



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

**HISTORIC AND DESIGN REVIEW COMMISSION  
MEETING MINUTES  
WEDNESDAY, AUGUST 6, 2025**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, August 6, 2025, 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 (virtual), Savino, Mazuca, Grube (virtual), Fetzer (virtual), and Gibbs

**ABSENT:** Velásquez, Galloway, Guevara, Cervantes, and Holland

- Commissioner Cervantes arrived at 3:01 p.m.

**CHAIR'S STATEMENT:**

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

**ANNOUNCEMENT:**

- Spanish interpreter services available to the public during the hearing.
- Item 9 was withdrawn by the applicant before the hearing.
- Item 12 was postponed by the applicant before the hearing.

**APPROVAL OF MEETING MINUTES:**

**MOTION:** Commissioner Savino moved to approve HDRC meeting minutes for July 16, 2025. Commissioner Cervantes seconded the motion.

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

**ACTION:** **MOTION PASSED with 7 AYES. 0 NAYS. 4 ABSENT.**

**PUBLIC COMMENTS:**

- Item 2 – Rusty Wallace spoke in opposition to the request.
- Item 2 – Mickey Steenberghe spoke in opposition to the request.
- Item 2 – Micah King spoke in opposition to the request.
  - Bryan Davis yielded his time to Micah King.
- Item 2 – Micah King submitted a letter in opposition to the request.
- Item 3 – Robin Foster, on behalf of the Monticello Park Neighborhood Association Architectural Review Committee, submitted a voicemail with concerns on the execution of the proposed solution.
- Item 3 – The Monticello Park Neighborhood Association Architectural Review Committee submitted a letter outlining the same information from the voicemail.

- Item 4 – Lynn Knapik spoke, requesting that the cypress trees remain part of the landscaping of the proposed project.
- Item 6 – Robin Foster, on behalf of the Monticello Park Neighborhood Association Architectural Review Committee, submitted a voicemail requesting the inclusion of a stipulation for interior photos of the accessory structure be submitted to OHP prior to the issuance of a certificate of appropriateness for demolition.
- Item 6 – The Monticello Park Neighborhood Association Architectural Review Committee submitted a letter outlining the same information from the voicemail.
- Item 10 – Robin Foster, on behalf of the Monticello Park Neighborhood Association Architectural Review Committee, submitted a voicemail requesting additional stipulations regarding gutter installation and for any stone and/or windows removed from the existing home at the one-story connector be preserved and stored on site.
- Item 10 – The Monticello Park Neighborhood Association Architectural Review Committee submitted a letter outlining the same information from the voicemail.

### **CONSENT AGENDA:**

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

- Commissioner Cervantes requested that items 2 and 3 be pulled from the Consent Agenda for individual consideration.
- Commissioner Savino requested that item 4 be pulled from the Consent Agenda for individual consideration.
- Commissioner Grube requested that item 6 be pulled from the Consent Agenda for individual consideration.
- Vice-Chair Fetzer requested that item 10 be pulled from the Consent Agenda for individual consideration.

**MOTION:** Commissioner Savino moved to approve items 1, 5, 7, 8, and 11 with staff stipulations. Commissioner Cervantes seconded the motion.

#### Items on Consent:

Item 1, Case No. 2025-180	414 NAVARRO ST
Item 5, Case No. 2025-183	217 ARDEN GROVE
Item 7, Case No. 2025-191	1841 E HOUSTON ST
Item 8, Case No. 2025-187	430 AUSTIN ST
Item 11, Case No. 2025-178	328 W ELSMERE PLACE

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

**ACTION:** Motion PASSED with 7 AYES. 0 NAYS. 4 ABSENT.

### **INDIVIDUAL CONSIDERATION ITEMS:**

**ITEM 2. HDRC NO.2025-181**  
 ADDRESS: 235 E COMMERCE ST/234 RIVERWALK  
 APPLICANT: Christina Berlanga/Don B. McDonald Architects

**REQUEST:**

1. Install a sidewalk lift within the sidewalk at the public owned right of way on the E Commerce Street sidewalk.
2. Construct a rear, outdoor dining deck structure to extend from the rear of the historic structure. The proposed deck will feature an overall width of approximately twenty-eight (28) feet and an overall length of approximately sixty-one (61) feet. The proposed deck will extend over the public right of way at the river level below.
3. Perform modifications to the existing, publicly owned elevator tower to include the installation new façade materials and the construction of a stair.

**RECOMMENDATION:**

1. Staff recommends approval of item #1, the installation of a sidewalk lift within the right of way on E Commerce, based on finding d, as submitted.
2. Staff recommends approval of item #2, the construction of an outdoor dining deck based on findings e through h, with the following stipulations:
  - i. That any revisions that are a result of structural engineering work be submitted to OHP staff for review and approval.
3. Staff recommends approval of item #3, modifications to the existing, publicly owned elevator, as submitted, based on finding i.

All work within the right of way shall be coordinated with the City's Public Works Department, and all required right of way permits shall be obtained.

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

**MOTION:** Commissioner Cervantes moved to deny the request.  
Commissioner Mazuca seconded the motion.

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

**ACTION:** **Motion FAILED with 2 AYES. 5 NAYS. 4 ABSENT.**

**MOTION:** Commissioner Savino moved to approve with staff stipulations and the additional stipulation that the applicant work with neighboring businesses to explore mitigations of neighbors' concerns with results.  
Commissioner Grube seconded the motion.

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

**ACTION:** **Motion PASSED with 6 AYES. 1 NAY. 4 ABSENT.**

**ITEM 3. HDRC NO. 2025-194**  
ADDRESS: 435 DONALDSON AVE  
APPLICANT: Walter Menchaca

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install three, steel-reinforced, poured in place concrete columns to support the historic structure. The proposed columns will be installed on the front, street facing façade, at the southeast and southwest corners of the house and at the southeast corner of the porte-cochere.

**RECOMMENDATION:**

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

- i. That the proposed structural columns be as minimal as possible, regarding both width and depth, and that they align with the historic parapet crenelations, if possible.
- ii. That exterior finishes of the columns feature a smooth finish to differentiate from that of the rest of the historic structure.

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

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

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

**ACTION:** Motion PASSED with 7 AYES. 0 NAYS. 4 ABSENT.

**ITEM 4. HDRC NO. 2025-196**  
ADDRESS: 250 E GRAYSON ST  
APPLICANT: Blane Townsend/Texas Golf Club

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a miniature golf course at 250 E Grayson, located within the Pearl campus.

**RECOMMENDATION:**

Staff recommends approval based on findings a through d with the stipulation that final site and landscaping documents be submitted to OHP staff for review and approval. This is to include a detailed site plan.

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

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

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

**ACTION:** MOTION PASSED with 6 AYES. 0 NAYS. 1 ABSTAIN. 4 ABSENT.

**ITEM 6. HDRC NO. 2025-167**  
ADDRESS: 1932 W HUISACHE AVE  
APPLICANT: Tyler Hans/Hansco Demo

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to demolish the existing, rear accessory structure at 1932 W Huisache Ave. The property is located within the Monticello Park Historic District.

**RECOMMENDATION:**

Staff recommends approval of the demolition of the rear accessory structure based on findings a through f with the following stipulations:

- i. The structure is subject to the City's Deconstruction Ordinance and a Certified Deconstruction Contractor must complete deconstruction, form submission, and permitting in accordance with UDC Chapter 12, Article II, as noted in finding f.
- ii. That the applicant salvage as much existing material as possible, including wood siding and structural members, for reuse on site, resale, or donation. Full deconstruction by hand would yield a larger quantity of reclaimed materials available for resale or reuse in other projects. A comprehensive salvage plan has been submitted to staff for review, detailing the materials that will be recycled.

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

**MOTION 1:** Commissioner Grube moved to approve the request based on economic hardship. No Commissioner seconded the motion.

**ACTION:** **MOTION FAILED. Motion did not receive a second.**

**MOTION 2:** Commissioner Savino moved to refer to the Design Review Committee. Commissioner Mazuca seconded the motion.

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

**ACTION:** **Motion PASSED with 6 AYES. 1 NAY. 4 ABSENT.**

**ITEM 10. HDRC NO. 2025-182**  
ADDRESS: 2127 W WOODLAWN AVE  
APPLICANT: Ian Chase

**REQUEST:**

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

1. Construct a 2-story rear addition with a 1-story connection, attached deck, and carport.
2. Install a new driveway at the rear of the property.
3. Receive Historic Tax Certification.

**RECOMMENDATION:**

Item 1: Staff recommends approval of the 2-story rear addition construction with a 1-story connection, attached deck, and carport, based on the findings, with the following stipulations:

- i. That the applicant installs a 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.
- ii. That the applicant installs 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.

Item 2: Staff recommends approval of the rear driveway installation, based on the findings, as submitted.

Item 3: Staff recommends approval of the Historic Tax Certification.

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

**MOTION:** Vice-Chair Fetzer moved to approve with staff stipulations.  
Commissioner Cervantes seconded the motion.

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

**ACTION:** Motion PASSED with 7 AYES. 0 NAYS. 4 ABSENT.

**ITEM 12. POSTPONED PRIOR TO HEARING**

**ADJOURNMENT:** Chair Gibbs adjourned the meeting at 4:27 p.m.

**APPROVED**



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

Date: 20 AUG 25