



HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION MEETING MINUTES WEDNESDAY, MAY 20, 2026

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, May 20, 2026, 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: Mammen, Savino, Velásquez, Galloway, Guevara, Travieso, Holland (virtual), Fetzer, and Gibbs

ABSENT: Mazuca and Grube

- Commissioner Grube arrived virtually at 3:04 p.m.

CHAIR'S STATEMENT:

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

ANNOUNCEMENT:

- Spanish interpreter services are available to the public during the hearing.
- Item #7 was postponed by the applicant.

APPROVAL OF MEETING MINUTES:

MOTION: Vice Chair Fetzer moved to approve the HDRC meeting minutes from May 6, 2026. Commissioner Velásquez seconded the motion.

VOTE:

AYE:	Mammen, Savino, Velásquez, Galloway, Guevara, Grube, Travieso, Holland, Fetzer, and Gibbs
NAY:	None.
ABSENT:	Mazuca

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

PUBLIC COMMENTS:

In-person speakers

- Item 3 – Darlene Brussard spoke in support of the request.
- Item 4 – Anthony Verfaillie spoke regarding concerns pertaining to the proposed drop-off location for the daycare located at the property.
 - Tiffany Holiday yielded their time to Anthony Verfaillie.
- Item 4 – Phyllis McNair spoke in opposition to the request. Requested more community outreach to review and address the proposed plans.
- Item 4 – Beverly Watts Davis spoke in opposition to the request. Requested revisions of the proposed request that would better serve the surrounding community.

- Victor Quiroga yielded their time to Beverly Watts Davis.
- Victor Zuniga yielded their time to Beverly Watts Davis.
- Item 12 – Deborah Carington spoke in opposition to the request.
 - Robert Carington yielded their time to Deborah Carington.
 - Kristen Casey yielded their time to Deborah Carington.
- Item 12 – Ricky Casey spoke in opposition to the request.
- Item 12 – Michaelangelo Sabatino spoke in opposition to the request.
- Item 12 – Shawn Campbell, on behalf of the King William Association's Architectural Advisory Committee (ACC), spoke in support of items 1 and 2 and stated, in regard to item 3, the ACC would prefer the original cutouts be returned to the design to allow a more aesthetic flow to the grounds while still providing privacy.
- Item 12 – Margaret Leeds spoke in opposition to the request.
- Item 13 – Jane Henry spoke in opposition to the request. Requested clarification on whether the new house will be placed in front of or behind the existing one, considering the concrete slab on site.
 - Brady Alexander yielded their time to Jane Henry.

Letters

- Item 1 – The Conservation Society of San Antonio submitted a letter in support of the request.
- Item 4 – The Dignowity Hill Neighborhood Association's Historic Neighborhood Review Committee submitted a letter in support of staff recommendations with comments concerning the fence design and the location of the dumpster.
- Item 12 – Anne Alexander submitted a letter in opposition to the request.
- Item 12 – Gretchen Rose submitted a letter in opposition to the request.
- Item 12 – Nancy Diehl submitted a letter in opposition to the request.
- Item 12 – Rick Casey submitted a letter in opposition to the request.
- Item 12 – Sheila Winget Murray submitted a letter in opposition to the request.
- Item 12 – Deborah and Robert Carington submitted a letter in opposition to the request.
- Item 12 – The King William Association submitted a letter in support of items 1 and 2 and in regard to item 3, would prefer the original cutouts be returned to the design to allow a more aesthetic flow to the grounds while still providing privacy.
- Item 12 – Thomas and Jan Patterson submitted a letter in opposition to the request.

Voicemail Comments

- Item 12 – Andrea Almand submitted a voicemail comment in opposition to the request.
- Item 12 – Patricia Zinmeister submitted a voicemail comment in opposition to the request.
- Item 12 – Peggy Ramsey submitted a voicemail comment in opposition to the request.

CONSENT AGENDA:

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

- Vice Chair Fetzer requested that item 4 be pulled from the Consent Agenda for individual consideration.
- Commissioner Savino requested that items 12 and 13 be pulled from the Consent Agenda for individual consideration.

MOTION: Commissioner Velásquez moved to approve items 1, 2, 3, 5, 6, 8 – 11 with staff stipulations.
Commissioner Holland seconded the motion.

Items on Consent:

Item 1, Case No. 2026-127

741 W ASHBY PLACE

Historic landmark designation

Item 2, Case No. 2026-127	741 W ASHBY PLACE <i>Historic Tax Certification</i>
Item 3, Case No. 2026-123	310 S ST MARYS ST
Item 5, Case No. 2026-055	523 DEVINE ST
Item 6, Case No. 2026-118	112 SAN ARTURO
Item 8, Case No. 2026-117	240 E SUMMIT AVE
Item 9, Case No. 2026-122	612 LABOR ST
Item 10, Case No. 2026-121	539 E HUISACHE
Item 11, Case No. 2026-112	415 FURR DR

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

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 4. HDRC NO. 2025-316
 ADDRESS: 1023 N PINE ST
 APPLICANT: Gonzalo Fraga/WestEast Design Group, LLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval the following scopes of work:

1. Approval of a site plan, site paving, and landscaping work.
2. The installation of fencing throughout the site, to include both interior and perimeter fencing.
3. The construction of a dumpster enclosure at the northwest corner of the site.
4. The installation of a monument sign on the north side of the site near the new vehicular drop off.
5. The installation of entrance ramps, an entrance canopy, entry steps and rails at the primary historic structure.
6. The repair of original, wood windows, and the installation of steel windows to replace existing, non-original aluminum windows.

RECOMMENDATION:

Staff recommends approval of items #1 through #6 based on findings a through i with the following stipulations:

- i. That the proposed masonry blocks for the dumpster enclosure feature a stucco or plaster finish or feature an architectural bond as to be differentiated from a common concrete masonry unit wall.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION 1: Commissioner Velásquez moved to approve with staff stipulations.
 (Main Motion) Commissioner Holland seconded the motion.

MOTION 2: Vice Chair Fetzer moved to approve items 5 and 6 and continue items 1, 2, 3
 (Amendment) and 4 to the HDRC meeting on July 15, 2026.
 Commissioner Galloway seconded the motion.

VOTE: AYE: Savino, Galloway, Guevara, Grube, Travieso, Fetzter, and Gibbs
 NAY: Mammen, Velásquez, and Holland
 ABSENT: Mazuca

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

ITEM 12. HDRC NO. 2026-119
 ADDRESS: 433 MADISON ST
 APPLICANT: Bradley Ynostrosa/Big Sur Pool Co.

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify a previously issued COA to include:

1. Replace 6x6 wood support columns and beams with stucco.
2. Change the column bases from a tile base and timber post to a Hardie wrapped column.
3. Enclose two open areas flanking the fireplace to include replacement of large format tile to stucco on the interior-facing wall.

RECOMMENDATION:

Staff recommends approval of items 1 - 3, based on findings a through d, with the following stipulation:

- i. That the applicant submit a landscaping plan include vegetation screening for the proposed patio structure for the street-facing facade. An updated landscaping plan must be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Commissioner Savino moved to approve items 1 and 2, and deny item 3 with the stipulation that the two flanking areas be reopened as previously reviewed and approved.
 Commissioner Holland seconded the motion.

VOTE: AYE: Mammen, Savino, Velásquez, Galloway, Guevara, Travieso,
 Holland, Fetzter, and Gibbs
 NAY: None.
 ABSENT: Mazuca and Grube

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

ITEM 13. HDRC NO. 2026-124
 ADDRESS: 1315 E PYRON AVE
 APPLICANT: Jose Charo

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify an existing approval for new construction located at 1315 E Pyron Ave.

Staff recommends conceptual approval, based on the findings, with the following stipulations:

- PUBLIC COMMENT:** Provided at the beginning of the meeting.

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

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

ITEM 14. HDRC NO. 2026-091
ADDRESS: 3406 ROOSEVELT AVE
APPLICANT: xavier gonzalez/grq atchitecture

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

1. Install fencing and walls around the property. Wrought iron fencing will be installed along the north and south property lines. A masonry wall will be installed along the west property line, parallel to Woodhull Drive and Roosevelt Avenue, and along a portion of the southern façade, adjacent to a neighboring structure. The proposed wrought iron fencing and masonry walls will replace chain link fencing.
2. Perform exterior modifications to the two existing structures on site including the installation of new façade materials, the construction of entrance canopies, and painting.
3. Enlarge an existing side addition and construct a rear addition to an existing metal building.
4. Install landscaping materials that include the installation of ground cover and shrubbery.
5. Install a wall sign on the front façade of the southern structure.

RECOMMENDATION:

Staff recommends approval of items #1 through #5 based on findings a through h with the following stipulations:

- i. That fencing and walls not exceed six (6) feet on site, per the UDC Section 35-514, as noted in finding c, and that the proposed solid wall not extend past the front façade of the southern building on site.
- ii. That a detailed landscaping plan be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That final material specifications be submitted to OHP staff for review and approval, if alternatives are proposed or approved by the Commission.
- iv. That a signage package be submitted for review and approval by the Commission, as noted in finding g. Signage should not exceed fifty (50) square feet, unless approved by the Commission.
- v. That a lighting plan and specifications for lighting on site be submitted to OHP staff for review and approval. Lighting should not result in light pollution.
- vi. ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. Coordination with local indigenous groups regarding archaeological scopes is encouraged but not required.

PUBLIC COMMENT:

- Jane Henry spoke in opposition to the request. She addressed concerns regarding the lack of an archaeological study, the size of the smokestacks, and the fence.
 - Presciliana Cabral yielded their time to Jane Henry.
- Brady Alexander spoke in opposition to the request.

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

VOTE: AYE: Mammen, Velásquez, Galloway, Guevara, Grube, Travieso,
Holland and Gibbs
NAY: Savino and Fetzer
ABSENT: Mazuca

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

ADJOURNMENT: The meeting adjourned at 5:33 p.m.

APPROVED



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

Date: 3 JUN 20