

# City of San Antonio



## **AGENDA** **Historic and Design Review Commission**

Development and Business Services  
Center  
1901 South Alamo

---

**Wednesday, October 5, 2016**

**3:00 PM**

**1901 S. Alamo**

---

- 3:00 P.M. – Call to Order – Board Room, Development and Business Services Center
- Roll Call
- Chairman's Statement
- Announcements
  - Archaeology Month in Texas - October 2016
  - Power of Preservation PROM - October 21, Kress Building - 315 E Houston
  - SAPreservation 5K Series - October 29 - 9AM, Fairchild Park, 1214 E Crockett
  - Association for Preservation Technology Conference - Oct 30 - Nov 2 - San Antonio, TX
  - 2016 Amended HDRC Schedule - Proposed November 16, 2016, time change to 8AM
  - 2017 HDRC Schedule
  - National Trust for Historic Preservation - Preservation Leadership Forum - November 15-18 - Houston, TX
- 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. [16-5235](#) Address/Description: 100 W CESAR CHAVEZ BLVD  
HDRC Case No.: 2016-D08  
Downtown Business District: Yes  
Applicant: Ted Czyzewski/La Quinta Corp; David Scott/Epstein Global  
Request: Facade improvements and signage  
City Council Dist.: 1

---

Commission

---

2.     [16-5234](#)     Address/Description: 314 E CAROLINA ST  
                          HDRC Case No.: 2016-351  
                          Historic District Name: Lavaca  
                          Applicant: Eric Moore/Moore Home Buyer  
                          Request: Historic Tax Verification  
                          City Council Dist.: 1
  
3.     [16-5228](#)     Address/Description: 615 SOLEDAD ST  
                          HDRC Case No.: 2016-355  
                          RIO District: RIO-3  
                          Downtown Business District: Yes  
                          Applicant: Beverly Schantz/LK Design Group, Inc  
                          Request: Final approval of exterior modifications  
                          City Council Dist.: 1
  
4.     [16-5214](#)     Address/Description: 221 E CAROLINA ST  
                          HDRC Case No.: 2016-398  
                          Historic District Name: Lavaca  
                          Applicant: Chris Burgin  
                          Request: Historic Tax Certification  
                          City Council Dist.: 1
  
5.     [16-5211](#)     Address/Description: 100 AUDITORIUM CIRCLE  
                          HDRC Case No.: 2016-400  
                          Landmark Name: Municipal Auditorium  
                          Historic District Name: Auditorium Circle  
                          RIO District: RIO-3  
                          Applicant: Bill Pennell/City of San Antonio  
                          Request: Installation of new memorial  
                          City Council Dist.: 1
  
6.     [16-5233](#)     Address/Description: 702 MASON ST  
                          HDRC Case No.: 2016-354  
                          Historic District Name: Government Hill  
                          Applicant: Christopher Gill/Larque Development Matters LLC  
                          Request: Exterior modifications, fencing  
                          City Council Dist.: 2

---

**Commission**

7.     [16-5224](#)     Address/Description: VIA Metropolitan Transit - Next Gen Plus  
                          HDRC Case No.:2016-388  
                          Applicant: John Seymore/VIA Metropolitan Transit  
                          Request: Review of Next Gen Plus shelter design and installation of  
                          shelters  
                          City Council Dist.: 4
  
8.     [16-5215](#)     Address/Description: 220 HERMINE BLVD  
                          HDRC Case No.: 2016-367  
                          Historic District Name: Olmos Park Terrace  
                          Applicant: Stevie Bear/CREI  
                          Request: Historic Tax Verification  
                          City Council Dist.: 1
  
9.     [16-5222](#)     Address/Description: 227 ADAMS ST  
                          HDRC Case No.: 2016-390  
                          Landmark Name: Schulze, Otto - House #1  
                          Historic District Name: King William  
                          Applicant: Bob Bradley/Bradley Design  
                          Request: Modifications to existing accessory structure  
                          City Council Dist.: 1
  
10.    [16-5213](#)     Address/Description: 903 W MARTIN ST  
                          HDRC Case No.: 2016-399  
                          Landmark Name: Brady Green Hospital  
                          Applicant: Arthur Sosa  
                          Request: Parking lot expansion and improvements  
                          City Council Dist.: 5
  
11.    [16-5226](#)     Address/Description: 932 BURNET ST  
                          HDRC Case No.: 2016-386  
                          Historic District Name: Dignowity Hill  
                          Applicant: Felix Ziga/Ziga Architecture Studio, PLLC  
                          Request: Addition, deck and exterior modifications  
                          City Council Dist.: 2

---

**Commission**

12.     [16-5218](#)     Address/Description: 524 N PINE ST  
                          HDRC Case No.: 2016-393  
                          Historic District Name: Dignowity Hill  
                          Applicant: Ceaser Gonzalez  
                          Request: Installation of front yard fencing, painting of skirting  
                          City Council Dist.: 2
13.     [16-5216](#)     Address/Description: 1602 N ZARZAMORA  
                          HDRC Case No.: 2016-396  
                          Landmark Name: Lerma's  
                          Applicant: Alex Gonzalez/Alex Gonzalez Architect LLC  
                          Request: Window replacement, installation of a canopy and structural  
                          improvements  
                          City Council Dist.: 1
14.     [16-5229](#)     Address/Description: 317 LEXINGTON  
                          HDRC Case No.: 2016-383  
                          Landmark Name: Goad Motor Co Building  
                          RIO District: RIO-3  
                          Applicant: Camille Mandigo/Trade Craft  
                          Request: Awning installation at suite 5  
                          City Council Dist.: 1
15.     [16-5212](#)     Address/Description: 100 N MAIN  
                          HDRC Case No.: 2016-320  
                          Landmark Name: Bell Furniture / Wolfson's  
                          Historic District Name: Main/Military Plaza  
                          RIO District: RIO-3  
                          Downtown Business District: Yes  
                          Applicant: Randy Kelly/JRK Design  
                          Request: Final approval of new construction of a mixed use tower  
                          City Council Dist.: 1

**Commission**

16.     [16-5227](#)     Address/Description: 10 10TH ST  
                          HDRC Case No.: 2016-384  
                          Landmark Name: Brewmeister's House  
                          RIO District: RIO-2  
                          Applicant: Tom Bergo  
                          Request: Construction of a wood deck and signage  
                          City Council Dist.: 1
17.     [16-5210](#)     Address/Description: 523/525 N COLORADO  
                          HDRC Case No.: 2016-401  
                          Applicant: Johnny Estrada  
                          Request: Installation of doors and windows, roof repair  
                          City Council Dist.: 5

**INDIVIDUAL CONSIDERATION**

18.     [16-5225](#)     Address/Description: 211 N ALAMO ST  
                          HDRC Case No.: 2016-387  
                          Landmark Name: YWCA  
                          Applicant: Andrew Douglas/Douglas Architects  
                          Request: Conceptual approval of rehabilitation , window replacement,  
                              signage, exterior modifications and canopy installation  
                          City Council Dist.: 1
19.     [16-5223](#)     Address/Description: 201 DELAWARE  
                          HDRC Case No.: 2016-389  
                          Historic District Name: Lavaca  
                          Applicant: Michael Duffey  
                          Request: Installation of Solar Panels  
                          City Council Dist.: 1
20.     [16-5231](#)     Address/Description: 110 GLORIETTA  
                          HDRC Case No.: 2016-378  
                          Historic District Name: Dignowity Hill  
                          Applicant: Kyle Zochert  
                          Request: Porch and window fenestration modifications  
                          City Council Dist.: 2

**Commission**

21.     [16-5217](#)     Address/Description: 538 ADAMS ST  
                          HDRC Case No.: 2016-395  
                          Historic District Name: King William  
                          Applicant: Jeff Herman  
                          Request: Modifications to existing accessory structure  
                          City Council Dist.: 1
22.     [16-5221](#)     Address/Description: 315 W LYNWOOD  
                          HDRC Case No.: 2016-391  
                          Historic District Name: Monte Vista  
                          Applicant: Lauren Diliberto/Don McDonald  
                          Request: Modifications to existing accessory structure  
                          City Council Dist.: 1
23.     [16-5230](#)     Address/Description: 430 E FRENCH PLACE  
                          HDRC Case No.: 2016-382  
                          Applicant: Frederica Kushner/Tobin Hill Community Association  
                          Request: A citizen request for the HDRC to make a recommendation  
                                  regarding the significance of the property and its eligibility for  
                                  designation as a historic landmark  
                          City Council Dist.: 1
24.     [16-5232](#)     Address/Description: 115 S ZARZAMORA/Malt House  
                          HDRC Case No.: 2016-363  
                          Landmark Name: Malt House  
                          Applicant: Kaufman Killen  
                          Request: Conceptual approval of demolition with new construction  
                          City Council Dist.: 5

- Approval of the September 21, 2016, HDRC Meeting Minutes.

**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).**

**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) 207-7702 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) 207-7902.**

**Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 7902.**

Members of the San Antonio Historic and Design Review Commission

Mayoral - Michael Guarino - Chair |

District 4 - Michael Connor - Vice Chair |

District 1 - Tim Cone | District 2 - Daniel Lazarine | District 3 - Edward A. Garza |

District 5 - Dr. Lori Rodriguez | District 6 - Kent Brittain | District 7 - Anne-Marie Grube |

District 8 - Desiree Salmon | District 9 - Betty Feldman | District 10 - John Laffoon |