



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, OCTOBER 15, 2025**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, October 15, 2025, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chair Gibbs called the meeting to order at 3:01 p.m.

ROLL CALL:

PRESENT: Mammen, Garcia, Guevara, Cervantes, Holland, Fetzer, and Gibbs

ABSENT: Velásquez, Galloway, Mazuca, and Grube

- CTAB Commissioner Isabel Garcia served as the District 2 alternate.
- Commissioner Grube arrived at 3:03 p.m.
- Commissioner Galloway arrived at 3:10 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.
- OHP staff invited the public to the Picnic & a Movie in the Historic Eastside Cemeteries on Saturday, October 18, 2025.

APPROVAL OF MEETING MINUTES:

MOTION: Vice Chair Fetzer moved to approve HDRC meeting minutes for October 1, 2025. Commissioner Holland seconded the motion.

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

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

PUBLIC COMMENTS:

Letters

- Item 1 – The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in opposition to the request and staff recommendations.
- Item 3 – The Dignowity Hill Historic Neighborhood Review Committee submitted a letter with questions regarding the proposed materials and concerns about the height of the building.
- Item 5 – The Lavaca Neighborhood Association submitted a letter in support of the request.

- Item 9 – The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff recommendations and voiced concern regarding the design of the ramp.

Voicemails

- Item 1 – Valerie, on behalf of the Dignowity Hill Historic Neighborhood Review Committee, submitted a voicemail in opposition to the request.
- Item 3 – Valerie, on behalf of the Dignowity Hill Historic Neighborhood Review Committee, submitted a voicemail with the same information outlined in the letter.
- Item 5 – Kathy Sosa submitted a voicemail in support of the request.
- Item 5 – Lionel Sosa submitted a voicemail in support of the request.
- Item 9 – Valerie, on behalf of the Dignowity Hill Historic Neighborhood Review Committee, submitted a voicemail with the same information outlined in the letter.
- Item 10 – Marline Lawson submitted a voicemail in opposition to the request.

CONSENT AGENDA:

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

- Commissioner Cervantes requested items 10, 11, and 12 be pulled from the Consent Agenda for individual consideration.

MOTION: Commissioner Cervantes moved to approve items 1-9 with staff stipulations. Commissioner Holland seconded the motion.

Items on Consent:

Item 1, Case No. 2025-273	310 CHESTNUT ST
Item 2, Case No. 2025-243	CASTROVILLE RD at S ACME RD
Item 3, Case No. 2025-223	1231 E COMMERCE ST
Item 4, Case No. 2025-265	849 E COMMERCE ST
Item 5, Case No. 2025-272	611 MATAGORDA 602 S ALAMO 606 E CESAR E CHAVEZ
Item 6, Case No. 2025-256	501 WICKES
Item 7, Case No. 2025-263	758 E WOODLAWN AVE
Item 8, Case No. 2025-264	120 E AGARITA AVE
Item 9, Case No. 2025-267	821 DAWSON ST

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

ACTION: MOTION PASSED with 8 AYES. 0 NAYS. 1 RECUSAL. 2 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 10. HDRC NO. 2025-229
 ADDRESS: 105 AUDITORIUM CIRCLE
 APPLICANT: Ashley Farrimond/Killen, Griffin & Farrimond, PLLC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install one digital media and arts display on the building at 105 Auditorium Circle. The proposed sign measures 25' tall x 18' wide and is located on the south façade (southwest corner) of a non-historic portion of the building.

RECOMMENDATION:

Staff recommends approval based on the findings.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

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

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

ITEM 11. HDRC NO. 2025-247
ADDRESS: 421 W MARKET ST
APPLICANT: Jason Proffitt/OUTFRONT Media

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a digital media and arts display on the west façade (southwest corner) of building at 421 W Market. The proposed display measures 12'-7" wide by 42' tall.

RECOMMENDATION:

Staff recommends approval of the installation based on the findings.

PUBLIC COMMENT: None.

MOTION 1: Commissioner Cervantes moved to deny the request.
(Main Motion) Vice Chair Fetzer seconded the motion.

MOTION 2: Commissioner Grube moved to amend the motion to approve with the stipulation that
(Amendment) width be reduced to 11'-4". Final documentation must be provided to staff.
Commissioner Galloway seconded the motion.

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

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

ITEM 12. HDRC NO. 2025-251
ADDRESS: 451 SOLEDAD ST
APPLICANT: Blake Custer /Bc Results

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a digital media and arts display on the north façade of the building at 451 Soledad. The proposed display (Option B in the exhibits) measures 22' tall x 10' wide.

RECOMMENDATION:

Staff recommends approval of the installation based on the findings.

PUBLIC COMMENT: None.

MOTION: Commissioner Cervantes moved to approve proposed display (Option B in the exhibits) measures 22' tall x 10' wide.
Commissioner Grube seconded the motion.

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

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

ITEM 13. HDRC NO. 2025-257
ADDRESS: 615 E EVERGREEN ST
APPLICANT: Wendy Pimentel

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to

1. Reduce the size of the existing front porch by removing 2'0" from the Eastern edge.
2. Construct an approx. 370 sf rear addition that includes a rear porch and 62 sf of conditioned space.

RECOMMENDATION:

1. Staff does not recommend approval to reduce the size of the existing front porch by removing 2'0" from the Eastern edge based on finding c.
2. Staff recommends approval to construct an approx. 370 rear addition that includes a rear porch and 62 sf of conditioned space based on findings d through g 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.
 - ii. That the applicant submit additional specifications to include window, door, and siding specifications as well as column details.

- iii. That the applicant add fenestration to the rear façade and salvage and reuse the existing historic windows in the proposed addition.

PUBLIC COMMENT:

- The Tobil Hill Neighborhood Association submitted a letter in support of the request.
- Frederica Kushner, on behalf of the Tobil Hill Neighborhood Association, submitted a voicemail in support of the request.

MOTION: Commissioner Grube moved to approve item 1 as presented and approve item 2 with stipulations 1 and 2, and with the added stipulation That the applicant eliminate the rectangular window from the rear facade and incorporate a more traditionally proportioned window at the rear and salvage and reuse the existing historic windows in the proposed addition.
Vice Chair Fetzer seconded the motion.

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

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

ITEM 14. HDRC NO. 2025-259
ADDRESS: 504 KING WILLIAM
APPLICANT: Daniel Cruz/Design Coop

REQUEST:
The applicant is requesting a Certificate of Appropriateness to construct an approx. 75 sf addition within the existing side porch along the Northern façade requiring the removal one historic window.

RECOMMENDATION:
Staff does not recommend approval based on the findings.

PUBLIC COMMENT:

- The Architectural Advisory Committee of the King William Association submitted a letter in opposition to the request.

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

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

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

ITEM 15. HDRC NO. 2025-250
ADDRESS: 932 BURNET ST
APPLICANT: Ntando McIntosh/Mcintosh

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct an approx.1,642 sf, 2 story rear accessory structure featuring a three-bay garage and second-floor living space.

RECOMMENDATION:

Staff does not recommend approval to construct an approx.1,642 sf, 2 story rear accessory structure featuring a three-bay garage and second-floor living space. The applicant should significantly reduce the scale and massing of the design, including elimination of a garage bay, for future consideration.

PUBLIC COMMENT:

- The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff recommendations.
- Valerie, on behalf of the Dignowity Hill Historic Neighborhood Review Committee, submitted a voicemail with the same information outlined in the letter.

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

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

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

ITEM 16. HDRC NO. 2025-260
ADDRESS: 214 ADAMS ST
APPLICANT: Jaime Jimenez/Idea Studio

REQUEST:

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

1. Construct a 2-story rear addition.
2. Replace an existing composition shingle roof with a standing seam metal roof.

RECOMMENDATION:

Item 1: Staff recommends conceptual approval of the 2-story rear addition construction, based on findings a through n, with the following stipulations:

- i. That the applicant set the proposed 2-story rear addition further back in the lot to preserve more of the original footprint to become clearly subordinate to the original massing.
- ii. That the applicant provide an updated line-of-sight study using the average height of an adult person.
- iii. That the applicant reuse historic windows onsite that were removed as a result of the addition construction.
- iv. 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.

- v. That the applicant provide window and door specifications for review prior to returning for final review.

Item 2: Staff recommends approval of the composition shingle roof replacement with a standing seam metal roof based on finding o, with the following stipulation:

- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seam 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:

- The Architectural Advisory Committee of the King William Association submitted a letter in support of staff findings and recommendations.

MOTION: Commissioner Grube moved to conceptually approve item 1 with staff stipulations and approve item 2 with staff stipulations.
Commissioner Mammen seconded the motion.

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

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

ADJOURNMENT: Chair Gibbs adjourned the meeting at 4:55 p.m.

APPROVED



J. Maurice Gibbs, Chair

Historic Design Review Commission
City of San Antonio

Date: 11.5.25