

City of San Antonio



AGENDA Historic and Design Review Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, December 5, 2018

3:00 PM

1901 S. Alamo

- Call to Order – Board Room, Development and Business Services Center
- Roll Call
- Chairman’s Statement
- Announcements
 - Historic Run Crew: Downtown Holiday Lights, December 18, 2018 at 6:30 pm at Travis Park, 301 E Travis
 - City Office closures
- Approval of 2019 Meeting Schedule
- 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. [18-6835](#) Address/Description: 100 MILITARY PLAZA / CITY HALL
HDRC Case No.: 2018-605
Landmark Name: Plaza de Armas / Military Plaza / City Hall
Historic District Name: Main/Military Plaza
Applicant: Allison Chambers, AIA/Ford, Powell & Carson
Request: Construction of an ADA accessible entrance, entrance and site modifications, removal of fire escapes
City Council Dist.: 1

2. [18-6771](#) Address/Description: 104 FIR
 HDRC Case No.: 2018-565
 Landmark Name: Heiligman, MW - House
 Historic District Name: King William
 Applicant: Marilyn Adams
 Request: Historic Tax Verification
 City Council Dist.: 1

3. [18-6811](#) Address/Description: 1107 N PINE ST
 HDRC Case No.: 2018-557
 Historic District Name: Dignowity Hill
 Applicant: Monica Cardenas/Business World Contractors
 Request: Construction of a rear addition
 City Council Dist.: 2

4. [18-6791](#) Address/Description: 120 CAMARON
 HDRC Case No.: 2018-562
 Landmark Name: Bexar County Jail
 Historic District Name: Main/Military Plaza
 Applicant: Vincent Gerard/Verizon c/o Vincent Gerard and Associates
 Request: Installation of rooftop antenna
 City Council Dist.: 1

5. [18-6703](#) Address/Description: 1200 IOWA ST
 HDRC Case No.: 2018-583
 Historic District Name: Knob Hill
 Applicant: Jason Loomis
 Request: Historic Tax Verification
 City Council Dist.: 2

6. [18-6747](#) Address/Description: 122 W AGARITA AVE
 HDRC Case No.: 2018-572
 Historic District Name: Monte Vista
 Applicant: Robert Murray, AIA/Shawn Kaarlson & Associates -
 Architects
 Request: Exterior modifications to rear accessory structure
 City Council Dist.: 1

7. [18-6645](#) Address/Description: 1244 IOWA ST
 HDRC Case No.: 2018-590
 Historic District Name: Knob Hill
 Applicant: Nate Manfred/French & Michigan
 Request: Construction of a 1-story rear accessory structure
 City Council Dist.: 2

8. [18-6683](#) Address/Description: 140 E HOUSTON ST
 130 SOLEDAD ST
 134 SOLEDAD ST
 HDRC Case No.: 2018-586
 Landmark Name: Book Building, Clegg Building
 Historic District Name: Main/Military Plaza
 RIO District: RIO-3
 Applicant: Stephen Williams/Clayton & Little
 Request: Exterior modifications and repairs, construction of additions,
 site work
 City Council Dist.: 1

9. [18-6831](#) Address/Description: 139 E COMMERCE ST
 141 E COMMERCE ST
 106 RIVERWALK
 143 E COMMERCE ST
 145 E COMMERCE ST
 147 E COMMERCE ST
 149 E COMMERCE ST
 151 E COMMERCE ST
 HDRC Case No.: 2018-256
 RIO District: RIO-3
 Applicant: Keller Henderson/Keller Henderson Interiors
 Request: Demolition with new construction of seventeen story
 residential tower
 City Council Dist.: 1

10. [18-6848](#) Address/Description: 140 CALLAGHAN AVE
 HDRC Case No.: 2018-599
 Historic District Name: Lavaca
 Applicant: South Texas Solar Systems
 Request: Installation of solar panels on rear accessory structure
 City Council Dist.: 1

11. [18-6639](#) Address/Description: 1411 S ELLISON DR/1423 S ELLISON DR
HDRC Case No.: 2018-595
Applicant: Thomas Robey, AIA/Robey Architecture
Request: Construction of a new community center
City Council Dist.: 4

12. [18-6687](#) Address/Description: 1500 N ST MARYS
405 W JONES AVE
HDRC Case No.: 2018-585
RIO District: RIO-2
Applicant: Jim Bailey/Alamo Architects
Request: Construction of a five story, multi-family residential structure
City Council Dist.: 1

13. [18-6755](#) Address/Description: 203 KING WILLIAM
HDRC Case No.: 2018-570
Landmark Name: Pancoast, Aaron Sr - House
Historic District Name: King William
RIO District: RIO-4
Applicant: Sarah Herr
Request: Historic Tax Certification
City Council Dist.: 1

14. [18-6823](#) Address/Description: 208 SHERMAN ST
HDRC Case No.: 2018-315
Historic District Name: Dignowity Hill
Applicant: Jerry and Wilhelmina Hansen
Request: Construction of a 1-story single family structure
City Council Dist.: 2

15. [18-6751](#) Address/Description: 209 MADISON ST
HDRC Case No.: 2018-571
Landmark Name: Greabner-Giles House
Historic District Name: King William
Applicant: Samuel and Elisa Madrid
Request: Construction of a rear addition
City Council Dist.: 1

16. [18-6641](#) Address/Description: 215 LOSOYA ST
HDRC Case No.: 2018-593
Landmark Name: Denman / Spears Building
Historic District Name: Alamo Plaza
RIO District: RIO-3
Applicant: Eureka Ambriz/Aetna Sign Group
Request: Signage
City Council Dist.: 1

17. [18-6731](#) Address/Description: 219 FLORIDA ST
HDRC Case No.: 2018-574
Historic District Name: Lavaca
Applicant: Rick Sperling
Request: Historic Tax Verification
City Council Dist.: 1

18. [18-6633](#) Address/Description: 315 JACKSON ST
HDRC Case No.: 2018-602
Applicant: Office of Historic Preservation
Request: Recommendation to the Building Standards Board (BSB)
City Council Dist.: 1

19. [18-6727](#) Address/Description: 414 NAVARRO ST
HDRC Case No.: 2018-575
Landmark Name: Nix Professional Building
RIO District: RIO-3
Applicant: Leswee Wong, AIA
Request: Removal of two windows on the seventeenth floor and
installation of metal louvers to match existing
City Council Dist.: 1

20. [18-6666](#) Address/Description: 505 CENTER ST
HDRC Case No.: 2018-588
Historic District Name: Dignowity Hill
Applicant: Brian and Linda Swiere
Request: Historic Tax Certification
City Council Dist.: 2

21. [18-6657](#) Address/Description: 505 CENTER ST
HDRC Case No.: 2018-588
Historic District Name: Dignowity Hill
Applicant: Brian and Linda Swierc
Request: Historic Tax Verification
City Council Dist.: 2

22. [18-6679](#) Address/Description: 601 N ST MARYS
HDRC Case No.: 2018-587
RIO District: RIO-3
Applicant: Miguel Saldana/B&A Architects, Inc.
Request: Exterior modifications and repairs, egress additions
City Council Dist.: 1

23. [18-6695](#) Address/Description: 622 S FLORES ST
HDRC Case No.: 2018-582
Historic District Name: Arsenal
RIO District: RIO-4
Applicant: John Speegle/SKD Architecture
Request: Construction of a side addition and attached deck structure
with a screening element
City Council Dist.: 1

24. [18-6638](#) Address/Description: 637 N MAIN AVE
HDRC Case No.:2018-596
RIO District: SA High School
RIO-7A
Applicant: RVK Architects
Request: Site and parking modifications, Right-of-way improvements,
construction of a canopy, fencing
City Council Dist.: 1

25. [18-6843](#) Address/Description: 639 MISSION ST
HDRC Case No.: 2018-601
Historic District Name: King William
Applicant: Fernando Morales/Candid Rogers Studio
Request: Exterior modifications to rear accessory structure
City Council Dist.: 1

26. [18-6637](#) Address/Description: 727 N FLORES ST
RIO District: RIO-7A
HDRC Case No.:2018-597
Applicant: RVK Architects
Request: Construction of a new administration building
City Council Dist.: 1
27. [18-6775](#) Address/Description: 732 N OLIVE ST
HDRC Case No.: 2018-564
Historic District Name: Dignowity Hill
Applicant: Neelesh Narurkar
Request: Historic Tax Certification
City Council Dist.: 2
28. [18-6779](#) Address/Description: 732 N OLIVE ST
HDRC Case No.: 2018-564
Historic District Name: Dignowity Hill
Applicant: Neelesh Narurkar
Request: Historic Tax Verification
City Council Dist.: 2
29. [18-6767](#) Address/Description: 817 NOLAN
HDRC Case No.: 2018-566
Historic District Name: Dignowity Hill
Applicant: Willie and Guadalupe Francois
Request: Historic Tax Verification
City Council Dist.: 2
30. [18-6858](#) Address/Description: 802 NOLAN
HDRC Case No.: 2018-208
Historic District Name: Dignowity Hill
Applicant: Jenny Hernandez
Request: Construction of a one story, single family residential structure
and detached accessory structure
City Council Dist.: 2

31. [18-6643](#) Address/Description: 856 GEMBLER RD
HDRC Case No.: 2018-592
Applicant: Brian Colton
Request: Exterior modifications, window replacement, site modifications, construction of an addition and accessory structures
City Council Dist.:2
32. [18-6819](#) Address/Description: 8888 S PRESA ST
HDRC Case No.: 2018-550
Historic District Name: Mission
RIO District: RIO-6
MPOD: Yes
Applicant: Ermillo Escamilla
Request: Construction of two, 2-story hotel structures
City Council Dist.: 3
33. [18-6815](#) Address/Description: 2230 SE MILITARY DR
HDRC Case No.: 2018-556
RIO District: RIO-6
Applicant: Budget Signs
Request: Signage
City Council Dist.: 3

INDIVIDUAL CONSIDERATION

- Cases previously reviewed by sub-committee:

34. [18-6763](#) Address/Description: 555 CLUB DR
553 CLUB DR
HDRC Case No.: 2018-567
Historic District Name: Monticello Park
Applicant: Donna Crabtree/Sophus Properties
Request: Window replacement
City Council Dist.: 7

35. [18-6739](#) Address/Description: 607 E LOCUST
HDRC Case No.: 2018-451
Historic District Name: Tobin Hill
Applicant: Jose Calzada/Architectura SA
Request: Construction of a 3-story, multifamily structure
City Council Dist.: 1

36. [18-6649](#) Address/Description: 235 YELLOW STONE
HDRC Case No.: 2018-541
Historic District Name: Mission
RIO District: RIO-4
Applicant: Daniel and Paulina Minesinger
Request: Determination of Non-Contributing Status
City Council Dist.: 5

- New cases:

37. [18-6715](#) Address/Description: 422 CENTER ST/126, 130, 134 N Swiss
HDRC Case No.: 2018-577
Historic District Name: Dignowity Hill
Applicant: Ricardo Turrubiates/TerraMark
Request: Request to amend windows previously approved by the
HDRC
City Council Dist.: 2

38. [18-6653](#) Address/Description: 1603 BROADWAY
HDRC Case No.: 2018-195
RIO District: RIO-2
Applicant: Peter French/Graystreet Partners
Request: Approval of a site plan for foundation and site work
City Council Dist.: 1

39. [18-6662](#) Address/Description: 611 N ST MARYS
HDRC Case No.: 2018-589
Landmark Name: American Sports Center
RIO District: RIO-3
Applicant: Miguel Saldana/B&A Architects, Inc.
Request: Rehabilitation, exterior modifications and repairs, egress additions, fenestration modifications, construction of a rooftop additions
City Council Dist.: 1
40. [18-6803](#) Address/Description: 3502 N ST MARYS
HDRC Case No.: 2018-559
RIO District: RIO-1
Applicant: Mert Firat
Request: Signage
City Council Dist.: 2
41. [18-6707](#) Address/Description: 206 CAMARGO
HDRC Case No.: 2018-580
Historic District Name: Lavaca
Applicant: Michael Taritas
Request: Exterior modifications, demolition of contributing additions, rehabilitation, fenestration modifications, construction of a rear addition, fencing and driveway installation
City Council Dist.: 1
42. [18-6699](#) Address/Description: 322 MARTINEZ ST
HDRC Case No.: 2018-581
Landmark Name: Demazieres House and Store
Historic District Name: Lavaca
Applicant: Michael & Kelli Cubeta
Request: Signage
City Council Dist.: 1

43. [18-6735](#) Address/Description: 511 LAMAR ST
HDRC Case No.: 2018-578
Historic District Name: Dignowity Hill
Applicant: Jordan and Shelley Kolosey
Request: Replacement of front yard walkways with stamped concrete, hardscaping in side and rear yard
City Council Dist.: 2
44. [18-6640](#) Address/Description: 1502 S FLORES ST
HDRC Case No.: 2018-594
Landmark Name: Wong Grocery
Applicant: Brent Widen
Request: Installation of a painted mural
City Council Dist.: 5
45. [18-6854](#) Address/Description: 130 NORTH DR
HDRC Case No.: 2018-608
Historic District Name: Monticello Park
Applicant: Andrew Grohe
Request: Exterior modifications, rear fencing, roof replacement, site modifications
City Council Dist.: 7
46. [18-6839](#) Address/Description: 622 E PARK AVE
HDRC Case No.: 2018-606
Historic District Name: Tobin Hill
Applicant: Todd Worrich
Request: Exterior modifications, window replacement, construction of a side addition. demolition of rear accessory structure, fencing, site modifications
City Council Dist.: 1
47. [18-6723](#) Address/Description: 3630 NOGALITOS ST
HDRC Case No.: 2018-576
Applicant: Sarah Gould/WPA/Esperanza Center
Request: Request for Review of Historic Significance
City Council Dist.: 5

48. [18-6799](#) Address/Description: 626 AVENUE E
 HDRC Case No.: 2018-560
 Landmark Name: Schiebel / Richardson House #1
 Applicant: Russell Felan
 Request: Signage
 City Council Dist.: 1
49. [18-6795](#) Address/Description: 601 LABOR
 HDRC Case No.: 2018-561
 Historic District Name: Lavaca
 Applicant: Issac Ortiz/Economy Signs
 Request: Signage
 City Council Dist.: 1
50. [18-6759](#) Address/Description: 720 LAMAR ST
 HDRC Case No.:2018-568
 Historic District Name: Dignowity Hill
 Applicant: Daniel Plummer/North Gate Custom Builders
 Request: Installation of front yard fencing
 City Council Dist.: 2

Approval of the November 7, 2018, HDRC 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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