

# City of San Antonio



## AGENDA

### Historic and Design Review Commission

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**Wednesday, March 3, 2021**

**3:00 PM**

**Videoconference**

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**No in-person public access to this hearing.**

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 videoconference. 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.

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
  - Announcements
  - Public Comments
1.     [21-1944](#)     Briefing on Proposed Code of Conduct for the Historic and Design Review Commission
  
  2.     [21-1945](#)     Amendment of the 2021 Historic and Design Review Commission Schedule of Hearing Dates to add a hearing on March 31, 2021

**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.

3.     [21-1899](#)     Address/Description: 435 MISSION ST  
                          HDRC Case No.: 2020-323  
                          Historic District Name: King William  
                          Applicant: Nicholas Melde/Architexas  
                          Request: Construction of a 1-story rear accessory structure  
                          City Council Dist.: 1

4.     [21-1911](#)     Address/Description: 134 W MISTLETOE  
                  HDRC Case No.: 2021-056  
                  Historic District Name: Monte Vista  
                  Applicant: Lyndsay Thorn  
                  Request: Construction of an ADA ramp, exterior modifications  
                  City Council Dist.: 1
  
5.     [21-1910](#)     Address/Description: 311 REFUGIO ST  
                  HDRC Case No.: 2020-175  
                  Historic District Name: Lavaca  
                  Applicant: BRIAN VOGES/VOGES DESIGN, LLC  
                  Request: Construction of two, 2-story duplex structures  
                  City Council Dist.: 1
  
6.     [21-1909](#)     Address/Description: 1024 DAWSON ST  
                  HDRC Case No.: 2021-065  
                  Historic District Name: Dignowity Hill  
                  Applicant: Mark Flinn  
                  Request: Construction of a 2-story rear accessory structure  
                  City Council Dist.: 2
  
7.     [21-1908](#)     Address/Description: 231 W AGARITA AVE  
                  HDRC Case No.: 2021-020  
                  Historic District Name: Monte Vista  
                  Applicant: Gregory Papay  
                  Request: Roof replacement and gutter replacement, removal of rear  
                  dormers  
                  City Council Dist.: 1
  
8.     [21-1907](#)     Address/Description: 239 W WILDWOOD  
                  HDRC Case No.: 2021-066  
                  Historic District Name: Olmos Park Terrace  
                  Applicant: Annie Vance  
                  Request: Exterior modifications, construction of a rear addition, roof  
                  replacement  
                  City Council Dist.: 1

9.     [21-1906](#)     Address/Description: 603 CEDAR ST  
                  HDRC Case No.: 2021-067  
                  Historic District Name: King William  
                  Applicant: Nicholas Melde/Architexas  
                  Request: Construction of a 1-story rear accessory structure  
                  City Council Dist.: 1
  
10.    [21-1905](#)     Address/Description: 210 CALLAGHAN AVE  
                  HDRC Case No.: 2020-317  
                  Landmark Name: Individual Landmark  
                  Historic District Name: Lavaca  
                  Applicant: Darryl Ohlenbusch  
                  Request: Construction of a rear carport and pergola, concrete driveway  
                  installation  
                  City Council Dist.: 1
  
11.    [21-1904](#)     Address/Description: 131 LOVERA BLVD  
                  HDRC Case No.: 2021-050  
                  Historic District Name: Olmos Park Terrace  
                  Applicant: Robert and Janet Morrow  
                  Request: Installation of exterior retractable sun shades  
                  City Council Dist.: 1
  
12.    [21-1903](#)     Address/Description: 202 BUSHNELL  
                  HDRC Case No.: 2021-049  
                  Historic District Name: Monte Vista  
                  Applicant: Daniela Serna  
                  Request: Installation of front driveway gate  
                  City Council Dist.: 1
  
13.    [21-1902](#)     Address/Description: 4674 S PRESA ST  
                  HDRC Case No.: 2020-123  
                  RIO District: RIO-5  
                  Applicant: David Ranjbar/Prime & Paradigm  
                  Construction, LLC.  
                  Request: Construction of a 1-story commercial structure  
                  City Council Dist.: 3

14. [21-1901](#) Address/Description: 1926 W SUMMIT AVE  
HDRC Case No.: 2021-071  
Historic District Name: Monticello Park  
Applicant: Tanya Rivera  
Request: Historic Tax Certification  
City Council Dist.: 7
  
15. [21-1900](#) Address/Description: 318 CALLAGHAN AVE  
HDRC Case No.: 2021-062  
Historic District Name: Lavaca  
Applicant: Kurt Walker/Renaissance 7 LLC  
Request: Construction of a rear addition  
City Council Dist.: 1
  
16. [21-1931](#) Address/Description: 516 KING WILLIAM  
HDRC Case No.: 2021-101  
Landmark Name: Individual Landmark  
Historic District Name: King William  
RIO District: RIO-4  
Applicant: Daniel Cruz/Design Coop  
Request: Construction of a side screened porch addition  
City Council Dist.: 1
  
17. [21-1932](#) Address/Description: 722 S ST MARYS ST, 732 S ST MARYS, and  
519 S PRESA  
HDRC Case No.: 2020-507  
Historic District Name: Lavaca  
Applicant: Andrew Douglas/Douglas Architects  
Request: Construction of a multistory commercial structure, relocation  
of historic structure, site modifications  
City Council Dist.: 1
  
18. [21-1933](#) Address/Description: 1101 IOWA ST  
HDRC Case No.: 2021-095  
Public Property: Yes  
Applicant: Marc Zak/Terra Design Group  
Request: Park improvements  
City Council Dist.: 2

19. [21-1934](#) Address/Description: 2515 E EVANS RD  
HDRC Case No.: 2021-094  
Public Property: Yes  
Applicant: TARA LINDBERG/Dunaway Associates  
Request: Library playground improvements  
City Council Dist.: 9
20. [21-1935](#) Address/Description: 2244 ORR, Cable Westwood Park  
HDRC Case No.: 2021-093  
Public Property: Yes  
Applicant: Daniel Leal/City of San Antonio  
Request: Development of a new park  
City Council Dist.: 6
21. [21-1936](#) Address/Description: 130 CROFTON  
HDRC Case No.: 2021-077  
Landmark Name: Individual Landmark  
Historic District Name: King William  
RIO District: RIO-4  
Applicant: Anne Gaynor/GAYNOR ANNE C  
Request: Construction of a 1-story rear addition  
City Council Dist.: 1
22. [21-1943](#) Address/Description: 547 DONALDSON AVE  
HDRC Case No.: 2021-030  
Historic District Name: Monticello Park  
Applicant: FRANK GONZALEZ/KEYSTONE HOMES & PROPERTIES LLC  
Request: Fenestration modifications, window replacement  
City Council Dist.: 7
23. [21-1942](#) Address/Description: 220 BROADWAY  
HDRC Case No.: 2021-087  
Historic District Name: Auditorium Circle  
Applicant: Ignacio Aliaga  
Request: Construction of an addition on top of the rear one story structure  
City Council Dist.: 1

24. [21-1988](#) Address/Description: 4002 ROOSEVELT AVE  
HDRC Case No.: 2021-085  
Public Property: Yes  
Historic District Name: Mission  
Applicant: Suresh Modadugu/RVK ARCHITECTS  
Request: Site and utility work, surface parking, soccer field construction  
City Council Dist.: 3
25. [21-1940](#) Address/Description: 2300 BROADWAY  
HDRC Case No.: 2020-470  
RIO District: RIO-1  
Applicant: Cheryl Cole/Dallenbach-Cole Architecture  
Request: Construction of a self storage structure  
City Council Dist.: 2
26. [21-1939](#) Address/Description: 1815 FREDERICKSBURG RD  
HDRC Case No.: 2021-078  
Landmark Name: Individual Landmark  
Applicant: Jacob Valenzuela/Deco Pizzeria  
Request: Patio cover  
City Council Dist.: 7
27. [21-1938](#) Address/Description: 1109 W CRAIG PLACE  
HDRC Case No.: 2021-070  
Applicant: Emily and Juan Chavez  
Request: Historic landmark designation  
City Council Dist.: 1
28. [21-1937](#) Address/Description: 126 E MISTLETOE  
HDRC Case No.: 2021-102  
Historic District Name: Monte Vista  
Applicant: Cecilia Garcia/The Priority Group, Inc.  
Request: Demolition of accessory structure  
City Council Dist.: 1

**INDIVIDUAL CONSIDERATION**

*Cases Reset from the February 3, 2021, HDRC Hearing*

29.    [21-1912](#)    Address/Description: 337 E SUMMIT AVE  
                  HDRC Case No.: 2021-032  
                  Historic District Name: Monte Vista  
                  Applicant: Samuel Asvestas/MONTE VISTA FOUNDATION INC  
                  Request: Roof replacement, window replacement  
                  City Council Dist.: 1
30.    [21-1914](#)    Address/Description: 520 LEIGH ST  
                  HDRC Case No.: 2021-027  
                  Historic District Name: Lavaca  
                  Applicant: LABOR STREET COMMONS LLC  
                  Request: Construction of a multistory residential structure, site  
                  modifications  
                  City Council Dist.: 1
31.    [21-1915](#)    Address/Description: 324 E ROSEWOOD AVE  
                  HDRC Case No.: 2021-033  
                  Historic District Name: Monte Vista  
                  Applicant: Matt Bishop/BEXAR DIVERSIFIED MF-1 LLC  
                  Request: Tile-to-shingle roof replacement  
                  City Council Dist.: 1

*New Cases:*

32.    [21-1916](#)    Address/Description: 311 MUNCEY  
                  HDRC Case No.: 2021-053  
                  Historic District Name: Dignowity Hill  
                  Applicant: Anthony Chen/Aeonium Investments, LLC  
                  Request: Construction of a rear addition, exterior modifications  
                  City Council Dist.: 2



33. [21-1917](#) Address/Description: 830 DAWSON ST  
HDRC Case No.: 2021-037  
Historic District Name: Dignowity Hill  
Applicant: Francis Muzquiz  
Request: Installation of an ADA ramp  
City Council Dist.: 2
34. [21-1918](#) Address/Description: 302 LEIGH ST  
HDRC Case No.: 2021-060  
Historic District Name: Lavaca  
Applicant: DUPONT WILLIAM A & KATHRYN KANZLER  
Request: Front yard fence installation  
City Council Dist.: 1
35. [21-1919](#) Address/Description: 1235 E CROCKETT ST  
HDRC Case No.: 2021-057  
Historic District Name: Dignowity Hill  
Applicant: Kali Tripp/Tripp Flip, LLC  
Request: Removal of an existing front door  
City Council Dist.: 2
36. [21-1920](#) Address/Description: 315 W HUISACHE AVE  
HDRC Case No.: 2021-051  
Historic District Name: Monte Vista  
Applicant: Larry Curtis  
Request: Front yard fence installation, walkway and landscaping  
modifications  
City Council Dist.: 1
37. [21-1921](#) Address/Description: 510 E CARSON  
HDRC Case No.: 2021-048  
Historic District Name: Government Hill  
Applicant: Jed Singa-Craddock  
Request: Front yard fence installation  
City Council Dist.: 2

38. [21-1922](#) Address/Description: 215 LOSOYA ST  
HDRC Case No.: 2021-054  
Historic District Name: Alamo Plaza  
RIO District:RIO-3  
Applicant:CESAR CARRILLO/Landry's Inc  
Request: Signage, rehabilitation, awning installation  
City Council Dist.: 1
39. [21-1923](#) Address/Description: 917 HAYS ST  
HDRC Case No.: 2021-042  
Historic District Name: Dignowity Hill  
Applicant: Matthew & Somer Barburek  
Request: Amendment to approve rear porch design and façade modifications, Historic Tax Verification  
City Council Dist.: 2
40. [21-1924](#) Address/Description: 800 NAVARRO ST/ROW near 304 E Pecan  
HDRC Case No.: 2021-072  
Applicant: Kevin Bowyer/Modus LLC  
Request: Replace an existing streetlight pole with a new pole with network node equipment  
City Council Dist.: 1
41. [21-1925](#) Address/Description: 119 S FLORES ST/ROW near 121 S FLORES ST  
HDRC Case No.: 2021-074  
Applicant: Kevin Bowyer/Modus LLC  
Request: Replace an existing streetlight pole with a new pole with network node equipment  
City Council Dist.: 1
42. [21-1926](#) Address/Description: 955 S ALAMO ST/ROW near 955 S ALAMO ST  
HDRC Case No.: 2020-196  
Applicant: Kevin Bowyer/Modus LLC  
Request: Installation of a new network wood pole  
City Council Dist.: 1

43. [21-1927](#) Address/Description: 1430 E HOUSTON ST/ROW near 1430 E HOUSTON ST  
HDRC Case No.: 2020-195  
Applicant: Kevin Bowyer/Modus LLC  
Request: Installation of a new network wood pole  
City Council Dist.: 2
44. [21-1928](#) Address/Description: 430 E HILDEBRAND AVE  
HDRC Case No.: 2021-036  
Historic District Name: Monte Vista  
Applicant: Jim Elrod/Crown remodeling LLC  
Request: Replacement of metal roof to include ridge cap  
City Council Dist.: 1
45. [21-1929](#) Address/Description: 418 MISSION ST  
HDRC Case No.: 2021-052  
Historic District Name: King William  
Applicant: Deniese Crittenden  
Request: Front yard fence installation  
City Council Dist.: 1
46. [21-1930](#) Address/Description: 2211 N ST MARYS ST  
HDRC Case No.: 2021-047  
Historic District Name: Tobin Hill  
Applicant: Jason Balderas/S.A.C.S  
Request: Front yard fence installation, front porch screen installation, exterior modifications  
City Council Dist.: 1

**Approval of February 3, 2021, 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 by videoconference for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

**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.**