

# City of San Antonio



## AGENDA Historic and Design Review Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, December 19, 2018**

**3:00 PM**

**1901 S. Alamo**

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- Call to Order – Board Room, Development and Business Services Center
- Roll Call
- Chairman’s Statement
- Announcements
  - Winter Holiday Break - Dec. 24, 2018 through Jan. 1, 2019
- Citizens to be Heard

### CONSENT AGENDA

The items under the consent agenda are deemed by the Commission to be routine in nature and will be approved by one motion adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

1. [19-1094](#) Address/Description: 106 ALAMO PLAZA/Rivercenter Mall  
HDRC Case No.: 2018-615  
Landmark Name: Joske's Dept Store  
Historic District Name: Alamo Plaza  
RIO District: RIO-3  
Request: Construction of a patio seating and performance area  
City Council Dist.: 1
2. [19-1106](#) Address/Description: 115 BROADWAY  
HDRC Case No.: 2018-610  
Landmark Name: Lockwood Bank  
Applicant: Ann McGlone  
Request: Historic Tax Certification  
City Council Dist.: 1

3.     [19-1099](#)     Address/Description: 115 BROADWAY  
                    HDRC Case No.: 2018-610  
                    Landmark Name: Lockwood Bank  
                    Applicant: Ann McGlone  
                    Request: Tax Verification  
                    City Council Dist.: 1
  
4.     [19-1085](#)     Address/Description: 230 ADAMS ST  
                    HDRC Case No.: 2018-621  
                    Historic District Name: King William  
                    Applicant: Genevie Ramirez  
                    Request: Historic Tax Certification  
                    City Council Dist.: 1
  
5.     [19-1098](#)     Address/Description: 235 MADISON ST  
                    HDRC Case No.: 2018-611  
                    Landmark Name: Glaeser House #2 / Altgelt Barn  
                    Historic District Name: King William  
                    Applicant: David Hannan, Jr./Fisher Heck Architects  
                    Request: Conceptual approval of a site plan for multiple additions and  
                    construction of a rear accessory structure  
                    City Council Dist.: 1
  
6.     [19-1112](#)     Address/Description: 4242 BROADWAY  
                    HDRC Case No.: 2018-376  
                    RIO District: RIO-1  
                    Applicant: Harry Adams/McCombs HQ  
                    Request: Signage  
                    City Council Dist.: 2
  
7.     [19-1091](#)     Address/Description: 3903 N ST MARYS/Parking Garage  
                    HDRC Case No.: 2018-469  
                    Landmark Name: Brackenridge Park  
                    RIO District: RIO-1  
                    Applicant: Jeffrey Watson/Alamo Architects  
                    Request: Construction of a parking garage  
                    City Council Dist.: 2

8.     [19-1110](#)     Address/Description: 401 E HOUSTON ST / 106 JEFFERSON ST  
                    HDRC Case No.: 2018-563  
                    Landmark Name: Burns Building, Washer Bros Building  
                    Applicant: Ashley Riley/AREA Real Estate  
                    Request: Historic Tax Certification  
                    City Council Dist.: 1
  
9.     [19-1109](#)     Address/Description: 401 E HOUSTON ST / 106 JEFFERSON ST  
                    HDRC Case No.: 2018-563  
                    Landmark Name: Burns Building, Washer Bros Building  
                    Applicant: Ashley Riley/AREA Real Estate  
                    Request: Historic Tax Verification  
                    City Council Dist.: 1
  
10.    [19-1100](#)     Address/Description: 410 BARRERA, 414 BARRERA  
                    HDRC Case No.: 2018-472  
                    Historic District Name: Lavaca  
                    Applicant: Nate Manfred/French and Michigan  
                    Request: Construction of additions, exterior modifications, site work  
                    City Council Dist.: 1
  
11.    [19-1095](#)     Address/Description: 1803 BROADWAY  
                    HDRC Case No.: 2018-614  
                    RIO District: RIO-2  
                    Applicant: Lisa Rosenzweig  
                    Request: Amendments to the previously approved design including  
                            entrance modifications, rooftop modifications and trellis mounted solar  
                            panels  
                    City Council Dist.: 1
  
12.    [19-1083](#)     Address/Description: 503 NOLAN  
                    HDRC Case No.: 2018-163  
                    Historic District Name: Dignowity Hill  
                    Applicant: Richard Gross/Enrlour  
                    Request: Historic Tax Verification  
                    City Council Dist.: 2

13. [19-1092](#) Address/Description: 600 E CESAR E CHAVEZ BLVD/100 LABOR STREET  
HDRC Case No.: 2018-617  
Historic District Name: Lavaca  
Applicant: Jim Bailey/Alamo Architects  
Request: Construction of a multi-family residential development  
City Council Dist.: 1
14. [19-1081](#) Address/Description: 720 LAMAR ST  
HDRC Case No.: 2018-568  
Historic District Name: Dignowity Hill  
Applicant: Daniel Plummer/North Gate Custom Builders  
Request: Front yard fence  
City Council Dist.: 2
15. [19-1084](#) Address/Description: 830 NOLAN  
HDRC Case No.: 2017-191  
Historic District Name: Dignowity Hill  
Applicant: Hussain Halai  
Request: Historic Tax Verification  
City Council Dist.: 2
16. [19-1102](#) Address/Description: 7300 JONES MALTSBERGER RD  
HDRC Case No.: 2018-474  
Landmark Name: Commercial Building  
Applicant: Daniel Long  
Request: Construction of an addition, exterior modifications, site modifications  
City Council Dist.: 1
17. [19-1087](#) Address/Description: 416 KENDALL  
HDRC Case No.: 2018-619  
Historic District Name: Tobin Hill  
Applicant: Joseph Smith/JMS Architects  
Request: Construction of a 3-story single family structure with attached garage  
City Council Dist.: 1

**INDIVIDUAL CONSIDERATION**

- Cases previously reviewed by sub-committee:

18.     [19-1108](#)     Address/Description: 107 PASO HONDO  
                  HDRC Case No.: 2018-584  
                  Historic District Name: Dignowity Hill  
                  Applicant: Cotton Estes/High Cotton Architects  
                  Request: Modifications to the original roof form, window replacement  
                  City Council Dist.: 2
  
19.     [19-1082](#)     Address/Description: 201 E HUISACHE AVE  
                  HDRC Case No.: 2018-462  
                  Historic District Name: Monte Vista  
                  Applicant: Patrick Christensen  
                  Request: Window replacement  
                  City Council Dist.: 1
  
20.     [19-1090](#)     Address/Description: 335 TRAIL  
                  HDRC Case No.: 2018-533  
                  Historic District Name: River Road  
                  RIO District: RIO-1  
                  Applicant: Katie Bingham, AIA/Mark Odom Studio  
                  Request: Construction of twenty-three, residential units  
                  City Council Dist.: 1
  
21.     [19-1088](#)     Address/Description: 422 CENTER ST/126, 130, 134 N Swiss  
                  HDRC Case No.: 2018-577  
                  Historic District Name: Dignowity Hill  
                  Applicant: Ricardo Turrubiates/TerraMark  
                  Request: Request to amend windows previously approved by the  
                  HDRC  
                  City Council Dist.: 2

- New Cases:

22. [19-1103](#) Address/Description: 219 N SAN MARCOS  
HDRC Case No.: 2018-607  
Applicant: Sarah Gould/WPA/Esperanza Center  
Request: Request for Review of Historic Significance  
City Council Dist.: 5
23. [19-1105](#) Address/Description: 428 S SAN AUGUSTINE  
HDRC Case No.: 2018-604  
Applicant: Sarah Gould/WPA/Esperanza Center  
Request: Request for Review of Historic Significance  
City Council Dist.: 5
24. [19-1104](#) Address/Description: 430 S SAN AUGUSTINE  
HDRC Case No.: 2018-603  
Applicant: Sarah Gould/WPA/Esperanza Center  
Request: Request for Review of Historic Significance  
City Council Dist.: 5
25. [19-1097](#) Address/Description: 126 VILLITA ST, 112 VILLITA ST  
HDRC Case No.: 2018-612  
RIO District: RIO-3  
Applicant: Miguel Saldana/B&A Architects  
Request: Construction of a twenty-four story residential structure with detached parking structure  
City Council Dist.: 1
26. [19-1093](#) Address/Description: 1405 S FLORES ST  
HDRC Case No.: 2018-616  
Landmark Name: SAP Cleaners & Dyers  
Applicant: Kris Feldmann  
Request: Rehabilitation, exterior modifications, signage, storefront restoration, window replacement, roofing  
City Council Dist.: 1

27. [19-1089](#) Address/Description: 304 PIERCE  
HDRC Case No.: 2018-396  
Historic District Name: Government Hill  
Applicant: Jorge Acosta  
Request: Construction of a two story, single family residential structure  
City Council Dist.: 2
28. [19-1086](#) Address/Description: 421 PIERCE  
HDRC Case No.: 2018-620  
Historic District Name: Government Hill  
Applicant: Peggy Brimhall/Figurd  
Request: Construction of five residential structures  
City Council Dist.: 2
29. [19-1113](#) Address/Description: 849 E COMMERCE  
HDRC Case No.: 2018-535  
RIO District: RIO-3  
Applicant: Manuel Rubio/Injoy  
Request: Installation of a mural/signage  
City Council Dist.: 1
30. [19-1115](#) Address/Description: 119 E KINGS HWY  
HDRC Case No.: 2018-623  
Historic District Name: Monte Vista  
Applicant: Troy Jessee  
Request: Rear accessory structure modifications  
City Council Dist.: 1
31. [19-1101](#) Address/Description: 1244 IOWA ST  
HDRC Case No.: 2018-609  
Historic District Name: Knob Hill  
Applicant: Nate Manfred/French and Michigan  
Request: Window replacement, fenestration modifications, roof replacement, front and side yard fencing  
City Council Dist.: 2

32. [19-1107](#) Address/Description: 252 W MARIPOSA  
HDRC Case No.: 2018-600  
Historic District Name: Olmos Park Terrace  
Applicant: Kathleen Messina  
Request: Demolition of rear accessory structure with new construction  
City Council Dist.: 1
33. [19-1114](#) Address/Description: 322 W ELSMERE  
HDRC Case No.: 2018-624  
Historic District Name: Monte Vista  
Applicant: Al Zgardowski  
Request: Fenestration modifications, window replacement  
City Council Dist.: 1
34. [19-1096](#) Address/Description: 635 MISSION ST  
HDRC Case No.: 2018-613  
Historic District Name: King William  
Applicant: Norma Gomez  
Request: Chimney flue removal, roof replacement  
City Council Dist.: 1
35. [19-1111](#) Address/Description: 601 LABOR  
HDRC Case No.: 2018-561  
Historic District Name: Lavaca  
Applicant: Issac Ortiz/Economy Signs  
Request: Signage  
City Council Dist.: 1
36. [19-1080](#) Address/Description: 914 LAMAR ST  
HDRC Case No.: 2018-622  
Historic District Name: Dignowity Hill  
Applicant: Andrea Frias  
Request: Front porch modifications  
City Council Dist.: 2

Approval of November 7, 2018, HDRC Meeting Minutes

Approval of December 5, 2018, HDRC Meeting Minutes

**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**

**This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).**

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**Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información, llame al (210) 207-0035.**