



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

**HISTORIC AND DESIGN REVIEW COMMISSION
MEETING MINUTES
WEDNESDAY, MAY 7, 2025**

The City of San Antonio Historic and Design Review Commission (**HDRC**) met on Wednesday, May 7, 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, Velásquez, Mazuca, Guevara (virtual),
Grube, Cervantes, Fetzer, and Gibbs

ABSENT: Castillo, Galloway, and Holland

- Commissioner Galloway arrived at 3:03 p.m.

CHAIR'S STATEMENT:

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

ANNOUNCEMENT:

- Spanish interpreter services are available to the public during the hearing.
- OHP staff invites the public to events that will be held in May for Preservation Month.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Cervantes moved to approve HDRC meeting minutes for April 16, 2025.
Commissioner Velásquez seconded the motion.

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

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

PUBLIC COMMENTS:

Letters

- Item 1 – King William Association Architectural Advisory Committee submitted a letter in support of the request and staff's findings and recommendations.
- Item 3 – Dignowity Hill Historic Neighborhood Review Committee submitted a letter in support of staff recommendations and requested clarification on the location of the rear (east-facing) setback.
- Item 4 – Dignowity Hill Historic Neighborhood Review Committee submitted a letter in opposition to the request.
- Item 5 – King William Association Architectural Advisory Committee submitted a letter in support of the request and staff's findings and recommendations.

- Item 6 – King William Association Architectural Advisory Committee submitted a letter in support of the request and staff's findings and recommendations.
- Item 7 – Monticello Park Neighborhood Association Architectural Review Committee submitted a letter in support of staff's recommendations and requested three additional stipulations be included with the approval of the request.
- Item 9 – King William Association Architectural Advisory Committee submitted a letter in support of the request and staff's findings and recommendations.

Voicemails

- Item 2 – Melissa Stendahl, on behalf of the Lavaca Neighborhood Association, submitted a voicemail in support of the request.
- Item 3 – Dignowity Hill Historic Neighborhood Review Committee submitted a voicemail with the same information outlined in the letter.
- Item 4 – Dignowity Hill Historic Neighborhood Review Committee submitted a voicemail with the same information outlined in the letter.
- Item 7 – Robin Foster, on behalf of the Monticello Park Neighborhood Association Architectural Review Committee, submitted a voicemail with the same information outlined in the letter.

CONSENT AGENDA:

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

- Commissioner Savino requested items 2 and 4 be pulled for individual consideration.
- Vice Chair Fetzer requested item 9 be pulled for individual consideration.
- Commissioner Velásquez requested item 12 be pulled for individual consideration.

MOTION: Vice Chair Fetzer moved to approve items 1, 3, 5-7, 8, 10, and 11 with staff stipulations. Commissioner Velásquez seconded the motion.

Items on Consent:

Item 1, Case No. 2025-080	125 SWEET
Item 3, Case No. 2025-102	512 N OLIVE ST
Item 5, Case No. 2025-113	1127 S ST MARYS ST
	1119 S ST MARYS ST
Item 6, Case No. 2025-094	503 E GUENTHER ST
Item 7, Case No. 2025-092	2053 W GRAMERCY PLACE; 1800-2000
	Blocks of W Gramercy Place Right-of-Way
Item 8, Case No. 2025-110	2602 N FLORES ST
Item 10, Case No. 2025-096	331 CHANNING
Item 11, Case No. 2025-095	122 LEOPOLD

VOTE:

AYE: Savino, Velásquez, Galloway, Mazuca, Guevara
Grube, Cervantes, Fetzer, and Gibbs.

NAY: None.

ABSENT: Castillo and Holland

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

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 2. HDRC NO. 2025-103
ADDRESS: 710 S ST MARYS ST
APPLICANT: Andrea (Andi) Rodriguez/Centro San Antonio

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to paint signage on the north façade of the structure at 710 S St Mary's to read "Maverick". The proposed signage is to be located adjacent to an existing steer mural. The proposed sign will feature an overall height of 6' – 0" and an overall width of 35' – 0" for a total size of 210 square feet.

RECOMMENDATION:

Staff recommends approval as submitted, based on findings a and b.

PUBLIC COMMENT: Provided at the beginning of the meeting

MOTION: Commissioner Savino moved to approve the request with the stipulation that the new text signage not exceed the height, width, or portion of those found on the S Presa and S St. Mary side of the structure.
Commissioner Velásquez seconded the motion.

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

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

ITEM 4. HDRC NO. 2025-093
ADDRESS: 508 & 510 BOOKER ALLEY
APPLICANT: Felix Ziga/Ziga Architecture Studio, PLLC

REQUEST:

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

1. Construct a 2.5-story, single-family residential structure on the lot identified as 510 Booker Alley.
2. Construct a 2-story, residential structure on the lot identified as 508 Booker Alley. The structure has been positioned as an accessory structure to the structure proposed at 510 Booker Alley.

These structures are proposed on separate lots; however, they are one request from the applicant. Both lots are located within the Dignowity Hill Historic District.

RECOMMENDATION:

Staff recommends approval of both request items #1 and #2 with the following stipulations:

- i. That the proposed stucco application should be traditional in nature and not include contemporary seams and expansion joints. Additionally, staff recommends that the proposed standing seam metal roof feature panels that are 18 to 21 inches wide that are smooth with no corrugation or striation, seams that are 1 to 2 inches in height, and either a crimped ridge seam, a ridge sleeve, or a lot profile ridge cap.
- ii. That all aluminum clad wood windows be installed to adhere to the adopted standards for windows in new construction.
- iii. That all grouped windows be separated by mullions of approximately six (6) inches in width, as noted in finding I. Additionally, staff recommends that all windows with the exception of the proposed three square windows in bathrooms feature top and bottom sashes.
- iv. That the applicant increase the depth of the proposed porch to feature at least five (5) feet in depth, as noted in finding m.

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.

A materials inspection is required to verify that all standing seam metal roof specifications are met, prior to installation. The inspection must be coordinated with OHP staff and an inspection form must be completed prior to the scheduling of an inspection.

PUBLIC COMMENT: Provided at the beginning of the meeting

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

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

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

ITEM 9. HDRC NO. 2025-111
ADDRESS: 319 MISSION ST
APPLICANT: Nathan Manfred/French and Michigan

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 1,812 sf rear 2- story accessory structure with a garage.

RECOMMENDATION:

Staff recommends approval of the request, based on findings a through j, with the following stipulations:

- i. That the applicant installs a fully wood or 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.
- 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. No modifications to the roof pitch or roof form are requested or approved at this time.

- iii. 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.
- iv. That new wood columns be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.
- v. 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: Provided at the beginning of the meeting

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

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

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

ITEM 12. HDRC NO. 2025-037
ADDRESS: 1113 PLEASANTON RD
APPLICANT: edgar sanchez/Debra J. Dockery, Architect, P.C.

REQUEST:
The applicant is requesting approval to construct an approximately 16,500-square-foot Fire Station.

RECOMMENDATION:
Staff recommends approval of the request, based on the findings, with the following stipulation:
i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: None.

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

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

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

ITEM 13. HDRC NO. 2024-054
ADDRESS: 412 N OLIVE ST
APPLICANT: Dalia Perez-Salinas/Perez-Salinas, Inc.

REQUEST:

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

1. Modify the existing fenestration pattern by centering the front door and removing a side door on the north façade.
2. Install double hung, wood windows to replace the existing, non-original windows.
3. Construct a rear addition to feature an overall footprint of 660 square feet, which will require modifications to an existing shed roof and rear massing of the historic structure.

RECOMMENDATION:

1. Staff recommends approval of item #1, modifications to the front façade's fenestration based on finding d, with the following stipulation:
 - i. That all current window sizes be maintained, and that the applicant submit a wood door that for review and approval that is appropriate in style for the Folk Victorian architectural style.
2. Staff recommends approval of item #2, the installation of double hung, wood windows, based on finding e. Windows should be consistent with the adopted standards for windows in new construction and should be installed consistently with these standards.
3. Staff recommends approval of item #3, the construction of a rear addition, based on findings f through i, with the following stipulations:
 - i. That windows be consistent with the adopted standards for windows in new construction and should be installed consistently with these standards.
 - ii. That the composite siding feature a smooth finish and feature an exposure that is comparable to the profile of the original siding beneath the asbestos siding tiles.
 - iii. That fenestration be added to both side facades, as these are largely void of fenestration. Windows should be consistent in size with windows found historically within the district.
 - iv. That exterior doors are wood and feature a profile appropriate for the style. Doors are to be submitted to OHP staff for review and approval.

PUBLIC COMMENT:

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

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

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

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

ITEM 14. HDRC NO. 2025-101
ADDRESS: 626 NOLAN ST
622 NOLAN ST
APPLICANT: Adan Ochoa/AO Design, LLC

REQUEST:

The applicant is requesting conceptual approval to construct five, 2-story residential structures at 622 and 626 Nolan Street, located within the Dignowity Hill Historic District. Three structures will be constructed on the lot addressed as 622 Nolan and two structures will be constructed to the rear of the historic structure at 626 Nolan.

RECOMMENDATION:

Staff recommends conceptual approval of the general lot layout, building footprint and building orientation with the following stipulations:

- i. That a site plan noting the proposed setback in relationship to others on the block be submitted for review and approval when returning to the Commission for final approval, as noted in finding e.
- ii. That the applicant provide measurements of the heights of adjacent historic structures to confirm that the proposed structures' heights are consistent with the Guidelines, as noted in finding g.
- iii. That foundation heights that are consistent with the Guidelines be incorporated as noted in finding h. A foundation height of at least one (1) foot should be installed.
- iv. That the applicant provide lot coverage percentages, as noted in finding j.
- v. That composite siding feature exposures of no more than four inches and no faux wood grain finish. Windows are to adhere to the adopted standards for windows in new construction. All materials specifications are to be submitted when returning to the Commission for final approval.
- vi. That fenestration is added to each side façade of the four rear structures and that the applicant consider centering the second level windows beneath the front facing gable, as noted in finding n.
- vii. That the front porch of the structure facing Nolan Street feature columns that respond to the structure's architectural design and that the rear structures feature a roof element at each porch, as noted in finding o and p.
- viii. That the rear structure's feature various façade elements, fenestration profiles and material profiles to distinguish them as unique designs, as noted in finding q.
- ix. That the applicant reduce the width of the proposed central driveway to no more than ten (10) feet in width. If additional width is required by code to accommodate emergency vehicles, it should be accomplished through the use of materials that also serve as landscaping elements, such as grasscrete. Additionally, staff recommends that the two proposed side driveways be eliminated as they introduce front yard parking conditions.
- x. That a front walkway be added from the front porch of the structure facing Nolan to the sidewalk at the right of way, as noted in finding u.
- xi. That all mechanical equipment located in a manner that is screened from view from the public right of way, as noted in finding v.
- xii. That a detailed landscaping plan be submitted for review and approval when returning to the Commission for final approval, as noted in finding q.
- xiii. That the required Infill Design Application Supplement is submitted when returning to the Commission for final approval, as noted in finding c.

PUBLIC COMMENT:

- Dignowity Hill Historic Neighborhood Review Committee submitted a letter in opposition to the request and staff's recommendations.
- Valarie Cortez, on behalf of the Dignowity Hill Historic Neighborhood Review Committee, submitted a voicemail with the same information outlined in the letter.

MOTION 1: Commissioner Cervantes moved to enter discussion.
Commissioner Velásquez seconded the motion.

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

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

ADJOURNMENT: Chairman Gibbs adjourned the meeting at 4:39 p.m.

Date: _____