



HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION MEETING MINUTES WEDNESDAY, JULY 1, 2026

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, July 1, 2026, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Vice Chair Fetzer called the meeting to order at 3:02 p.m.

ROLL CALL:

PRESENT: Savino, Velásquez, Mazuca, Guevara (virtual), Grube (virtual),
Travieso, Davis, and Fetzer

ABSENT: Mammen, Galloway, and Holland

- CTAB Commissioner Davis served as an alternate for HDRC Chair Gibbs.

CHAIR'S STATEMENT:

Vice Chair Fetzer read a statement on meeting processes, appeals, time limits, and decorum.

ANNOUNCEMENT:

- Spanish interpreter services are available to the public during the hearing.
- OHP staff provided a reminder that City offices will be closed Friday, July 3, 2026, in observance of the 4th of July holiday.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Savino moved to approve HDRC meeting minutes for June 17, 2026. Commissioner Velásquez seconded the motion.

VOTE:

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

ACTION: MOTION PASSED with 7 AYES. 0 NAYS. 1 ABSTAIN. 3 ABSENT.

PUBLIC COMMENTS:

- General Comments – Bianca Maldonado, on behalf of the Monticello Park Neighborhood Association, spoke requesting consistency of documentation for requests that are administratively approved and that are submitted for HDRC review.
- Item 1 – The Monte Vista Historical Association submitted a letter in support of the request.
- Item 3 –The King William Association Architectural Advisory Committee submitted a letter in support of staff recommendations and stipulations.
- Item 4 – Bianca Maldonado, on behalf of the Monticello Park Neighborhood Association, spoke in support of the request.

CONSENT AGENDA:

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

- Commissioner Savino requested that Item 2 be pulled from the Consent Agenda for individual consideration.

MOTION: Commissioner Savino moved to approve items 1, 3, 4, and 5 with staff stipulations. Commissioner Velásquez seconded the motion.

Items on Consent:

Item 1, Case No. 2026-136	402 CARLETON
Item 3, Case No. 2026-101	218 ADAMS ST
Item 4, Case No. 2026-150	1901 FREDERICKSBURG RD
Item 5, Case No. 2026-154	1103 CINCINNATI AVE

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

ACTION: MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 2. HDRC NO. 2026-149
 ADDRESS: 405 CLUB DR
 APPLICANT: Seth Willcockson

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an aluminum ADA ramp at the front of the property.

RECOMMENDATION:

Staff recommends approval of the request based on findings a through d.

PUBLIC COMMENT: None.

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

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

ACTION: **MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.**

ITEM 6. **HDRC NO. 2026-162**
ADDRESS: 214 ADAMS ST
APPLICANT: Christian Vazquez

REQUEST:

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

1. Construct a 2-story rear addition.
2. Construct a 2-story rear accessory structure..

RECOMMENDATION:

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

- i. That the applicant reuse historic windows onsite that were removed as a result of the addition construction.
- ii. That additional information be provided regarding the total overall height of the proposed addition. Additionally, staff recommends that the applicant should explore the shortest possible height for the proposed addition.
- iii. That the applicant installs a fully wood or an 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.
- iv. That the applicant provide window and door specifications for review prior to returning for final review.
- v. 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.
- vi. The proposed railings on the balcony and rear-facing porches feature both a top and bottom rail. The bottom rail must feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails must be constructed from 2"x4" members. The proposed railing must not feature an overall height of more than three (3) feet.
- vii. That new wood columns be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.

- viii. That the applicant bisect the proposed rear-facing double-wide garage door to mimic two separate garage doors.
- ix. That the applicant install a fully wood garage door or 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 the issuance of a Certificate of Appropriateness.
- x. That the applicant install fiber cement lapped siding featuring a 4" reveal and a smooth finish.
- xi. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

PUBLIC COMMENT:

- The Conservation Society of San Antonio submitted a letter stating support for comments made at a Design Review Committee on March 9, 2026. That the massing of the rear addition and accessory structure are too massive, and that the architectural style of the rear addition should match the Folk Victorian style of the historic primary structure.
- The King William Association Architectural Advisory Committee submitted a letter not opposed to staff findings and recommendations. However, the committee showed concerns regarding the massing and footprint of the proposed ADU.

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

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

ACTION: **MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.**

ITEM 7. HDRC NO. 2026-158
ADDRESS: 1037 DAWSON ST
APPLICANT: Nicole Gonzalez/Cessos Design Build

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 1037 Dawson, located within the Dignowity Hill Historic District.

RECOMMENDATION:

Staff does not recommend approval at this time, based on findings a through r. Staff recommends the following items be revised prior to receiving a recommendation for approval.

- i. That the applicant provide additional information regarding the proposed new construction's setback, including a setback diagram comparing the proposed setback to those found historically on this block, as noted in finding c. The proposed structure's setback should not be less than those of the adjacent historic structures.
- ii. That the proposed new construction's width be reduced, as noted in finding e. Additionally, staff recommends the applicant revise the proposed massing and form of the roof and porch, as noted in findings h and m, as what's proposed is not found historically within the

district. The proposed porch massing should be integrated into the massing of the new construction.

- iii. That the applicant incorporates a foundation height of at least 1 foot, as noted in finding g.
- iv. That the proposed board and batten siding feature boards that are 12 inches wide with battens that are 1 ½ inch to 2 inches wide. Wood columns are to be six (6) inches square with capital and base trim, and a final column detail is to be submitted to OHP staff. All composite siding and trim should feature a smooth finish, with no faux wood grain texture.
- v. That window product specifications be submitted to for review and approval. Window products shall comply with the adopted standards for windows in new construction, as noted in the applicable citations.
- vi. That fenestration be added to both side facades, as noted in finding n. Additionally, staff finds that all window openings should be located and profiled to be consistent with those found historically within the district.
- vii. That the proposed driveway profile be revised to feature 10 feet in width and be located to the side of the proposed new construction, as noted in finding o.
- viii. That a front walkway be introduced, as noted in finding p. The front walkway should align with the front door.
- ix. That a detailed landscaping plan be submitted, as noted in finding r.

PUBLIC COMMENT:

- The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff recommendations. The committee mentioned additional concerns regarding the driveway, windows, front door, setback, and front walkway.
- The Dignowity Hill Historic Neighborhood Review Committee submitted a voicemail comment with the same information outlined in the letter.

MOTION: Commissioner Velásquez moved to Conceptual approval with staff's stipulations, and the additional stipulation that the request be reviewed by the Design Review Committee.

Commissioner Savino seconded the motion.

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

ACTION: MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.

ITEM 8. HDRC NO. 2026-163

ADDRESS: 7303 OLD CORPUS CHRISTI RD

APPLICANT: Jaime Jimenez/Idea Studio

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct twenty-one, 2-story, multi-family residential structures on the vacant lot at 7303 Old Corpus Christi Road. This property is located within the River Improvement Overlay, District 5.

RECOMMENDATION:

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

- i. That a sidewalk should also be installed parallel to Old Corpus Christi Road to connect to the existing sidewalk, as noted in finding d.
- ii. That the proposed curb cut at Old Corpus Christi Road not exceed twenty-five (25) feet in width, as noted in finding e.
- iii. That more detailed landscaping information be submitted to OHP staff for review and approval, as noted in finding f.
- iv. That each structure's mechanical equipment be screened from view from the public right of way, consistent with the UDC's River Improvement Overlay standards, as noted in finding g.
- v. That the easternmost structures (lots 2242 and 2243) feature a primary orientation towards Old Corpus Christi Road, as noted in finding h.
- vi. That board and batten siding feature boards that are twelve (12) inches wide with battens that are approximately 1 ½" to 2" wide. Horizontal siding should feature an exposure between four (4) and six (6) inches. All composite siding should feature a smooth finish. Faux wood grain siding should not be used. Additionally, staff recommends that the proposed garage doors should feature materials other than vinyl.
- vii. That the applicant submit window product specifications, that windows be recessed at least two (2) inches within wall planes, and that windows feature a color other than manufacturer's white, as noted in finding m.
- viii. That variations in design be incorporated to prevent twenty-one, identical structures, as noted in finding n. Changes in design elements could include varying roof forms, siding profiles, paint colors and fenestration patterns.
- ix. That a site and architectural lighting plan be submitted to OHP staff for review and approval, as noted in finding p.
- x. Archaeology – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: None.

MOTION: Commissioner Grube moved for conceptual approval with staff's stipulations and the additional stipulations:

- That the applicant attends a Design Review Committee meeting.
- That the applicant address the front entry sequence.

Commissioner Velásquez seconded the motion.

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

ACTION: **MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.**

ITEM 9. HDRC NO. 2026-159
ADDRESS: 145 THORAIN BLVD
APPLICANT: Krista Ackles/CS CROSS

REQUEST:

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

1. Enclose two window openings at the rear-facing facade to include installation of a 65x73" fixed window.

2. Replace a non-historic, one-over-one window at the west facade with a new casement window.

RECOMMENDATION:

Staff does not recommend approval of items 1 and 2, based on the findings. Staff recommends the applicant retain the existing window openings located onsite.

PUBLIC COMMENT: None.

MOTION: Commissioner Grube moved to approve as presented by the applicant.
Commissioner Velásquez seconded the motion.

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

ACTION: MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.

ADJOURNMENT: the meeting adjourned at 4:41 p.m.

APPROVED



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

Date: 15 JUL 20