

# City of San Antonio



## AGENDA

### Historic and Design Review Commission

---

**Wednesday, July 7, 2021**

**3:00 PM**

**Videoconference**

---

**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 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.

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 PM - 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. [21-4647](#) Address/Description: 103 E HUISACHE AVE  
HDRC Case No.: 2021-315  
Historic District Name: Monte Vista  
Applicant: Joseph Cotton  
Request: Construction of a second story addition on rear accessory structure  
City Council Dist.: 1
2. [21-4595](#) Address/Description: 202 MARY LOUISE  
HDRC Case No.: 2021-306  
Historic District Name: Monticello Park  
Applicant: Benjamin and Jennifer Rosas  
Request: Historic Tax Certification  
City Council Dist.: 7
3. [21-4675](#) Address/Description: 206 E LULLWOOD AVE  
HDRC Case No.: 2021-276  
Historic District Name: Monte Vista  
Applicant: Christopher J Morton  
Request: Garage modifications, window replacement, Historic Tax Certification  
City Council Dist.: 1

4. [21-4591](#) Address/Description: 215 LOSOYA ST  
HDRC Case No.: 2021-325  
Landmark Name: Individual Landmark  
Historic District Name: Alamo Plaza  
RIO District: RIO-3  
Applicant: Cesar Carrillo/Landry's Inc  
Request: Patio modifications at the river level  
City Council Dist.: 1
  
5. [21-4695](#) Address/Description: 225 W ELSMERE PLACE  
HDRC Case No.: 2021-204  
Historic District Name: Monte Vista  
Applicant: Brad & Georgie Tipper  
Request: Historic Tax Certification  
City Council Dist.: 1
  
6. [21-4615](#) Address/Description: 236 KING WILLIAM  
HDRC Case No.: 2021-299  
Historic District Name: King William  
Applicant: Joshua Calzada/ArchitecturaSA  
Request: Construction of a rear and side addition  
City Council Dist.: 1
  
7. [21-4663](#) Address/Description: 242 W LYNWOOD  
HDRC Case No.: 2021-282  
Historic District Name: Monte Vista  
Applicant: Ryan Reed  
Request: Patio and door awnings installations  
City Council Dist.: 1
  
8. [21-4635](#) Address/Description: 311 MUNCEY  
HDRC Case No.: 2021-310  
Historic District Name: Dignowity Hill  
Applicant: Aeonium Investments LLC  
Request: Porch railing installation  
City Council Dist.: 2

9.     [21-4599](#)     Address/Description: 314 TRAIL  
                  HDRC Case No.: 2021-303  
                  Historic District Name: River Road  
                  RIO District: RIO-1  
                  Applicant: Keenon Allen  
                  Request: Construction of a 1-story rear addition  
                  City Council Dist.: 1
  
10.    [21-4643](#)     Address/Description: 416 WILLOW ST  
                  HDRC Case No.: 2021-301  
                  Historic District Name: Dignowity Hill  
                  Applicant: Fernando Fernandez  
                  Request: Aluminum window and siding replacement, wood window sill  
                  repair  
                  City Council Dist.: 2
  
11.    [21-4691](#)     Address/Description: 837 E GUENTHER ST  
                  HDRC Case No.: 2021-236  
                  Historic District Name: King William  
                  RIO District: RIO-4  
                  Applicant: Sergio Bravo/BAM Studios  
                  Request: Exterior modifications, roof modifications, window  
                  replacement, construction of a rear addition  
                  City Council Dist.: 1
  
12.    [21-4619](#)     Address/Description: 847 E ASHBY PLACE/815 E Ashby Place  
                  HDRC Case No.: 2021-292  
                  RIO District: RIO-2  
                  Applicant: Lydell Toye/U.S.Signs  
                  Request: Signage  
                  City Council Dist.: 1

**INDIVIDUAL CONSIDERATION**

*Cases previously reviewed by sub-committee:*

13.    [21-4683](#)    Address/Description: 101 PASO HONDO  
                  HDRC Case No.: 2021-271  
                  Historic District Name: Dignowity Hill  
                  Applicant: George Torres III/George Torres Architect  
                  Request: Construction of two, 2-story residential structures  
                  City Council Dist.: 2
  
14.    [21-4699](#)    Address/Description: 324 GARFIELD ST  
                  HDRC Case No.: 2021-198  
                  Historic District Name: Lavaca  
                  Applicant: Rodrigo Rivera/ Open Studio Architecture PLLC  
                  Request: Demolition of primary structure with new construction of a  
                  3-story residential structure  
                  City Council Dist.: 1
  
15.    [21-4667](#)    Address/Description: 1038 DAWSON ST  
                  HDRC Case No.: 2021-273  
                  Historic District Name: Dignowity Hill  
                  Applicant: ricardo mccullough  
                  Request: Construction of two, 1-story residential structures and two,  
                  2-story residential structures  
                  City Council Dist.: 2
  
16.    [21-4655](#)    Address/Description: 134 W MISTLETOE  
                  HDRC Case No.: 2021-279  
                  Historic District Name: Monte Vista  
                  Applicant: Lyndsay Thorn/Thorn Architects PLLC  
                  Request: Replace concrete walkway with brick  
                  City Council Dist.: 1

*New Cases:*

17.    [21-4651](#)    Address/Description: 130 WICKES  
                  HDRC Case No.: 2021-280  
                  Historic District Name: King William  
                  Applicant: Sean Ferguson/VHS Landscaping  
                  Request: Walkway modifications  
                  City Council Dist.: 1
  
18.    [21-4607](#)    Address/Description: 914 N PINE ST  
                  HDRC Case No.: 2021-295  
                  Historic District Name: Dignowity Hill  
                  Applicant: David Ericsson/PINE 14 LLC  
                  Request: Amendment to a previous approval for new construction  
                  City Council Dist.: 2
  
19.    [21-4623](#)    Address/Description: 318 W MISTLETOE  
                  HDRC Case No.: 2021-289  
                  Historic District Name: Monte Vista  
                  Applicant: Precision Contracting  
                  Request: Fenestration modifications  
                  City Council Dist.: 1
  
20.    [21-4639](#)    Address/Description: 820 NOLAN ST  
                  HDRC Case No.: 2021-288  
                  Historic District Name: Dignowity Hill  
                  Applicant: Eric Estopinal  
                  Request: Exterior modifications to rear addition, roofing modifications  
                  to rear addition, window replacement, roof replacement  
                  City Council Dist.: 2
  
21.    [21-4679](#)    Address/Description: 2223 W SUMMIT AVE  
                  HDRC Case No.: 2021-281  
                  Historic District Name: Monticello Park  
                  Applicant: Jonathan Bohmann  
                  Request: Retaining wall  
                  City Council Dist.: 7

22. [21-4671](#) Address/Description: 1438 NAPIER AVE  
HDRC Case No.: 2021-277  
Historic District Name: Mission  
RIO District: RIO-5  
Applicant: Armando Santiago  
Request: Second driveway, approach and apron installation  
City Council Dist.: 3
23. [21-4659](#) Address/Description: 410 E LOCUST  
HDRC Case No.: 2021-274  
Historic District Name: Tobin Hill  
Applicant: Rosa Montoya/Empress Transport & Excavation  
Request: Demolition of rear accessory structure  
City Council Dist.: 1
24. [21-4631](#) Address/Description: 225 W WILDWOOD  
HDRC Case No.: 2021-311  
Historic District Name: Olmos Park Terrace  
Applicant: Ana Mahrou  
Request: Fenestration modification  
City Council Dist.: 1
25. [21-4687](#) Address/Description: 306 W MARKET ST  
HDRC Case No.: 2021-319  
RIO District: RIO-3  
Applicant: Katherine Sullon/ ACM Hub LLC  
Request: Signage  
City Council Dist.: 1
26. [21-4611](#) Address/Description: 320 MADISON ST  
HDRC Case No.: 2021-293  
Landmark Name: Individual Landmark  
Historic District Name: King William  
Applicant: Maggie Wilmoth/MM Legacy Holdings LLC  
Request: Construction of a 1-story rear accessory structure,  
fenestration modifications, exterior modifications, Historic Tax  
Certification  
City Council Dist.: 1

27. [21-4627](#) Address/Description: 511 N PALMETTO/515 N PALMETTO, 519 N PALMETTO  
HDRC Case No.: 2021-309  
Historic District Name: Dignowity Hill  
Applicant: Monica Naves/Vergel Construction LLC  
Request: Landscaping amendments, porch railing installation, fencing, walkway design amendments, front façade and roof form amendments  
City Council Dist.: 2

Approval of HDRC Meeting Minutes for June 16, 2021

### 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

**Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting. For Assistance, Call (210) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).**

**Simultaneous Spanish interpreter services are available at every meeting. Interpreters for other languages must be ordered 48 hours in advance. For more information or for translation, call (210) 207-0035.**

#### DECLARACIÓN DE ACCESIBILIDAD

**Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7720) o al 711 (servicio de transmitir para sordos).**

**Hay servicios de interpretes simultánea para español disponibles en todas nuestras juntas. Interpretes para otras idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207-0035. Esto es un servicio gratis.**