

# City of San Antonio



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

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, May 17, 2017**

**3:00 PM**

**1901 S. Alamo**

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- Call to Order – Board Room, Development and Business Services Center
- Roll Call
- Chairman's Statement
- Announcements
  - Spirit of Sarah King: Festival of the Arts - Sarah S King Elementary School - May 18 - 5PM
  - Amazing Preservation Race for Kids - San Antonio Zoo - May 20 - 7AM
  - Mission Possible: World Heritage Bus Tour
  - New Frontiers Charter School Festival of the Arts - May 25 - 5PM
- 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.     [17-3386](#)     Address/Description: 307 DWYER and the east side of the 400 Block of S Main  
                    HDRC Case No.: 2017-D06  
                    Downtown Business District: Yes  
                    Applicant: Josh Pollock, Argyle Residential  
                    Request: New construction of a multi-family residential structure  
                    City Council Dist.: 1

**Commission**

2.     [17-3370](#)     Address/Description: 131 W AGARITA AVE  
                    HDRC Case No.: 2017-163  
                    Historic District Name: Monte Vista  
                    Applicant: Janet Molak  
                    Request: Install side and rear fence, install pool, construct rear  
                            accessory structure  
                    City Council Dist.: 1
  
3.     [17-3356](#)     Address/Description: 426 N MONUMENTAL  
                    HDRC Case No.: 2017-222  
                    Historic District Name: Dignowity Hill  
                    Applicant: Robert and Lori Neumann  
                    Request: Construction of a rear addition  
                    City Council Dist.: 2
  
4.     [17-3348](#)     Address/Description: 224 E CAROLINA ST  
                    HDRC Case No.: 2017-239  
                    Historic District Name: Lavaca  
                    Applicant: Mark Campos/Tick Tock Construction  
                    Request: Installation of a standing seam metal roof  
                    City Council Dist.: 1
  
5.     [17-3346](#)     Address/Description: 202 SAN ARTURO  
                    HDRC Case No.: 2017-223  
                    Historic District Name: Lavaca  
                    Applicant: Leroy & Cathy Muniz  
                    Request: Construction of an addition to a carport structure  
                    City Council Dist.: 1
  
6.     [17-3344](#)     Address/Description: 1127 S ST MARYS  
                    HDRC Case No.: 2017-225  
                    Historic District Name: King William  
                    Applicant: Jim Poteer/Poteet Architects  
                    Request: Removal of existing concrete paving and the installation of a  
                            circular decomposed granite driveway  
                    City Council Dist.: 1

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7.     [17-3336](#)     Address/Description: 1431 W LYNWOOD  
                    HDRC Case No.: 2017-232  
                    Historic District Name: Keystone Park  
                    Applicant: Clem Perez  
                    Request: Roof replacement on primary structure and carport  
                    City Council Dist.: 1
  
8.     [17-3335](#)     Address/Description: 513 E LOCUST  
                    HDRC Case No.: 2017-233  
                    Historic District Name: Tobin Hill  
                    Applicant: Amparo Rivera  
                    Request: Historic Tax Certification  
                    City Council Dist.: 1
  
9.     [17-3334](#)     Address/Description: 2142 W MAGNOLIA AVE  
                    HDRC Case No.: 2017-234  
                    Historic District Name: Monticello Park  
                    Applicant: Gloria Torres  
                    Request: Historic Tax Certification  
                    City Council Dist.: 7
  
10.    [17-3332](#)     Address/Description: 834 VIRGINIA BLVD  
                    HDRC Case No.: 2017-236  
                    Applicant: Zion Star Baptist Church  
                    Request: Finding of Historic Significance  
                    City Council Dist.: 2
  
11.    [17-3331](#)     Address/Description: 715 S RIO GRANDE  
                    HDRC Case No.: 2017-237  
                    Applicant: Shiloh Baptist Church  
                    Request: Finding of Historic Significance  
                    City Council Dist.:2
  
12.    [17-3330](#)     Address/Description: 425 N FLORES ST  
                    HDRC Case No.: 2017-245  
                    Landmark Name: Callaghan, SX Building  
                    Applicant: Brian Carney/Weston Urban  
                    Request: Demolition  
                    City Council Dist.: 1

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13.     [17-3329](#)     Address/Description: 127 CROFTON  
                          HDRC Case No.: 2017-246  
                          Landmark Name: McNulty / Travelers House  
                          Historic District Name: King William  
                          RIO District: RIO-4  
                          Applicant: Gregory Ellis  
                          Request: Historic Tax Verification  
                          City Council Dist.: 1
14.     [17-3359](#)     Address/Description: 309 N ALAMO ST  
                          HDRC Case No.: 2017-214  
                          Landmark Name: Irish Flat  
                          Applicant: Dana Delao/Hansco Inc  
                          Request: Demolition of a rear addition  
                          City Council Dist.: 1

**INDIVIDUAL CONSIDERATION**

15.     [17-3358](#)     Address/Description: 419 E FRENCH PLACE 423 E FRENCH  
                          PLACE 427 E FRENCH PLACE 431 E FRENCH PLACE 435 E  
                          FRENCH PLACE 439 E FRENCH PLACE 443 E FRENCH PLACE  
                          447 E FRENCH PLACE 451 E FRENCH PLACE 455 E FRENCH  
                          PLACE 459 E FRENCH PLACE 463 E FRENCH PLACE 410 E  
                          FRENCH PLACE 414 E FRENCH PLACE 418 E FRENCH PLACE  
                          422 E FRENCH PLACE 424 E FRENCH PLACE 430 E FRENCH  
                          PLACE 434 E FRENCH PLACE 438 E FRENCH PLACE 442 E  
                          FRENCH PLACE 446 E FRENCH PLACE 450 E FRENCH PLACE  
                          454 E FRENCH PLACE 456 E FRENCH PLACE 458 E FRENCH  
                          PLACE 462 E FRENCH PLACE 467 E FRENCH PLACE 471 E  
                          FRENCH PLACE 475 E FRENCH PLACE 466 E FRENCH PLACE  
                          470 E FRENCH PLACE 474 E FRENCH PLACE 478 E FRENCH  
                          PLACE  
                          HDRC Case No.: 2017-213  
                          Applicant: Samuel Aquirre  
                          Request: Finding of historic significance for the East French Place  
                          Historic District  
                          City Council Dist.: 1

**Commission**

16.    [17-3378](#)    Address/Description: 320 IDAHO ST  
                         HDRC Case No.: 2017-183  
                         Applicant: David Malley  
                         Request: Finding of Historic Significance  
                         City Council Dist.: 2
17.    [17-3374](#)    Address/Description: 205 OSTROM  
                         HDRC Case No.: 2017-135  
                         Historic District Name: River Road  
                         RIO District: RIO-1  
                         Applicant: Tobias Stapleton  
                         Request: Demolition with new construction of two residential  
                         structures and one accessory structure  
                         City Council Dist.: 1
18.    [17-3365](#)    Address/Description: 421-425 E MISTLETOE  
                         HDRC Case No.: 2017-180  
                         Historic District Name: Proposed Tobin Hill North  
                         Applicant: Ricardo Turrubiates/Tarramark Urban Homes  
                         Request: Construction of six, two story residential structures  
                         City Council Dist.: 1
19.    [17-3345](#)    Address/Description: 600 Block of Burleson, Burleson at N Olive, 631  
                         BURLESON, 1162, 1158, 1150, 1146 and 1138 N OLIVE  
                         HDRC Case No.: 2017-224  
                         Historic District Name: Dignowity Hill  
                         Applicant: Ricardo Turrubiates/TerraMark Urban Homes  
                         Request: Approval of the design of prototype 6  
                         City Council Dist.: 2
20.    [17-3352](#)    Address/Description: 1111 E CROCKETT ST  
                         HDRC Case No.: 2017-217  
                         Historic District Name: Dignowity Hill  
                         Applicant: Felix Ziga/Studio Ziga  
                         Request: Construction of a two story residential structure and rear  
                         carport  
                         City Council Dist.: 2

**Commission**

21.     [17-3333](#)     Address/Description: 1115 E CROCKETT ST  
                          HDRC Case No.: 2017-235  
                          Historic District Name: Dignowity Hill  
                          Applicant: Felix Ziga/Ziga Architecture Studio  
                          Request: Construction of a two story residential structure and rear carport  
                          City Council Dist.: 2
22.     [17-3354](#)     Address/Description: 621 CENTER ST  
                          HDRC Case No.: 2017-216  
                          Historic District Name: Dignowity Hill  
                          Applicant: Felix Ziga/Studio Ziga  
                          Request: Construction of a two story residential structure and rear carport  
                          City Council Dist.: 2
23.     [17-3347](#)     Address/Description: 819 DAWSON ST  
                          HDRC Case No.: 2017-221  
                          Historic District Name: Dignowity Hill  
                          Applicant: Felix Ziga/Ziga Architecture Studio  
                          Request: Rehabilitation, construction of a rear addition, window replacement and Historic Tax Certification  
                          City Council Dist.: 2
24.     [17-3342](#)     Address/Description: 223 W HOLLYWOOD AVE  
                          HDRC Case No.: 2017-228  
                          Historic District Name: Monte Vista  
                          Applicant: Dave Peters/Lone Star State Construction  
                          Request: Construction of rear accessory structure  
                          City Council Dist.: 1
25.     [17-3364](#)     Address/Description: 301 W HOLLYWOOD AVE  
                          HDRC Case No.: 2017-206  
                          Historic District Name: Monte Vista  
                          Applicant: Matt and Amanda Holmes  
                          Request: Rear and side yard privacy fence replacement  
                          City Council Dist.: 1

## Commission

26.     [17-3377](#)     Address/Description: 313 E MISTLETOE  
                    HDRC Case No.: 2017-110  
                    Applicant: Mark Sembera  
                    Request: Partial demolition, construction of rear addition  
                    City Council Dist.: 1
27.     [17-3361](#)     Address/Description: 325 W MISTLETOE  
                    HDRC Case No.: 2017-207  
                    Historic District Name: Monte Vista  
                    Applicant: Tyler Sibley/Pursuant Ventures  
                    Request: Window modifications  
                    City Council Dist.: 1
28.     [17-3363](#)     Address/Description: 417 E EVERGREEN  
                    HDRC Case No.: 2017-195  
                    Historic District Name: Tobin Hill  
                    Applicant: Bernardo Serra-Oliven  
                    Request: Partial demolition, new rear porch construction, fenestration  
                            modifications, demolition of existing accessory structure, construction  
                            of a new accessory structure, site modifications  
                    City Council Dist.: 1
29.     [17-3360](#)     Address/Description: 103 E HUISACHE AVE  
                    HDRC Case No.: 2017-208  
                    Historic District Name: Monte Vista  
                    Applicant: Joseph Cotton  
                    Request: Construct three additions to the primary structure, construct a  
                            second story addition to accessory structure, fenestration modifications  
                    City Council Dist.: 1
30.     [17-3362](#)     Address/Description: 531 E HUISACHE AVE  
                    HDRC Case No.: 2017-205  
                    Historic District Name: Monte Vista  
                    Applicant: Andrew Holbrook  
                    Request: Construction of rear addition, demolition of existing  
                            accessory structure, construction of new accessory structure, siding  
                            replacement, window modifications  
                    City Council Dist.: 1

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31.     [17-3351](#)     Address/Description: 131 KEARNEY ST  
                          HDRC Case No.: 2017-219  
                          Historic District Name: Lavaca  
                          Applicant: Adrian Gracia  
                          Request: Amendment to a Certificate of Appropriateness  
                          City Council Dist.: 1
32.     [17-3357](#)     Address/Description: 306 LAMAR ST  
                          HDRC Case No.: 2017-215  
                          Historic District Name: Dignowity Hill  
                          Applicant: Jalan Moharam  
                          Request: Construction of a residential structure and accessory structure  
                          City Council Dist.: 2
33.     [17-3349](#)     Address/Description: 313 E LOCUST  
                          HDRC Case No.: 2017-220  
                          Historic District Name: Tobin Hill  
                          Applicant: Robert Moritz  
                          Request: Construction of four, three story structures  
                          City Council Dist.: 1
34.     [17-3343](#)     Address/Description: 111 W JONES AVE  
                          HDRC Case No.: 2017-226  
                          RIO District: RIO-2  
                          Applicant: Ann Lewis/Lewis Sign  
                          Request: Signage  
                          City Council Dist.: 1
35.     [17-3350](#)     Address/Description: ST PAUL SQUARE HISTORIC DISTRICT,  
                          Bound by the Union Pacific Railroad to the east, Montana to the south,  
                          IH 37 S Access Road to the East and approximately N Center to the  
                          north.  
                          HDRC Case No.: 2017-218  
                          Landmark Name: Southern Pacific Railroad Station  
                          Historic District Name: St. Paul Square  
                          Applicant: Nick Harris/FSG  
                          Request: Master signage plan  
                          City Council Dist.: 2



**Commission**

36.     [17-3328](#)     Address/Description: 222 E MITCHELL ST/St John's Seminary  
                          HDRC Case No.: 2017-248  
                          Historic District Name: Mission  
                          RIO District: RIO-4  
                          Applicant: Mark Tolley/Mission DG, LTD  
                          Request: Amendment to a Certificate of Appropriateness  
                          City Council Dist.: 3
37.     [17-3341](#)     Address/Description: 402 E LOCUST  
                          HDRC Case No.: 2017-231  
                          Historic District Name: Tobin Hill  
                          Applicant: Cody Doege  
                          Request: Landscaping, driveway modifications and window  
                          replacement  
                          City Council Dist.: 1
38.     [17-3391](#)     Amendment to the Historic Design Guidelines, Window Policy  
                          Document - Addition of window assessment evaluation matrix and  
                          window comparison sheets for window repair and replacement. For  
                          commission action.

**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) 207-7720 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.**

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 - Yvette Benavides | District 6 - Kent Brittain | District 7 - Anne-Marie Grube |

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