

City of San Antonio



AGENDA Historic and Design Review Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, March 20, 2019

3:00 PM

1901 S. Alamo

- 2:45 P.M. – Work Session -- 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
 - Restored by Light, Friday, March 22, at Mission San Jose, 6701 San Jose Drive.
 - Rehabarama, Saturday, April 6, on Isabel and Felisa Streets.
- Check the website, www.sapreservation.com, for information and details on both events
- 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. [19-2786](#) Address/Description: 1201 E CROCKETT ST
HDRC Case No.: 2019-110
Historic District Name: Dignowity Hill
Applicant: Nate Manfred
Request: Addition of a dormer on rear roof slope
City Council Dist.: 2

2. [19-2753](#) Address/Description: 110 E CROCKETT ST
 HDRC Case No.: 2019-121
 Landmark Name: Gage, Chandler Building
 Historic District Name: Alamo Plaza
 RIO District: RIO-3
 Applicant: William O'Haver
 Request: Patio umbrella replacement
 City Council Dist.: 1

3. [19-2794](#) Address/Description: 1201 MERIDA ST/Vidaurri Park
 HDRC Case No.: 2019-103
 Applicant: Mark Padilla/MP Studio
 Request: Park Improvements
 City Council Dist.: 5

4. [19-2792](#) Address/Description: 1502 SALTILLO ST/Father Albert Benavides
 Park
 HDRC Case No.: 2019-105
 Applicant: Mark Padilla/MP Studio
 Request: Park improvements
 City Council Dist.: 5

5. [19-2715](#) Address/Description: 210, 210 and 212 LOSOYA ST
 HDRC Case No.: 2019-128
 Landmark Name: Chamber of Commerce Building
 Historic District Name: Alamo Plaza
 RIO District: RIO-3
 Applicant: Mariano Martino/City of San Antonio
 Request: Removal of sidewalk valute lights and installation of sidewalk art
 panels
 City Council Dist.: 1

6. [19-2795](#) Address/Description: 3101 ROSELAWN/3299 SW 28th Street
 HDRC Case No.: 2019-102
 Applicant: Mark Padilla/MP Studio
 Request: Park Improvements
 City Council Dist.: 5

7. [19-2796](#) Address/Description: 311 PEREIDA ST
 HDRC Case No.: 2019-107
 Historic District Name: King William
 Applicant: Amy Perez
 Request: Fenestration modifications, roof modifications, Historic Tax
 Certification
 City Council Dist.: 1

8. [19-2787](#) Address/Description: 603 MISSION ST
 HDRC Case No.: 2019-109
 Historic District Name: King William
 Applicant: Rosemary Kanusky
 Request: Construction of a pergola, porch modifications, fencing
 City Council Dist.: 1

9. [19-2808](#) 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

10. [19-2793](#) Address/Description: 7353 Joe Newton/Pipers Creek Meadow
 HDRC Case No.: 2019-104
 Applicant: Tara Lindberg/Dunaway Associates
 Request: Park Improvements
 City Council Dist.: 6

11. [19-2791](#) Address/Description: 1315 SAN PEDRO AVE/San Pedro Springs Park
 HDRC Case No.: 2019-116
 Landmark Name: San Pedro Springs Park
 Applicant: Bobby Eicholz/Rialto Studio, Inc.
 Request: Park improvements
 City Council Dist.: 1

12. [19-2746](#) Address/Description: 1525 MCCULLOUGH AVE
HDRC Case No.: 2019-122
Historic District Name: Tobin Hill
Applicant: Javier Guerra
Request: Window replacement
City Council Dist.: 1

13. [19-2761](#) Address/Description: 1918 W MAGNOLIA AVE
HDRC Case No.: 2019-118
Historic District Name: Monticello Park
Applicant: Felix Ziga/Ziga Architecture Studio
Request: Exterior modifications and construction of rear carport
City Council Dist.: 7

14. [19-2789](#) Address/Description: 419 W CEVALLOS
HDRC Case No.: 2018-636
RIO District: RIO-7E
Applicant: Sal Garcia/NRP Group
Request: Construction of five, multi-family residential structures
City Council Dist.: 1

15. [19-2788](#) Address/Description: 422 E NUEVA, 305, 309, 315 and 317 S PRESA
ST, 502, 508, 510, 512 and 516 S ST MARYS
HDRC Case No.: 2019-108
Landmark Name: Marbach House, Medero House
Historic District Name: La Villita
RIO District: RIO-3
Applicant: Mari Michael Glassel
Request: Construction of an 8-story, multi-family residential structure
City Council Dist.: 1

16. [19-2757](#) Address/Description: 525 S ST MARYS/Hermann Sons Home
Association
HDRC Case No.: 2019-120
Landmark Name: Hermann Son's Lodge
RIO District: RIO-3
Applicant: Lori Todd
Request: Historic Tax Certification
City Council Dist.: 1

17. [19-2799](#) Address/Description: 802 NOLAN
HDRC Case No.: 2018-208
Historic District Name: Dignowity Hill
Applicant: Jenny Hernandez
Request: Amendment to the previously approved design regarding
fenestration and accessory structure setbacks.
City Council Dist.: 2
18. [19-2769](#) Address/Description: 850 E COMMERCE ST, 889 E MARKET ST,
802 RIVERWALK, 805 E RIVERWALK/ River level bounded by E
Commerce, E Market, S Alamo and Bowie
HDRC Case No.: 2019-115
RIO District: RIO-3
Applicant: Rebecca Johnson/City of San Antonio Department of Arts &
Culture
Request: Construction of the River Walk Public Art Garden
City Council Dist.: 1

INDIVIDUAL CONSIDERATION

- Cases moved from the March 6, 2019, HDRC hearing

19. [19-2809](#) 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
20. [19-2800](#) Address/Description: 1512 E HOUSTON ST
HDRC Case No.: 2019-075
Historic District Name: Dignowity Hill
Applicant: Felipe de Jesus Navarro Alcala
Request: Wood window and door replacement
City Council Dist.: 2

21. [19-2729](#) Address/Description: 2607 BUENA VISTA ST (formally addressed
115 S ZARZAMORA)
HDRC Case No.: 2019-099
Landmark Name: Malt House
Applicant: Denise Childers/Comet Signs LLC
Request: Signage
City Council Dist.: 5

22. [19-2719](#) Address/Description: 240 W WOODLAWN
HDRC Case No.: 2019-091
Historic District Name: Monte Vista
Applicant: Tina Badders/Beldon Roofing
Request: Replace metal roof with new metal roof, including ridge cap
City Council Dist.: 1

23. [19-2801](#) 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

24. [19-2804](#) 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

25. [19-2802](#) 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

26. [19-2803](#) 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
27. [19-2725](#) 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

Time certain items

- Time certain items to be heard after 4:30 PM
- Cases previously reviewed by sub-committee:

28. [19-2737](#) Address/Description: 517 LABOR
HDRC Case No.: 2019-124
Historic District Name: Lavaca
Applicant: Cindy Castro
Request: Demolition of primary structure with new construction of a
Tuff shed
City Council Dist.: 1
29. [19-2765](#) Address/Description: 434 SHERMAN ST
HDRC Case No.: 2019-117
Historic District Name: Dignowity Hill
Applicant: Alvin Peters
Request: Construction of a 2-story, single-family residential structure
City Council Dist.: 2

- New cases:

30. [19-2797](#) Address/Description: 715 CAMDEN ST
HDRC Case No.: 2019-051
Applicant: Tina Baker
Request: A request for review by the HDRC regarding eligibility of the property located at 715 Camden for landmark designation.
City Council Dist.: 1
31. [19-2785](#) Address/Description: 420 N CHERRY
HDRC Case No.: 2019-111
Historic District Name: Dignowity Hill
Applicant: Adolfo Guzman
Request: Construction of a rear addition, roof modifications, window replacement, rehabilitation, Historic Tax Certification
City Council Dist.: 2
32. [19-2790](#) Address/Description: 516 WILLOW ST
HDRC Case No.: 2019-106
Historic District Name: Dignowity Hill
Applicant: Justin Abt
Request: Construction of a rear addition, rehabilitation, roof replacement, column replacement
City Council Dist.: 2
33. [19-2777](#) Address/Description: 114 MAIN PLAZA
HDRC Case No.: 2019-113
Landmark Name: Ramsey Building / Ford Bldg
Historic District Name: Main/Military Plaza
RIO District: RIO-3
Applicant: Jeremy Kreusel/Ford, Powell & Carson
Request: Rehabilitation, window replacement, rooftop terrace construction, exterior modifications, site work
City Council Dist.: 1
34. [19-2798](#) Address/Description: 318 W HOUSTON ST
HDRC Case No.: 2018-558
Landmark Name: Alameda Theater Interior
Applicant: Pam Carpenter/Seventh Generation Design
Request: Exterior and interior rehabilitation and modifications
City Council Dist.: 1

35. [19-2773](#) Address/Description: 938 DAWSON ST
HDRC Case No.: 2019-114
Historic District Name: Dignowity Hill
Applicant: Ruben Carrillo
Request: Construction of a 1-story, single-family residential structure
City Council Dist.: 2
36. [19-2741](#) Address/Description: ROW at 131 and 133 N MESQUITE ST
HDRC Case No.: 2019-123
Historic District Name: Dignowity Hill
Applicant: Kevin Bowyer
Request: Install new network node pole in right-of-way
City Council Dist.: 2
37. [19-2733](#) Address/Description: ROW at 133 ROY SMITH
HDRC Case No.: 2019-125
RIO District: RIO-2
Applicant: Kevin Bowyer
Request: Installation of new network pole in right-of-way
City Council Dist.: 1

- Approval of the March 6, 2019, 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

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