

# City of San Antonio



## AGENDA

### Historic and Design Review Commission

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Wednesday, January 20, 2021

3:00 PM

Livestream

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**No in-person public access to this hearing.**

To protect the health of the public and limit the potential spread of COVID-19, the Historic and Design Review Commission (HDRC) will hold their meetings via WebEx video conference call. These meeting standards are based upon the various suspended provisions of the Open Meetings Act issued by the Texas Governor in response to the COVID-19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor. Once a quorum is established, the following items will be considered no sooner than the designated times.

To watch and listen to this meeting, visit [www.Sanantonio.gov/DSD/Boards/MeetingVideos](http://www.Sanantonio.gov/DSD/Boards/MeetingVideos). To listen to audio only, call 210-206-LIVE (5483) and select the option to listen in English or in Spanish.

#### **Public Comment**

Members of the public may provide comment on any agenda item, consistent with procedural rules governing HDRC meetings and state law. Public comment may be provided as follows:

1. Leave a voice message of a maximum two minutes by dialing 210-206-HDRC (4372). Your message will be played during the hearing. Please include your full name, home or work address, item #, and address of the request.
2. Submit written comments via Google Form. [tiny.cc/hdrccommentform](https://tiny.cc/hdrccommentform) These will be read at the time the item is heard.

3. Sign up to give your comments live during the meeting by leaving your name, telephone number, and item on which you would like to speak on at 210-206-HDRC (4372). City staff will call you when your item is up for discussion. We cannot guarantee a specific time after 3 pm and will make only one attempt to reach you during the meeting. Once you join the call, you will be given two minutes to provide your comments.

Comments submitted to staff in another format will be provided to commissioners but not read aloud during the meeting.

\*Note: Comments may be submitted in English or Spanish. Written comments, voicemails, and requests to make comments during the meeting live must be received by 9 am the day of the hearing to give time for translation. We will not accept comments or sign ups after this time.

After the meeting is convened, the HDRC shall consider the following items no sooner than the designated times, but may consider them at a later time.

**3:00 P.M. – Call to Order**

- Roll Call
- Chairman’s Statement
- Public Comments

1. [21-1206](#) Annual Election of Officers

**CONSENT AGENDA**

Items are placed on the consent agenda when staff recommends approval or recommends approval with stipulations that the applicant agrees to. Any member of the public desiring to speak on a consent agenda item may sign up and be heard prior to voting on the consent agenda. Commissioners may request to remove any item from the consent agenda and have it placed on the individual consideration agenda. All items on the consent agenda will be considered for approval by one motion adopting the items with staff findings and recommendations.

2. [21-1130](#) Address/Description: 2511 N FLORES ST  
HDRC Case No.: 2020-543  
Landmark Name: Individual Landmark  
Applicant: Rene Morales/MRG & G BUILDERS, LLC  
Request: Site modifications  
City Council Dist.: 1

3. [21-1136](#) Address/Description: 319 DELAWARE  
HDRC Case No.: 2020-461  
Historic District Name: Lavaca  
Applicant: Julio Vazquez/Payaya Design & Build  
Request: Installation of a rear accessory structure  
constructed from two shipping containers  
City Council Dist.: 1
  
4. [21-1196](#) Address/Description: Multiple Locations in Downtown ROW  
HDRC Case No.: 2020-562  
Applicant: Kevin Bowyer/Modus LLC  
Request: Replace existing streetlight poles with new poles with network  
node equipment  
City Council Dist.: 2
  
5. [21-1179](#) Address/Description: 320 BEAUREGARD  
HDRC Case No.: 2020-578  
Historic District Name: King William  
Applicant: Daniel Cruz/Design Coop  
Request: ADA modifications, exterior modifications  
City Council Dist.: 1
  
6. [21-1186](#) Address/Description: 432 E MULBERRY AVE  
HDRC Case No.: 2021-013  
Historic District Name: Monte Vista  
Applicant: DANIEL SMITH  
Request: Demolition of a rear accessory structure,  
construction of a rear addition, construction of a  
rear carport, site modifications  
City Council Dist.: 1
  
7. [21-1161](#) Address/Description: 215 LOWELL ST  
HDRC Case No.: 2020-580  
Landmark Name: Individual Landmark  
Applicant: Elaine Lutton/LUTTON PROPERTIES &  
LUTTON ELAINE & LUTTON RICHARD MD  
Request: Dormer installation and Historic Tax Certification  
City Council Dist.: 5

8.     [21-1187](#)     Address/Description: 831 LAMAR ST  
                  HDRC Case No.: 2020-525  
                  Historic District Name: Dignowity Hill  
                  Applicant: Ron Hill  
                  Request: Front yard fence installation  
                  City Council Dist.: 2
  
9.     [21-1158](#)     Address/Description: 333 SADIE ST  
                  HDRC Case No.: 2020-566  
                  Historic District Name: Lavaca  
                  Applicant: Shawna Walker  
                  Request: Installation of awnings  
                  City Council Dist.: 1
  
10.    [21-1182](#)     Address/Description: 814 AUGUSTA  
                  HDRC Case No.: 2020-581  
                  Landmark Name: Individual Landmark  
                  RIO District: RIO-2  
                  Request: Site modifications, construction of a side and rear deck, porch  
                  modifications, construction of rear structure, ADA improvements  
                  City Council Dist.: 1
  
11.    [21-1175](#)     Address/Description: 2602 N FLORES ST  
                  HDRC Case No.: 2020-549  
                  Applicant: Michael Perez  
                  Request: Historic landmark designation  
                  City Council Dist.: 1
  
12.    [21-1174](#)     Address/Description: 315 W SUMMIT AVE  
                  HDRC Case No.: 2020-556  
                  Historic District Name: Monte Vista  
                  Applicant: Cody Halff  
                  Request: Historic Tax Certification  
                  City Council Dist.: 1

13. [21-1178](#) Address/Description: 505 E TRAVIS ST  
HDRC Case No.: 2020-555  
Landmark Name: Individual Landmark  
Applicant: Scott Welty/Welty Architecture LLC  
Request: Exterior modifications, construction of a rooftop addition  
City Council Dist.: 1
  
14. [21-1172](#) Address/Description: 515 E COURTLAND PLACE  
HDRC Case No.: 2020-558  
Historic District Name: Tobin Hill  
Applicant: Lauren Woods/WOODS LAUREN MEREDITH  
Request: Front yard fence installation  
City Council Dist.: 1
  
15. [21-1195](#) Address/Description: 310 CALLAGHAN AVE  
HDRC Case No.: 2021-021  
Historic District Name: Lavaca  
Applicant: Adan Ochoa/AO Design, LLC  
Request: Partial demolition of rear accessory structure, Historic Tax Certification  
City Council Dist.: 1
  
16. [21-1162](#) Address/Description: 1011 BROADWAY  
HDRC Case No.: 2020-583  
Historic District Name: River Road  
RIO District: RIO-2  
Applicant: Salvador Garcia/NRP Group  
Request: Signage, exterior screening  
City Council Dist.: 1
  
17. [21-1137](#) Address/Description: 235 MADISON ST  
HDRC Case No.: 2021-007  
Landmark Name: Individual Landmark  
Historic District Name: King William  
Applicant: Helia & Fernando Moore-Sepulveda  
Request: Historic Tax Certification  
City Council Dist.: 1

18. [21-1140](#) Address/Description: 211 E HUISACHE AVE  
HDRC Case No.: 2021-004  
Historic District Name: Monte Vista  
Applicant: Darrell Burghard/HEARTSTONE HOMES LLC  
Request: Rear accessory structure modifications  
City Council Dist.: 1
19. [21-1194](#) Address/Description: 305 BURLESON ST  
HDRC Case No.: 2021-016  
Historic District Name: Dignowity Hill  
Applicant: Dianet Lopez  
Request: Historic Tax Certification  
City Council Dist.: 2
20. [21-1146](#) Address/Description: 111 SOLEDAD ST  
HDRC Case No.: 2020-579  
Historic District Name: Main/Military Plaza  
RIO District: RIO-3  
Applicant: Ashley Farrimond/Killen, Griffin & Farrimond,  
PLLC  
Request: Signage  
City Council Dist.: 1
21. [21-1138](#) Address/Description: 220 BROADWAY  
HDRC Case No.: 2021-006  
Landmark Name: Individual Landmark  
Applicant: Jagdish Patel  
Request: Historic Tax Certification  
City Council Dist.: 1
22. [21-1157](#) Address/Description: 118 LOTUS ST  
HDRC Case No.: 2020-568  
Applicant: OFFICE OF HISTORIC PRESERVATION  
Request: Recommendation for historic landmark  
designation  
City Council Dist.: 1

23. [21-1169](#) Address/Description: 122 FURR DR  
HDRC Case No.: 2020-576  
Historic District Name: Monticello Park  
Applicant: ESPINOZA ROBERT & MARIA E  
Request: Driveway modifications  
City Council Dist.: 7
24. [21-1156](#) Address/Description: 1206 W AGARITA  
HDRC Case No.: 2021-009  
Applicant: OFFICE OF HISTORIC PRESERVATION  
Request: Recommendation for historic landmark  
designation  
City Council Dist.: 1
25. [21-1135](#) Address/Description: 611 DEVINE ST  
HDRC Case No.: 2021-012  
Historic District Name: Lavaca  
Request: Historic Tax Certification  
City Council Dist.: 1
26. [21-1153](#) Address/Description: 139 WICKES  
HDRC Case No.: 2020-571  
Historic District Name: King William  
Applicant: WALTER and JANET POTTER/POTTER  
WALTER N & JANET L LIVING TRUST  
Request: Construction of a rear addition, construction of a  
rear accessory structure, exterior modifications,  
site modifications  
City Council Dist.: 1

27. [21-1139](#) HISTORIC TAX VERIFICATION: MULTIPLE ADDRESSES  
Address/Description:  
119 GORMAN ST  
220 BROADWAY  
305 BURLESON ST  
310 CALLAGHAN AVE  
335 W GRAMERCY PLACE  
427 ADAMS ST  
611 DEVINE ST  
720 E CARSON  
1829 N NEW BRAUNFELS AVE  
HDRC Case No.: 2021-005  
Landmark Name: Various  
Historic District Name: Various  
Request: Historic Tax Verification  
City Council Dist.: Various
28. [21-1192](#) Address/Description: 1235 E CROCKETT ST  
HDRC Case No.: 2020-584  
Historic District Name: Dignowity Hill  
Applicant: Kali Tripp/Tripp Flip, LLC  
Request: Porch and porch roof modifications  
City Council Dist.: 2
29. [21-1141](#) Address/Description: 928 W COMMERCE ST  
HDRC Case No.: 2021-002  
Historic District Name: Cattleman Square  
Applicant: Bianca Alvarez/Department of Arts & Culture,  
City of San Antonio  
Request: Installation of a mural  
City Council Dist.: 5
30. [21-1176](#) Address/Description: 124 W SUMMIT AVE  
HDRC Case No.: 2020-547  
Historic District Name: Monte Vista  
Applicant: Mallory Baird  
Request: Site modifications, construction of a rear carport,  
landscaping, fencing  
City Council Dist.: 1

**INDIVIDUAL CONSIDERATION**

31.    [21-1160](#)    Address/Description: 2620 N MAIN AVE  
                  HDRC Case No.: 2020-527  
                  Historic District Name: Monte Vista  
                  Applicant: Berkeley Lewis/Berkeley Builders, Inc.  
                  Request: Skirting replacement  
                  City Council Dist.: 1
32.    [21-1185](#)    Address/Description: 225 KING WILLIAM  
                  HDRC Case No.: 2020-540  
                  Landmark Name: Individual Landmark  
                  Historic District Name: King William  
                  RIO District: RIO-4  
                  Applicant: Pam Carpenter/Seventh Generation Design, Inc.  
                  Request: Construction of rear additions and accessory  
                  structures, site work, rehabilitation, demolition of an  
                  existing addition  
                  City Council Dist.: 1
33.    [21-1183](#)    Address/Description: 344 MARY LOUISE  
                  HDRC Case No.: 2020-560  
                  Historic District Name: Monticello Park  
                  Applicant: Joe Cano/All Pro Services of Texas  
                  Request: Roof modifications, construction of a rear porch  
                  City Council Dist.: 7
34.    [21-1177](#)    Address/Description: 2323 W GRAMERCY PLACE  
                  HDRC Case No.: 2020-548  
                  Historic District Name: Monticello Park  
                  Applicant: Michael Pensabene/Freedom Solar Power  
                  Request: Solar panel installation  
                  City Council Dist.: 7

35. [21-1181](#) Address/Description: 2030 W GRAMERCY PLACE  
HDRC Case No.: 2020-561  
Historic District Name: Monticello Park  
Applicant: MEYER CARL BENJAMIN  
Request: Installation of a retaining wall, site modifications  
City Council Dist.: 7
36. [21-1190](#) Address/Description: 1430 E HOUSTON ST/ROW near 1430 E  
HOUSTON ST  
HDRC Case No.: 2020-195  
Historic District Name: Dignowity Hill  
Applicant: Kevin Bowyer/Modus LLC  
Request: Installation of a new network wood pole  
City Council Dist.: 2
37. [21-1188](#) Address/Description: 633 S ST MARYS ST/ROW near 633 S ST  
MARYS  
HDRC Case No.: 2020-199  
RIO District: RIO-3  
Applicant: Kevin Bowyer/Modus LLC  
Request: Installation of a new network metal pole  
City Council Dist.: 1
38. [21-1189](#) Address/Description: 955 S ALAMO ST/ROW near 955 S ALAMO  
HDRC Case No.: 2020-196  
Landmark Name: A & E Food Market  
Historic District Name: King William  
Applicant: Kevin Bowyer/Modus LLC  
Request: Installation of a new network wood pole  
City Council Dist.: 1
39. [21-1173](#) Address/Description: 918 N OLIVE ST/914 N OLIVE ST  
HDRC Case No.: 2020-557  
Historic District Name: Dignowity Hill  
Applicant: Ricardo Turrubiates  
Request: Construction of nine, 2-story residential structures  
City Council Dist.: 2

40. [21-1170](#) Address/Description: 533 E CARSON  
HDRC Case No.: 2020-559  
Historic District Name: Government Hill  
Applicant: Mary Vargas/VARGAS MARY JOSEPHINE  
Request: Window replacement and fenestration  
modifications  
City Council Dist.: 2
41. [21-1171](#) Address/Description: 1910 E HOUSTON ST  
HDRC Case No.: 2021-011  
Historic District Name: Dignowity Hill  
Applicant: Felix Ziga/Ziga Architecture Studio PLLC  
Request: Construction of a 2-story residential structure  
City Council Dist.: 2
42. [21-1149](#) Address/Description: 311 REFUGIO ST  
HDRC Case No.: 2020-175  
Historic District Name: Lavaca  
Applicant: BRIAN VOGES/VOGES DESIGN, LLC  
Request: Construction of two, 2-story duplex structures  
City Council Dist.: 1
43. [21-1147](#) Address/Description: 255 BRAHAN  
HDRC Case No.: 2020-577  
Historic District Name: Westfort  
Applicant: Cy Goudge/JCG Homes, LLC  
Request: Construction of five, 2-story residential structures  
City Council Dist.: 2
44. [21-1152](#) Address/Description: 115 CALLAGHAN AVE  
HDRC Case No.: 2020-573  
Historic District Name: Lavaca  
Applicant: Adan Ochoa/AO Design, LLC  
Request: Construction of a rear and side addition, exterior  
modifications, site modifications  
City Council Dist.: 1

45. [21-1155](#) Address/Description: 415 HAYS ST  
HDRC Case No.: 2020-448  
Historic District Name: Dignowity Hill  
Applicant: Juan Fernandez/CVF LLC  
Request: Construction of three, 2-story residential structures  
City Council Dist.: 2
46. [21-1159](#) Address/Description: 241 DONALDSON AVE  
HDRC Case No.: 2020-567  
Historic District Name: Monticello Park  
Applicant: Michael Pensabene/Freedom Solar Power  
Request: Solar panel installation  
City Council Dist.: 7
47. [21-1151](#) Address/Description: 732 N PINE ST  
HDRC Case No.: 2020-575  
Historic District Name: Dignowity Hill  
Applicant: John Perez/Castilla's Construction  
Request: Demolition of accessory structure, rear porch enclosure  
City Council Dist.: 2

Approval of HDRC Meeting Minutes for December 16, 2020.

### Adjourn

At any time during the meeting, the Historic and Design Review Commission may meet in executive session regarding any of the matters posted above in compliance with the Texas Open Meetings Act.

### ACCESSIBILITY STATEMENT

**Language interpreters are available at every meeting. For more Information call (210) 207-0035.**

**Contamos con servicios de traducción simultánea en todas nuestras juntas. Para más información llame al (210) 207- 0035.**