

# City of San Antonio



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

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, June 19, 2019**

**3:00 PM**

**1901 S. Alamo**

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After the meeting is convened, the HDRC shall consider the following items no sooner than the designated times, but may consider them at a later time.

**3:00 P.M. – Call to Order – Board Room, Development and Business Services Center**

**4:30 P.M. – 'B' Items**

- Roll Call
- Chairman's Statement
- Announcements

- 1. 19-4802** Election of the Historic and Design Review Commission Chair and Vice Chair.
- 2. 19-4806** Action to amend the Historic and Design Review Schedule of Hearings.

### **'A' 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.

- 3. [19-4882](#)** Address/Description: 516 BROOKLYN AVE  
HDRC Case No.: 2019-325  
RIO District: RIO-2  
Applicant: Ricardo A. Garcia/ Misfit Brewing Company, LLC  
Request: Signage, sidewalk modifications to meet ADA standards, painting  
City Council Dist.: 1

4.     [19-4858](#)     Address/Description: 2450 ROOSEVELT AVE  
                    HDRC Case No.: 2019-329  
                    RIO District: RIO-5  
                    Applicant: Jim Bailey/Alamo Architects  
                    Request: Signage  
                    City Council Dist.: 3
  
5.     [19-4914](#)     Address/Description: 610 AUGUSTA  
                    HDRC Case No.: 2019-342  
                    RIO District: RIO-2  
                    Applicant: Wes Putman/Budget Signs  
                    Request: Signage  
                    City Council Dist.: 1
  
6.     [19-4862](#)     Address/Description: 2301 BROADWAY  
                    HDRC Case No.: 2019-327  
                    RIO District: RIO-1  
                    Applicant: Kathe Welder/Budget Signs  
                    Request: Signage  
                    City Council Dist.: 1

**'A' ITEMS INDIVIDUAL CONSIDERATION**

*Cases previously reviewed by sub-committee:*

7.     [19-5015](#)     Address/Description: 104 N ST MARYS/Aztec Theater  
                    HDRC Case No.: 2018-018  
                    Landmark Name: Aztec Theater  
                    RIO District: RIO-3  
                    Applicant: Russell Williams, RA/Overland Partners  
                    Request: Exterior modifications, construction of a rooftop addition,  
                    construction of an overlook terrace  
                    City Council Dist.: 1

8.     [19-4854](#)     Address/Description: 202 N ST MARYS  
                    HDRC Case No.: 2019-330  
                    Landmark Name: St Mary's Catholic Church  
                    RIO District: RIO-3  
                    Applicant: SMS-SAR Hospitality, LLC  
                    Request: Construction of a 14-story hotel tower, and related demolition  
                    City Council Dist.: 1
  
9.     [19-4934](#)     Address/Description: 1119 N ST MARYS/ROW near 1119 N ST  
                    Marys  
                    HDRC Case No.: 2019-284  
                    RIO District: RIO-2  
                    Applicant: Kevin Bowyer/Verizon Wireless (c/o Modus Inc)  
                    Request: Installation of a new pole for network node equipment  
                    City Council Dist.: 1
  
10.    [19-4926](#)     Address/Description: 610 AUGUSTA/ROW at 610 Augusta  
                    HDRC Case No.: 2019-332  
                    RIO District: RIO-2  
                    Applicant: Kevin Bowyer/Modus LLC  
                    Request: Installation of a new pole for network node equipment  
                    City Council Dist.: 1
  
11.    [19-4922](#)     Address/Description: 103 E JONES AVE/ROW near 103 E Jones  
                    HDRC Case No.: 2019-333  
                    RIO District: RIO-2  
                    Applicant: Kevin Bowyer/Verizon Wireless (c/o Modus Inc)  
                    Request: Installation of a new pole for network node equipment  
                    City Council Dist.: 1
  
12.    [19-4970](#)     Address/Description: 602 N ALAMO ST/ROW near 602 N Alamo  
                    HDRC Case No.: 2019-335  
                    Applicant: Kevin Bowyer/Modus, LLC  
                    Request: Installation of a new pole for network node equipment  
                    City Council Dist.: 1

*New Cases:*

13.     [19-4834](#)     Address/Description: 3020 BROADWAY  
                          HDRC Case No.: 2019-297  
                          RIO District: RIO-1  
                          Applicant: Brandon Moffett  
                          Request: Exterior modifications, parking lot expansion  
                          City Council Dist.:    2
  
14.     [19-4838](#)     Address/Description: 3020 BROADWAY  
                          HDRC Case No.: 2019-339  
                          RIO District: RIO-1  
                          Applicant: John Britten/Britten Lift and Installation  
                          Request: Signage  
                          City Council Dist.: 2
  
15.     [19-4902](#)     Address/Description: 1313 SE MILITARY DR  
                          HDRC Case No.: 2019-341  
                          Historic District Name: Mission  
                          Applicant: Wes Putman/Budget Signs  
                          Request: Signage  
                          City Council Dist.: 3
  
16.     [19-4906](#)     Address/Description: 626 AVENUE E  
                          HDRC Case No.: 2019-316  
                          Landmark Name: Schiebel / Richardson House #1  
                          Applicant: Thomas Tamez  
                          Request: Installation of a front yard fence  
                          City Council Dist.: 1

**4:30 P.M. TIME CERTAIN ITEMS (may be heard after this time)**

**'B' ITEMS 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.

17.     [19-4938](#)     Address/Description: 3903 N ST MARYS, 3015 BROADWAY  
                          HDRC Case No.: 2019-328  
                          Landmark Name: Brackenridge Park  
                          RIO District: RIO-1  
                          Applicant: Ryan Schmidt  
                          Request: Relocation of Kiddie Park to the San Antonio Zoo, site work  
                          City Council Dist.: 2
  
18.     [19-4894](#)     Address/Description: 13102 JONES MALTSBERGER RD  
                          HDRC Case No.: 2019-348  
                          Applicant: Joe Cannata/RVK  
                          Request: Park improvements  
                          City Council Dist.: 10
  
19.     [19-4898](#)     Address/Description: 3100 HIAWATHA  
                          HDRC Case No.: 2019-347  
                          Applicant: Joe Cannata/RVK  
                          Request: Park improvements  
                          City Council Dist.: 3
  
20.     [19-4910](#)     Address/Description: 616 SHERMAN ST  
                          HDRC Case No.: 2019-326  
                          Historic District Name: Dignowity Hill  
                          Applicant: Ashley Smith/Standard Eco  
                          Request: Installation of solar panels  
                          City Council Dist.: 2

21.     [19-4846](#)     Address/Description: FURR DR from KAMPMANN to  
FREDERICKSBURG  
HDRC Case No.: 2019-334  
Historic District Name: Monticello Park  
Applicant: Miranda Garrison/City of San Antonio, Transportation and  
Capital Improvements  
Request: Right-of-way improvements  
City Council Dist.: 7, 1
22.     [19-4830](#)     Address/Description: 1704 SAN FERNANDO ST  
HDRC Case No.: 2019-311  
Applicant: Thomas Casias  
Request: Installation of front yard fencing  
City Council Dist.: 5
23.     [19-4966](#)     Address/Description: 619 BARBE  
Historic District Name: King William  
Applicant: Alui Alton  
Request: Historic Tax Certification  
City Council Dist.: 1
24.     [19-4942](#)     Address/Description: 436 DEVINE ST  
HDRC Case No.: 2019-280  
Historic District Name: Lavaca  
Applicant: Janie Berrera  
Request: Historic Tax Certification  
City Council Dist.: 1
25.     [19-4850](#)     Address/Description: 232 GREENLAWN  
HDRC Case No.: 2019-331  
Historic District Name: Greenlawn Estates  
Applicant: Daniel Lopez  
Request: Window replacement  
City Council Dist.: 1

26.     [19-4930](#)     Address/Description: 338 MADISON ST  
                          HDRC Case No.: 2019-304  
                          Landmark Name: Berman / Kinder House  
                          Historic District Name: King William  
                          Applicant: Russell Boothe/BOOTHE BROTHERS PAVING CO II LP  
                          Request: Window replacement on rear accessory structure, front yard  
                          fencing, and construction of a rear screened porch  
                          City Council Dist.: 1
27.     [19-5035](#)     Address/Description: 215 E ROSEWOOD AVE  
                          HDRC Case No.: 2019-324  
                          Historic District Name: Monte Vista  
                          Applicant: Joseph Smith/JMS Architects  
                          Request: Exterior modifications, construction of a rear addition,  
                          construction of a rear accessory structure  
                          City Council Dist.: 1

**'B' ITEMS INDIVIDUAL CONSIDERATION**

*Cases previously reviewed by sub-committee:*

28.     [19-4886](#)     Address/Description: 138 S JOSEPHINE TOBIN  
                          HDRC Case No.: 2019-345  
                          Applicant: Kathleen Trenchard  
                          Request: Request for Review of Historic Significance  
                          City Council Dist.: 1
29.     [19-4890](#)     Address/Description: 138 S JOSEPHINE TOBIN  
                          HDRC Case No.: 2019-283  
                          Public Property: Woodlawn Lake Recreation Center  
                          Historic District Name: Woodlawn Lake and Park  
                          Applicant: Melissa Douglas/Douglas Architects, Inc.  
                          Request: Construction of a recreation center  
                          City Council Dist.: 1

30.    [19-5034](#)    Address/Description: 311 BARRERA  
                         HDRC Case No.: 2019-320  
                         Historic District Name: Lavaca  
                         Applicant: Cotton Estes/High Cotton Architects  
                         Request: Conceptual approval for 2-story residential structure  
                         City Council Dist.: 1
31.    [19-5014](#)    Address/Description: 321 N HACKBERRY ST  
                         HDRC Case No.: 2018-631  
                         Historic District Name: Dignowity Hill  
                         Applicant: Roberto Elizondo  
                         Request: Construction of three, multi-story residential structures  
                         City Council Dist.: 2
32.    [19-4958](#)    Address/Description: 909 N HACKBERRY ST  
                         HDRC Case No.: 2019-247  
                         Historic District Name: Dignowity Hill  
                         Applicant: Haley Serna/Open Studio Architecture  
                         Request: Construction of two, 2-story, residential structures, and two  
                         rear residential structures  
                         City Council Dist.: 2
33.    [19-4962](#)    Address/Description: 218 PARKVIEW DR  
                         HDRC Case No.: 2019-228  
                         Historic District Name: Mission  
                         RIO District: RIO-4  
                         Applicant: Abraham Diaz/City of San Antonio  
                         Request: Demolition with new construction of a 1-story, single family  
                         residential structure  
                         City Council Dist.: 3

*New Cases:*

34.    [19-5013](#)    Address/Description: 119 BUFORD  
                         HDRC Case No.: 2019-259  
                         Historic District Name: Dignowity Hill  
                         Applicant: Mark Granato/Granato Custom Homes  
                         Request: Construction of a 1-story, single family residential structure  
                         City Council Dist.: 2



35.    [19-4870](#)    Address/Description: 412 HAYS ST  
                         HDRC Case No.: 2019-323  
                         Historic District Name: Dignowity Hill  
                         Applicant: Paul Franklin/Franklin Architect  
                         Request: Construction of a rear accessory structure, fencing, site work  
                         City Council Dist.: 2
36.    [19-4918](#)    Address/Description: 414 DONALDSON AVE  
                         HDRC Case No.: 2019-343  
                         Historic District Name: Monticello Park  
                         Applicant: KKW Donaldson  
                         Request: Window replacement, fenestration modifications, exterior  
   modifications, painting of brick  
                         City Council Dist.: 7
37.    [19-5021](#)    Address/Description: 831 BURLESON ST  
                         HDRC Case No.: 2019-337  
                         Historic District Name: Dignowity Hill  
                         Applicant: Dianet Daniel  
                         Request: Door replacement, front door removal, exterior modifications,  
   installation of porch railings  
                         City Council Dist.: 2
38.    [19-4974](#)    Address/Description: 648 LEIGH ST  
                         HDRC Case No.: 2019-322  
                         Historic District Name: Lavaca  
                         Applicant: Jennifer Barrar/Bobo Custom Builders  
                         Request: Window replacement  
                         City Council Dist.: 1
39.    [19-4950](#)    Address/Description: 215 MUNCEY  
                         HDRC Case No.: 2019-270  
                         Historic District Name: Dignowity Hill  
                         Applicant: Juan Zaragoza  
                         Request: Installation of an attached carport  
                         City Council Dist.: 2

40.     [19-4874](#)     Address/Description: 523 CEDAR ST  
                          HDRC Case No.: 2019-321  
                          Historic District Name: King William  
                          Applicant: Eduardo R Trevino  
                          Request: Porch decking replacement, exterior modifications  
                          City Council Dist.: 1
41.     [19-4842](#)     Address/Description: 405 GILLESPIE  
                          HDRC Case No.: 2019-336  
                          Historic District Name: Tobin Hill  
                          Applicant: Jake Forshpan/FORSHPAN JAKE B & FORSHPAN  
  SHARON K  
                          Request: Side porch modifications  
                          City Council Dist.: 1
42.     [19-5033](#)     Address/Description: 1021 N PALMETTO  
                          HDRC Case No.: 2019-352  
                          Historic District Name: Dignowity Hill  
                          Applicant: James Benfield/BENFILED REAL ESTATE LLC & G6  
  HOMES LLC  
                          Request: Amendment to previously approved siding specifications  
                          City Council Dist.: 2

Approval of June 5, 2019, 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.**