

# City of San Antonio



## AGENDA

### Historic and Design Review Commission

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Wednesday, September 16, 2020

3:00 PM

Livestream:

[www.sanantonio.gov/DSD/Boards/MeetingVideos](http://www.sanantonio.gov/DSD/Boards/MeetingVideos)

Telephone Access: 210-206-5483

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**No in-person public access to this hearing. Read below for multiple ways to participate.**

To protect the health of the public and limit the potential spread of COVID-19, the Historic and Design Review Commission (HDRC) will hold their meetings via WebEx video conference call. These meeting standards are based upon the various suspended provisions of the Open Meetings Act issued by the Texas Governor in response to the COVID-19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor. Once a quorum is established, the following items will be considered no sooner than the designated times.

To watch and listen to this meeting, visit [www.Sanantonio.gov/DSD/Boards/MeetingVideos](http://www.Sanantonio.gov/DSD/Boards/MeetingVideos). To listen to audio only, call 210-206-LIVE (5483) and select the option to listen in English or in Spanish.

#### **Public Comment:**

Members of the public may provide comment on any agenda item, consistent with procedural rules governing HDRC meetings and state law. Public comment may be provided as follows:

1. Leave a voice message of a maximum two minutes by dialing 210-206-HDRC (4372). Your message will be played during the hearing. Please include your full name, home or work address, item #, and address of the request.
2. Submit written comments via Google Form. [tiny.cc/hdrccommentform](https://tiny.cc/hdrccommentform) These will be read at the time the item is heard.

3. Sign up to give your comments live during the meeting by leaving your name, telephone number, and item on which you would like to speak on at 210-206-HDRC (4372). City staff will call you when your item is up for discussion. We cannot guarantee a specific time after 3 pm and will make only one attempt to reach you during the meeting. Once you join the call, you will be given two minutes to provide your comments.

Comments submitted to staff in another format will be provided to commissioners but not read aloud during the meeting.

\*Note: Comments may be submitted in English or Spanish. Written comments, voicemails, and requests to make comments during the meeting live must be received by 9 am the day of the hearing to give time for translation. We will not accept comments or sign ups after this time.

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**

- Roll Call
- Chairman’s Statement
- Public Comments

**CONSENT AGENDA**

Items are placed on the consent agenda when staff recommends approval or recommends approval with stipulations that the applicant agrees to. Any member of the public desiring to speak on a consent agenda item may sign up and be heard prior to voting on the consent agenda. Commissioners may request to remove any item from the consent agenda and have it placed on the individual consideration agenda. All items on the consent agenda will be considered for approval by one motion adopting the items with staff findings and recommendations.

1. [20-5423](#) Address/Description: 618 MUNCEY  
HDRC Case No.: 2020-386  
Historic District Name: Dignowity Hill  
Applicant: Michael Pensabene/Freedom Solar Power  
Request: Solar panel installation  
City Council Dist.: 2
2. [20-5427](#) Address/Description: 145 E MAGNOLIA AVE  
HDRC Case No.: 2020-392  
Historic District Name: Monte Vista  
Request: Historic Tax Certification  
City Council Dist.: 1

3. [20-5431](#) Address/Description: 10041 ESPADA RD  
HDRC Case No.: 2020-370  
Applicant: Regina and Edward Gonzales/Regina and Edward GONZALES  
Request: Construction of a new accessory structure  
City Council Dist.: 3
  
4. [20-5435](#) Address/Description: 233 LOVERA BLVD  
HDRC Case No.: 2020-385  
Historic District Name: Olmos Park Terrace  
Applicant: Chase Thalman/SACconstruct LLC  
Request: Replace asphalt shingles with standing seam metal roof  
City Council Dist.: 1
  
5. [20-5439](#) Address/Description: 1120 E COMMERCE ST/Various Locations in ROW - DOWNTOWN  
HDRC Case No.: 2020-404  
Historic District Name: St Paul Square  
Applicant: Kevin Bowyer/Modus LLC  
Request: Replace an existing streetlight pole with a new pole with network node equipment  
City Council Dist.: 2
  
6. [20-5443](#) Address/Description: 408 E MYRTLE  
HDRC Case No.: 2020-383  
Historic District Name: Tobin Hill  
Applicant: Gary Williamson/WILLIAMSON GARY B & CHRISTINE M  
Request: Skirting material replacement  
City Council Dist.: 1
  
7. [20-5447](#) Address/Description: 509 NOLAN ST  
HDRC Case No.: 2020-401  
Historic District Name: Dignowity Hill  
Applicant: Tom Marino/MARINO TOM  
Request: Front yard fence  
City Council Dist.: 2

8.     [20-5451](#)     Address/Description: 822 E MAGNOLIA AVE  
                  HDRC Case No.: 2020-397  
                  Historic District Name: River Road  
                  RIO District: RIO-1  
                  Applicant: john hertz/HERTZ JOHN B & MARGARET DAY  
                  Request: Driveway modifications  
                  City Council Dist.: 1
  
9.     [20-5455](#)     Address/Description: 311 CEDAR ST  
                  HDRC Case No.: 2020-369  
                  Historic District Name: King William  
                  Applicant: Robert Alvarado/South Antonio Builders  
                  Request: New construction of an accessory structure  
                  City Council Dist.: 1
  
10.    [20-5459](#)     Address/Description: 1135 SHADWELL  
                  HDRC Case No.: 2020-387  
                  Public Property: Sutton Park  
                  Applicant: Marc Zak/Terra Design Group  
                  Request: Park improvements  
                  City Council Dist.: 7
  
11.    [20-5463](#)     Address/Description: 212 N ALAMO ST  
                  HDRC Case No.: 2020-391  
                  Landmark Name: YWCA / Henry Terrell Building  
                  Applicant: Mark Henderson  
                  Request: Rehabilitation, exterior modifications, construction of an  
                  addition, window and storefront replacement, canopy installation  
                  City Council Dist.: 1
  
12.    [20-5496](#)     Address/Description: 104 BUSHNELL  
                  HDRC Case No.: 2020-374  
                  Historic District Name: Monte Vista  
                  Applicant: Patrick Christensen/Patrick Christensen, Attorney at Law  
                  Request: Addition  
                  City Council Dist.: 1

13. [20-5488](#) Address/Description: 422 E GUENTHER ST  
HDRC Case No.: 2020-400  
Historic District Name: King William  
Applicant: Kurt Lehr/Lehrco  
Request: Exterior alterations  
City Council Dist.: 1

#### INDIVIDUAL CONSIDERATION

*Cases previously reviewed by sub-committee:*

14. [20-5467](#) Address/Description: 819 LAMAR ST  
HDRC Case No.: 2020-001  
Historic District Name: Dignowity Hill  
Applicant: Michael Cisneros/Harmony Custom Homes  
Request: Construction of a 1-story residential structure  
City Council Dist.: 2
15. [20-5471](#) Address/Description: 618 BROADWAY  
HDRC Case No.: 2020-389  
RIO District: RIO-2  
Applicant: Jonathan Card/CARD AND COMPANY Architects pllc  
Request: Rehabilitation, exterior alterations, window and storefront replacement, construction of a rooftop addition, signage  
City Council Dist.: 1
16. [20-5475](#) Address/Description: 4007 S FLORES ST  
HDRC Case No.: 2020-238  
Landmark: Individual landmark  
Applicant: HIGH CAY LLC  
Request: Demolition of a historic landmark with new construction of a car wash  
City Council Dist.: 3

17. [20-5480](#) Address/Description: Dawson at N Olive (three individual lots, currently unaddressed)  
HDRC Case No.: 2020-390  
Historic District Name: Dignowity Hill  
Applicant: Ron Alvarado/AG Associates Architects  
Request: Construction of three, 2-story residential structures  
City Council Dist.: 2

*New Cases:*

18. [20-5484](#) Address/Description: 7914 KENNEDY HILL  
HDRC Case No.: 2020-342  
Historic District Name: Brooks School of Aerospace Medicine  
Request: Removal of historic designation  
City Council Dist.: 3
19. [20-5492](#) Address/Description: 313 N PINE ST  
HDRC Case No.: 2020-388  
Historic District Name: Dignowity Hill  
Applicant: Felix Ziga/Ziga Architecture Studio PLLC  
Request: Construction of two, 2-story residential structures  
City Council Dist.: 2
20. [20-5500](#) Address/Description: 312 PEARL PKWY  
HDRC Case No.: 2020-394  
RIO District: RIO-2  
Applicant: Jill Giles/Giles Design Bureau  
Request: Signage  
City Council Dist.: 1
21. [20-5508](#) Address/Description: 506 E COURTLAND PLACE  
HDRC Case No.: 2020-381  
Historic District Name: Tobin Hill  
Applicant: Richard Stewart/STEWART RICHARD S & LESLIE T  
Request: Front yard fence installation  
City Council Dist.: 1

22. [20-5512](#) Address/Description: 529 N PALMETTO  
HDRC Case No.: 2020-335  
Historic District Name: Dignowity Hill  
Applicant: Abigail Arispe/GALLEGO LAZARO A & OZUNA  
LILLIAN  
Request: Brick chimney removal  
City Council Dist.: 2
23. [20-5516](#) Address/Description: 503 CEDAR ST  
HDRC Case No.: 2020-384  
Historic District Name: King William  
Applicant: SAN ANTONIO SAN ANTONIO/MARTIN JAMES  
HILLERY III  
Request: Rear privacy fence installation  
City Council Dist.: 1
24. [20-5520](#) Address/Description: 1013 E CROCKETT ST  
HDRC Case No.: 2020-396  
Historic District Name: Dignowity Hill  
Applicant: Erik Campos/CAMPOS ERIK  
Request: Carport installation  
City Council Dist.: 2
25. [20-5524](#) Address/Description: 244 GREENLAWN  
HDRC Case No.: 2020-399  
Historic District Name: Greenlawn Estates  
Applicant: Mariah Ballwz  
Request: Construction of a 347-square-foot rear addition, fenestration  
modifications, window replacement, door replacement, driveway  
modifications, Historic Tax Certification  
City Council Dist.: 1
26. [20-5528](#) Address/Description: 103 FIR  
HDRC Case No.: 2020-398  
Historic District Name: King William  
Applicant: STATT PROPERTIES INC  
Request: Exterior alterations  
City Council Dist.: 1

27. [20-5556](#) Address/Description: 335 TRAIL  
HDRC Case No.: 2020-402  
Historic District Name: River Road  
RIO District: RIO-1  
Applicant: David Morin/MNO Investments, LLC  
Request: Consideration and action of an application for a multi-unit residential development:  
1. Waiver of the one-year waiting period of subsequent application for multi-unit residential development as provided for by Section 35-451(f) of the Unified Development Code, and if approved;  
2. Consideration of a request of a Certificate of Appropriateness for Construction  
City Council Dist.: 1

Approval of HDRC Meeting Minutes for September 2, 2020.

### 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

**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.**