

# City of San Antonio



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

Development and Business Services

Center

1901 South Alamo

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**Wednesday, December 5, 2018**

**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 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 Swierc  
                          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).**

**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.**