

City of San Antonio



AGENDA Historic and Design Review Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, November 6, 2019

1:30 PM

1901 S. Alamo

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.

1:30 P.M. – Call to Order – Board Room, Development and Business Services Center

3:00 P.M. – 'B' Items

- Roll Call
- Chairman's Statement
- Announcements
- Public Comments

'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.

A-1 [19-8337](#) Address/Description: 715 S ALAMO ST
HDRC Case No.: 2019-624
Historic District Name: Lavaca
Applicant: Gini Garcia
Request: Signage
City Council Dist.: 1

A-2 [19-8341](#) Address/Description: 723 S ALAMO ST
HDRC Case No.: 2019-631
Landmark Name: Siedeman Building
Historic District Name: Lavaca
Applicant: Fernando De Leon/One Stop Code Consulting
Request: Construction of a 2-story rear accessory structure
City Council Dist.: 1

A-3 [19-8257](#) Address/Description: 307 E JOSEPHINE
HDRC Case No.: 2019-621
RIO District: RIO-2
Applicant: Kateesh Freudenrich/Southwest Sign Group Inc dba Apex
Sign Group
Request: Signage
City Council Dist.: 1

A-4 [19-8261](#) Address/Description: 123 W CEVALLOS
HDRC Case No.: 2019-622
RIO District: RIO-6
Applicant: Cole DeSanta/iConstruction Services
Request: Roofing
City Council Dist.: 1

A-5 [19-8185](#) Address/Description: 9800 AIRPORT BLVD
HDRC Case No.: 2019-623
Applicant: Jose de la Garza/WestEast Design Group
Request: Site work and improvements
City Council Dist.: 9

A-6 [19-8313](#) Address/Description: 421, 427 S PRESA
HDRC Case No.: 2019-662
Historic District Name: La Villita
RIO District: RIO-3
Applicant: Timothy Proctor/Laney Development Group, LLC
Request: Amendment to the previously approved design regarding an
increase in height
City Council Dist.: 1

'A' ITEMS INDIVIDUAL CONSIDERATION

Cases previously reviewed by sub-committee:

A-7 [19-8197](#) Address/Description: 4007 S FLORES ST/Toudouze Building
HDRC Case No.: 2019-508
Applicant: Office of Historic Preservation
Request: Finding of historic significance
City Council Dist.: 3

- A-8** [19-8233](#) Address/Description: 123 N ST MARYS
HDRC Case No.: 2019-633
Landmark Name: Sullivan Building
RIO District: RIO-3
Applicant: Patrick Shearer/Crockett Urban Ventures LLC
Request: Amendments to a previously approved design regarding materials, approval of hotel signage
City Council Dist.: 1

New Cases:

- A-9** [19-8209](#) Address/Description: 1009 AVENUE B
HDRC Case No.: 2019-598
RIO District: RIO-2
Applicant: Jeremy Bateman/Imbimbo Architecture + Development
Request: Site modifications, installation of shipping containers and development of a food truck park
City Council Dist.: 1

- A-10** [19-8273](#) Address/Description: 1418 SE MILITARY DR
HDRC Case No.: 2019-661
Historic District Name: Mission
Applicant: Bruce Ahlswede/SAR Sign Service
Request: Signage
City Council Dist.: 3

3:00 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.

- B-1** [19-8241](#) Address/Description: 314 W ELSMERE PLACE
HDRC Case No.: 2019-628
Historic District Name: Monte Vista
Applicant: Pam Carpenter/seventh generation design, inc
Request: Construction of an addition to an existing accessory structure
City Council Dist.: 1

- B-2** [19-8265](#) Address/Description: 1910 E HOUSTON ST
HDRC Case No.: 2019-616
Historic District Name: Dignowity Hill
Applicant: SA HOUSTON STREET DEVELOPMENT PARTNERS
LLC
Request: Installation of front and rear yard fence
City Council Dist.: 2
- B-3** [19-8285](#) Address/Description: 421 SPOFFORD
HDRC Case No.: 2019-592
Historic District Name: Government Hill
Applicant: Jade Latkovich
Request: Historic Tax Verification
City Council Dist.: 2
- B-4** [19-8293](#) Address/Description: 825 DAWSON ST
HDRC Case No.: 2019-635
Historic District Name: Dignowity Hill
Applicant: Christopher Rocha
Request: Historic Tax Certification
City Council Dist.: 2
- B-5** [19-8297](#) Address/Description: 825 DAWSON ST
HDRC Case No.: 2019-636
Historic District Name: Dignowity Hill
Applicant: Christopher Rocha
Request: Historic Tax Verification
City Council Dist.: 2
- B-6** [19-8181](#) Address/Description: 116 E AGARITA AVE
HDRC Case No.: 2019-630
Historic District Name: Monte Vista
Applicant: DON MCDONALD/MCDONALD DON B JR & LAURA
M
Request: Construction of a 1-story rear addition
City Council Dist.: 1

- B-7** [19-8165](#) Address/Description: 138 S JOSEPHINE TOBIN
HDRC Case No.: 2019-283
Historic District Name: Woodlawn Lake and Park
Applicant: Melissa Douglas/Douglas Architects, Inc.
Request: New construction of a community center
City Council Dist.: 1
- B-8** [19-8249](#) Address/Description: 205 W SUMMIT
HDRC Case No.: 2019-618
Historic District Name: Monte Vista
Applicant: Sajneet Khangura
Request: Historic Tax Certification
City Council Dist.: 1
- B-9** [19-8253](#) Address/Description: 205 W SUMMIT
HDRC Case No.: 2019-619
Historic District Name: Monte Vista
Applicant: Sajneet Khangura
Request: Historic Tax Verification
City Council Dist.: 1
- B-10** [19-8177](#) Address/Description: 219 ADAMS ST
HDRC Case No.: 2019-603
Historic District Name: King William
Applicant: Don Fry/RIVER CITY LOANS INC
Request: Construction of a rear addition, exterior modifications
City Council Dist.: 1
- B-11** [19-8301](#) Address/Description: 324 LEIGH ST
HDRC Case No.: 2019-626
Historic District Name: Lavaca
Applicant: Sue Ann Pemberton/Mainstreet Architects Inc.
Request: Construction of a 2-story addition to accessory structure,
construction of 2-story accessory structure
City Council Dist.: 1

- B-12** [19-8221](#) Address/Description: 335 NORTH DR
HDRC Case No.: 2019-599
Historic District Name: Monticello Park
Applicant: Carlos Vazquez/Rangel Renewables LLC
Request: Installation of solar panels
City Council Dist.: 7
- B-13** [19-8169](#) Address/Description: 705 E GUENTHER ST
HDRC Case No.: 2019-637
Landmark Name: McManus / Heinan House
Historic District Name: King William
RIO District: RIO-4
Applicant: Margaret Benavides Dohrer
Request: Installation of a front yard fence
City Council Dist.: 1
- B-14** [19-8201](#) Address/Description: 223 LAUREL HEIGHTS PLACE
HDRC Case No.: 2019-060
Historic District Name: Monte Vista
Applicant: PAM CARPENTER/Seventh Generation Design, Inc.
Request: Construction of a 1-story accessory structure, landscaping and hardscaping
City Council Dist.: 1
- B-15** [19-8213](#) Address/Description: 221 MUNCEY
HDRC Case No.: 2019-607
Historic District Name: Dignowity Hill
Applicant: Octavio Viramontes/Resco
Request: New construction of a 1-story single-family structure
City Council Dist.: 2
- B-16** [19-8245](#) Address/Description: 906 BURLESON ST
HDRC Case No.: 2019-627
Historic District Name: Dignowity Hill
Applicant: Robert Saunders/NeoM LLC
Request: Construction of a rear addition within the existing footprint, and front step replacement
City Council Dist.: 2

- B-17** [19-8217](#) Address/Description: 428 E MYRTLE
HDRC Case No.: 2019-595
Historic District Name: Tobin Hill
Applicant: Lisa McCorquodale-Robalin
Request: Historic Tax Certification
City Council Dist.: 1
- B-18** [19-8193](#) Address/Description: 414 DONALDSON AVE
HDRC Case No.: 2019-613
Historic District Name: Monticello Park
Applicant: Crystal Knox
Request: Historic Tax Certification
City Council Dist.: 7
- B-19** [19-8205](#) Address/Description: 414 DONALDSON AVE
HDRC Case No.: 2019-617
Historic District Name: Monticello Park
Applicant: Crystal Knox
Request: Historic Tax Verification
City Council Dist.: 7
- B-20** [19-8229](#) Address/Description: 3222 SHIMMERING DAWN
HDRC Case No.: 2019-604
Public Property: North Hills Park
Applicant: Justin Sherwood/Open Air Studios
Request: Construction of a public park
City Council Dist.: 6
- B-21** [19-8269](#) Address/Description: 415 N MESQUITE ST
HDRC Case No.: 2019-609
Historic District Name: Dignowity Hill
Applicant: MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC
Request: Amendment to a previously approved design regarding
windows
City Council Dist.: 2

- B-22** [19-8354](#) Address/Description: 1126 E CROCKETT ST
HDRC Case No.: 2019-614
Historic District Name: Dignowity Hill
Applicant: MICHAEL PEREZ/MP2 URBAN DEVELOPMENT LLC
Request: Amendment to a previously approved design regarding windows
City Council Dist.: 2

'B' ITEMS INDIVIDUAL CONSIDERATION

Cases previously reviewed by sub-committee:

- B-23** [19-8153](#) Address/Description: 335 TRAIL
HDRC Case No.: 2019-641
Historic District Name: River Road
RIO District: RIO-1
Applicant: Mark Odom/Mark Odom Studio
Request: Construction of a multi-family residential development
City Council Dist.: 1

New Cases:

- B-24** [19-8157](#) Address/Description: 914 N PINE ST, 918 N PINE
HDRC Case No.: 2019-356
Historic District Name: Dignowity Hill
Applicant: David Ericsson/Pine 14 & Pine 18 LLC
Request: Construction of a 1-story, residential structure at 918 N Pine and 2, 1-story, rear accessory structure at 914 N Pine
City Council Dist.: 2
- B-25** [19-8225](#) Address/Description: 2914 PLEASANTON RD
HDRC Case No.: 2019-611
Applicant: Rene Ruiz/Law Office of Rene D Ruiz, PC
Request: Removal of historic landmark designation
City Council Dist.: 3

- B-26** [19-8173](#) Address/Description: 120 E AGARITA AVE
HDRC Case No.: 2019-642
Historic District Name: Monte Vista
Applicant: Don McDonald/Don B McDonald Architect AIA.
Request: Roof replacement
City Council Dist.: 1
- B-27** [19-8237](#) Address/Description: 314 LAMAR ST
HDRC Case No.: 2019-632
Historic District Name: Dignowity Hill
Applicant: Timothy Patrick/FDN Home, LLC
Request: Rehabilitation, construction of a rear addition, and
construction of a rear accessory structure
City Council Dist.: 2
- B-28** [19-8277](#) Address/Description: 511 E CRAIG PLACE
HDRC Case No.: 2019-606
Historic District Name: River Road
RIO District: RIO-1
Applicant: John Larcade
Request: Construction of a 1-story rear accessory structure
City Council Dist.:1
- B-29** [19-8345](#) Address/Description: 218 W WOODLAWN
HDRC Case No.: 2019-640
Historic District Name: Monte Vista
Applicant: E.C. Parker
Request: Construction of a 2-story addition, exterior alterations, and
roofline modification
City Council Dist.: 1
- B-30** [19-8321](#) Address/Description: 132 CAMARGO
HDRC Case No.: 2019-660
Historic District Name: Lavaca
Applicant: Robert Alvarado
Request: Dismantling, relocation, and reconstruction of primary
structure
City Council Dist.: 1

- B-31** [19-8325](#) Address/Description: 311 W MISTLETOE
HDRC Case No.: 2019-596
Historic District Name: Monte Vista
Applicant: Tommy Richards/RICHARDS TOMMY A & SANDRA A
Request: Window replacement
City Council Dist.: 1
- B-32** [19-8309](#) Address/Description: 401 E ROSEWOOD AVE
HDRC Case No.: 2019-612
Historic District Name: Monte Vista
Applicant: Karine vonFritsch /FRITSCH KARINE V
Request: Replacement of rear French doors
City Council Dist.: 1
- B-33** [19-8329](#) Address/Description: 926 LAMAR ST
HDRC Case No.: 2019-649
Historic District Name: Dignowity Hill
Applicant: Bryan Sory/Stillwell Investment Group
Request: Construction of rear additions, window replacement, and exterior maintenance and alterations
City Council Dist.: 2
- B-34** [19-8289](#) Address/Description: 403 N HACKBERRY ST
HDRC Case No.: 2019-615
Historic District Name: Dignowity Hill
Applicant: Mario Crosswell/CCP Premier Investments LLC
Request: Installation of a front yard fence
City Council Dist.: 2
- B-35** [19-8305](#) Address/Description: 232 FLORIDA ST
HDRC Case No.: 2019-644
Historic District Name: Lavaca
Applicant: Monday Construction
Request: Window replacement and fenestration modifications
City Council Dist.: 1

- B-36** [19-8333](#) Address/Description: 803 BURLESON ST
HDRC Case No.: 2019-646
Historic District Name: Dignowity Hill
Applicant: Kristy Dakin
Request: Historic Tax Certification, Door replacement, porch deck installation
City Council Dist.: 2
- B-37** [19-8317](#) Address/Description: 115 QUEENS CRESCENT
HDRC Case No.: 2019-648
Historic District Name: Monte Vista
Applicant: Angela Blake/BLAKE ANGELA LUTHI & TIMOTHY LEE
Request: Construction of rear addition, window replacement, exterior modifications
City Council Dist.: 1
- B-38** [19-8281](#) Address/Description: 1118 IOWA ST
HDRC Case No.: 2019-597
Historic District Name: Knob Hill
Applicant: Steven Lopez
Request: Window replacement
City Council Dist.: 2

Approval of the October 16, 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).

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Language interpreters are available at every meeting. For more Information call (210) 207-0035.

Contamos con servicios de traducción simultánea en todas nuestras juntas. Para más información llame al (210) 207- 0035.