

# City of San Antonio



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

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, March 6, 2019**

**3:00 PM**

**1901 S. Alamo**

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2:00 p.m. - Work Session - Discussion and training related to infill. No action will be taken during the work session.

- 3:00 P.M. – Call to Order – Board Room, Development and Business Services Center
- Roll Call
- Chairman’s Statement
- Announcements
- 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. [19-2492](#) Address/Description: 115 W HOLLYWOOD AVE  
HDRC Case No.: 2019-088  
Historic District Name: Monte Vista  
Applicant: John Zerda/Texas Allied Landscape  
Request: Installation of driveway pavers  
City Council Dist.: 1
2. [19-2467](#) Address/Description: 125 E CAROLINA ST  
HDRC Case No.: 2019-089  
Historic District Name: Lavaca  
Applicant: Eleanor Cordova  
Request: Front porch modifications  
City Council Dist.: 1

3.     [19-2491](#)     Address/Description: 244 LOVERA BLVD  
                    HDRC Case No.: 2019-090  
                    Historic District Name: Olmos Park Terrace  
                    Applicant: Oscar Ochoa  
                    Request: Construction of rear covered patio  
                    City Council Dist.: 1
  
4.     [19-2486](#)     Address/Description: 418 KINGS COURT  
                    HDRC Case No.: 2019-068  
                    Historic District Name: Monte Vista  
                    Applicant: Amy Perez/Kai Homes  
                    Request: Historic Tax Certification  
                    City Council Dist.: 1
  
5.     [19-2487](#)     Address/Description: 418 KINGS COURT  
                    HDRC Case No.: 2019-069  
                    Historic District Name: Monte Vista  
                    Applicant: Amy Perez/Kai Homes  
                    Request: Historic Tax Verification  
                    City Council Dist.: 1
  
6.     [19-2515](#)     Address/Description: 701 NOLAN/801 N OLIVE ST/Lockwood and  
                    Dignowity Park  
                    HDRC Case No.: 2019-070  
                    Historic District Name: Dignowity Hill  
                    Applicant: Elaine Kearney/TBG Partners  
                    Request: Park improvements  
                    City Council Dist.: 2
  
7.     [19-2478](#)     Address/Description: 112 LINDELL PLACE  
                    HDRC Case No.: 2019-079  
                    Historic District Name: River Road  
                    RIO District: RIO-1  
                    Applicant: Jim Bailey/Alamo Architects  
                    Request: Amendments to a previously approved design including the  
                    reconstruction of original walls  
                    City Council Dist.: 1

8.     [19-2496](#)     Address/Description: 3903 N ST MARYS  
                    HDRC Case No.: 2019-029  
                    Landmark Name: Brackenridge Park  
                    RIO District: RIO-1  
                    Applicant: Nick Mills/San Antonio Zoo  
                    Request: Exterior modifications within the existing Parma Wallaby  
                    habitat, construction of a habitat structure  
                    City Council Dist.: 2
  
9.     [19-2464](#)     Address/Description: 401 E HOUSTON ST  
                    HDRC Case No.: 2019-092  
                    Landmark Name: Burns Building, Washer Bros Building  
                    Applicant: Luis Miguel Martinez/Area Real Estate, LLC  
                    Request: Signage  
                    City Council Dist.: 1
  
10.    [19-2448](#)     Address/Description: 620 E CARSON  
                    HDRC Case No.: 2019-097  
                    Historic District Name: Government Hill  
                    Applicant: Office of Historic Preservation  
                    Request: Demolition review due to fire damage of the primary historic  
                    structure  
                    City Council Dist.: 2
  
11.    [19-2479](#)     Address/Description: 826 N PINE ST  
                    HDRC Case No.: 2019-077  
                    Historic District Name: Dignowity Hill  
                    Applicant: Nicholas Melde  
                    Request: Rehabilitation, roof replacement, skylight installation  
                    City Council Dist.: 2
  
12.    [19-2490](#)     Address/Description: 307 E JOSEPHINE  
                    HDRC Case No.: 2019-064  
                    RIO District: RIO-2  
                    Applicant: Ray Soujoudi/DPT Labs  
                    Request: Construction of an addition, site work  
                    City Council Dist.: 1

13.    [19-2468](#)    Address/Description: 1829 N NEW BRAUNFELS AVE  
                  HDRC Case No.: 2019-087  
                  Historic District Name: Government Hill  
                  Applicant: Brad Pfluger  
                  Request: Historic Tax Certification  
                  City Council Dist.: 2
  
14.    [19-2471](#)    Address/Description: 1839 E HOUSTON ST  
                  HDRC Case No.: 2019-071  
                  Historic District Name: Dignowity Hill  
                  Applicant: Gaspar Rivera/Poma Properties LLC  
                  Request: Historic Tax Certification  
                  City Council Dist.: 2
  
15.    [19-2472](#)    Address/Description: 1839 E HOUSTON ST  
                  HDRC Case No.: 2019-081  
                  Historic District Name: Dignowity Hill  
                  Applicant: Gaspar Rivera/Poma Properties LLC  
                  Request: Historic Tax Verification  
                  City Council Dist.: 2
  
16.    [19-2488](#)    Address/Description: 348 THOMAS JEFFERSON DR  
                  HDRC Case No.: 2019-067  
                  Applicant: Richard Pozos  
                  Request: Historic Tax Verification  
                  City Council Dist.: 7
  
17.    [19-2481](#)    Address/Description: 238 W HOLLYWOOD AVE  
                  HDRC Case No.: 2019-098  
                  Historic District Name: Monte Vista  
                  Applicant: David Leibold  
                  Request: Removal of a rear accessory structure, construction of a rear  
                  patio and storage unit  
                  City Council Dist.: 1

18.     [19-2440](#)     Address/Description: 416 KENDALL  
                          HDRC Case No.: 2018-619  
                          Historic District Name: Tobin Hill  
                          Applicant: Joseph Smith/JMS Architects  
                          Request: Construction of a 2 1/2-story single family structure with  
                          attached garage  
                          City Council Dist.: 1

#### INDIVIDUAL CONSIDERATION

- Cases previously reviewed by sub-committee

19.     [19-2444](#)     Address/Description: 525 & 527 E HUISACHE AVE  
                          HDRC Case No.: 2018-007  
                          Historic District Name: Monte Vista  
                          Applicant: David Bogle, R.A., AIA/SYNCRO Architecture Studio  
                          Request: Construction of a rear addition, construction of front porch,  
                          exterior alterations, hardscaping and landscaping  
                          City Council Dist.: 1
20.     [19-2432](#)     Address/Description: 306 & 310 E PARK AVE  
                          HDRC Case No.: 2019-100  
                          Historic District Name: Tobin Hill  
                          Applicant: Patrick Christensen  
                          Request: Construction of ten townhomes  
                          City Council Dist.: 1
21.     [19-2483](#)     Address/Description: 931 HAYS ST  
                          HDRC Case No.: 2019-082  
                          Historic District Name: Dignowity Hill  
                          Applicant: Adam Sanchez  
                          Request: Construction of 2-story residential structure  
                          City Council Dist.: 2

- New cases

22.     [19-2473](#)     Address/Description: 328 E JOSEPHINE  
                          HDRC Case No.: 2019-080  
                          RIO District: RIO-2  
                          Applicant: Kristen Weber/Don B McDonald Architect  
                          Request: Exterior modifications, rehabilitation, construction of  
                          additions, relocation of structure, site work, parking lot  
                          City Council Dist.: 1
23.     [19-2475](#)     Address/Description: 914 N PINE ST  
                          HDRC Case No.: 2019-084  
                          Historic District Name: Dignowity Hill  
                          Applicant: David Ericsson  
                          Request: Construction of carport  
                          City Council Dist.: 2
24.     [19-2452](#)     Address/Description: 808 E CARSON  
                          HDRC Case No.: 2019-096  
                          Historic District Name: Government Hill  
                          Applicant: Peggy Brimhall/Figurd  
                          Request: Amendment of a previously approved design regarding  
                          window materials  
                          City Council Dist.: 2
25.     [19-2497](#)     Address/Description: 802 NOLAN  
                          HDRC Case No.: 2019-101  
                          Historic District Name: Dignowity Hill  
                          Request: Amend previous approval regarding fenestration and accessory  
                          structure setback  
                          City Council Dist.: 2
26.     [19-2470](#)     Address/Description: 825 DAWSON ST  
                          HDRC Case No.: 2019-085  
                          Historic District Name: Dignowity Hill  
                          Applicant: Jeffrey Post  
                          Request: Demolition of a rear accessory structure, modifications to  
                          existing roof pitch, fencing  
                          City Council Dist.: 2

27.     [19-2482](#)     Address/Description: 1512 E HOUSTON ST  
                          HDRC Case No.: 2019-075  
                          Historic District Name: Dignowity Hill  
                          Applicant: Felipe de Jesus Navarro Alcala  
                          Request: Window and door replacement  
                          City Council Dist.: 2
28.     [19-2485](#)     Address/Description: 420 E HOUSTON ST  
                          HDRC Case No.: 2019-073  
                          Historic District Name: Alamo Plaza  
                          RIO District: RIO-3  
                          Applicant: David Fuller/Executive Signs Enterprises  
                          Request: Signage  
                          City Council Dist.: 1
29.     [19-2436](#)     Address/Description: 2607 BUENA VISTA ST/ 115 S ZARZAMORA/  
                          HDRC Case No.: 2019-099  
                          Landmark Name: MALT HOUSE  
                          Applicant: Denise Childers/Comet Signs LLC  
                          Request: Signage  
                          City Council Dist.: 5
30.     [19-2489](#)     Address/Description: 441 DONALDSON AVE  
                          HDRC Case No.: 2019-083  
                          Historic District Name: Monticello Park  
                          Applicant: Yoko Taylor  
                          Request: Roof replacement  
                          City Council Dist.: 7
31.     [19-2498](#)     Address/Description: 133 DELAWARE  
                          HDRC Case No.: 2019-058  
                          Historic District Name: Lavaca  
                          Applicant: Sue Ann Pemberton, FAIA  
                          Request: Exterior modifications to rear accessory structure  
                          City Council Dist.: 1

32.     [19-2480](#)     Address/Description: 240 W WOODLAWN  
                          HDRC Case No.: 2019-091  
                          Historic District Name: Monte Vista  
                          Applicant: Tina Badders/Beldon Roofing  
                          Request: Replacement of metal roof with new metal roof, including  
                          ridge cap  
                          City Council Dist.: 1
33.     [19-2469](#)     Address/Description: 711 NAVARRO ST  
                          HDRC Case No.: 2019-086  
                          RIO District: RIO-3  
                          Applicant: Verizon Wireless c/o Vincent Gerard & Associates, Inc.  
                          Request: Installation of new rooftop telecommunications equipment  
                          City Council Dist.: 1
34.     [19-2456](#)     Address/Description: 1122 N PINE ST  
                          HDRC Case No.: 2019-095  
                          Historic District Name: Dignowity Hill  
                          Applicant: Martin Da La Garza/Arki Design Homes  
                          Request: Construction of front and rear additions  
                          City Council Dist.: 2
35.     [19-2477](#)     Address/Description: 124 GLORIETTA  
                          HDRC Case No.: 2019-078  
                          Historic District Name: Dignowity Hill  
                          Applicant: Edward Casias  
                          Request: Window replacement, exterior modifications, construction of  
                          deck  
                          City Council Dist.: 2
36.     [19-2460](#)     Address/Description: 601 BURNET ST  
                          HDRC Case No.: 2019-094  
                          Historic District Name: Dignowity Hill  
                          Applicant: Milena Stepanovic  
                          Request: Exterior modifications to porch, window repairs  
                          City Council Dist.: 2



37.     [19-2510](#)     Address/Description: 224 E CAROLINA ST  
                          HDRC Case No.: 2019-043  
                          Historic District Name: Lavaca  
                          Applicant: Peter Matthew Price  
                          Request: Amendment to previous approval for porch and addition,  
                          Historic Tax Certification  
                          City Council Dist.: 1
38.     [19-2484](#)     Address/Description: 413 CLUB DR  
                          HDRC Case No.: 2019-074  
                          Historic District Name: Monticello Park  
                          Applicant: Ramiro Reyes  
                          Request: Window replacement, exterior painting  
                          City Council Dist.: 7

Approval of the February 6, 2019, Historic and Design Review Commission hearing minutes.

Approval of the February 20, 2019, Historic and Design Review Commission hearing 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.**