



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, OCTOBER 2, 2024**

The City of San Antonio Historic and Design Review Commission (“**HDRC**”) met on Wednesday, October 2, 2024, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chair Gibbs called the meeting to order at 3:00 p.m.

ROLL CALL:

PRESENT: Castillo, Savino, Velásquez, Guevara, Cervantes (virtual), Fetzer, and Gibbs.

ABSENT: Galloway, Mazuca, Grube, and Holland.

- Commissioner Mazuca arrived at 3:01 p.m.
- Commissioner Grube arrived at 3:02 p.m.

CHAIR'S STATEMENT:

Chair Gibbs provided a statement regarding meeting processes, appeals, time limits, decorum.

ANNOUNCEMENT:

- Spanish interpreter services available to the public during the hearing.
- OHP staff invited the public to attend the Historic Run Crew Eastside Cemeteries tour on Saturday, October 12.
- Item 7 was postponed by the applicant.

APPROVAL OF MEETING MINUTES:

MOTION: Vice Chair Fetzer moved to approve HDRC meeting minutes for September 18, 2024.

Commissioner Velásquez seconded the motion.

VOTE: AYE: Castillo, Savino, Velásquez, Mazuca, Guevara, Grube, Cervantes, Fetzer, and Gibbs.

NAY: None.

ABSENT: Galloway and Holland.

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

PUBLIC COMMENTS:

In-person speakers

- Item 4 – Preciliana Cabral spoke in opposition to the case.
- Item 4 – Genaro Meras spoke in opposition to the case.
- Item 4 – Jose Gallegos spoke in opposition to the case.

Vocemails

- Item 4 – Alfred Castellano submitted a voicemail in opposition to the case.
- Item 4 – Alfred submitted a voicemail in opposition to the case.
- Item 4 – Jane Henry on behalf of the Mission San Jose Neighborhood Association submitted a voicemail voicing concerns regarding the proposed project of four (4) houses on one plot of land.
- Item 4 – Maria Ellena Cabral submitted a voicemail in opposition to the case.
- Item 4 – Maria Meras submitted a voicemail in opposition to the case.
- Item 4 – Mary Lou North submitted a voicemail in opposition to the case.

Letters

- Item 4 – Jose Gallegos submitted a letter in opposition to the case.
- Item 4 – Theresa Ybanez submitted a letter in support of the case.
- Item 8 – The King William Association Architectural Advisory Committee submitted a letter in support of staff findings and recommendations for approval with stipulations. With the recommendation that due to the age of the existing metal roof, replacement roofing with in-kind materials will be much more serviceable than paint.

Chair Gibbs asked if any commissioner would like to pull items from the Consent Agenda.

- Commissioner Velásquez requested Item 4 be pulled from the Consent Agenda for individual consideration.

CONSENT AGENDA:

Item 1, Case No. 2024-320 300 SAN FERNANDO ST
Item 2, Case No. 2024-330 432 W MARKET ST
Item 3, Case No. 2024-334 106 OAKMONT COURT
Item 5, Case No. 2024-254 110 LEXINGTON AVE
Item 6, Case No. 2024-331 310 BRAHAN BLVD
Item 8, Case No. 2024-340 205 E RISCHE

MOTION: Commissioner Savino moved to approve items 1-3, 5, 6, and 8 with staff stipulations.
Commissioner Velásquez seconded the motion.

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

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 4. HDRC NO. 2024-342
ADDRESS: 1358 E PYRON AVE
APPLICANT: Jenny Hernandez

REQUEST:

The applicant is requesting conceptual approval of a site plan and general lot layout for the construction of four, 1-story, single-family residential structures on the vacant lot at 1358 E Pyron, located within the Mission Historic District.

RECOMMENDATION:

Staff recommends conceptual approval of the proposed lot layout and building configuration based on findings a through j with the following stipulations:

- i. That the two, front structures feature front setbacks that are equal to or greater than the two historic structures at 1422 and 1426 E Pyron, as noted in finding d.
- ii. That entrances, including porches, should be designed in a manner that is representative of historic porch and entrance configurations within the historic district, as noted in finding e.
- iii. That the applicant install a driveway that features a width consistent with those found on adjacent properties; likely between ten (10) and fifteen (15) feet in width, as noted in finding f.
- iv. That the front yard parking and front located garages be relocated to the rear of each structure, as noted in findings d, g, and h.
- v. That a front walkway be installed that it feature a profile that is consistent with those found historically on the block; historically three (3) to four (4) feet in width and poured concrete, as noted in finding i.
- vi. That a detailed tree survey and landscaping plan be submitted when the applicant returns to the Commission for final approval.

A detailed construction documents set will require review and approval by the Historic and Design Review Commission prior to the approval of any site work permits or permits for new construction. Additionally, a completed Infill Design Application Supplement should be submitted when returning to the Commission for a Certificate of Appropriateness.

The applicant is responsible for obtaining all land development requirements.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Grube moved to approve with staff stipulations with the added stipulation that the project does not encroach on the neighboring property. Commissioner Castillo seconded the motion.

VOTE: AYE: Castillo and Grube.
NAY: Savino, Velásquez, Mazuca, Guevara, Cervantes, Fetzer, and Gibbs.
ABSENT: Galloway and Holland.

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

MOTION: Commissioner Grube moved to refer to the Design Review Committee. Vice Chair Fetzer seconded the motion.

VOTE: AYE: Castillo, Mazuca, Guevara, Grube, Fetzer, and Gibbs.
NAY: Savino, Velásquez, and Cervantes.
ABSENT: Galloway and Holland.

ACTION: **MOTION PASSED with 6 AYES. 3 NAYS. 2 ABSENT.**

ITEM 9. HDRC NO. 2024-319

ADDRESS: 201 ROSEBOROUGH ST Thrift Store

APPLICANT: Vincent Michael/The Conservation Society of San Antonio

REQUEST:

The applicant is requesting a review by the HDRC regarding eligibility of the property located at 201 Roseborough Street for landmark designation.

RECOMMENDATION:

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 property at 201 Roseborough is eligible for designation under criteria 1, 4, 5, 8, and 12. Staff recommends HDRC approve the finding of historic significance and a plan for salvage and deconstruction given the poor structural condition.

PUBLIC COMMENT:

- Adam Alderete spoke in opposition to the case.
- Twenty (20) neighbors signed letters of support of a request of review of historic significance.
- Kellie Grengs submitted a letter in opposition to the case.
- Anthony Jacob submitted a letter in opposition to the case.
- Robert I. Shelby submitted two letters in support of the case.
- James Spencer submitted a letter in opposition to the case.
- Johnie David Spraggins submitted a letter in opposition to the case.
- Andrew Blouet submitted a letter in opposition to the case.

MOTION: Commissioner Savino moved to approve as submitted.
Vice Chair Fetzer seconded the motion.

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

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

ITEM 10. HDRC NO. 2024-333

ADDRESS: 504 KING WILLIAM

APPLICANT: Daniel Cruz/Design Coop

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: Construct a detached carport measuring approximately 260 sq ft along the Southern side of the property in front of the historic porte cochere over the existing cobblestone drive.

RECOMMENDATION:

Staff does not recommend approval as proposed. Staff recommends that any new structures be located behind the historic porte cochere based on finding c.

PUBLIC COMMENT:

- The King William Association Architectural Advisory Committee submitted a letter in support of staff findings and recommendation to not recommend approval of the application.

MOTION: Vice Chair Fetzer moved to deny the request.
Commissioner Savino seconded the motion.

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

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

ITEM 11. HDRC NO. 2024-321
ADDRESS: 329 W LULLWOOD AVE
APPLICANT: Jason Balderas/San Antonio Custom Steel

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to enclose the existing porch with decorative wrought iron panels and door.

RECOMMENDATION:

Staff does not recommend approval of the enclosure of porch based on finding b.

PUBLIC COMMENT: None.

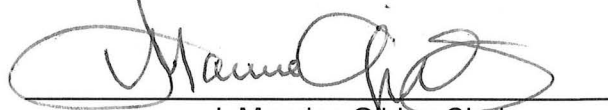
MOTION: Commissioner Grube moved to approve with the following stipulations:
i. That the design be transparent and not as ornamental.
ii. That the installation of the screening be recessed as far back as possible.
iii. That the design and the installation method of the screening be fully reversible.
Commissioner Velásquez seconded the motion.

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

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

ADJOURNMENT: Chairman Gibbs adjourned the meeting at 4:51 p.m.

APPROVED

A handwritten signature in black ink, appearing to read "J. Maurice Gibbs", is written over a horizontal line.

J. Maurice Gibbs, Chair
Historic Design Review Commission
City of San Antonio

Date: 16 OCT 24