

# City of San Antonio



## AGENDA Historic and Design Review Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, August 7, 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.

**4:00 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 Tobin Hill potential district and status on the requested windshield survey.
- 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.

- A1**     [19-5832](#)     Address/Description: 700 N ST MARYS  
HDRC Case No.: 2019-395  
RIO District: RIO-3  
Applicant: Justin Brister/Southwest Signs  
Request: Signage  
City Council Dist.: 1

- A2**    [19-5840](#)    Address/Description: 106 JEFFERSON ST  
HDRC Case No.: 2019-399  
Landmark Name: St Anthony Hotel  
Applicant: Patti Imbus/Aetna Sign Group  
Request: Signage  
City Council Dist.: 1
- A3**    [19-5747](#)    Address/Description: 107 N FLORES ST  
HDRC Case No.: 2019-417  
Historic District Name: Main/Military Plaza  
Applicant: Jenna Stoeltje  
Request: Historic Tax Certification  
City Council Dist.: 1
- A4**    [19-5711](#)    Address/Description: 600 E CESAR E CHAVEZ BLVD/102, 106, 110,  
111 LABOR  
HDRC Case No.: 2019-419  
Historic District Name: Lavaca  
Applicant: George Torres/Alamo Architects  
Request: Construction of a multi-story, multi-family residential  
development  
City Council Dist.: 1
- A5**    [19-5788](#)    Address/Description: 1403 N ST MARYS  
HDRC Case No.: 2019-421  
Landmark Name: Central Catholic High School  
RIO District: RIO-2  
Applicant: Robert Burroughs  
Request: Signage  
City Council Dist.: 1
- A6**    [19-5796](#)    Address/Description: 215 W CEVALLOS  
HDRC Case No.: 2019-435  
Applicant: DIANE SPIER/TEXAS SHEET METAL / KEY  
PROPERTIES  
Request: Construction of 1-story addition  
City Council Dist.: 1

**'A' ITEMS INDIVIDUAL CONSIDERATION**

*New Cases:*

- A7**     [19-5808](#)     Address/Description: 420 E HOUSTON ST  
HDRC Case No.: 2019-396  
Historic District Name: Alamo Plaza  
RIO District: RIO-3  
Applicant: Aaron Selinkoff/Mad Dogs Group  
Request: Exterior paint  
City Council Dist.: 1
- A8**     [19-5763](#)     Address/Description: 519 S PRESA ST  
HDRC Case No.: 2019-427  
Historic District Name: Lavaca  
Applicant: Rebekah Perez/Work5hop  
Request: Reconstruction of 1-story front porch and porch modifications  
City Council Dist.: 1
- A9**     [19-5759](#)     Address/Description: 517 E HOUSTON ST  
HDRC Case No.: 2019-365  
Landmark Name: Rosenberg, Frank Building  
Historic District Name: Alamo Plaza  
Applicant: Michael Litofsky  
Request: Storefront Modification  
City Council Dist.: 1

**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.

- B1**     [19-5861](#)     Address/Description: 831 LAMAR ST  
HDRC Case No.: 2019-357  
Historic District Name: Dignowity Hill  
Applicant: Octavio Viramontes/HACAM PROPERTIES LLC  
Request: Construction of a 1-story, single family residential structure  
City Council Dist.: 2

- B2**    [19-5828](#)    Address/Description: 314 W ELSMERE PLACE  
HDRC Case No.: 2019-388  
Historic District Name: Monte Vista  
Applicant: Pam Carpenter/Seventh Generation Design, Inc.  
Request: Construction of an addition to an existing accessory structure  
and carport  
City Council Dist.: 1
- B3**    [19-5784](#)    Address/Description: 202 WEAVER  
HDRC Case No.: 2019-397  
Historic District Name: Mission  
Request: Recommendation to the Building Standards Board  
City Council Dist.: 3
- B4**    [19-5731](#)    Address/Description: 813 BURLESON ST  
HDRC Case No.: 2019-415  
Historic District Name: Dignowity Hill  
Applicant: Melissa Iruegas/River City Acquisitions  
Request: Front porch modifications and sidewalk replacement  
City Council Dist.: 2
- B5**    [19-5743](#)    Address/Description: 818 N OLIVE ST  
HDRC Case No.: 2019-409  
Historic District Name: Dignowity Hill  
Applicant: Sue Ann Pemberton/Mainstreet Architects Inc.  
Request: Exterior modifications, front porch modifications, window  
replacement, carport construction and accessory structure  
modifications  
City Council Dist.: 2
- B6**    [19-5715](#)    Address/Description: 2026 W GRAMERCY PLACE  
HDRC Case No.: 2019-431  
Historic District Name: Monticello Park  
Request: Window replacement, exterior modifications  
City Council Dist.: 7

- B7**     [19-5812](#)     Address/Description: 302 LEIGH ST  
HDRC Case No.: 2019-389  
Landmark Name: Jenner, Edward and Elizabeth - House  
Historic District Name: Lavaca  
Applicant: DUPONT WILLIAM A & KATHRYN KANZLER  
Request: Installation of front yard fencing  
City Council Dist.: 1
- B8**     [19-5755](#)     Address/Description: 326 LEXINGTON  
HDRC Case No.: 2019-406  
RIO District: RIO-2  
Applicant: Steve Markham  
Request: Historic Tax Certification  
City Council Dist.: 1
- B9**     [19-5751](#)     Address/Description: 326 LEXINGTON  
HDRC Case No.: 2019-407  
RIO District: RIO-2  
Applicant: Steve Markham  
Request: Historic Tax Verification  
City Council Dist.: 1
- B10**    [19-5739](#)     Address/Description: 402 LEIGH ST  
HDRC Case No.: 2019-410  
Historic District Name: Lavaca  
Applicant: JAMES BREAUX/James Breaux Construction  
Request: Construction of a rear screened porch, construction of a  
1-story rear accessory structure  
City Council Dist.: 1
- B11**    [19-5820](#)     Address/Description: 513 E LOCUST  
HDRC Case No.: 2019-380  
Historic District Name: Tobin Hill  
Applicant: Amparo Rivera  
Request: Historic Tax Verification  
City Council Dist.: 1

- B12**    [19-5804](#)    Address/Description: 207 LAUREL HEIGHTS PLACE  
HDRC Case No.: 2019-429  
Historic District Name: Monte Vista  
Applicant: Lawson Jessee/Troy Jessee Construction  
Request: Window and door modifications  
City Council Dist.: 1
- B13**    [19-5767](#)    Address/Description: 7400 STATE HWY 151  
HDRC Case No.: 2019-404  
Public Property: Tom Slick Park  
Applicant: Beth Wells/Bender Wells Clark Design  
Request: Park improvements  
City Council Dist.: 6
- B14**    [19-5776](#)    Address/Description: 8601 TIMBER PATH  
HDRC Case No.: 2019-403  
Public Property: Oscar Perez Memorial Park  
Applicant: Beth Wells/Bender Wells Clark Design  
Request: Park improvements  
City Council Dist.: 6
- B15**    [19-5816](#)    Address/Description: 11030 RUIDOSA ST  
HDRC Case No.: 2019-428  
Public Property: Villa Coronado Park  
Applicant: Justin Sherwood/Open Air Studios  
Request: Park improvements  
City Council Dist.: 3
- B16**    [19-5881](#)    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; construction of covered rear patio; construction of rear carport; construction of rear storage shed  
City Council Dist.: 7

- B17**    [19-5885](#)    Address/Description: 219 E GUENTHER ST  
HDRC Case No.: 2019-412  
Historic District Name: King William  
RIO District: RIO-4  
Applicant: Daniel Cruz/Design Coop  
Request: Side porch modifications, 1-story rear accessory structure  
City Council Dist.: 1
- B18**    [19-5877](#)    Address/Description: 116 BEVERLY DR  
HDRC Case No.: 2019-434  
Historic District Name: Monticello Park  
Applicant: George Santos  
Request: Window replacement  
City Council Dist.: 7
- B19**    [19-5857](#)    Address/Description: 228 LAVACA ST  
HDRC Case No.: 2019-442  
Historic District Name: Lavaca  
Applicant: Clint Belew  
Request: Historic Tax Verification  
City Council Dist.: 1
- B20**    [19-5853](#)    Address/Description: 1622 W HUISACHE AVE  
HDRC Case No.: 2019-438  
Applicant: Bryan Hendryx  
Request: Historic Landmark Designation  
City Council Dist.: 1

**'B' ITEMS INDIVIDUAL CONSIDERATION**

*Cases previously reviewed by sub-committee:*

- B21**    [19-5707](#)    Address/Description: 214 LOTUS ST  
HDRC Case No.: 2019-422  
Applicant: Office of Historic Preservation  
Request: Finding of Historic Significance  
City Council Dist.: 1

- B22**    [19-5703](#)    Address/Description: 518 NEVADA  
HDRC Case No.: 2019-423  
Applicant: Office of Historic Preservation  
Request: Finding of Historic Significance  
City Council Dist.: 2
- B23**    [19-5865](#)    Address/Description: 9338 ESPADA RD  
HDRC Case No.: 2019-351  
Historic District Name: Mission  
RIO District: RIO-6  
Applicant: Veronica Santellan  
Request: Construction of a rear addition  
City Council Dist.: 3
- B24**    [19-5889](#)    Address/Description: 914 N PINE ST, 918 N PINE  
HDRC Case No.: 2019-356  
Historic District Name: Dignowity Hill  
Applicant: David Ericsson/Pine 14 & Pine 18 LLC  
Request: Construction of a 1-story, residential structure at 918 N Pine  
and a 1-story, rear accessory structure at 914 N Pine  
City Council Dist.: 2
- B25**    [19-5771](#)    Address/Description: 504 KING WILLIAM  
HDRC Case No.: 2019-405  
Historic District Name: King William  
RIO District: RIO-4  
Applicant: Daniel Cruz/Design Coop  
Request: Construction of a second story porch  
City Council Dist.: 1

*New Cases:*

- B26**    [19-5735](#)    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
- B27**    [19-5844](#)    Address/Description: 273 E ROSEWOOD AVE  
HDRC Case No.: 2019-441  
Historic District Name: Monte Vista  
Applicant:    Kenneth Such/SUCH KENNETH G & Magdalena Z.  
Request: Retaining wall  
City Council Dist.:    1
- B28**    [19-5800](#)    Address/Description: 324 ADAMS ST  
HDRC Case No.: 2019-432  
Landmark Name: Jehl House  
Historic District Name: King William  
Applicant: Niria Trevino/MONTOYA LISA J & TREVINO NIRIA  
Request: Chimney removal  
City Council Dist.: 1
- B29**    [19-5780](#)    Address/Description: 367 QUENTIN DR  
HDRC Case No.: 2019-414  
Historic District Name: Monticello Park  
Applicant: JEFF CHOI/WINDOW EXPO  
Request: Window and door replacement  
City Council Dist.: 7

- B30**    [19-5869](#)    Address/Description: 930 HAYS ST  
HDRC Case No.: 2019-400  
Historic District Name: Dignowity Hill  
Applicant: Chris Coker/BLUE LINE HOUSING LLC  
Request: Fenestration changes; door replacement, railing installation,  
column replacement  
City Council Dist.: 2
- B31**    [19-5727](#)    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
- B32**    [19-5849](#)    Address/Description: 417 E LOCUST  
HDRC Case No.: 2019-439  
Historic District Name: Tobin Hill  
Applicant: Marshall Miles/Merkava Investments, LLC  
Request: Installation of a circular driveway, site modifications, fencing,  
signage, door replacement  
City Council Dist.: 1
- B33**    [19-5824](#)    Address/Description: 467 FURR DR  
HDRC Case No.: 2019-425  
Historic District Name: Monticello Park  
Applicant: Faron Quintero  
Request: Installation of exterior storm windows  
City Council Dist.: 7
- B34**    [19-5723](#)    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

- B35**    [19-5873](#)    Address/Description: 831 BURLESON ST  
HDRC Case No.: 2019-362  
Historic District Name: Dignowity Hill  
Applicant: Dianet Lopez Daniel  
Request: Fenestration modifications, porch addition, driveway  
installation, demolition of a rear accessory structure  
City Council Dist.: 2
- B36**    [19-5792](#)    Address/Description: 149 E MULBERRY AVE  
HDRC Case No.: 2019-413  
Historic District Name: Monte Vista  
Applicant: Alida Alamilla/ALAMILLA ALIDA  
Request: Exterior modifications, removal of an accessory structure, and  
construction of an addition  
City Council Dist.: 1
- B37**    [19-5719](#)    Address/Description: 407 DEVINE ST  
HDRC Case No.: 2019-418  
Historic District Name: Lavaca  
Applicant: Adriene Wilson  
Request: Fence height amendment  
City Council Dist.: 1

Approval of 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.**