

# City of San Antonio



## AGENDA

### Historic and Design Review Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, December 6, 2017**

**3:00 PM**

**1901 S. Alamo**

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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. | <a href="#"><u>17-6599</u></a> | <p>Address/Description: 421 S PRESA, Corner of Cesar E Chavez and S St</p> <p>HDRC Case No.: 2017-608</p> <p>Historic District Name: La Villita</p> <p>RIO District: RIO-3</p> <p>Applicant: Tim Proctor</p> <p>Request: Construction of a twelve story multi-family residential structure</p> <p>City Council Dist.: 1</p>  |
| 41. | <a href="#"><u>17-6610</u></a> | <p>Address/Description: 803 N CHERRY</p> <p>HDRC Case No.: 2017-D05</p> <p>District: Downtown Business District</p> <p>Applicant: Ignacio Aliaga / A+B Architecture, James McKnight / Brown &amp; Ortiz, PC</p> <p>Request: New construction – multi-family and retail mixed use</p> <p>City Council Dist.: 2</p>  |
| 42. | <a href="#"><u>17-6594</u></a> | <p>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</p> <p>HDRC Case No.: 2017-566</p> <p>Historic District Name: Dignowity Hill</p> <p>Applicant: Ricardo Turrubiates/TerraMark</p> <p>Request: Approval of a site plan for a twenty-four unit townhome development</p> <p>City Council Dist.: 2</p> |

- 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).**

**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 |