

City of San Antonio



AGENDA

Historic and Design Review Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, December 6, 2017

3:00 PM

1901 S. Alamo

12:45 p.m. – Work Session – Briefing on World Heritage Business Pilot Program. No action to be taken.

- Call to Order – Board Room, Development and Business Services Center
- Roll Call
- Chairman’s Statement
- Announcements
- 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. [17-6593](#) Address/Description: 210 DEVINE ST
HDRC Case No.: 2017-583
Historic District Name: Lavaca
Applicant: Nate Manfred/French & Michigan
Request: Construction of a roof structure over an existing patio at the rear of the structure
City Council Dist.: 1

2. [17-6588](#) Address/Description: 115 DEVINE ST
HDRC Case No.: 2017-587
Historic District Name: Lavaca
Applicant: Hilary Scruggs
Request: New construction of a two story, single family residential structure and rear accessory structure
City Council Dist.: 1

3. [17-6590](#) Address/Description: 622 CEDAR ST
HDRC Case No.: 2017-497
Historic District Name: King William
Applicant: Felix Ziga/Ziga Architecture Studio
Request: Construction of a rear addition, reconstruction of a side addition and construction of a rear porch
City Council Dist.: 1

4. [17-6592](#) Address/Description: 525 MADISON ST
HDRC Case No.: 2017-584
Landmark Name: Devine, Thomas N - House
Historic District Name: King William
RIO District: RIO-4
Applicant: Nathan Manfred/French & Michigan
Request: Construction of a rear accessory structure
City Council Dist.: 1

5. [17-6607](#) Address/Description: 1118 S ALAMO ST
HDRC Case No.: 2017-605
Historic District Name: King William
Applicant: King William Association
Request: Installation of art benches
City Council Dist.: 1

6. [17-6585](#) Address/Description: 506 S MAIN AVE / 415 DWYER AVE / Right of Way above Cesar E Chavez Blvd
HDRC Case No.: 2017-590
RIO District: RIO-3
Historic District Name: Arsenal
Applicant: Dale Carse/HEB Grocery Company
Request: Construction of a six level parking structure and pedestrian bridge across Cesar E Chavez Blvd
City Council Dist.: 1
7. [17-6580](#) Address/Description: 710 S ST MARYS 511 S PRESA ST
HDRC Case No.: 2017-596
Historic District Name: Lavaca
Applicant: Sanders Architecture
Request: Signage and mural installation
City Council Dist.: 1
8. [17-6581](#) Address/Description: 205 OSTROM
HDRC Case No.: 2017-595
Historic District Name: River Road
RIO District: RIO-1
Applicant: Tobias Stapleton
Request: Construction of a two story, rear accessory structure and rehabilitation of the historic structure
City Council Dist.: 1
9. [17-6609](#) 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
10. [17-6589](#) Address/Description: 430 BURLESON ST
HDRC Case No.: 2017-586
Historic District Name: Dignowity Hill
Applicant: Monica Ramirez
Request: Installation of front yard fencing
City Council Dist.: 2

11. [17-6572](#) Address/Description: 514 SHERMAN ST
HDRC Case No.: 2017-598
Historic District Name: Dignowity Hill
Applicant: Selina Angel
Request: Installation of solar panels
City Council Dist.: 2

12. [17-6571](#) Address/Description: 518 SHERMAN ST
HDRC Case No.: 2017-599
Historic District Name: Dignowity Hill
Applicant: Selina Angel
Request: Installation of solar panels
City Council Dist.: 2

13. [17-6631](#) Address/Description: 2111 W MULBERRY AVE
HDRC Case No.: 2017-585
Historic District Name: Monticello Park
Applicant: Nate Manfred/French & Michigan
Request: Exterior modifications to a rear accessory structure
City Council Dist.: 7

14. [17-6597](#) Address/Description: 723 BROOKLYN AVE
HDRC Case No.: 2017-540
Landmark Name: Nesbitt House
RIO District: RIO-2
Applicant: Patrick Christensen
Request: Relocation of historic structure
City Council Dist.: 1

15. [17-6586](#) Address/Description: 815 N HACKBERRY ST
HDRC Case No.: 2017-589
Historic District Name: Dignowity Hill
Applicant: Eduardo Martinez
Request: Historic Tax Verification
City Council Dist.: 2

16. [17-6616](#) Address/Description: 930 LAMAR ST
HDRC Case No.: 2017-618
Historic District Name: Dignowity Hill
Applicant: Poma Properties
Request: rear addition, rear deck, window replacement, fenestration changes, fencing
City Council Dist.: 2

17. [17-6622](#) Address/Description: 407 MISSION ST
HDRC Case No.: 2017-434
Landmark Name: Wharton House
Historic District Name: King William
Applicant: Mike Rod/Iron Clad Roofing & Renovations
Request: Standing seam metal roof alteration, Historic Tax Verification
City Council Dist.: 1

18. [17-6617](#) Address/Description: 271 W WILDWOOD
HDRC Case No.: 2017-617
Historic District Name: Olmos Park Terrace
Applicant: Julia Castillo
Request: Installation of a wood privacy fence in front of side porch to connect to an existing rear yard fence
City Council Dist.: 1

19. [17-6621](#) Address/Description: 402 E EVERGREEN
HDRC Case No.: 2017-610
Historic District Name: Tobin Hill
Applicant: Criswell Humphrey/CCH Projects LLC
Request: Historic Tax Certification
City Council Dist.: 1

20. [17-6619](#) Address/Description: 517 E HOUSTON ST/Albert Maverick Building
HDRC Case No.: 2017-612
Landmark Name: Rosenberg, Frank Building
Historic District Name: Alamo Plaza
Request: Installation of a temporary plastic screen storefront system
City Council Dist.: 1

21. [17-6563](#) Address/Description: 230 W LYNWOOD
HDRC Case No.: 2017-603
Historic District Name: Monte Vista
Applicant: Nate Manfred/French & Michigan
Request: Retaining wall replacement, landscaping modifications
City Council Dist.: 1
22. [17-6591](#) 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
23. [17-6568](#) Address/Description: 318 MCCULLOUGH AVE
HDRC Case No.: 2017-602
Landmark Name: YWCA
RIO District: RIO-2
Applicant: Southwest Signs
Request: Signage replacement
City Council Dist.: 1

INDIVIDUAL CONSIDERATION

24. [17-6598](#) Address/Description: 901 NOGALITOS ST 905 NOGALITOS ST
HDRC Case No.: 2017-533
Applicant: Vincent Michael/San Antonio Conservation Society
Request: A request for review by the HDRC regarding eligibility of the
property located at 901 Nogalitos for landmark designation.
City Council Dist.: 5
25. [17-6596](#) Address/Description: 819 AUGUSTA
HDRC Case No.: 2017-541
Landmark Name: King, Claudius - House
RIO District: RIO-2
Applicant: Patrick Christensen
Request: Relocation of historic structure
City Council Dist.: 1

26. [17-6614](#) 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
City Council Dist.: 1
27. [17-6569](#) Address/Description: 111 DALLAS ST
HDRC Case No.: 2017-601
Landmark Name: Baptist Memorial Hospital, School of Nursing
Applicant: Jonathan Nee/Robins and Morton
Request: Entry modifications, installation of new canopy structures
City Council Dist.: 1
28. [17-6587](#) Address/Description: 814 BURNET ST
HDRC Case No.: 2017-588
Historic District Name: Dignowity Hill
Applicant: Felix Ziga/Ziga Architecture Studio
Request: Construction of four, two story, single family residential structures
City Council Dist.: 2
29. [17-6608](#) 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
30. [17-6615](#) Address/Description: 204 NOLAN
HDRC Case No.: 2017-619
Landmark Name: Dullnig / Schneider House
Historic District Name: Healy-Murphy
Applicant: Fernando Aguilar/Slay Architecture
Request: Gutter installation on front porch
City Council Dist.: 2

31. [17-6573](#) Address/Description: 2247 W WOODLAWN
HDRC Case No.: 2017-597
Historic District Name: Monticello Park
Applicant: Pablo Garza Jr
Request: Siding replacement
City Council Dist.: 7
32. [17-6632](#) Address/Description: 130 W WOODLAWN
HDRC Case No.: 2017-609
Historic District Name: Monte Vista
Applicant: Galvez Works LLC
Request: Front porch modifications
City Council Dist.: 1
33. [17-6623](#) Address/Description: 401 E LOCUST
HDRC Case No.: 2017-522
Historic District Name: Tobin Hill
Applicant: Varco Builder of Texas LLC
Request: Carport construction, rear deck awning installation, and front yard fencing
City Council Dist.: 1
34. [17-6570](#) Address/Description: 301 W HOLLYWOOD AVE
HDRC Case No.: 2017-600
Historic District Name: Monte Vista
Applicant: Amanda Holmes
Request: Fencing
City Council Dist.: 1
35. [17-6588](#) Address/Description: 115 DEVINE ST
HDRC Case No.: 2017-587
Historic District Name: Lavaca
Applicant: Hilary Scruggs
Request: New construction of a two story, single family residential structure and rear accessory structure
City Council Dist.: 1

36. [17-6562](#) Address/Description: 212 E ROSEWOOD AVE
HDRC Case No.: 2017-604
Historic District Name: Monte Vista
Applicant: Vernon Bryant/BRC Remodeling Group
Request: Rear accessory structure modifications
City Council Dist.: 1
37. [17-6582](#) Address/Description: 917 HAYS ST
HDRC Case No.: 2017-594
Historic District Name: Dignowity Hill
Applicant: Bob King/Alamo Construction Company
Request: Construction of a rear addition and detached accessory structure
City Council Dist.: 2
38. [17-6583](#) Address/Description: 152 E PECAN ST
HDRC Case No.: 2017-594
Landmark Name: Builder's Exchange Building
RIO District: RIO-3
Applicant: Michael Sohocki/Restaurant Gwendolyn
Request: Installation of awnings, patio furnishings, patio railings and exterior lighting
City Council Dist.: 1
39. [17-6620](#) Address/Description: 244 W CEVALLOS
HDRC Case No.: 2017-611
RIO-District: RIO-7
Applicant: Mike Sepeda/ADA Consulting Group Inc.
Request: Flatwork and installation of 8 foot tall wrought iron fence
City Council Dist.: 1

5:00 P.M. TIME CERTAIN ITEMS (to be heard after this time):

40. [17-6599](#) Address/Description: 421 S PRESA, Corner of Cesar E Chavez and S St
HDRC Case No.: 2017-608
Historic District Name: La Villita
RIO District: RIO-3
Applicant: Tim Proctor
Request: Construction of a twelve story multi-family residential structure
City Council Dist.: 1
41. [17-6610](#) 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
Request: New construction – multi-family and retail mixed use
City Council Dist.: 2
42. [17-6594](#) Address/Description: 402 CENTER ST 406 CENTER ST 139 N SWISS 126 N CHERRY 122 N CHERRY 120 N CHERRY 134 N SWISS 130 N SWISS 126 N SWISS
HDRC Case No.: 2017-566
Historic District Name: Dignowity Hill
Applicant: Ricardo Turrubiates/TerraMark
Request: Approval of a site plan for a twenty-four unit townhome development
City Council Dist.: 2

- Approval of the November 15, 2017, Historic and Design Review Commission meeting minutes.

Adjourn

At any time during the meeting, the Historic and Design Review Commission 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).

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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 |

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