

# City of San Antonio



## AGENDA Historic and Design Review Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, August 21, 2019**

**3:00 PM**

**1901 S. Alamo**

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2:15 P.M. - Work Session - Discussion and training related to process. No action will be taken during the work session.

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 – Board Room, Development and Business Services Center**

**4:30 P.M. – 'B' Items**

- Roll Call
- Chairman's Statement
- Announcements
  - Living Heritage Symposium, September 4-6
  - Rehabarama, September 7
  - Historic Homeowner Fair, September 21
  - For details and more information, visit [www.sapreservation.com](http://www.sapreservation.com)
- Citizens to be Heard

### **'A' 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.

**A-1** [19-6217](#) Address/Description: 623 HEMISFAIR BLVD  
HDRC Case No.: 2019-453  
Historic District Name: Hemisfair  
RIO District: RIO-3  
Applicant: Gary Boyd/HEMISFAIR PARK AREA  
REDEVELOPMENT CO  
Request: Signage  
City Council Dist.: 1

**A-2** [19-6185](#) Address/Description: 233 E HOUSTON ST  
HDRC Case No.: 2019-459  
Historic District Name: Alamo Plaza  
RIO District: RIO-3  
Applicant: Carrie Barry/Comet Signs, LLC  
Request: Signage  
City Council Dist.: 1

**A-3** [19-6321](#) Address/Description: 145 NAVARRO ST/CPS Energy: Downtown  
Street Light Replacement Pilot Program  
HDRC Case No.: 2019-364  
RIO District: RIO-3  
Applicant: Jesse Lopez/CPS Energy  
Request: Pilot program to replace streetlights in the Downtown District  
for network node equipment  
City Council Dist.: 1

**'A' ITEMS INDIVIDUAL CONSIDERATION**

*Cases previously reviewed by sub-committee:*

**A-4** [19-6209](#) Address/Description: 110 LEXINGTON  
HDRC Case No.: 2019-450  
RIO District: RIO-2  
Applicant: Ian McClure/Phoenix Hospitality Group  
Request: Exterior modifications, rehabilitation, partial demolition  
City Council Dist.: 1

- A-5**    [19-6197](#)    Address/Description: 1211 E Commerce  
HDRC Case No.: 2019-456  
Applicant: Paul Kahlich/MCS Architects, LLC  
Request: Construction of a 4-story hotel  
City Council Dist.: 2

*New Cases:*

- A-6**    [19-6229](#)    Address/Description: 2214 SE MILITARY DR  
HDRC Case No.: 2019-454  
RIO District: RIO-6  
Applicant: Kaliki Mendoza/Comet Signs  
Request: Signage  
City Council Dist.: 3
- A-7**    [19-6237](#)    Address/Description: 315 E HOUSTON ST  
HDRC Case No.: 2019-447  
Applicant: Kayla Brooks/Tejas Sign Co. - A-1 Signs  
Request: Signage  
City Council Dist.: 1
- A-8**    [19-6245](#)    Address/Description: 1700 S ST MARYS  
HDRC Case No.: 2019-452  
RIO District: RIO-4  
Applicant: Raymon VanCleave  
Request: Signage  
City Council Dist.: 1

**A-9** [19-6193](#) Address/Description: 1301 E COMMERCE ST  
HDRC Case No.: 2019-458  
Historic District Name: Dignowity Hill  
Applicant: Alonzo Alston/Sol Studio Architects  
Request: Exterior modifications  
City Council Dist.: 2

**A-10** [19-6327](#) Address/Description: 612 BROADWAY  
HDRC Case No.: 2019-468  
RIO District: RIO-2  
Applicant: Roxanne Lozano/Industry Signs, LLC  
Request: Signage  
City Council Dist.: 1

**4:30 P.M. TIME CERTAIN ITEMS (may be heard after this time)**

**'B' ITEMS CONSENT AGENDA**

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**B-1** [19-6253](#) Address/Description: 503 N MESQUITE ST  
HDRC Case No.: 2019-443  
Historic District Name: Dignowity Hill  
Applicant: Eric Bacus  
Request: Historic Tax Certification  
City Council Dist.: 2

**B-2** [19-6249](#) Address/Description: 503 N MESQUITE ST  
HDRC Case No.: 2019-444  
Historic District Name: Dignowity Hill  
Applicant: Eric Bacus  
Request: Historic Tax Verification  
City Council Dist.: 2

- B-3** [19-6265](#) Address/Description: 601 BURNET ST  
HDRC Case No.: 2019-464  
Historic District Name: Dignowity Hill  
Applicant: Patrick Walther  
Request: Historic Tax Certification  
City Council Dist.: 2
- B-4** [19-6281](#) Address/Description: 118 DELAWARE  
HDRC Case No.: 2019-440  
Historic District Name: Lavaca  
Applicant: Elizabeth Abad/118 Delaware LLC  
Request: Historic Tax Verification  
City Council Dist.: 1
- B-5** [19-6293](#) Address/Description: 2161 W KINGS HWY  
HDRC Case No.: 2019-398  
Historic District Name: Monticello Park  
Applicant: SCHROEDER KYLE R & RAPP KAMI M  
Request: Construction of 1-story rear addition and covered rear patio,  
construction of rear carport and storage shed  
City Council Dist.: 7
- B-6** [19-6317](#) Address/Description: 222 ADAMS ST  
HDRC Case No.: 2019-471  
Historic District Name: King William  
Applicant: William Lambert/French & Michigan  
Request: Reconstruction and exterior modifications to rear carriage  
house  
City Council Dist.: 1
- B-7** [19-6277](#) Address/Description: 327 E PARK AVE  
HDRC Case No.: 2019-390  
Historic District Name: Tobin Hill  
Applicant: Katherine Turner  
Request: Historic Tax Certification  
City Council Dist.: 1

- B-8** [19-6273](#) Address/Description: 327 E PARK AVE  
HDRC Case No.: 2019-391  
Historic District Name: Tobin Hill  
Applicant: Katherine Turner  
Request: Historic Tax Verification  
City Council Dist.: 1
- B-9** [19-6241](#) Address/Description: 1032 W LYNWOOD / BEACON HILL LINEAR PARK  
HDRC Case No.: 2019-461  
Applicant: Tara Lindberg  
Request: Park improvements  
City Council Dist.: 1
- B-10** [19-6233](#) Address/Description: 2607 W HOUSTON ST  
HDRC Case No.: 2019-445  
Landmark Name: Yes  
Request: Removal of Historic Landmark Designation  
City Council Dist.: 1
- B-11** [19-6225](#) Address/Description: 215 LOWELL ST  
HDRC Case No.: 2019-448  
Applicant: Michael Perez/MP2 Urban Development LLC  
Request: Historic Landmark Designation  
City Council Dist.: 5

**'B' ITEMS INDIVIDUAL CONSIDERATION**

*Cases previously reviewed by sub-committee:*

- B-12** [19-6297](#) Address/Description: 648 LEIGH ST  
HDRC Case No.: 2019-322  
Historic District Name: Lavaca  
Applicant: JENNIFER BARRAR/BOBO CUSTOM BUILDERS  
Request: Window replacement  
City Council Dist.: 1

- B-13** [19-6269](#) Address/Description: 214 LOTUS ST  
HDRC Case No.: 2019-422  
Applicant: Office of Historic Preservation  
Request: Finding of Historic Significance  
City Council Dist.: 1
- B-14** [19-6189](#) Address/Description: 335 TRAIL  
HDRC Case No.: 2018-533  
Historic District Name: River Road  
RIO District: RIO-1  
Applicant: Mark Odom Studio  
Request: Construction of a multi-family residential development  
City Council Dist.: 1
- B-15** [19-6181](#) Address/Description: 104 BEAUREGARD  
HDRC Case No.: 2019-411  
Landmark Name: Hummel House  
Historic District Name: King William  
RIO District: RIO-4  
Applicant: Daniel Cruz/Design Coop  
Request: Construction of a 1-story rear accessory structure, stairway modifications  
City Council Dist.: 1

*New Cases:*

- B-16** [19-6325](#) Address/Description: 233 GREENLAWN  
HDRC Case No.: 2019-433  
Applicant: ARMENDARIZ RUBEN P &  
Request: Window replacement  
City Council Dist.: 1
- B-17** [19-6309](#) Address/Description: 321 E DEWEY PLACE  
HDRC Case No.: 2019-469  
Historic District Name: Tobin Hill  
Applicant: Linda Ricks/Reconstruction Design LLC  
Request: Exterior modifications, site modifications, demolition of rear accessory structure, construction of 1-story rear accessory structure  
City Council Dist.: 1

- B-18** [19-6289](#) Address/Description: 323 LEIGH ST  
HDRC Case No.: 2019-470  
Historic District Name: Lavaca  
Applicant: Desiree Williams  
Request: Window replacement  
City Council Dist.: 1
- B-19** [19-6213](#) Address/Description: 343 W HOLLYWOOD AVE  
HDRC Case No.: 2019-460  
Historic District Name: Monte Vista  
Applicant: Mario Pena/PENA MARIO A  
Request: Demolition of addition, construction of a 1-story addition, site modifications, rear accessory modifications, fencing  
City Council Dist.: 1
- B-20** [19-6221](#) Address/Description: 519 NOLAN  
HDRC Case No.: 2019-449  
Historic District Name: Dignowity Hill  
Applicant: Aaron Peterson/PETERSON AARON  
Request: New construction of rear accessory  
City Council Dist.: 2
- B-21** [19-6201](#) Address/Description: 523 BURNET ST  
HDRC Case No.: 2019-451  
Historic District Name: Dignowity Hill  
Applicant: Travis Wagner/WAGNER TRAVIS & STEPHANIE L  
Request: Exterior alterations, porch reconstruction  
City Council Dist.: 2
- B-22** [19-6261](#) Address/Description: 1839 E HOUSTON ST  
HDRC Case No.: 2019-436  
Historic District Name: Dignowity Hill  
Applicant: San Antonio San Antonio/SIMONS GAYLE & GOMEZ JORGE  
Request: Installation of a front yard fence  
City Council Dist.: 2

**B-23** [19-6205](#) Address/Description: 2330 W SUMMIT

HDRC Case No.: 2019-462

Historic District Name: Monticello Park

Applicant: Pete and Carol Kohrs

Request: Xeriscaping and site work

City Council Dist.: 7

**B-24** [19-6301](#) Address/Description: 227 GREENLAWN

HDRC Case No.: 2019-465

Applicant: ROJAS JAIME ISRAEL TREJO

Request: Installation of a 2nd driveway, accessory structure, and rear addition

City Council Dist.: 1

**B-25** [19-6285](#) Address/Description: 162 GREENLAWN

HDRC Case No.: 2019-466

Historic District Name: Greenlawn Estates

Applicant: Linda and Louis Trinidad

Request: Construction of a rear addition

City Council Dist.: 1

**B-26** [19-6257](#) Address/Description: 905 N MESQUITE ST

HDRC Case No.: 2019-437

Historic District Name: Dignowity Hill

Applicant: Shawn Collard/Shawn Collard Construction

Request: Window replacement and exterior modifications

City Council Dist.: 2

**B-27** [19-6305](#) Address/Description: 1418 W ROSEWOOD AVE

HDRC Case No.: 2019-467

Historic District Name: Keystone Park

Applicant: David Rodriguez/J D ROMI GROUP LLC

Request: Window replacement

City Council Dist.: 1

Approval of HDRC Meeting Minutes for August 7, 2019

**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).**

**Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).**

**Language interpreters are available and must be requested 48 hours prior to the meeting.  
For more information or to request an interpreter, call (210) 207-0035.**

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