

# City of San Antonio



## AGENDA Historic and Design Review Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, September 18, 2019**

**3:00 PM**

**1901 S. Alamo**

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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
- Update on the windshield survey of the Tobin Hill Community Association and associated community outreach.
- 11th Annual Historic Homeowner Fair presented by Pearl, this Saturday, September 21, 9 am to 2 pm. Free and open to the public at Pearl Stable.
- Historic Run Crew, Thursday, September 26 at 7 pm at La Tuna Bar & Grill. Free and open to the public.
- 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**    [19-7016](#)    Address/Description: 103 W GRAYSON ST  
HDRC Case No.: 2019-359  
RIO District: RIO-2  
Applicant: Lee Fordham/Harrison USA LLC  
Request: Addition, exterior modifications, landscaping/hardscaping  
City Council Dist.: 1

- A-2**    [19-7052](#)    Address/Description: 1518 E GRAYSON ST  
HDRC Case No.: 2019-531  
Historic District Name: Government Hill  
Applicant: Timothy Cone  
Request: Canopy replacement and construction of a covered patio,  
exterior modifications  
City Council Dist.: 2
- A-3**    [19-7012](#)    Address/Description: 219 E HOUSTON ST  
HDRC Case No.: 2019-516  
Landmark Name: Wright Building  
RIO District: RIO-3  
Applicant: Fernando Ramirez  
Request: Installation of patio fencing  
City Council Dist.: 1

**'A' ITEMS INDIVIDUAL CONSIDERATION**

*Cases previously reviewed by sub-committee:*

- A-4**    [19-7008](#)    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
- A-5**    [19-7094](#)    Address/Description: 915 S Laredo  
HDRC Case No.: 2019-541  
RIO District: RIO-7D  
Applicant: Mitsuko Ramos  
Request: Removal of the RIO-7D zoning overlay  
City Council Dist.: 1

*New Cases:*

- A-6**    [19-6956](#)    Address/Description: 3310 SAN PEDRO AVE  
HDRC Case No.: 2019-474  
Historic District Name: Monte Vista  
Applicant: George Lowery/GLA Permitting  
Request: Signage  
City Council Dist.: 1
- A-7**    [19-6960](#)    Address/Description: 849 E COMMERCE ST  
HDRC Case No.: 2019-477  
RIO District: RIO-3  
Applicant: Ashley Schriedel/Alamo Sign Solutions  
Request: Signage  
City Council Dist.: 1
- A-8**    [19-7060](#)    Address/Description: 1301 E COMMERCE ST  
HDRC Case No.: 2019-532  
Historic District Name: Dignowity Hill  
Applicant: Alonzo Alston/Sol Studio Architects  
Request: Exterior modifications, fenestration modifications, painting  
City Council Dist.: 2

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

**'B' ITEMS 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.

- B-1**    [19-7098](#)    Address/Description: 1032 DAWSON ST  
HDRC Case No.: 2019-506  
Historic District Name: Dignowity Hill  
Applicant: Troy Withers  
Request: Historic Tax Verification  
City Council Dist.: 2

- B-2**    [19-6984](#)    Address/Description: 15701 O'CONNOR RD  
HDRC Case No.: 2019-518  
Public Property: Friesenhahn Park  
Applicant: Marc Zak/Terra Design Group  
Request: Park improvements  
City Council Dist.: 10
- B-3**    [19-7000](#)    Address/Description: 204 E ARSENAL  
HDRC Case No.: 2019-521  
Applicant: Michael Rodriguez  
Request: Installation of new curb cut and driveway  
City Council Dist.: 1
- B-4**    [19-7044](#)    Address/Description: 229 W HOLLYWOOD AVE  
HDRC Case No.: 2019-426  
Historic District Name: Monte Vista  
Applicant: Matt Murray/Pella Windows  
Request: Window replacement  
City Council Dist.: 1
- B-5**    [19-7004](#)    Address/Description: 238 E CAROLINA ST  
HDRC Case No.: 2019-522  
Historic District Name: Lavaca  
Applicant: Gloria Reyes  
Request: Construction of a rear addition  
City Council Dist.: 1
- B-6**    [19-6992](#)    Address/Description: 120 CALLAGHAN AVE  
HDRC Case No.: 2019-520  
Historic District Name: Lavaca  
Applicant: Frank Telles/FT Builder Services LLC  
Request: Construction of a 2-story rear addition, exterior modifications  
City Council Dist.: 1

- B-7**    [19-7075](#)    Address/Description: Various River Walk Locations  
HDRC Case No.: 2019-545  
RIO District: RIO-3  
Applicant: Beaty Palmer Architects, Inc  
Request: Improvements to the historic bend and river extension of the  
San Antonio River Walk  
City Council Dist.: 1

**'B' ITEMS INDIVIDUAL CONSIDERATION**

*Cases previously reviewed by sub-committee:*

- B-8**    [19-6964](#)    Address/Description: 434 Sherman  
HDRC Case No.: 2019-117  
Historic District Name: Dignowity Hill  
Applicant: Alvin G Peters  
Request: Construction of a 2-story, single-family residential structure  
City Council Dist.: 2
- B-9**    [19-7032](#)    Address/Description: 111 BOSTON  
HDRC Case No.: 2019-463  
Historic District Name: Dignowity Hill  
Applicant: Robert Lee/LINDLEE LLC  
Request: Construction of a 2-story residential structure  
City Council Dist.: 2
- B-10**   [19-7048](#)    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 a multi-family residential development  
City Council Dist.: 1

**B-11**   [19-7064](#)   Address/Description: 504 KING WILLIAM  
HDRC Case No.: 2019-529  
Landmark Name: Steves, Albert - House  
Historic District Name: King William  
RIO District: RIO-4  
Applicant: Daniel Cruz/Design Coop  
Request: Construction of a second level porch  
City Council Dist.: 1

**B-12**   [19-7083](#)   Address/Description: 323 LEIGH ST  
HDRC Case No.: 2019-470  
Historic District Name: Lavaca  
Applicant: Desiree Williams  
Request: Window replacement  
City Council Dist.: 1

*New Cases:*

**B-13**   [19-6980](#)   Address/Description: 3810 N ST MARYS/3910 N St Mary's  
HDRC Case No.: 2019-510  
Landmark Name: Brackenridge Park  
RIO District: RIO-1  
Applicant: Alonzo Alston/Sol Studio Architects  
Request: Signage, exterior modifications of the train depot and site  
modifications  
City Council Dist.: 2

**B-14**   [19-7028](#)   Address/Description: 506 N MESQUITE ST  
HDRC Case No.: 2019-500  
Historic District Name: Dignowity Hill  
Applicant: Adrian Aguilera  
Request: Construction of an addition and fenestration modifications  
City Council Dist.: 2

**B-15**   [19-6972](#)   Address/Description: 901 MASON ST  
HDRC Case No.: 2019-514  
Historic District Name: Government Hill  
Applicant: Logan Fullmer /901 MASON LLC  
Request: Landscaping modifications  
City Council Dist.: 2

- B-16** [19-6968](#) Address/Description: 2011 W MAGNOLIA AVE  
HDRC Case No.: 2019-517  
Historic District Name: Monticello Park  
Applicant: Dorothy Choice/Horizon View Realty Investments LLC  
Request: Fenestration changes, Historic Tax Certification  
City Council Dist.: 7
- B-17** [19-6976](#) Address/Description: 1818 SAN PEDRO AVE  
HDRC Case No.: 2019-524  
Historic District Name: Monte Vista  
Applicant: Sonia Lopez Maximilion Ramirez  
Request: Door replacement  
City Council Dist.: 1
- B-18** [19-7079](#) Address/Description: 223 E CAROLINA ST  
HDRC Case No.: 2019-543  
Historic District Name: Lavaca  
Applicant: Alan Yoshida  
Request: Demolition of rear accessory structure, installation of rear shipping container structure, fencing  
City Council Dist.: 1
- B-19** [19-6996](#) Address/Description: 706 E QUINCY  
HDRC Case No.: 2019-519  
Applicant: Guy Chipman III/Guy Chipman Construction L.P.  
Request: Driveway modifications  
City Council Dist.: 1
- B-20** [19-6988](#) Address/Description: 630 E CARSON  
HDRC Case No.: 2019-509  
Historic District Name: Government Hill  
Applicant: Michael Heller  
Request: Window replacement, amendment to previously approved addition  
City Council Dist.: 2

Approval of September 4, 2019, 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).**

**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.**