

City of San Antonio



AGENDA

Historic and Design Review Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, August 16, 2017

3:00 PM

1901 S. Alamo

- Call to Order – Board Room, Development and Business Services Center
- Roll Call
- Chairman’s Statement
- Announcements
- Rehabber Club Wood Window Repair Certification Course - August 18-19 - 458 Furr Drive
- Historic Homeowner Fair & Infill Construction Panel Discussion- Saturday, August 26 - Pearl Stable - 9:30 AM - 3:00 PM
- Living Heritage Symposium - September 7 and 8
- Restored by Light - September 8 - Mission Concepcion - 8:30 PM
- STAR in Saint Cecilia - October 7 and 8
- 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. [17-4672](#) Address/Description: 119 E MAGNOLIA AVE
 HDRC Case No.: 2017-411
 Historic District Name: Monte Vista
 Applicant: Davis Sprinkle/Sprinkle & Company Architects
 Request: Exterior modifications, construction of rear porch,
 construction of porte-cochere, construction of rear carport, rear
 accessory structure modifications, landscaping, pool installation
 City Council Dist.: 1

2. [17-4671](#) Address/Description: 127 LOTUS ST

- HDRC Case No.: 2017-412
Applicant: Sue Ann Pemberton, FAIA
Request: Rehabilitation, Historic Tax Certification
City Council Dist.: 1
3. [17-4674](#) Address/Description: 512 N OLIVE ST
HDRC Case No.: 2017-409
Historic District Name: Dignowity Hill
Applicant: Elida Cervantes-Gros
Request: Porch modifications, window screen replacement
City Council Dist.: 2
4. [17-4667](#) Address/Description: 2500 E COMMERCE ST
HDRC Case No.: 2017-384
Applicant: USA Shade
Request: Installation of new shade structure
Public Property: Yes
City Council Dist.: 2
5. [17-4632](#) Address/Description: 621 CENTER ST
HDRC Case No.: 2017-334
Historic District Name: Dignowity Hill
Applicant: Felix Ziga/Ziga Architecture Studio
Request: Construction of a one and one half story single family
residential structure
City Council Dist.: 2
6. [17-4635](#) Address/Description: 1011 S MAIN AVE
HDRC Case No.: 2017-404
Historic District Name: Nathan
Applicant: Richard Garcia/Reasonable Remodelers
Request: Modifications to existing fencing, construction of rear
additions
City Council Dist.: 1
7. [17-4630](#) Address/Description: 501 S MAIN AVE 503 S MAIN AVE 505 S
MAIN AVE 507 S MAIN AVE 509 S MAIN AVE 400 S FLORES
ST
HDRC Case No.: 2017-408
RIO District: RIO-3

Applicant: Dale Carse/HEB
Request: Construction of a surface parking lot
City Council Dist.: 1

8. [17-4676](#) Address/Description: 115 BROADWAY
 HDRC Case No.: 2017-414
 Landmark Name: Lockwood Bank
 Applicant: Ann McGlone/Ann Benson McGlone LLC
 Request: Exterior alterations, construction of rear loading dock
 City Council Dist.: 1

9. [17-4663](#) 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: Signage
 City Council Dist.: 2

10. [17-4670](#) Address/Description: 8514 MISSION RD
 HDRC Case No.: 2017-413
 Historic District Name: Mission
 RIO District: RIO-6
 Applicant: Joe Cannata/RVK
 Request: Construction of a multi-use trail
 City Council Dist.: 3

11. [17-4679](#) Address/Description: 1315 SAN PEDRO AVE
 HDRC Case No.: 2017-416
 Landmark Name: San Pedro Springs Park
 Applicant: Eduardo Garcia/Duende Design
 Request: Construction of a linear bench, exterior modifications and
 drainage modifications
 City Council Dist.: 1

12. [17-4640](#) Address/Description: 2119 N IH 35
 HDRC Case No.: 2017-398

Historic District Name: Government Hill
Applicant: Jesse Ibarra, IV
Request: Historic Tax Certification
City Council Dist.: 2

13. [17-4644](#) Address/Description: 2222 N ALAMO ST
 HDRC Case No.: 2017-442
 Landmark Name: Acequia Madre de Valero - Archaeological Site
 Applicant: John Mize/Ford, Powell & Carson
 Request: Final approval of Alamo Colleges Administrative Complex
 City Council Dist.: 2
14. [17-4661](#) Address/Description: 1314 MUNCEY
 HDRC Case No.: 2017-392
 Historic District Name: Government Hill
 Applicant: Walter Stricker
 Request: Construction of a rear addition, construction of a 1-story rear
 accessory structure
 City Council Dist.: 2
15. [17-4665](#) Address/Description: 815 N HACKBERRY ST
 HDRC Case No.: 2017-387
 Historic District Name: Dignowity Hill
 Applicant: Eduardo Martinez
 Request: Historic Tax Certification
 City Council Dist.: 2
16. [17-4677](#) Address/Description: 903 W MARTIN
 HDRC Case No.: 2017-415
 Landmark Name: Robert B Green Hospital
 Applicant: Office of Historic Preservation
 Request: Review of National Register Nomination
 City Council Dist.: 1
17. [17-4675](#) Address/Description: 1126 N ST MARYS
 HDRC Case No.: 2017-365
 RIO District: RIO-2
 Applicant: Benito Polendo
 Request: Exterior modifications, window replacement, landscaping
 and hardscaping modifications

City Council Dist.: 1

18. [17-4639](#) Address/Description: 203 MARY LOUISE
 HDRC Case No.: 2017-399
 Historic District Name: Monticello Park
 Applicant: C. Shannon O'Malley
 Request: Replacement of clay tile roof with composition shingles
 City Council Dist.: 7
19. [17-4669](#) Address/Description: 293 W HERMOSA
 HDRC Case No.: 2017-382
 Historic District Name: Olmos Park Terrace
 Applicant: Gene Gordon
 Request: Historic Tax Verification
 City Council Dist.: 1
20. [17-4683](#) Address/Description: 2136 W SUMMIT
 HDRC Case No.: 2017-420
 Historic District Name: Monticello Park
 Applicant: Gary Perkins
 Request: Reconstruction of porte-cochere
 City Council Dist.: 7
21. [17-4678](#) Address/Description: 1115 E CROCKETT ST
 HDRC Case No.: 2017-421
 Historic District Name: Dignowity Hill
 Applicant: Felix Ziga/Ziga Architecture Studio
 Request: Construction of a carport structure
 City Council Dist.: 2
22. [17-4664](#) Address/Description: 408 DEVINE ST
 HDRC Case No.: 2017-390
 Historic District Name: Lavaca
 Applicant: Green Star Rising
 Request: Historic Tax Certification
 City Council Dist.: 1

INDIVIDUAL CONSIDERATION

23. [17-4636](#) Address/Description: 114/118 SOLEDAD ST
 HDRC Case No.: 2017-402

Landmark Name: Masonic Building / Old Bexar County Courthouse
Historic District Name: Main/Military Plaza
RIO District: RIO-3
Applicant: David Merritt/Merritt Development Group
Request: Construction of an eight story hotel on the River Walk
City Council Dist.: 1

24. [17-4662](#) Address/Description: 901 E HOUSTON ST
 HDRC Case No.: 2017-391
 Landmark Name: Gillespie Ford / Bimbi Shoes
 Applicant: Matt Wilson/Chandler Signs
 Request: Signage for previously approved new construction
 City Council Dist.: 1
25. [17-4633](#) Address/Description: 303 KING WILLIAM
 HDRC Case No.: 2017-406
 Landmark Name: Stevens / James House
 Historic District Name: King William
 RIO District: RIO-4
 Request: Installation of fencing and a planter box in the front yard
 planting strip and at sidewalk
26. [17-4673](#) Address/Description: 309 PIERCE
 HDRC Case No.: 2017-410
 Historic District Name: Government Hill
 Applicant: Nicole Garza
 Request: Construction of a two story, single family residential
 structure
 City Council Dist.: 2
27. [17-4638](#) Address/Description: 319 W MITCHELL ST
 HDRC Case No.: 2017-400
 RIO District: RIO-4
 Applicant: Mariela Valdivia
 Request: Construction of a four story, multi-family residential
 structure
 City Council Dist.: 5
28. [17-4668](#) Address/Description: 515 S ST MARYS
 HDRC Case No.: 2017-381

Landmark Name: Hermann Son's Building
RIO District: RIO-3
Applicant: Christine Garcia
Request: Signage
City Council Dist.: 1

29. [17-4641](#) Address/Description: 415 WILLOW DR
 HDRC Case No.: 2017-397
 Historic District Name: Dignowity Hill
 Applicant: Eduardo Villalon
 Request: Construction of a 2-story, single family residential structure
 City Council Dist.: 2
30. [17-4645](#) Address/Description: 814 BURNET ST
 HDRC Case No.: 2017-396
 Historic District Name: Dignowity Hill
 Applicant: Felix Ziga/Ziga Architecture Studio
 Request: Construction of four, 2-story, single family residential
 structures
 City Council Dist.: 2
31. [17-4647](#) Address/Description: 350 HOEFGEN AVE
 HDRC Case No.: 2017-393
 Landmark Name: Southern Pacific Railroad Station
 Historic District Name: St. Paul Square
 Applicant: Jeanne Whitehead/EMR, Inc
 Request: Construction of metal canopy structure
 City Council Dist.: 2
32. [17-4637](#) Address/Description: 1102 S FLORES ST
 HDRC Case No.: 2017-401
 Landmark Name: Fire Station #12
 Historic District Name: Nathan
 Applicant: Shelton Grona
 Request: Construction of a carport structure
 City Council Dist.:1
33. [17-4646](#) Address/Description: 217 CEDAR ST
 HDRC Case No.: 2017-395
 Historic District Name: King William

Applicant: Jim Poteet/Poteet Architects
Request: Construction of a rear addition, porch column replacement,
exterior modifications and porch decking replacement
City Council Dist.: 1

34. [17-4634](#) Address/Description: 131 KEARNEY ST
 HDRC Case No.: 2017-405
 Historic District Name: Lavaca
 Applicant: Adrian Gracia
 Request: Construction of a two story, single family residential
 structure
 City Council Dist.: 1
35. [17-4660](#) Address/Description: 505 W RUSSELL PLACE
 HDRC Case No.: 2017-394
 Historic District Name: Monte Vista
 Applicant: Joseph Milligan
 Request: Replacement of wooden porch decking with composite
 decking
 City Council Dist.: 1
36. [17-4631](#) Address/Description: 305 LAMAR ST
 HDRC Case No.: 2017-407
 Historic District Name: Dignowity Hill
 Applicant: Michelle McKenna
 Request: Construction of a rear addition
 City Council Dist.: 2
37. [17-4666](#) Address/Description: 306 E CAROLINA ST
 HDRC Case No.: 2017-385
 Historic District Name: Lavaca
 Applicant: Victor Chapa/CMRE Enterprises
 Request: Window replacement
 City Council Dist.: 1

Approval of the April 5, 2017, April 19, 2017, May 3, 2017, and May 17, 2017, 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

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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 - John Bustamante | District 6 - Kent Brittain | District 7 - Anne-Marie Grube |

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