



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, NOVEMBER 19, 2025**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, November 19, 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: Savino, Vasquez, Cervantes, Holland, Fetzer, and Gibbs

ABSENT: Mammen, Velásquez, Galloway, Mazuca, and Guevara

- D7 CTAB Vice Chair Vasquez served as an alternate for Commissioner Grube.
- Commissioner Galloway joined virtually 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 3 was postponed by the applicant.

APPROVAL OF MEETING MINUTES: None.

PUBLIC COMMENTS:

- Item 2 – The Conservation Society of San Antonio submitted a voicemail in opposition of the request.
- Item 2 – The Conservation Society of San Antonio submitted a letter with the same information outlined in the voicemail.
- Item 5 – The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff recommendations.
- Item 8 – Pam Carpenter spoke in person on behalf of the Monticello Park Neighborhood Association, with comments concerning the history of work that has occurred at the property.
 - Bianca Maldonado yielded her time to Pam Carpenter.
 - Tom Sparks yielded his time to Pam Carpenter.

CONSENT AGENDA:

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

- Commissioner Vasquez requested that items 2 and 8 be pulled from the Consent Agenda for individual consideration.

MOTION: Commissioner Savino moved to approve items 1, 4, 5-7 and 9 with staff stipulations.
Vice Chair Fetzer seconded the motion.

Items on Consent:

Item 1, Case No. 2025-312	114 CAMP ST
Item 4, Case No. 2025-314	901 NOGALITOS ST
Item 5, Case No. 2025-315	1431 E COMMERCE ST
Item 6, Case No. 2025-294	110 W LULLWOOD AVE
Item 7, Case No. 2025-309	1829 N NEW BRAUNFELS AVE
Item 9, Case No. 2025-295	1511 W LYNWOOD

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

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 2. HDRC NO. 2025-225
ADDRESS: 101 BOWIE ST
APPLICANT: Nick Paolo

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install one digital media and arts display on the building at 101 Bowie Street. The proposed sign measures 50' – 10" in width and 13' – 1" in height.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

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

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

ITEM 8. HDRC NO. 2025-296
ADDRESS: 462 MARY LOUISE
APPLICANT: Ramon Torres/Creedco Pros LLC

REQUEST:

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

- 1. Construct an approximately 660 sf detached rear garage.
- 2. Install a new concrete driveway and parking area at the rear.

RECOMMENDATION:

Item 1: Staff recommends approval of the detached rear garage construction, based on findings a through h, with the following stipulations:

- i. That the stucco areas do not feature expansion or control joints.
- ii. 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.
- iii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

Item 2: Staff recommends approval of the driveway and parking pad installation at the rear, based on findings a and h, as submitted.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION: Vice Chair Fetzer moved to approve with staff stipulations and the added stipulations that the applicant add appropriate sized windows to the west side of the structure that meet guidelines, and install historic style doors with materials stipulated by staff.
Commissioner Vasquez seconded the motion.

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

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

ITEM 10. HDRC NO. 2025-288
ADDRESS: 1255 E CROCKETT ST/1253 E CROCKETT
APPLICANT: ricardo mccullough/mccullough design associates

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story, multi-family residential structure on the vacant lot at 1253/1255 E Crockett, located within the Dignowity Hill Historic District.

RECOMMENDATION:

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

- i. That all materials adhere to the Guidelines for New Construction and the specifications outlined in finding j.
- ii. That the front, street facing elevation be substantially revised to include the following:

- a. Additional fenestration in traditional proportions and dimensions, as noted in finding l.
- b. That the applicant incorporates porch massing and details that are consistent with the Guidelines and historic examples on E Crockett, as noted in finding m. The porch width should be increased, and historic details and column design should be referenced.
- c. That cantilevered balcony should also be incorporated into a new porch design and be supported by traditional columns.
- iii. That window materials adhere to the Guidelines for New Construction and the adopted window policy, as noted in finding k.
- iv. That all grouped windows be separated by a mullion of six inches in width, and that the rear and left elevations feature multiple window openings, as noted in finding l.
- v. That the walkway proposed on E Crockett align with the street facing door.
- vi. That a detailed landscaping plan be submitted to the Commission for review and approval, as noted in finding q.
- vii. That all mechanical equipment be screened from view from the public right of way, as noted in finding r.

PUBLIC COMMENT:

- Lulu Francois, on behalf of the Dignowity Hill Historic Neighborhood Review Committee submitted a voicemail, in opposition to the request.
- The Dignowity Hill Historic Neighborhood Review Committee submitted a letter with the same information outlined in the voicemail.

MOTION: Vice Chair Fetzer moved for conceptual approval with staff stipulations and the added stipulation to schedule a Design Review Committee meeting. Commissioner Holland seconded the motion.

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

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

ITEM 11. HDRC NO. 2025-283
 ADDRESS: 433 MADISON ST
 APPLICANT: Miclynn Mauricio/New day custom homes

REQUEST:

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

1. Remove existing stucco cladding on the first floor of the primary structure and replace with natural hydrated lime plaster.
2. Enclose rear porch and balcony of the primary structure and render in natural hydrated lime plaster.

RECOMMENDATION:

Staff recommends approval of item 1 with the following stipulations:

- i. The lime plaster should adhere to the following 1:3 mixture ratio: 1-part white, non-staining Portland cement, 3-parts hydrated lime/natural hydraulic lime, and plaster or sand depending on the coat for adhesion.

- ii. That the existing stucco be removed by hand if possible to avoid damage to existing masonry.

Staff recommends approval of item 2 with the following stipulations:

- i. That the footprint and dimensions of the existing porch and balcony remain unchanged. The enclosure should not exceed the original footprint of the structure.
- ii. That the dimensions of existing wood elements, such as columns, exposed beams, and dentil detailing be maintained and visible in the enclosure.
- iii. That wood siding or wood paneling be used as an exterior cladding material, resulting in a space that continues to read as porch element.
- iv. That windows on the enclosure be consistent with the adopted policy guide as noted in finding d. The applicant should install fully wood windows that meet staff's standard window stipulations and submit 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.

PUBLIC COMMENT:

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

MOTION: Vice Chair Fetzer moved to approve with staff stipulations and offered the applicant to attend a Design Review Committee meeting if needed. Commissioner Cervantes seconded the motion.

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

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

ADJOURNMENT: Chair Gibbs adjourned the meeting at 3:56 p.m.

APPROVED



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

Date: 3 DEC 2025