

# City of San Antonio



## AGENDA Historic and Design Review Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, February 7, 2018**

**3:00 PM**

**1901 S. Alamo**

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- 2:45 PM - Worksession to discuss HDRC Procedures; no action to be taken
- Call to Order – Board Room, Development and Business Services Center
- Roll Call
- Chairman’s Statement
- Announcements

- Social Run Series, February 22 - Tobin Hill, Government Hill, Old Lonestar Brewery and Monte Vista

- Action to amend HDRC Schedule of Hearings
- 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. [18-1768](#) Address/Description: 402 CENTER ST 406 CENTER ST 139 N SWISS 126 N CHERRY 122 N CHERRY 120 N CHERRY 134 N SWISS 130 N SWISS 126 N SWISS  
HDRC Case No.: 2017-566  
Historic District Name: Dignowity Hill  
Applicant: Ricardo Turrubiates/TerraMark  
Request: Approval of a site plan for a twenty-six unit townhome development  
City Council Dist.: 2

2.     [18-1716](#)     Address/Description: 420 BROADWAY  
                          HDRC Case No.: 2018-065  
                          Landmark Name: San Antonio Light Building  
                          RIO District: RIO-2  
                          Applicant: Lydell Toye/U.S. Signs  
                          Request: Signage  
                          City Council Dist.: 1
  
3.     [18-1719](#)     Address/Description: 511 MISSION ST  
                          HDRC Case No.: 2018-063  
                          Historic District Name: King William  
                          Applicant: Philip Parsons & Suzan Lambillotte  
                          Request: Historic Tax Certification  
                          City Council Dist.: 1
  
4.     [18-1718](#)     Address/Description: 1927 N IH 35  
                          HDRC Case No.: 2018-064  
                          Historic District Name: Government Hill  
                          Applicant: Maryam Samimi Wayne Campbell  
                          Request: Historic Tax Certification  
                          City Council Dist.: 2
  
5.     [18-1763](#)     Address/Description: 803 BURLESON ST  
                          HDRC Case No.: 2018-031  
                          Historic District Name: Dignowity Hill  
                          Applicant: Roberto Velazquez  
                          Request: Installation of front yard fencing  
                          City Council Dist.: 2
  
6.     [18-1759](#)     Address/Description: 812 BURLESON ST  
                          HDRC Case No.: 2018-037  
                          Historic District Name: Dignowity Hill  
                          Applicant: Felix Ziga/Ziga Architecture Studio  
                          Request: Installation of front yard fencing and gate  
                          City Council Dist.: 2

7.     [18-1717](#)     Address/Description: 1839 E HOUSTON ST  
                  HDRC Case No.: 2018-020  
                  Historic District Name: Dignowity Hill  
                  Applicant: Gaspar Rivera/Poma Properties, LLC  
                  Request: Construction of a rear addition  
                  City Council Dist.: 2
  
8.     [18-1762](#)     Address/Description: 233 DONALDSON AVE  
                  HDRC Case No.: 2018-032  
                  Historic District Name: Monticello Park  
                  Applicant: Bill Leighton  
                  Request: Demolition of rear accessory structure, window modifications  
                  City Council Dist.: 7
  
9.     [18-1761](#)     Address/Description: 403 GILLESPIE  
                  HDRC Case No.: 2018-033  
                  Historic District Name: Tobin Hill  
                  Applicant: Daniel Eicher  
                  Request: Historic Tax Certification  
                  City Council Dist.: 1
  
10.    [18-1726](#)     Address/Description: 3015 BROADWAY  
                  HDRC Case No.: 2018-060  
                  RIO District: RIO-1  
                  Applicant: Michael Fuentes  
                  Request: Reconstruction of existing building  
                  City Council Dist.: 2
  
11.    [18-1757](#)     Address/Description: 722 MASON ST  
                  HDRC Case No.: 2018-043  
                  Historic District Name: Government Hill  
                  Applicant: Jesse Amado  
                  Request: Install window in existing dormer  
                  City Council Dist.: 2

12. [18-1746](#) Address/Description: 117 E FRENCH PLACE  
HDRC Case No.: 2018-047  
Landmark Name: Franklin, Thomas H - House  
Historic District Name: Monte Vista  
Applicant: Mickey Conrad/LPA, Inc.  
Request: Final approval of new construction of gymnasium and fine arts facility, fencing, right-of-way improvements, hardscaping and landscaping  
City Council Dist.: 1
  
13. [18-1744](#) Address/Description: 421 S PRESA  
HDRC Case No.: 2017-608  
Historic District Name: La Villita  
RIO District: RIO-3  
Applicant: Timothy Proctor/Laney Development Group, LLC  
Request: Approval of tower massing and facade materials of a thirteen story, mixed use tower  
City Council Dist.: 1
  
14. [18-1729](#) Address/Description: 301 BURLESON ST  
HDRC Case No.: 2018-056  
Historic District Name: Dignowity Hill  
Applicant: Iliana Martinez/Yire Construction  
Request: Window fenestration modifications, window replacement  
City Council Dist.: 2
  
15. [18-1742](#) Address/Description: 922 N PINE ST  
HDRC Case No.: 2017-053  
Historic District Name: Dignowity Hill  
Applicant: Allison Hu  
Request: Construction of a rear addition, rear porch and exterior modifications  
City Council Dist.: 2
  
16. [18-1736](#) Address/Description: 16 LEDGE LANE  
HDRC Case No.: 2018-006  
Historic District Name: Monte Vista  
Applicant: Albert Encinia  
Request: Construction of a carport, driveway modifications  
City Council Dist.: 1

17. [18-1735](#) Address/Description: 325 E PARK AVE  
HDRC Case No.: 2018-050  
Historic District Name: Tobin Hill  
Applicant: Andrew Liguori  
Request: Historic Tax Certification  
City Council Dist.: 1
  
18. [18-1733](#) Address/Description: 1244 VIRGINIA BLVD  
HDRC Case No.: 2018-051  
Historic District Name: Knob Hill  
Applicant: Diane Moore  
Request: Historic Tax Certification  
City Council Dist.: 2
  
19. [18-1734](#) Address/Description: 1244 VIRGINIA BLVD  
HDRC Case No.: 2018-052  
Historic District Name: Knob Hill  
Applicant: Diane Moore  
Request: Historic Tax Verification  
City Council Dist.: 2
  
20. [18-1769](#) Address/Description: 219 DELAWARE  
HDRC Case No.: 2018-040  
Historic District Name: Lavaca  
Applicant: Enrique Patuel  
Request: Historic Tax Certification  
City Council Dist.: 1
  
21. [18-1784](#) Address/Description: 222 W GUENTHER ST  
HDRC Case No.: 2018-062  
Historic District Name: Nathan  
Applicant: Robert Murray  
Request: Demolition of a rear accessory structure, Historic Tax  
Certification  
City Council Dist.: 1

22.    [18-1730](#)    Address/Description: 226 DONALDSON AVE  
                  HDRC Case No.: 2018-055  
                  Historic District Name: Monticello Park  
                  Applicant: Robert Dean  
                  Request: Construction of a rear addition, demolition of rear accessory  
                  structure  
                  City Council Dist.: 7
23.    [18-1725](#)    Address/Description: 211 W HOLLYWOOD AVE  
                  HDRC Case No.: 2018-060  
                  Historic District Name: Monte Vista  
                  Applicant: Jozsef Terenyi and Zsuzsanna Maros  
                  Request: Conceptual review of proposed lot division and site plan for  
                  new construction  
                  City Council Dist.: 1
24.    [18-1766](#)    Address/Description: 1910 E HOUSTON ST 430 N MONUMENTAL  
                  129 FLORENCE ALLEY  
                  HDRC Case Co.: 2017-655  
                  Historic District Name: Dignowity Hill  
                  Applicant: Christopher O'Malley  
                  Request: Approval of site plan for nine single family, residential units  
                  units  
                  City Council Dist.: 2
25.    [18-1727](#)    Address/Description: 1138 IOWA ST  
                  HDRC Case No.: 2018-057  
                  Historic District Name: Knob Hill  
                  Applicant: Justin Abt  
                  Request: Construction of a rear addition, enclosure of a front door and  
                  side window, exterior modifications, roof modifications, skirting  
                  modifications  
                  City Council Dist.: 2

**INDIVIDUAL CONSIDERATION**

26. [18-1772](#) Address/Description: 117 BUFORD  
HDRC Case No.: 2018-013  
Historic District Name: Dignowity Hill  
Applicant: Thelma Arredondo  
Request: Construction of a rear addition  
City Council Dist.: 2
27. [18-1754](#) Address/Description: 2142 W MAGNOLIA AVE  
HDRC Case No.: 2018-045  
Historic District Name: Monticello Park  
Applicant: Gloria Torres  
Request: Painting of exterior brick  
City Council Dist.: 7
28. [18-1758](#) Address/Description: 231 ADAMS ST  
HDRC Case No.: 2018-042  
Landmark Name: Schulze, Carl - House #2  
Historic District Name: King William  
Applicant: Leonardo Abad  
Request: Installation of light pole in backyard  
City Council Dist.: 1
29. [18-1745](#) Address/Description: 210 W LYNWOOD  
HDRC Case No.: 2018-048  
Historic District Name: Monte Vista  
Applicant: Brett Ingram/Ingram Roofing & Construction  
Request: Roof replacement, window replacement  
City Council Dist.: 1
30. [18-1753](#) Address/Description: 114 ARMOUR  
HDRC Case No.: 2018-046  
Historic District Name: River Road  
RIO District: RIO-1  
Applicant: Christopher Green  
Request: Construction of a rear addition and rear accessory structure  
City Council Dist.: 1

31. [18-1755](#) Address/Description: 170 HERMINE BLVD  
HDRC Case No.: 2018-044  
Historic District Name: Olmos Park Terrace  
Applicant: Joseph Gamez  
Request: Window replacement, concrete patio and driveway installation  
City Council Dist.: 1
32. [18-1732](#) Address/Description: 1021 N PALMETTO  
HDRC Case No.: 2018-054  
Historic District Name: Dignowity Hill  
Applicant: Ricardo McCullough  
Request: Construction of a two story, single family residential structure  
City Council Dist.: 2
33. [18-1765](#) Address/Description: 1201 N ST MARYS  
HDRC Case No.: 2018-003  
Landmark Name: Commercial Building  
RIO District: RIO-2  
Applicant: Benito Polendo  
Request: Exterior modifications, construction of an addition,  
hardscaping and landscaping  
City Council Dist.: 1
34. [18-1724](#) Address/Description: 705 N PINE ST  
HDRC Case No.: 2018-061  
Historic District Name: Dignowity Hill  
Applicant: Guadalupe Francois  
Request: Gazebo installation  
City Council Dist.: 2
35. [18-1731](#) Address/Description: 814 BURNET ST  
HDRC Case No.: 2017-588  
Historic District Name: Dignowity Hill  
Applicant: Felix Ziga/Ziga Architecture Studio  
Request: Construction of four, two story, single family residential  
structures  
City Council Dist.: 2

36. [18-1767](#) Address/Description: 808 E CARSON  
HDRC Case No.: 2017-653  
Historic District Name: Government Hill  
Applicant: Peggy Brimhall/Figurd  
Request: Construction of two, two story, multi-family residential structures  
City Council Dist.: 2
37. [18-1728](#) Address/Description: 407 CEDAR ST  
HDRC Case No.: 2018-066  
Historic District Name: King William  
Applicant: Fernando Morales/Candid Rogers Architect, LLC  
Request: Construction of a rear addition, reconstruction of a rear accessory structure, fencing, site work  
City Council Dist.: 1
38. [18-1760](#) Address/Description: 121 BUFORD  
HDRC Case No.: 2018-034  
Historic District Name: Dignowity Hill  
Applicant: Ryan McWhirter/LUSH Greenscape Design  
Request: Installation of fencing, landscaping modifications, installation of a CMU wall, xeriscaping, installation of metal planters  
City Council Dist.: 2

### Adjourn

At any time during the meeting, the Historic and Design Review Committee 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.**

Members of the San Antonio Historic and Design Review Committee

Mayoral - Michael Guarino - Chair |

District 5 - John Bustamante - Vice Chair |

District 1 - Curtis Fish | District 2 - Daniel Lazarine | District 3 - Edward A Garza |

District 4 - Michael Connor | District 6 - Kent Brittain | District 7 - Anne-Marie Grube |

District 8 - Dr. Azza Kamal | District 9 - Joel Garcia | District 10 - John Laffoon |