

# City of San Antonio



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

Development and Business Services

Center

1901 South Alamo

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**Wednesday, September 6, 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
- Historic Homeowner Fair & Infill Design Workshop - Saturday, September 30- Pearl Stable - 10:00 AM - 3:30 PM
- Living Heritage Symposium - September 7 and 8
- Restored by Light - September 8 - Mission Concepcion - 6:00 PM - 11:00 PM
- STAR in Saint Cecilia - October 7 and 8
- Election of the Vice Chairman of the Historic and Design Review Commission
- 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.     [17-5002](#)     Address/Description: 803 N CHERRY ST  
                    HDRC Case No.: 2017-D05  
                    District: Downtown Business District  
                    Applicant: Ignacio Aliaga / A+B Architecture  
                    Legal Description: The east irregular 223.34 feet of ARB B, Block 30,  
                    NCB 527  
                    Request: New construction – multi-family and retail mixed use  
                    City Council Dist.: 2

2.     [17-5004](#)     Address/Description: 127 CROFTON  
                          HDRC Case No.: 2017-456  
                          Landmark Name: McNulty/Travelers House  
                          Historic District Name: King William  
                          Applicant: Delores & Gregory Ellis  
                          Request: Construction of an addition to an existing accessory structure  
                          City Council Dist.: 1
  
3.     [17-4973](#)     Address/Description: 109 W FRENCH PLACE  
                          HDRC Case No.: 2017-441  
                          Historic District Name: Monte Vista  
                          Applicant: Jamie Galvan  
                          Request: Installation of fencing  
                          City Council Dist.: 1
  
4.     [17-4972](#)     Address/Description: 403 BLUE STAR  
                          HDRC Case No.: 2017-442  
                          RIO District: RIO-4  
                          Applicant: Mary Williams/Pinnacle Sign Team, Inc  
                          Request: Signage at Suite 105  
                          City Council Dist.: 5
  
5.     [17-4987](#)     Address/Description: 609 BARBE ST  
                          HDRC Case No.: 2017-429  
                          Historic District Name: King William  
                          Applicant: Evan Morris  
                          Request: Construction of a rear addition, exterior modifications  
                          City Council Dist.: 1
  
6.     [17-4976](#)     Address/Description: 1943 W MAGNOLIA AVE  
                          HDRC Case No.: 2017-438  
                          Historic District Name: Monticello Park  
                          Applicant: Kevin Priest  
                          Request: Construction of a rear addition  
                          City Council Dist.: 7
  
7.     [17-4979](#)     Address/Description: 106 GRAMERCY PLACE  
                          HDRC Case No.: 2017-437  
                          Historic District Name: Monte Vista  
                          Applicant: Damon and Julie VanZandt  
                          Request: Historic Tax Certification

City Council Dist.: 1

8.     [17-4978](#)     Address/Description: 106 GRAMERCY PLACE  
                    HDRC Case No.: 2017-437  
                    Historic District Name: Monte Vista  
                    Applicant: Damon and Julie VanZandt  
                    Request: Historic Tax Verification  
                    City Council Dist.: 1
  
9.     [17-4989](#)     Address/Description: 1003 S MAIN AVE  
                    HDRC Case No.: 2017-426  
                    Historic District Name: Nathan  
                    Applicant: Linda McMullen/LC Consulting  
                    Request: Historic Tax Certification  
                    City Council Dist.: 1
  
10.    [17-4990](#)     Address/Description: 1003 S MAIN AVE  
                    HDRC Case No.: 2017-426  
                    Historic District Name: Nathan  
                    Applicant: Linda McMullen/LC Consulting  
                    Request: Historic Tax Verification  
                    City Council Dist.: 1
  
11.    [17-4995](#)     Address/Description: 514 N PINE ST  
                    HDRC Case No.: 2017-417  
                    Historic District Name: Dignowity Hill  
                    Applicant: Aaron Retersdorf  
                    Request: Historic Tax Certification  
                    City Council Dist.: 2
  
12.    [17-5023](#)     Address/Description: 514 N PINE ST  
                    HDRC Case No.: 2017-463  
                    Historic District Name: Dignowity Hill  
                    Applicant: Aaron Retersdorf  
                    Request: Historic Tax Verification  
                    City Council Dist.: 2
  
13.    [17-4993](#)     Address/Description: 525 N COLORADO ST  
                    HDRC Case No.: 2017-418  
                    Applicant: Paul Gomez  
                    Request: Historic Tax Certification

City Council Dist.: 5

14.    [17-4992](#)    Address/Description: 3903 N ST MARYS  
                  HDRC Case No.: 2017-423  
                  Landmark Name: Brackenridge Park  
                  RIO District: RIO-1  
                  Applicant: Michael Rey, AIA/Overland Partners  
                  Request: Construction of an addition to an existing structure  
                  City Council Dist.: 2
15.    [17-4982](#)    Address/Description: 1121 E CROCKETT ST  
                  HDRC Case No.: 2017-432  
                  Historic District Name: Dignowity Hill  
                  Applicant: Felix Ziga/Ziga Architecture Studio, PLLC  
                  Request: Driveway modifications, sidewalk installaiton landscaping and  
                  fencing modifications  
                  City Council Dist.: 2
16.    [17-4988](#)    Address/Description: 835 LAMAR ST  
                  HDRC Case No.: 2017-427  
                  Historic District Name: Dignowity Hill  
                  Request: Historic Tax Verification  
                  City Council Dist.: 2
17.    [17-4981](#)    Address/Description: 209 CEDAR ST  
                  HDRC Case No.: 2017-433  
                  Landmark Name: Stapper, Felix - House #1  
                  Historic District Name: King William  
                  Applicant: Alberto Gonima  
                  Request: Construction of a rear addition  
                  City Council Dist.: 1
18.    [17-4971](#)    Address/Description: 932 N PINE ST  
                  HDRC Case No.: 2017-443  
                  Historic District Name: Dignowity Hill  
                  Applicant: Juan Garcia  
                  Request: Installation of composite porch decking  
                  City Council Dist.: 2

19.    [17-4983](#)    Address/Description: 1610 E HOUSTON ST 1602 E HOUSTON ST  
                         HDRC Case No.: 2017-431  
                         Historic District Name: Dignowity Hill  
                         Applicant: Laurence Seiterle  
                         Request: Exterior modifications, site work, rehabilitation and signage  
                         City Council Dist.: 2
20.    [17-5005](#)    Address/Description: 1830 N PINE ST  
                         HDRC Case No.: 2017-455  
                         Historic District Name: Government Hill  
                         Applicant: Ariela Anelli  
                         Request: Installation of a door and entrance stairs at rear addition,  
                         xeriscaping and landscaping  
                         City Council Dist.: 1
21.    [17-4980](#)    Address/Description: 315 STIEREN  
                         HDRC Case No.: 2017-435  
                         Landmark Name: MacDonald House  
                         Historic District Name: King William  
                         Applicant: James Benfield  
                         Request: Exterior modifications, removal of composite shingle roof and  
                         installation of standing seam metal, landscaping and hardscaping  
                         modifications  
                         City Council Dist.: 1
22.    [17-4975](#)    Address/Description: 1530 E HOUSTON ST  
                         HDRC Case No.: 2017-439  
                         Historic District Name: Dignowity Hill  
                         Applicant: Jose Garcia  
                         Request: Porch reconstruction, construction of stairway  
                         City Council Dist.: 2
23.    [17-4991](#)    Address/Description: 1108 S FLORES ST  
                         HDRC Case No.: 2017-425  
                         Historic District Name: Nathan  
                         Applicant: Scott Glenn  
                         Request: Exterior modifications, roof top addition, fenestration  
                         modifications and signage  
                         City Council Dist.: 1

24.     [17-4970](#)     Address/Description: 1974 S ALAMO ST  
                    HDRC Case No.: 2017-444  
                    RIO District: RIO-7  
                    Applicant: Lori Orr  
                    Request: Construction of additions, site modifications and signage  
                    City Council Dist.: 1

#### INDIVIDUAL CONSIDERATION

25.     [17-4996](#)     Address/Description: 9900 ESPADA RD 10040 ESPADA RD  
                    HDRC Case No.: 2017-150  
                    Landmark Name: Mission Espada  
                    Historic District Name: Mission  
                    RIO District: RIO-6  
                    MPOD District: MPOD-4  
                    Applicant: Stuart Johnson/San Antonio River Foundation  
                    Request: Public art installation at Mission Espada Portal  
                    City Council Dist.: 3
26.     [17-4994](#)     Address/Description: 715 GRANT AVE  
                    HDRC Case No.: 2017-419  
                    Landmark Name: Jackson, John and Alice B - House  
                    Applicant: Michael Perez  
                    Request: Construction of four, two story, single family residential  
                            structures  
                    City Council Dist.: 1
27.     [17-4999](#)     Address/Description: 1007 S ALAMO ST  
                    HDRC Case No.: 2017-368  
                    Landmark Name: Kinsley House  
                    Historic District Name: King William  
                    Applicant: Julie Hasdorff  
                    Request: Signage  
                    City Council Dist.: 1
28.     [17-4997](#)     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

29.     [17-5001](#)     Address/Description: 502 E GUENTHER ST 508 E GUENTHER ST  
Landmark Name: Raba Studio / Goldbeck House, Raba House  
Historic District Name: King William  
Applicant: David Armendariz  
Request: Removal of front yard turf and installation of gravel,  
xeriscaping and landscaping  
City Council Dist.: 1
30.     [17-4998](#)     Address/Description: 609 HAYS ST  
HDRC Case No.: 2017-372  
Historic District Name: Dignowity Hill  
Applicant: Allison Hu  
Request: Historic Tax Certification  
City Council Dist.: 2
31.     [17-5000](#)     Address/Description: 830 N PINE ST  
HDRC Case No.: 2017-352  
Historic District Name: Dignowity Hill  
Applicant: Justin Abt  
Request: Historic Tax Certification  
City Council Dist.: 2
32.     [17-4984](#)     Address/Description: 814 N PINE ST  
HDRC Case No.: 2017-430  
Historic District Name: Dignowity Hill  
Applicant: Cotton Estes  
Request: Construction of a two story, single family residential structure  
City Council Dist.: 2
33.     [17-4985](#)     Address/Description: 820 HAYS ST  
HDRC Case No.: 2017-158  
Historic District Name: Dignowity Hill  
Applicant: Alonzo Alston/Sol Studio Architects  
Request: Construction of a single story, single family residential  
structure  
City Council Dist.: 2

34.     [17-5012](#)     Address/Description: 117 BUFORD ALLEY  
                          HDRC Case No.: 2017-451  
                          Historic District Name: Dignowity Hill  
                          Applicant: Thelma Pena  
                          Request: Construction of a rear addition  
                          City Council Dist.: 2
35.     [17-5011](#)     Address/Description: 529 DEVINE  
                          HDRC Case No.: 2017-454  
                          Historic District Name: Lavaca  
                          Applicant: Wade Lewis  
                          Request: Window replacement  
                          City Council Dist.: 1
36.     [17-5003](#)     Address/Description: 849 E COMMERCE ST  
                          HDRC Case No.: 2017-403  
                          RIO District: RIO-3  
                          Applicant: Kaufman & Killen, Inc  
                          Request: Amendments to the existing master signage plan  
                          City Council Dist.: 1

Approval of the June 7, 2017, and June 21, 2017, Historic and Design Review Commission 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) 207-7720 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 - John Bustamante | District 6 - Kent Brittain | District 7 - Anne-Marie Grube |

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