

# City of San Antonio



## AGENDA Historic and Design Review Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, November 15, 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
- Mission Design Manual Community Meeting, November 27, Stinson Airport, 6 pm - 8 pm
- Historic Districts Coalition Meeting, November 17, 8:15 am, Board Room
- SAPreservation 5k - Downtown Holiday Tour, December 5
- 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. [17-6243](#) Address/Description: 803 N CHERRY  
HDRC Case No.: 2017-D05  
District: Downtown Business District  
Applicant: Ignacio Aliaga / A+B Architecture, James McKnight / Brown & Ortiz, PC  
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.     [17-6262](#)     Address/Description: 307 Dwyer Avenue and the east side of the 400 Block of South Main Avenue  
HDRC Case No.: 2018-D01  
District: Downtown Business District  
Applicant: Josh Polluck, Argyyle Residential  
Request: Increased building height and addition of retail and live/work components to a previously approved multi-family residential project  
City Council Dist.: 1
  
3.     [17-6245](#)     Address/Description: 925 BURNET  
HDRC Case No.: 2017-448  
Historic District Name: Dignowity Hill  
Applicant: Cyrus Askin  
Request: Historic Tax Certification  
City Council Dist.: 2
  
4.     [17-6246](#)     Address/Description: 925 BURNET  
HDRC Case No.: 2017-449  
Historic District Name: Dignowity Hill  
Applicant: Cyrus Askin  
Request: Historic Tax Verification  
City Council Dist.: 2
  
5.     [17-6231](#)     Address/Description: 420 BROADWAY  
HDRC Case No.: 2017-306  
Landmark Name: San Antonio Light Building  
RIO District: RIO-2  
Applicant: Adam Reed/Ford, Powell & Carson  
Request: Rehabilitation, exterior modifications and site work  
City Council Dist.: 1
  
6.     [17-6230](#)     Address/Description: 113 LINDELL PLACE  
HDRC Case No.: 2017-555  
Historic District Name: River Road  
RIO District: RIO-1  
Applicant: Felix Ziga/Ziga Architecture Studio  
Request: Rehabilitation, construction of a carport and Historic Tax Certification  
City Council Dist.: 1

7.     [17-6219](#)     Address/Description: 436 DEVINE ST  
                    HDRC Case No.: 2017-560  
                    Historic District Name: Lavaca  
                    Applicant: Allison Hu  
                    Request: Construction of a rear addition, rehabilitation  
                    City Council Dist.: 1
  
8.     [17-6244](#)     Address/Description: 100 MONTANA  
                    HDRC Case No.: 2017-582  
                    Landmark Name: Roatzsch-Griesenbeck-Arciniega House  
                    Applicant: James LeFlore, Department of Arts and Culture  
                    Request: Public Art Installation  
                    City Council Dist.: 2
  
9.     [17-6209](#)     Address/Description: 715 GRANT AVE  
                    HDRC Case No.: 2017-572  
                    Landmark Name: Jackson, John and Alice B - House  
                    Applicant: Michael Perez/MP2 Home Restoration, LLC  
                    Request: Construction of four, two story single family residential  
                            structures  
                    City Council Dist.: 1
  
10.    [17-6210](#)     Address/Description: 2119 N IH 35  
                    HDRC Case No.: 2017-571  
                    Historic District Name: Government Hill  
                    Applicant: Jesse Ibarra IV  
                    Request: Historic Tax Verification  
                    City Council Dist.: 2
  
11.    [17-6212](#)     Address/Description: 7615 KENNEDY HILL  
                    HDRC Case No.: 2017-569  
                    Historic District Name: Brooks School of Aerospace Medicine  
                    Applicant: ACM Hub LLC  
                    Request: Installation of an eight foot tall perforated screen  
                    City Council Dist.: 3

12.     [17-6213](#)     Address/Description: 411 BARRERA  
                          HDRC Case No.: 2017-568  
                          Applicant: James Ed Carleton, AIA/DHR Architects  
                          Request: Exterior modifications, entrance modifications  
                          City Council Dist.: 1
13.     [17-6235](#)     Address/Description: 423 E FRENCH PLACE  
                          HDRC Case No.: 2017-548  
                          Historic District Name: E French Place  
                          Applicant: Preston Granger  
                          Request: Construction of a rear addition  
                          City Council Dist.: 1
14.     [17-6232](#)     Address/Description: 2915 E COMMERCE ST  
                          HDRC Case No.: 2017-551  
                          Public Property: Yes  
                          Applicant: Beth Wells  
                          Request: Installation of a splash pad and sidewalk, grading and  
                          landscaping modifications  
                          City Council Dist.: 2
15.     [17-6227](#)     Address/Description: 409 FLORIDA ST  
                          HDRC Case No.: 2017-559  
                          Historic District Name: Lavaca  
                          Applicant: Peter French  
                          Request: Construction of a rear accessory structure  
                          City Council Dist.: 1
16.     [17-6229](#)     Address/Description: 737 E MAGNOLIA AVE  
                          HDRC Case No.: 2017-509  
                          Historic District Name: River Road  
                          RIO District: RIO-1  
                          Applicant: Felix Ziga/Ziga Architecture Studio  
                          Request: Construction of a two story, single family residential structure  
                          and one story carport  
                          City Council Dist.: 1

17.     [17-6248](#)     Address/Description: 1506 E HOUSTON  
                          HDRC Case No.: 2017-679  
                          Historic District Name: Dignowity Hill  
                          Applicant: Jean Luc Mette  
                          Request: Fencing, porch railing installation, signage, landscaping and  
                          painting  
                          City Council Dist.: 2
  
18.     [17-6255](#)     Address/Description: 618 DAWSON  
                          Historic District Name: Dignowity Hill  
                          Applicant: Dustin Brisco  
                          Request: Exterior modifications, rehabilitation  
                          City Council Dist.: 2
  
19.     [17-6216](#)     Address/Description: 511 N MONUMENTAL  
                          HDRC Case No.: 2017-563  
                          Historic District Name: Dignowity Hill  
                          Applicant: Mario Herrera  
                          Request: Construction of a rear addition, rehabilitation, exterior  
                          modifications  
                          City Council Dist.: 2
  
20.     [17-6205](#)     Address/Description: 3003 BROADWAY  
                          HDRC Case No.: 2017-575  
                          RIO District: RIO-1  
                          Applicant: Xavier Gonzalez/GRG Architecture  
                          Request: Construction of a one story commercial structure  
                          City Council Dist.: 2
  
21.     [17-6218](#)     Address/Description: 431 ADAMS ST  
                          HDRC Case No.: 2017-561  
                          Historic District Name: King William  
                          Applicant: Hoda Cummings  
                          Request: Construction of a rear accessory structure  
                          City Council Dist.: 1

22.     [17-6233](#)     Address/Description: 213 SWEET  
                          HDRC Case No.: 2017-550  
                          Historic District Name: Nathan  
                          Applicant: Sylvia Trevino  
                          Request: Rehabilitation and construction of a rear addition, demolition  
                          of a rear accessory structure  
                          City Council Dist.: 1

#### INDIVIDUAL CONSIDERATION

23.     [17-6241](#)     Address/Description: 437 NATALEN AVE 433 NATALEN AVE  
                          HDRC Case No.: 2017-534  
                          Applicant: Joan Brooks/Mahncke park Neighborhood Association  
                          Board of Directors  
                          Request: A request for review by the HDRC regarding eligibility of the  
                          property located at 433 and 437 Natalen Ave for landmark designation.  
                          City Council Dist.: 2
24.     [17-6239](#)     Address/Description: 445 NATALEN AVE 447 NATALEN AVE  
                          HDRC Case No.: 2017-535  
                          Applicant: Joan Brooks/Mahncke Park Neighborhood Association  
                          Board of Directors  
                          Request: A request for review by the HDRC regarding eligibility of the  
                          property located at 445 and 447 Natalen Avenue for landmark  
                          designation.  
                          City Council Dist.: 2

25.    [17-6242](#)    Address/Description: 540 S ST MARYS  
                         HDRC Case No.: 2017-536  
                         Landmark Name: Limestone Building  
                         Historic District Name: La Villita  
                         RIO District: RIO-3  
                         Applicant: David Quinn/Sombrilla  
                         Request: Installation of signage and awnings  
                         City Council Dist.: 1
26.    [17-6214](#)    Address/Description: 633 S ST MARYS  
                         HDRC Case No.: 2017-565  
                         RIO District: RIO-3  
                         Applicant: Heidi Haese Jenifer Earnshaw/Greystar  
                         Request: Installation of wall graphics at the River Walk level and a wall  
                         sign  
                         City Council Dist.: 1
27.    [17-6250](#)    Address/Description: 223 W HOLLYWOOD  
                         HDRC Case No.: 2017-581  
                         Historic District Name: Monte Vista  
                         Applicant: Bernice Beck  
                         Request: Construction of a rear accessory structure  
                         City Council Dist.: 1
28.    [17-6236](#)    Address/Description: 313 E LOCUST  
                         HDRC Case No.: 2017-544  
                         Historic District Name: Tobin Hill  
                         Applicant: Robert Moritz/DHR Architects  
                         Request: Construction of two, two story duplexes  
                         City Council Dist.: 1
29.    [17-6204](#)    Address/Description: 222 W GUENTHER ST 210 NATHAN  
                         HDRC Case No.: 2017-576  
                         Historic District Name: Nathan  
                         Applicant: Robert Murray  
                         Request: Rehabilitation, construction of a rear addition, demolition of  
                         an existing accessory structure, construction of a replacement  
                         accessory structure, fencing, window replacement, exterior  
                         modifications and Historic Tax Certification  
                         City Council Dist.: 1

30.    [17-6234](#)    Address/Description: 305 LAMAR ST  
                         HDRC Case No.: 2017-549  
                         Historic District Name: Dignowity Hill  
                         Applicant: Michelle McKenna  
                         Request: Window replacement, exterior modifications  
                         City Council Dist.: 2
31.    [17-6226](#)    Address/Description: 729 N PINE ST  
                         HDRC Case No.: 2017-567  
                         Historic District Name: Dignowity Hill  
                         Applicant: Aaron Morosini  
                         Request: Removal of ribbon driveway and installation of gravel  
                         City Council Dist.: 2
32.    [17-6217](#)    Address/Description: 293 W HERMOSA  
                         HDRC Case No.: 2017-562  
                         Historic District Name: Olmos Park Terrace  
                         Applicant: JB Woolf Sheds  
                         Request: Construction of a carport  
                         City Council Dist.: 1
33.    [17-6249](#)    Address/Description: 1200 IOWA  
                         HDRC Case No.: 2017-580  
                         Historic District Name: Knob Hill  
                         Applicant: Debbra Holcomb  
                         Request: Exterior modifications, fenestration modifications, wood  
                         window replacement, Historic Tax Certification  
                         City Council Dist.: 2
34.    [17-6206](#)    Address/Description: 211 N PECOS LA TRINIDAD  
                         HDRC Case No.: 2017-574  
                         Historic District Name: Cattleman Square  
                         Applicant: Chris Castillo  
                         Request: Fencing  
                         City Council Dist.: 5



35.     [17-6208](#)     Address/Description: 1021 N PALMETTO  
                          HDRC Case No. 2017-502  
                          Historic District Name: Dignowity Hill  
                          Applicant: Ricardo McCullough  
                          Request: Construction of a two story, single family residential structure  
                          City Council Dist.: 2
36.     [17-6207](#)     Address/Description: 110 E MULBERRY AVE  
                          HDRC Case No.: 2017-573  
                          Historic District Name: Monte Vista  
                          Applicant: Ricardo McCullough  
                          Request: Construction of a two story addition, window replacement,  
                          exterior modifications  
                          City Council Dist.: 1
37.     [17-6211](#)     Address/Description: 402 E EVERGREEN  
                          HDRC Case No.: 2017-570  
                          Historic District Name: Tobin Hill  
                          Applicant: Criswell Humphrey/CCH Projects LLC  
                          Request: Exterior modifications, demolition of rear accessory structure  
                          City Council Dist.: 1
38.     [17-6228](#)     Address/Description: 246 CLUB DR  
                          HDRC Case No.: 2017-558  
                          Historic District Name: Monticello Park  
                          Applicant: Homer Lopez, Homer Construction  
                          Request: Replacement of tile roofing with shingles  
                          City Council Dist.: 7
39.     [17-6247](#)     Address/Description: 402 & 406 CENTER ST, 139, 126, 122 & 120 N  
                          CHERRY, 134, 130, 126 N SWISS  
                          HDRC Case No.: 2017-556  
                          Historic District Name: Dignowity Hill  
                          Applicant: Ricardo Turrubiates/Terramark  
                          Request: Conceptual approval of a site plan for a twenty-four unit  
                          townhome development  
                          City Council Dist.: 2

- Approval of the October 18, 2017, and November 1, 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 5 - John Bustamante - Vice Chair |

District 1 - Curtis Fish | District 2 - Daniel Lazarine | District 3 - Edward A. Garza |

District 4 - Michael Connor | District 6 - Kent Brittain | District 7 - Anne-Marie Grube |

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