



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

**HISTORIC AND DESIGN REVIEW COMMISSION  
MEETING MINUTES  
WEDNESDAY, DECEMBER 3, 2025**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, December 3, 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, Savino, Galloway (virtual), Mazuca, Guevara (virtual), Grube, Cervantes (virtual), Fetzer, and Gibbs

**ABSENT:** Velásquez and Holland

- Commissioner Holland arrived at 3:02 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.

**APPROVAL OF MEETING MINUTES:**

**MOTION:** Vice Chair Fetzer moved to approve HDRC meeting minutes for November 5, 2025 and November 19, 2025.  
Commissioner Savino seconded the motion.

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

NAY: None.

ABSENT: Velásquez

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

**PUBLIC COMMENTS:**

- Item 1 – Lisa Lynde, on behalf of the King William Association Architectural Advisory Committee, submitted a voicemail in opposition to the request.
- Item 1 – The King William Association Architectural Advisory Committee submitted a letter with the same information outlined in the voicemail.
- Item 3 – The King William Association Architectural Advisory Committee submitted a letter in support of staff findings and recommendations for approval.
- Item 5 – The Conservation Society of San Antonio submitted a letter in support of staff recommendations.

- Item 5 – The King William Association Architectural Advisory Committee submitted a letter in support of staff recommendations.

**CONSENT AGENDA:**

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

- Commissioner Savino requested that Item 1 be pulled from the Consent Agenda for individual consideration.

**MOTION:** Vice Chair Fetzer moved to approve items 2-7 with staff stipulations. Commissioner Savino seconded the motion.

Items on Consent:

Item 2, Case No. 2025-317	123 HOEFGEN AVE
Item 3, Case No. 2025-320	229 MADISON ST
Item 4, Case No. 2025-318	3820 BROADWAY
Item 5, Case No. 2025-310	803 S ST MARYS ST
Item 6, Case No. 2025-324	2616 N MAIN AVE
Item 7, Case No. 2025-319	3110 ROOSEVELT AVE

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

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

**INDIVIDUAL CONSIDERATION ITEMS:**

**ITEM 1. HDRC NO. 2025-325**

ADDRESS: VIA Green Line Bus Shelters;  
 339 W ELSMERE PLACE; 2402 SAN PEDRO;  
 339 W WOODLAWN AVE; 925 S ST MARYS ST;  
 311/331 ROOSEVELT AVE  
 APPLICANT: Christine Vina, AIA/VIA Metropolitan Transit

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval for bus station designs related to the VIA Rapid Green Line. Six new stations will be located within historic districts (Monte Vista, King William, and Mission) and require approval.

**RECOMMENDATION:**

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

**PUBLIC COMMENT:**

- John Doski, President of the King William Association, spoke in opposition to the request.
- JC Cotton, on behalf of Summit Legacy Group, spoke in opposition to the request.

**MOTION 1:** Commissioner Savino moved to approve requests 1, 2, 3, 5, and 6 with staff stipulations and the added stipulations to reconstruct the historic retaining walls to their historic appearance and configuration, and to require the art panel artwork be a direct reflection of the respective historic districts  
Vice Chair Fetzer seconded the motion.

**ACTION:** Commissioner Savino retracted the motion.

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

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

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

**ITEM 8. HDRC NO. 2025-328**  
ADDRESS: 901 N ALAMO ST  
APPLICANT: hue nguyen/District 901 LLC

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct an exterior stairway to connect at the wraparound porch's northeast.

**RECOMMENDATION:**

Staff recommends approval of the request to construct a 2-story stairway, based on findings a through d, with the following stipulation:

- i. That the location be move to the north (right side) elevation instead of the front, primary elevation. The applicant may work with OHP staff and Development Services Department regarding this and other alternative locations that minimally impact the front facade.

**PUBLIC COMMENT:** None.

**MOTION:** Vice Chair Fetzer moved to refer to a Design Review Committee site visit.  
Commissioner Savino seconded the motion.

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

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

**ITEM 9. HDRC NO. 2025-327**  
ADDRESS: 136 GORMAN ST  
APPLICANT: Richard Gonzalez

**REQUEST:**

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

1. Construct a 937 sf rear addition to the primary structure
2. Construct a 216 sf covered deck at the rear of the proposed new addition.
3. Construct a 162 sf wooden porch at the front of the primary structure.

**RECOMMENDATION:**

Staff does not recommend approval at this time based on finding b. The proposed addition's footprint exceeds what is recommended by the Guidelines. If the HDRC approves the footprint, staff recommends the following stipulations be included:

- i. That the applicant reuse and incorporate any existing, salvageable wood siding onsite.
- ii. 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.
- iii. That the applicant installs a fully wood window as submitted and that meet staff's standard window stipulations. 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 front porch and rear deck columns be a maximum of 6x6" in width, feature a wood material, and a traditional cap and base and chamfered corners.
- v. That the front porch railings feature a top and bottom rail and a newel post. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.
- vi. The proposed front and rear porch decking should feature 1" x 3" tongue-and-groove wood members laid perpendicular to the front façade plane.
- vii. 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:**

- Lulu Francois, on behalf of the Dignowity Hill Historic Neighborhood Review Committee submitted a voicemail with the same information outlined in the letter.
- The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff recommendations to deny the request and asked clarifying questions on the design regarding the front porch, fenestrations of the addition, and the sliding glass door.

**MOTION:** Commissioner Savino moved for conceptual approval of the request with the updated 700 sf footprint of the addition, all staff stipulations, and the requirement to return to a Design Review Committee to address staff stipulations, in addition to other details.  
Vice Chair Fetzer seconded the motion.

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

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

**ITEM 10. HDRC NO. 2025-326**  
ADDRESS: 320 E COURTLAND PLACE  
APPLICANT: TERRY ESPENSEN/Terry Espensen Homes

**REQUEST:**  
The applicant is requesting a Certificate of Appropriateness for approval to remove the existing rear accessory structure and construct a new one-story, 920 sf rear accessory structure.

**RECOMMENDATION:**  
Staff recommends approval to deconstruct the existing rear accessory structure and conceptual approval to construct a new 1-story accessory structure based on findings a through I with the following stipulations:

- i. The existing rear accessory 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 b.
- 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 must be submitted to staff outlining the materials to be reclaimed and their final destination or proposed use.
- iii. That the applicant submit the final, annotated construction documents including the ridge line height for a Certificate of Appropriateness.
- iv. That the applicant submit all product and material specifications to include windows, exterior doors, siding, and roof products based on findings g, h, i, and j.
- v. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable based on finding c.

**PUBLIC COMMENT:** None.

**MOTION:** Vice Chair Fetzer moved for conceptual approval of Option 2 design with staff stipulations and the additional stipulation of removing the ornate brackets and detailing from the design. Approval to deconstruct the existing rear accessory structure and conceptual approval to construct a new 1-story accessory structure based on findings a through I with staff stipulations.  
Commissioner Holland seconded the motion.

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

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

**ADJOURNMENT:** the meeting adjourned at 4:32 p.m.

APPROVED



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

Date: 17 DEC 25