



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, DECEMBER 17, 2025**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, December 17, 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, Mazuca (virtual), Grube, Cervantes, Holland, Fetzer, and Gibbs

ABSENT: Velásquez, Galloway, and Guevara

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 #16 pulled for individual consideration at the request of the applicant.

APPROVAL OF MEETING MINUTES:

MOTION: Vice Chair Fetzer moved to approve the HDRC meeting minutes for December 3, 2025.
Commissioner Savino seconded the motion.

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

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

APPROVAL OF 2026 HDRC Meeting Schedule:

MOTION: Vice Chair Fetzer moved to approve the 2026 HDRC Meeting Schedule.
Commissioner Savino seconded the motion.

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

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

PUBLIC COMMENTS:

- Item 1 – Eduardo Meza, the applicant, spoke to provide context for applying for the historic landmark designation for the property.
- Item 2 – The SoJo Crossing Owners Association submitted a letter in support of the request.
- Item 2 – Tobin Hill Community Association Zoning and Development Committee submitted a letter in support of the request.
- Item 3 – The Conservation Society submitted a letter in opposition to the request.
- Item 7 – The Dignowity Hill Historic Neighborhood Review Committee submitted a letter in opposition to the request.
- Item 7 – Lulu Francois, on behalf of the Dignowity Hill Historic Neighborhood Review Committee, in opposition to the request, stating that the siding by a window on the west façade should be reinstalled before granting tax verification.
- Item 13 – Barbara Witte-Howell, on behalf of the River Road Neighborhood Historic Resources Committee, spoke in person, requesting a meeting with the applicant before the proposed work returns to the commission for review.
- Item 13 – Gemma Kennedy submitted a voicemail in support of this request.
- Item 13 – Manuel Brown submitted a voicemail in support of this request.
- Item 13 – Bill Aylor submitted a voicemail in support of the request.
- Item 13 – Erin McGuffey submitted a letter in support of the request.
- Item 13 – Gemma Kennedy and Bradley Kayser submitted a letter in support of the request.
- Item 13 – Kenny Skrobanek and Courtney Rouse submitted a letter in support of the request.
- Item 13 – Seema Kairam submitted a letter in support of the request.
- Item 14 – Bianca Maldonado, on behalf of the Monticello Park Neighborhood Association, submitted a letter in support of the request.

CONSENT AGENDA:

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

- Vice Chair Fetzer requested that items 3 and 13 be pulled from the Consent Agenda for individual consideration.
- Commissioner Savino requested that items 7 and 12 be pulled from the Consent Agenda for individual consideration.

MOTION: Commissioner Cervantes moved to approve items 1, 2, 4-6, 8-11, 14, and 15 with staff stipulations.
 Commissioner Mammen seconded the motion.

Items on Consent:

Item 1, Case No. 2025-305	1041 W AGARITA AVE
Item 2, Case No. 2025-337	1315 E ELMIRA ST
Item 4, Case No. 2025-334	110 TULETA
Item 5, Case No. 2025-344	611 MASON ST
Item 6, Case No. 2025-345	414 NAVARRO ST
Item 8, Case No. 2025-347	219 FURR DR
Item 9, Case No. 2025-348	327 W SUMMIT AVE
Item 10, Case No. 2025-349	229 MADISON ST
Item 11, Case No. 2025-275	708 MASON ST
Item 14, Case No. 2025-323	1103 CINCINNATI AVE
Item 15, Case No. 2025-335	433 MADISON ST

VOTE: AYE: Mammen, Savino, Mazuca, Grube, Cervantes, Holland, and Gibbs.

NAY: None.
RECUSE: Fetzer
ABSENT: Velásquez, Galloway and Guevara

ACTION: MOTION PASSED with 7 AYES. 0 NAYS. 1 RECUSAL. 2 ABSENT.

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 3. HDRC NO. 2025-340
ADDRESS: 9800 AIRPORT BLVD
APPLICANT: 9800 AIRPORT BLVD

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of mitigation efforts regarding the demolition of Building 1322, the existing Badge and ID Office Building, including the construction of a pedestrian walkway from a future parking structure and ground transportation center to Terminal C.

RECOMMENDATION:

Staff recommends approval, as submitted, based on findings a through f.

PUBLIC COMMENT: Provided at the beginning of the meeting.

MOTION 1: Commissioner Grube moved to approve with staff stipulations.
Commissioner Holland seconded the motion.

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

ACTION: MOTION FAILED with 4 AYES. 4 NAYS. 3 ABSENT.

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

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

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

ITEM 7. HDRC NO. 2025-346
ADDRESS: 322 LAMAR ST
APPLICANT: Gustavo De La Rosa/DLR Home Source

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 322 Lamar St.

RECOMMENDATION:

Staff recommends approval based on findings a through f.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

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

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

ITEM 12. HDRC NO. 2025-339
ADDRESS: 354 E HUISACHE AVE
APPLICANT:

REQUEST:

The applicant is requesting a Certificate of Appropriateness to increase the overall ridge height of the former roof irreparably damaged by fire in 2025 from approx. 24'0" to 29'0".

RECOMMENDATION:

Staff recommends approval to increase the existing primary ridge height from approx. 24'0" to 29'0" and the nested gables by 1'0" with the following stipulation.

- That the applicant submit the East, South, and West elevations reflecting the increased ridge height to staff for review prior to the issuance of a COA.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve the request for a higher ridge height with the stipulation that that the wall plate height is not increased.
Vice Chair Fetzer seconded the motion.

ACTION: **MOTION withdrawn.**

MOTION 2: Vice Chair Fetzer moved to refer to the Design Review Committee.
Commissioner Savino seconded the motion.

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

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

ITEM 13. HDRC NO. 2025-331
ADDRESS: 142 ARMOUR
APPLICANT: Jim Bailey

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct an approx. 700 sf detached carport and storage shed at the SW corner of the lot and seeking conceptual approval for the construction of an approx. 392 sf one-story rear accessory structure at the SE corner of the lot.

RECOMMENDATION:

Staff recommends approval to construct an approx. 700 sf detached carport and storage shed at the SW corner of the lot with the following stipulation:

- That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment, if applicable. Staff recommends conceptual approval to construct a 392 sf single-story rear accessory structure at the SE corner of the lot with the following stipulations:
- That the applicant submit window specifications to staff for review prior to returning to the HDRC for final approval.
- That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment, if applicable.

PUBLIC COMMENT: Provided at the beginning of the meeting.

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

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

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

ITEM 16. HDRC NO. 2025-338
ADDRESS: 1315 E PYRON AVE
APPLICANT: Ethan Arredondo/Arredondo Engineering

REQUEST:

The applicant is requesting approval to construct a 1-story, single-family residential structure at 1315 E Pyron Ave, located within the Mission Historic District.

RECOMMENDATION:

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

- i. That final construction documents be submitted for review and approval by OHP staff prior to the issuance of a Certificate of Appropriateness incorporating stipulations approved by the HDRC to include a setback diagram, confirmation on total ridge height, and a foundation height consistent with Guidelines.
- ii. That lapped siding used feature a reveal no larger than 5” and a smooth finish.
- iii. That windows consistent with the adopted policy guide for windows in new construction be installed, as noted in findings l and m. Windows that are grouped should be separated by a mullion of six inches in width. Additionally, window should feature equally sized sashes.

- iv. That a walkway featuring three to four feet in width be installed within the front yard as noted in finding n.
- v. That the proposed driveway be limited to no more than ten (10) feet in width, as noted in finding q.
- vi. That the visual prominence of the proposed garage be reduced by decreasing the front setback of the front bedroom wall by a minimum of 3 feet.
- vii. 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. Additionally, the garage door must feature a design to mimic a two-door appearance. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENT: None.

MOTION: Commissioner Cervantes moved to approve with the following stipulations:

- i. That final construction documents be submitted for review and approval by OHP staff prior to the issuance of a Certificate of Appropriateness incorporating stipulations approved by the HDRC to include a setback diagram, confirmation on total ridge height, and a foundation height consistent with Guidelines.
- ii. That windows consistent with the adopted policy guide for windows in new construction be installed, as noted in findings l and m. Windows that are grouped should be separated by a mullion of six inches in width. Additionally, window should feature equally sized sashes.
- iii. That a walkway featuring three to four feet in width be installed within the front yard as noted in finding n.
- iv. That the proposed driveway feature a 12' concrete apron to taper to 10' in width. The driveway may increase in width to reach the full width of the garage for an approximate width of 21'6".
- v. That the visual prominence of the proposed garage be reduced by decreasing the front setback of the front bedroom wall by a minimum of 3 feet.
- vi. 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. Additionally, the garage door must feature a design to mimic a two -door appearance. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- vii. That the new construction be equal to or exceed the existing setback of the adjacent historic structure. A foundation setback inspection will be required and must be coordinated with OHP staff prior to the concrete foundation being poured.

Vice Chair Fetzer seconded the motion.

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

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

ITEM 17. HDRC NO. 2024-407
ADDRESS: 418 E LOCUST
APPLICANT: Joseph Smith/JMS Architects, Inc.

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 3-story, residential structure on the vacant lot at 418 E Locust, located within the Tobin Hill Historic District in addition to a master landscaping plan.

RECOMMENDATION:

Staff does not recommend final approval until all stipulations are met.

- That the applicant proposes a setback that is greater than both adjacent structures based on finding d.
- A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.
- That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.
- That the applicant propose a wood or fiber cement vertical siding detail that is dimensioned and profiled to represent historic siding within the district.
- That the applicant install real grass where artificial turf is proposed in the front yard.

PUBLIC COMMENT: None.

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

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

ACTION: **MOTION PASSED with 4 AYES. 3 NAYS. 4 ABSENT.**

ITEM 18. 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 e, 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: Commissioner Grube moved to approve as submitted with the stipulation that the existing wall be maintained and not removed.
Commissioner Cervantes seconded the motion.

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

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

ADJOURNMENT: the meeting adjourned at 5:29 p.m.

APPROVED



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

Date: 21 JAN 26