moved to approve items 2, 4, and 6 – 14 with staff stipulations.
Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Fetzter
NAY: None.
ABSENT: Baker, D4 Commissioner (Vacant)

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 1. HDRC NO. 2023-220
ADDRESS: 502 N ZARZAMORA ST
APPLICANT: Julissa Carielo/DreamOn Development Company, LLC

REQUEST:
Applicant is requesting a Finding of Historic Significance for 502 N. Zarzamora St.

RECOMMENDATIONS:
Staff recommends approval of a Finding of Historic Significance and that HDRC recommend approval for the landmark designation of 502 N. Zarzamora to the Zoning Commission and City Council based on findings a through f.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Velásquez, moved approve as submitted by the applicant.
Commissioner Mazuca seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Grube, Cervantes, Fetzter
NAY: None.
RECUSE: Carpenter
ABSENT: Baker, D4 Commissioner (Vacant)

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

ITEM 3. HDRC NO. 2023-221
ADDRESS: 720 N ST MARYS ST
APPLICANT: Jimmy Serenil/Brothers Excavation & concrete LLC

REQUEST:

Applicant is requesting a Certificate of Appropriateness for approval to:

1. Apply a new layer of stucco as well as incorporate new trim and molding details throughout each façade.
2. Install a canopy on the N St Mary's Street façade.
3. Perform modifications to the existing structure including modifications to the street, second and river level facades by reintroducing storefront systems, modifying fenestration patterns, creating balconies and open-air terraces on the river façade, install arched opening on each facade and modify the existing entrance portal.
4. Construct a third level addition with a partial roof deck.
5. Install two garage doors on the N St Mary's façade.

RECOMMENDATIONS:

Staff recommends approval of items 1 through 5 with the following stipulations:

- i. That all proposed windows, doors and storefront systems feature dark frames and that windows be recessed at least two (2) inches within walls.
- ii. That all stucco features a smooth finish and not appear lumpy.
- iii. That final garage door details be submitted to OHP staff for review and approval.
- iv. That all scrolled ornamental iron brackets be eliminated and that details be simple and reflect their time.
- v. That all original canopy anchors be preserved in place, as noted in finding f.
- vi. That the proposed curb cut for the two garage doors do not exceed twenty-five ft in width, as noted in finding k.
- vii. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Carpenter moved to continue to the next available HDRC meeting and with the option to attend a Design Review Committee consultation if the applicant chooses to do so. Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Fetzer.
NAY: None.
ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

ITEM 5. HDRC NO. 2023-196
ADDRESS: 201 N. ST MARYS ST
APPLICANT: EDUARDO ROBINSON/DRURY INN & SUITES RIVERWALK

REQUEST:

Applicant is requesting conceptual approval to construct outdoor dining space and patio space at the river level at 201 N St Mary's. The proposed dining and patio space will be located within existing planter space, located on both the building and river sides of the River Walk path.

RECOMMENDATIONS:

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

- i. That all impacted cypress and palm trees as well as flowering plants be relocated to other locations along the River Walk and coordinate through Center City Development and Operations Department.
- ii. That the wall be reduced in height to the maximum extent possible while meeting code requirements.
- iii. That all existing trash bins, maps, and other public infrastructure be relocated in coordination with Center City Development and Operations Department.

- iv. That all patio furniture be consistent with the UDC, as noted in finding f.
- v. That applicant provide info about fenestration changes to the building as part of a request for a Certificate of Appropriateness.
- vi. Archaeology – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT:

Provided at the beginning of the meeting.

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

VOTE: AYE: Fish, Savino, Mazuca, Grube, Fetzer
NAY: Gibbs, Velásquez, Carpenter, Cervantes
ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: MOTION PASSED with 5 AYES. 4 NAYS. 2 ABSENT.

ITEM 15. POSTPONED PRIOR TO HEARING
HDRC NO. 2022-577
ADDRESS: 305 LAVACA ST
APPLICANT: Tim Rodgers/South Flores Construction

ITEM 16. POSTPONED PRIOR TO HEARING
HDRC NO. 2023-156
ADDRESS: 114 DEWBERRY ST
APPLICANT: Jim Tafoya/BRIO BUILDERS

ITEM 17. POSTPONED PRIOR TO HEARING
HDRC NO. 2023-191
ADDRESS: 1223 S ALAMO ST
APPLICANT: DANIEL CRUZ

ITEM 18. HDRC NO. 2023-158
ADDRESS: 1115 S ST MARYS ST
APPLICANT: MICHAEL PEREZ

REQUEST:

Applicant is requesting a Certificate of Appropriateness for approval to:

- 1. Install artificial turf in the front, side, and rear yards.
- 2. Install seven metal planters in the front yard.
- 3. Receive Historic Tax Certification.

RECOMMENDATIONS:

Staff does not recommend approval of item 1, installation of artificial turf in the front, side, and rear yards, based on finding b. Staff recommends the applicant propose a landscaping plan that includes at least 50% natural vegetation.

Staff recommends approval of item 2, installation of seven planters, based on finding c.

Staff recommends approval of item 3, Historic Tax Certification, based on finding d, with the following stipulations:

- i. That the applicant brings the landscaping into compliance, based on finding b.

If the HDRC is compelled to approve the artificial turf as presented, the property is eligible for Historic Tax Certification, and the applicant may return to the HDRC for Historic Tax Verification.

PUBLIC COMMENT:

31 voicemails in support of the application were submitted. Chair Fetzer elected not to listen to the voicemails as they were all in support of the application.

MOTION: Commissioner Velásquez, moved to approve item 1 as presented by the applicant, and items 2-3 with staff stipulations and for the temporary duration that the Mustard Seed Academy is located and operated at the property; thereafter, the landscaping at the property shall follow the historic guidelines. Commissioner Cervantes seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Fetzer
NAY: None.
ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

ITEM 19. HDRC NO. 2023-180
ADDRESS: 1931 N IH 35
APPLICANT: John Williams/GRACELAND GROUP LLC

REQUEST:
Applicant requests a Certificate of Appropriateness for approval to replace the existing lawn with gravel and rock mulch.

RECOMMENDATIONS:
Staff does not recommend approval of the request to replace the existing lawn with gravel and rock mulch, based on finding c. Staff recommends that the applicant submits a landscaping plan that includes at least 50% greenery, which would be eligible for administrative approval.

PUBLIC COMMENT: None.

The applicant did not show up for the hearing.

MOTION: Commissioner Velásquez, moved for a continuance.
Commissioner Cervantes seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Fetzer
NAY: None.
ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

ITEM 20. HDRC NO. 2023-218
ADDRESS: 719 E CARSON
APPLICANT: Eugene Walker Jr./EVENT HOLDINGS LLC

REQUEST:
Applicant requests a Certificate of Appropriateness for approval to add a turret at the southeast corner of the house.

RECOMMENDATIONS:
Staff recommends approval based on findings a through c, with the following stipulations:
i. That windows proposed for the addition match second-story windows directly below the addition in width.
ii. That proposed windows feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25".
iii. That the turret roof be clad in the same material as the primary roof form.

PUBLIC COMMENT:

Marlene Hawkins opposes the case.
The King William Association submitted a letter in support of the case.

1st MOTION: Commissioner Cervantes moved to approve with staff stipulations.
Commissioner Grube seconded.

VOTE: AYE: Gibbs, Fish, Cervantes
NAY: Savino, Velásquez, Mazuca, Carpenter, Cervantes, Fetzer
ABSTAIN:
ABSENT: Grube, Baker, D4 Commissioner (Vacant)

ACTION: MOTION FAILED with 3 AYES. 5 NAYS. 0 ABSTAIN. 3 ABSENT.

2nd MOTION: Commissioner Velásquez moved to refer to the Design Review Committee.
Commissioner Cervantes seconded the motion.

VOTE: AYE: Fish, Savino, Velásquez, Mazuca, Carpenter, Cervantes, Fetzer
NAY: Gibbs
ABSTAIN: Grube
ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: MOTION PASSED with 7 AYES. 1 NAY. 1 ABSTAIN. 2 ABSENT.

ITEM 21. HDRC NO. 2023-28014
ADDRESS: 146 E HOLLYWOOD AVE
APPLICANT: Rachael Emond /Walton Roofing

REQUEST:
Applicant is requesting a Certificate of Appropriateness for approval to remove the existing asphalt shingle roofing system and install a standing seam metal roof.

RECOMMENDATIONS:
Staff does not recommend approval of this request based on finding b. Staff recommends the applicant replace the roof with in-kind materials.

PUBLIC COMMENT: None.

1st MOTION: Commissioner Grube moved to deny the request.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Savino, Grube, Fetzer
NAY: Fish, Velásquez, Mazuca, Carpenter, Cervantes
ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: MOTION FAILED with 4 AYES. 5 NAYS. 2 ABSENT.

2nd MOTION: Commissioner Carpenter moved to approve with the installation of a standing seam metal roof that meets staff stipulations.
Commissioner Velásquez seconded the motion.

VOTE: AYE: Fish, Velásquez, Mazuca, Carpenter, Cervantes,
NAY: Gibbs, Savino, Grube, Fetzer
ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: MOTION PASSED with 5 AYES. 4 NAYS. 2 ABSENT.

ITEM 22. HDRC NO. 2023-197
ADDRESS: 414 E MULBERRY AVE
APPLICANT: CURTIS WHITE/WHITE CURTIS D & LYDIA ALEGRIA

REQUEST:

Applicant is requesting a Certificate of Appropriateness for approval to terrace the front yard utilizing large rocks as retaining walls. The proposal also includes landscaping to include grass on one portion of the yard and organic mulch on the other.

RECOMMENDATIONS:

Staff does not recommend this application to be complete and remains concerned about how the terracing will be accomplished based on the limited documentation provided. If the HDRC determines there is sufficient documentation for review and action on the request, then staff recommends approval of the overall plan with the stipulation that additional plantings be incorporated into the mulched portion of the lawn.

PUBLIC COMMENT: None.

MOTION: Commissioner Fish moved to approve with the added stipulation that additional plantings be incorporated into the mulched portion of the lawn. Amendment added: applicant to provide a more detailed landscape plan brought to staff for review.
Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Cervantes, Fetzer
NAY: Grube
ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: MOTION PASSED with 8 AYES. 1 NAY. 2 ABSENT.

ITEM 23. HDRC NO. 2023-102
ADDRESS: 1209 S ST MARYS ST
APPLICANT: Mitsuko Ramos

REQUEST:

Applicant is requesting a Certificate of Appropriateness for approval to install approximately 492 square feet of painted signage.

RECOMMENDATIONS:

Staff does not recommend approval to install 492 square feet of signage, based on findings a through c. A signage plan that meets Historic Design Guidelines regarding number of signs and total square footage may be eligible for administrative approval.

PUBLIC COMMENT: None.

1st MOTION: Commissioner Velásquez moved to approve with 14, 15 and 16 and colors as presented.
Motion was not seconded.

2nd MOTION: Commissioner Grube moved to refer to the Design Review Committee.
Commissioner Carpenter seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Fetzer
NAY: None.
ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

ITEM 24. HDRC NO. 2023-211
ADDRESS: 125 CITY ST
APPLICANT: JONATHAN RODRIQUEZ/VISION DESIGN BUILD

REQUEST: Applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish the existing front façade cladding to expose the existing brick.
2. Paint the proposed exposed brick.

RECOMMENDATIONS: Staff does not recommend approval. Should the applicant provide a means for stucco removal that does not damage the underlying brick, staff recommends approval with the stipulation that the brick be repaired and remain unpainted consistent with the Guidelines.

PUBLIC COMMENT: None.

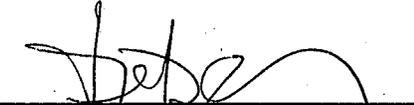
MOTION: Commissioner Grube moved to approve providing the applicant provides a different method for stucco removal on the house and on the stone lintels as well as exterior masonry painting. The stucco removal cannot change the texture of the underlying masonry.
Commissioner Carpenter seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes.
NAY: Fetzer.
ABSENT: Baker, D4 Commissioner (Vacant)

ACTION: MOTION PASSED with 8 AYES. 1 NAY. 2 ABSENT.

ADJOURNMENT: The meeting adjourned at 6:28 p.m.

APPROVED



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

Date: 6/21/23