



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
WEDNESDAY, AUGUST 16, 2023
MEETING MINUTES

The City of San Antonio Historic and Design Review Commission met on Wednesday, August 16, 2023, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chairman Fetzer called the meeting to order at 3:06 p.m. for work session.

ROLL CALL:

Present: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
Absent: District 4 Commissioner (VACANT)

CHAIRMAN'S STATEMENT:

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

ANNOUNCEMENTS:

Spanish interpreter services available to the public during the hearing.
Staff welcomed the new District 10 Commissioner Luke Holland.
Staff recognized the service and departure of District 6 Commissioner Scott Carpenter as Vice Chair.
Commissioner Savino made a point of privilege to recognize the departure of District 1 Commissioner Curtis Fish.
OHP Staff reminded Commissioners to complete the Municipal Leadership Institute trainings by August 31, 2023.

ELECTION OF HDRC VICE CHAIR:

MOTION: Commissioner Fish moved to appoint Commissioner Savino as Vice Chair for HDRC.
Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)

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

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Grube moved to approve the March 15, 2023, and August 2, 2023, HDRC meeting minutes.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Fish, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)
ABSTAIN: Savino

ACTION: **MOTION PASSED with 9 AYES. 0 NAYS. 1 ABSTAIN. 1 ABSENT.**

PUBLIC COMMENT:

- Item 2 – Bianca Maldonado on behalf of the Monticello Park Neighborhood Assoc. supported the case.
 - Item 5 – Kate Ruckman opposed the case.
 - Item 5 – Conservation Society of San Antonio submitted a letter in opposition to the case.
 - Item 6 – King William Assoc. Architectural Advisory Committee submitted a letter in support of staff stipulations.
 - Item 7 – Bianca Maldonado on behalf of the Monticello Park Neighborhood Assoc. provided comments.
 - Item 9 – King William Assoc. Architectural Advisory Committee submitted a letter in support of the case.
 - Item 10 – Conservation Society of San Antonio submitted a letter in support of the case.
 - Item 10 – Tobin Hill Community Assoc. submitted a letter with comments.
 - Item 14 – Monte Vista Neighborhood Assoc. Architectural Review Committee submitted a letter with comments.
 - Item 15 – King William Assoc. Architectural Advisory Committee submitted a letter in support of staff stipulations.
 - Item 16 – Conservation Society of San Antonio submitted a letter in opposition to the case.
 - Item 16 – King William Assoc. Architectural Advisory Committee submitted a letter with comments.
 - Item 20 – King William Assoc. Architectural Advisory Committee submitted a letter in support of staff stipulations.
 - Item 21 – King William Assoc. Architectural Advisory Committee submitted a letter with comments.
- Commissioner Fetzer asked if any commissioner would like to pull items from the consent agenda.
 Commissioner Velásquez requested Item 5 to be pulled from the consent agenda for individual consideration.
 Commissioner Savino requested Item 6 to be pulled from the consent agenda for individual consideration.

CONSENT AGENDA:

- Item 1, Case No. 2023-287 819 FREEMAN DR
- Item 2, Case No. 2023-288 1739 W SUMMIT AVE
- Item 3, Case No. 2023-316 509 DELAWARE
- Item 4, Case No. 2023-310 106 HEIMAN
- Item 6, Case No. 2023-323 229 MADISON ST
- Item 8, Case No. 2023-304 1009 W ROSEWOOD AVE
- Item 9, Case No. 2023-315 124 ADAMS ST

MOTION: Commissioner Carpenter moved to approve items 1-4, 6, and 8-9 with staff stipulations.
 Commissioner Cervantes seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
 NAY: None.
 ABSENT: District 4 Commissioner (VACANT)

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 5. HDRC NO. 2023-311
ADDRESS: 521 RIVERWALK
APPLICANT: Tania Gunn/Beaty Palmer Architects

REQUEST: Applicant is requesting a Certificate of Appropriateness for approval to expand the existing outdoor seating at the River Level. The proposed expanded seating will be located over existing planting beds and will include the modification of existing river level elements, including non-original steps. Applicant has also proposed to install a bar element at the existing patio seating level. While the proposed expansion of seating will impact existing elements at the river level, neither historic Hugman elements nor the public River Walk path will be impacted.

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

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.
- ii. That the applicant coordinate with the Center City Development & Operations Department regarding all required lease agreements and the transplanting of existing landscaping elements.
- iii. That the applicant incorporate planters in the patio area to maintain plant life at the river level.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

VOTE: AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, Grube, Holland, Fetzer
NAY: Velásquez, Cervantes
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 7. HDRC NO. 2023-307
ADDRESS: 215 QUENTIN DR
APPLICANT: Jennifer Tanner/Rhino Roofers

REQUEST: Applicant is requesting a Certificate of Appropriateness for approval to replace existing composition shingle roof with a standing seam metal roof in a galvalume finish and to replace existing bitumen roof in-kind in the color white.

RECOMMENDATION: Staff recommends approval of the request, based on findings a and b, with the following stipulations:

- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

VOTE: AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSTAIN: Velásquez
ABSENT: District 4 Commissioner (VACANT)

ACTION: **MOTION PASSED with 9 AYES. 0 NAYS. 1 ABSTAIN. ABSENT.**

ITEM 10. HDRC NO. 2022-557
ADDRESS: 616/618 WILMINGTON AVE
APPLICANT: Office of Historic Preservation

REQUEST: The Office of Historic Preservation is requesting a recommendation from HDRC regarding designation of the property at 616/618 Wilmington.

RECOMMENDATION: Staff recommends that HDRC should recommend approval for the landmark designation of 616/618 Wilmington based on finding a.

PUBLIC COMMENT: Frederica Kushner supported the case. Kate Ruckman supported the case.

ORIGINAL MOTION: Commissioner Velásquez moved to deny landmark status.
Commissioner Cervantes seconded the motion.

SUBSTITUTE MOTION: Commissioner Grube moved to approve landmark status.
Commissioner Gibbs seconded the motion.

SUBSTITUTE MOTION VOTE: AYE: Gibbs, Fish, Savino, Mazuca, Carpenter, Grube, Holland, Fetzer
NAY: Velásquez, Cervantes
ABSENT: District 4 Commissioner (VACANT)

ACTION: MOTION FAILED with 8 AYES. 2 NAYS. 1 ABSENT.

ITEM 11. HDRC NO. 2022-557
ADDRESS: 849 E COMMERCE ST
APPLICANT: fuad alaali/Dedicated Glass Works

REQUEST: Applicant is requesting a Certificate of Appropriateness for approval to replace existing set of entrance doors on the Blum Alley (north) façade of Rivercenter Mall with replacement doors. Existing doors were manufactured by Ellison Bronze likely dated to 1939. The doors are proposed to be replaced with new, aluminum doors.

RECOMMENDATION: Staff recommends approval of the proposed door replacement with following stipulation:
i. That the proposed replacement doors match the historic doors in profile, finish, and material.
ii. That the original doors be salvaged and stored on site for possible reuse in the future.

PUBLIC COMMENT:

MOTION: Commissioner Savino moved to approve the presented design option B with staff stipulations.
Commissioner Cervantes seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 12. HDRC NO. 2023-317
ADDRESS: 3436 ROOSEVELT AVE
APPLICANT: Pedro Ramos/PR Custom Signs

REQUEST: Applicant is requesting a Certificate of Appropriateness for approval to install signage at 3436 Roosevelt Avenue, located within the Mission Historic District. Within this request applicant has proposed the following:

1. One (1), internally illuminated channel letter sign to feature 11.6 feet in length and 8 feet in height for a total size of 92.8 square feet. The proposed sign will feature a non-illuminated backer panel and will replace an existing, internally illuminated channel letter sign.
2. One (1), internally illuminated channel letter sign to feature 5.3 feet in length and 2 feet in height for a total size of 10.6 square feet. The proposed sign will feature a non-illuminated backer panel.

RECOMMENDATION:

1. Staff recommends approval of item #1, a replacement wall sign based on finding c, as submitted.
2. Staff does not recommend approval of item #2, a secondary wall sign reading Coca-Cola located on the primary façade, as noted in finding d.

PUBLIC COMMENT: None.

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

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 13. HDRC NO. 2023-245
ADDRESS: 227 QUENTIN DR
APPLICANT: Reed Kirksey/KIRKSEY REED & DIANE

REQUEST: Applicant is requesting conceptual approval for the construction of a 1-story approximately 1,459 square-foot, single-family residential structure.

RECOMMENDATION: Staff recommends conceptual approval based on findings a - o with the following stipulations:

- i. That the applicant submits a setback diagram showing the setback relative to adjacent structures to staff for review prior to returning to HDRC based on finding d.
- ii. That the applicant submits a diagram showing the scale and massing of the proposed structure relative to adjacent structures, including foundation and floor heights, to staff for review prior to returning to HDRC based on finding e.
- iii. That the applicant modifies the roof pitch to be in keeping with the predominant lower-sloped roofs of adjacent structures based on finding f. Updated elevation drawings must be submitted to staff for review prior to returning to HDRC.
- iv. That the applicant submits the total percentage of lot coverage to staff for review prior to returning to HDRC based on finding g.
- v. That the fiber cement siding features a reveal of no more than 6 inches and a smooth texture based on finding h.
- vi. That the applicant proposes a skirting material that is more in keeping with skirting materials traditionally found in the district and submits updated material specifications and drawings to staff for review prior to returning to HDRC based on finding h.
- vii. That the applicant submits final window specifications to staff for review prior to returning to HDRC based on finding i. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature

traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- viii. That the applicant proposes an updated fenestration pattern that features traditional proportions and locations for the openings, the separation of ganged windows with a mullion of approximately 6 inches, and additional openings on the east and west elevations based on finding j. Applicant must submit updated drawings to staff for review prior to returning to HDRC.
- ix. That the height of the skirting is reduced and that the extension of the skirting is uniform on the side elevations based on finding k. Applicant is required to submit updated drawings to staff for review prior to returning to HDRC.
- x. That the applicant proposes a driveway that is consistent with the Historic Design Guidelines based on finding l and submits an updated measured site plan to staff for review featuring a driveway that does not exceed 10 feet in width and a driveway apron that does not exceed 12 feet in width prior to returning to HDRC.
- xi. That the applicant submits a final dimensioned site plan featuring a front walkway that is 4 feet in width to staff for review prior to returning to HDRC based on finding m.
- xii. That the applicant submits a comprehensive landscaping plan to staff for review prior to returning to HDRC based on finding o.

PUBLIC COMMENT: Bianca Maldonado on behalf of Monticello Park Neighborhood Assoc. provided comments.

ORIGINAL MOTION: Commissioner Grube moved for conceptual approval with staff stipulations. Commissioner Carpenter seconded the motion.

SUBSTITUTE MOTION: Commissioner Velásquez moved for conceptual approval with staff stipulations minus stipulations 3 and 5 and material change for stipulation 6. Commissioner Cervantes seconded the motion.

SUBSTITUTE MOTION VOTE: AYE: Velásquez, Cervantes,
NAY: Gibbs, Fish, Savino, Mazuca, Carpenter, Grube, Holland, Fetzer
ABSENT: District 4 Commissioner (VACANT)

ACTION: **MOTION FAILED with 2 AYES. 7 NAYS. 1 ABSENT.**

ORIGINAL MOTION VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube,
Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 14. HDRC NO. 2023-321
ADDRESS: 327 E KINGS HWY
APPLICANT: Oscar Flores/Oscar Flores Design Studio

REQUEST: Applicant is requesting conceptual approval to construct one 2-story, single-family structure and one 1-story detached garage at 327 E Kings Hwy.

RECOMMENDATION: Staff does not recommend conceptual approval based on findings a - y. Staff recommends That the applicant address the following items prior to receiving a recommendation for conceptual approval:

- i. That the applicant provides a diagram showing the height of the proposed structure in relation to the neighboring 2-story structure, including proposed foundation and floor heights based on findings f and g.
- ii. Staff finds That the applicant should simplify the proposed material palette and incorporate materials that are in keeping with the historic character of the block based on finding j.

- iii. That the applicant submits final product details for the windows and doors to staff prior to returning to HDRC based on finding k. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25” for one-over-one windows. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
- iv. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in finding l.
- v. That new construction incorporates architectural details that are respectful of the historic context and are consistent with the Guidelines based on finding m.
- vi. That the applicant submits product specifications for the proposed porch columns to staff for review based on finding n.
- vii. That the applicant installs landscape elements that are consistent with those found historically in the district and submits a comprehensive landscaping plan to staff prior to returning to HDRC based on finding r.
- viii. That the applicant installs a garage door with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to returning to HDRC based on finding x.
- ix. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT: None.

MOTION: Commissioner Grube moved for conceptual approval with staff stipulations.
Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 15. HDRC NO. 2023-320
ADDRESS: 320 MADISON ST
APPLICANT: Maggie Wilmoth

REQUEST: Applicant is requesting a Certificate of Appropriateness for approval to replace the existing metal roof with a standing seam metal roof in charcoal grey.

RECOMMENDATION: Staff recommends approval of the standing seam metal roof replacement based on findings a through c with the following stipulations:

- i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a crimped ridge seam. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- ii. That the applicant installs a standing seam metal roof in a standard galvalume finish or in a pre-weathered galvalume finish to match the previous HDRC approval per HDRC Case No. 2021-293 based on finding b.

iii. That applicant does not install front-facing roof vents where they did not exist historically based on finding b.

PUBLIC COMMENT: None.

MOTION: Commissioner Fish moved to approve with staff stipulations 1 and 3.
Commissioner Grube seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 16. HDRC NO. 2023-322 POSTPONED PRIOR TO HEARING
ADDRESS: 506 STIEREN
APPLICANT: IDOWU NTOKA/ION HOMES AND RESORT USA LLC

ITEM 17. HDRC NO. 2023-301
ADDRESS: 445 CLUB DR
APPLICANT: CAROLYN THOMAS/THOMAS CAROLYN FAIRIS

REQUEST: Applicant requests a Certificate of Appropriateness for approval to replace the existing metal second-story balustrade and posts with a new metal balustrade and posts.

RECOMMENDATIONS: Staff recommends approval of the request to replace the existing second-story balustrade and posts, based on findings a through c, with the following stipulation:

- i. That the applicant restores the original conditions or proposes a replacement product that conforms to guidelines, specifically a design compatible with the style of the house.
- ii. That the new balustrade meets any UDC and residential building code requirements.

PUBLIC COMMENT: Bianca Maldonado on behalf of Monticello Park Neighborhood Assoc. opposed the case.

MOTION: Commissioner Grube moved to approve with the following stipulations:
i. That the new balustrade meets any UDC and residential building code requirements.
ii. That any adjustments to the design made to meet the above stipulation be consistent with the design reviewed by HDRC and be reviewed by staff prior to installation.
Commissioner Velásquez seconded the motion.

VOTE: AYE: Gibbs, Fish, Velásquez, Mazuca, Grube, Cervantes, Holland, Fetzer
NAY: Savino, Carpenter
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 18. HDRC NO. 2023-319
ADDRESS: 1003 S NEW BRAUNFELS AVE
APPLICANT: Jerry Woolf/H919700

REQUEST: Applicant requests a Certificate of Appropriateness for approval to construct a rear detached 720-square-foot garage and a 480 square-foot concrete pad.

RECOMMENDATIONS: Staff recommends approval to construct a rear detached 720-square-foot garage, based on findings a through f, with the following stipulations:

- i. That the applicant installs a fiber cement board that features a reveal no more than 6 inches and a smooth finish.
- ii. That the applicant proposes a split-bay garage door that uses wood as the primary material or have the appearance of wood.
- iii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT: None.

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

VOTE: AYE: Gibbs, Fish, Velásquez, Mazuca, Grube, Cervantes, Holland
NAY: Savino, Carpenter, Fetzer
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 19. HDRC NO. 2023-308
ADDRESS: 1115 WYOMING ST
APPLICANT: Robert Alvarado/South Antonio Builders

REQUEST: Applicant is requesting a Certificate of Appropriateness for approval to add a dormer to the roof on the primary elevation.

RECOMMENDATIONS: Staff recommends approval of the request to add a dormer to the roof on the primary elevation, based on findings a through c, with the following stipulation:

- i. That the dormer is centered on the roof, stacked vertically above the door.
- ii. That the applicant submits window specifications and cut sheets for the three windows proposed for the dormer showing that they conform to Standard Specifications for Windows in Additions and New Construction.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve with the request and That the applicant submits window specifications and cut sheets for the three windows proposed for the dormer showing that they conform to Standard Specifications for Windows in Additions and New Construction.
Commissioner Grube seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 20. HDRC NO. 2023-312
ADDRESS: 509 KING WILLIAM
APPLICANT: Daniel Cruz/Design Coop

REQUEST: Applicant requests a Certificate of Appropriateness for approval to:

1. Dismantle and salvage the existing wood fence along King William St and construct a new fence with steel posts with wood caps, steel and wood rails, and wood pickets to match the design of the existing fence.

2. Replace the existing wood and metal fence along E Johnson St with a new fence with steel posts with wood caps, steel and wood rails, and wood pickets to match the design of the existing fence along King William St.

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

- i. That the fence posts be fully wood or wood-clad and match the existing posts' dimensions.
- ii. That if any wood members salvaged from the existing fence are deteriorated beyond use, any replacement lumber matches the existing in material, profile, and dimension.

PUBLIC COMMENT: Lisa Lynde on behalf of King William Assoc.n Architectural Advisory Committee provided comments.

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

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 21. HDRC NO. 2023-244
ADDRESS: 328 MADISON ST
APPLICANT: George Torres III/George Torres Architect PLLC

REQUEST: Applicant is requesting conceptual approval to:

1. Replace the existing wood front porch decking with composite PVC decking.
2. Replace the existing wood shake shingle roof on the front porch with an architectural shingle roof.
3. Demolish the rear deck and construct a new rear covered porch with an architectural shingle roof, composite PVC decking, and a new column that replicates the historic column at the rear.
4. Modify the existing fenestration pattern at the rear façade.
5. Install a new rear driveway and hardscaping features.
6. Repair the existing fence and gates.
7. Modify the fenestration pattern of the primary structure's north façade.
8. Modify the detached accessory by demolishing a non-original CMU portion and installing new, double garage door, windows, siding, sliding doors, and roof form.

RECOMMENDATIONS: Staff recommends conceptual approval of items 2 -7, based on findings a - i, with the following stipulations:

- i. That the applicant construct the rear porch with a roof and deck that matches the front porch.
- ii. That the applicant submit measured elevation drawings for the east elevation on the primary structure for final approval.
- iii. That the applicant install traditional one-over-over one windows rather than the proposed fixed windows on the east elevation of the primary structure.
- iv. That the applicant install a fully wood or aluminum-clad wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- v. That the applicant retain the door configuration on the east and north elevation and repair any damage in-kind.
- vi. That the applicant submit a measured landscape plan showing that the proposed hardscape elements allow for 50% natural greenery.
- vii. That the applicant submit a measured site plan and material details for the replacement or repair of the existing fence.
- viii. That the applicant spot repair the horizontal wood siding on the ADU.
- ix. That the applicant maintain the historic fenestration pattern of the primary structure's north façade. If the commission approves this item, staff recommends That the applicant use all three windows in the relocation. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.

Staff does not recommend approval of item 8, based on findings a through p. Staff recommends That the applicant retain the historic fenestration pattern found on the ADU including the split-bay garage.

PUBLIC COMMENT: Lisa Lynde on behalf of King William Assoc. Architectural Advisory Committee provided comments.

MOTION: Commissioner Fish moved for conceptual approval of stipulations 1 - 6, with items 7 and 8 to be referred to the Design Review Committee.
Commissioner Grube seconded the motion.

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)

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

ITEM 22. HDRC NO. 2023-314
ADDRESS: 1519 NOGALITOS ST
APPLICANT: Eric Merlo/BATL Group

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

- 1. Install a wrought iron fence, pedestrian gate, and vehicle gate on the property.
- 2. Modify the fenestration patterns on each side of the structure.
- 3. Install floor glass blocks on the western portion of the property.
- 4. Modify roof features.

RECOMMENDATIONS: Staff recommends approval of items 1 - 4, based on findings a - i, with the following stipulations:

- i. That the applicant present to staff an in-kind window replacement for windows that are found to be beyond repair for final review by staff if needed.
- ii. That the applicant install a wood door that is sympathetic to the architectural style of the structure on the first floor of the south façade and submit to staff for final approval.
- iii. That the applicant retain the historic window opening on the second floor.
- iv. That the applicant install wood or aluminum-clad wood windows for the proposed clerestory windows on the structure and submit manufacturer cutsheets for the windows prior to approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail.

Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- v. That the applicant submit accurate construction documents for the south elevation to staff for review prior to the issuance of a Certificate of Appropriateness.
- vi. That the applicant retain the historic roof vents.
- vii. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT: Lisa Lynde on behalf of King William Assoc. Architectural Advisory Committee provided comments.

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

VOTE: AYE: Gibbs, Fish, Savino, Velásquez, Mazuca, Carpenter, Grube, Cervantes, Holland, Fetzer
NAY: None.
ABSENT: District 4 Commissioner (VACANT)

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

ADJOURNMENT: The meeting adjourned at 6:57 p.m.

APPROVED



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

Date: _____

9/6/23