

# City of San Antonio



## AGENDA

### Historic and Design Review Commission

Development and Business Service Center  
1901 South Alamo  
San Antonio, Texas 78204

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**Wednesday, January 19, 2022**

**3:00 PM**

**1901 South Alamo**

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The Historic & Design Review Commission will hold its regular meeting in the Board Room at 1901 South Alamo beginning at 3:00 p.m. Once convened, the Historic and Design Review Commission will take up the following items no sooner than the designated times.

To protect the health of the public and limit the potential spread of COVID19, masks are strongly recommended for persons attending this meeting in person. To view this meeting live please visit: [www. Sanantonio.gov/DSD/Boards/MeetingVideos](http://www.Sanantonio.gov/DSD/Boards/MeetingVideos).

#### Remote Participation

Remote participation through voicemail comments is strongly recommended. Members of the public can provide their comment via voicemail by dialing 210-206-HDRC(4372). Voicemail messages will be played before or during consideration of the item. Please include your full name, home or work address, and the item number and address of the request. Recordings are limited to 2 minutes; voicemails must be received by 12 noon on the day of the hearing in order to be played.

**2:00 P.M. – Work Session – Discussion regarding UDC updates.** No action will be taken during the work session.

#### **3:00 P.M. – Call to Order**

- Roll Call
- Chairman's Statement
- Public Comments
- Annual election of officers.

## Approval of Minutes

Approval of HDRC meeting minutes for December 15, 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.

<b>Address/Description:</b>	1220 E COMMERCE ST
<b>HDRC Case No.:</b>	2022-016
<b>Applicant:</b>	Killen, Griffin & Farrimond, PLLC
<b>Request:</b>	Construction of a 5-story residential structure
<b>City Council Dist.:</b>	2

<b>Address/Description:</b>	215 DAWSON ST
<b>HDRC Case No.:</b>	2022-018
<b>Applicant:</b>	Sarah Sauer
<b>Request:</b>	Construction of a 1-story commercial structure, fencing, site modifications
<b>City Council Dist.:</b>	2

<b>Address/Description:</b>	526 RIVERWALK
<b>HDRC Case No.:</b>	2022-021
<b>Landmark Name:</b>	Individual Landmark
<b>Historic District Name:</b>	Alamo Plaza
<b>RIO District:</b>	RIO-3
<b>Applicant:</b>	Joseph Smith/JMS Architects
<b>Request:</b>	Construction of a new awning structure at river level
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	1135 S ST MARYS ST
<b>HDRC Case No.:</b>	2022-002

<b>Historic District Name:</b>	King William
<b>Applicant:</b>	Charlotte Adams/Post Oak Preservation Solutions
<b>Request:</b>	Installation of an ADA ramp, site paving, parking lot construction, walkway removal and replacement
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	316 CEDAR ST
<b>HDRC Case No.:</b>	2022-009
<b>Historic District Name:</b>	King William
<b>Applicant:</b>	Daniel Sexton/Buffalo Contracting Services
<b>Request:</b>	Porch flooring replacement
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	101 S SANTA ROSA
<b>HDRC Case No.:</b>	2022-023
<b>Landmark Name:</b>	Centro de Artes
<b>Applicant:</b>	Alyssa Franklin/City of San Antonio Department of Arts & Culture
<b>Request:</b>	Sculpture/public art installation
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	228 W HUISACHE AVE
<b>HDRC Case No.:</b>	2022-008
<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	RASA SILENAS/SILENAS RASA S &
<b>Request:</b>	ADA ramp installation
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	109 N SAN SABA
<b>HDRC Case No.:</b>	2022-012
<b>Public Property:</b>	Yes
<b>Applicant:</b>	Miranda Garrison/City of San Antonio
<b>Request:</b>	Wayfinding signage
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	324 ADAMS ST
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<b>HDRC Case No.:</b>	2022-044
<b>Landmark Name:</b>	Individual Landmark
<b>Historic District Name:</b>	King William
<b>Applicant:</b>	Lisa J. Montoya and Niria Trevino
<b>Request:</b>	Historic Tax Certification and Verification
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	2043 W SUMMIT AVE
<b>HDRC Case No.:</b>	2021-612
<b>Historic District Name:</b>	Monticello Park
<b>Applicant:</b>	Louanne (Ann) Hardee/HARDEE CHARLES R & LOUANNE
<b>Request:</b>	New construction of a rear accessory structure
<b>City Council Dist.:</b>	7

<b>Address/Description:</b>	1025 W HUISACHE AVE
<b>HDRC Case No.:</b>	2021-635
<b>Applicant:</b>	Kimberly and Daniel Hubbeling
<b>Request:</b>	Historic landmark designation
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	1025 W HUISACHE AVE
<b>HDRC Case No.:</b>	2022-043
<b>Applicant:</b>	Kimberly and Daniel Hubbeling
<b>Request:</b>	Historic Tax Certification
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	400 E ARSENAL
<b>HDRC Case No.:</b>	2022-046
<b>Landmark Name:</b>	Individual Landmark
<b>Historic District Name:</b>	King William
<b>RIO District:</b>	RIO-4
<b>Applicant:</b>	Rene Ruiz
<b>Request:</b>	Historic Tax Verification
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	344 W ROSEWOOD AVE
<b>HDRC Case No.:</b>	2022-047
<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	Mark Olivares
<b>Request:</b>	Historic Tax Verification
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	328 E HUISACHE AVE
<b>HDRC Case No.:</b>	2022-048
<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	Amy Scheinman
<b>Request:</b>	Historic Tax Verification
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	204 W GRAMERCY PLACE
<b>HDRC Case No.:</b>	2022-049
<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	Rene & Vanilla Macias-Rodriguez
<b>Request:</b>	Historic Tax Verification
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	142 E AGARITA AVE
<b>HDRC Case No.:</b>	2021-641
<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	Jesse Zuniga
<b>Request:</b>	Porch modifications
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	506 MADISON ST
<b>HDRC Case No.:</b>	2022-011
<b>Historic District Name:</b>	King William
<b>Applicant:</b>	Eduardo Carcia
<b>Request:</b>	Exterior modifications, construction of a 2-story rear addition
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	725 E WOODLAWN AVE
<b>HDRC Case No.:</b>	2022-040
<b>Historic District Name:</b>	River Road
<b>RIO District:</b>	RIO-1
<b>Applicant:</b>	Eduardo Garcia/Rhino Design BUild
<b>Request:</b>	Fenestration and exterior modifications
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	828 NEVADA
<b>HDRC Case No.:</b>	2022-031
<b>Landmark Name:</b>	Individual Landmark
<b>Applicant:</b>	Anthony Chen
<b>Request:</b>	Front door opening restoration and door replacement
<b>City Council Dist.:</b>	2

<b>Address/Description:</b>	117 W CRAIG PLACE
<b>HDRC Case No.:</b>	2022-050
<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	Virginia Vela/Integrity Roofing & Siding
<b>Request:</b>	Roof replacement and modification
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	Fredericksburg Rd (Mary Louise to W Rosewood)
<b>HDRC Case No.:</b>	2021-637
<b>Historic District Name:</b>	Monticello Park
<b>Applicant:</b>	Miranda Garrison/City of San Antonio
<b>Request:</b>	ROW improvements
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	1824 E HOUSTON ST
<b>HDRC Case No.:</b>	2022-027
<b>Historic District Name:</b>	Dignowity Hill
<b>Applicant:</b>	Andrew White/WHITE ANDREW D
<b>Request:</b>	Exterior modifications to rear accessory structure
<b>City Council Dist.:</b>	2

<b>Address/Description:</b>	1900 BROADWAY
<b>HDRC Case No.:</b>	2022-001
<b>RIO District:</b>	RIO-2
<b>Applicant:</b>	Patrick Christensen/Patrick Christensen, Attorney at Law
<b>Request:</b>	Building signage, master signage plan
<b>City Council Dist.:</b>	2

## INDIVIDUAL CONSIDERATION

<b>Address/Description:</b>	331 FURR DR
<b>HDRC Case No.:</b>	2021-590
<b>Historic District Name:</b>	Monticello Park
<b>Applicant:</b>	Ernestine Navarro
<b>Request:</b>	Window replacement
<b>City Council Dist.:</b>	7

<b>Address/Description:</b>	703 MISSION RD
<b>HDRC Case No.:</b>	2021-592
<b>Historic District Name:</b>	Mission
<b>RIO District:</b>	RIO-4
<b>Applicant:</b>	FT Builder Services, LLc.
<b>Request:</b>	Construction of a commercial structure with a fuel canopy, contributing status review
<b>City Council Dist.:</b>	3

<b>Address/Description:</b>	504 AUSTIN ST
<b>HDRC Case No.:</b>	2022-015
<b>Landmark Name:</b>	La Fama Bakery, Alt House, Rear House
<b>Applicant:</b>	Jason Moran/Jason Moran Collaborative Ventures LLC
<b>Request:</b>	Exterior alterations, construction of an addition, painting, fenestration modifications, installation of a metal roof with a ridge cap, repair and maintenance, installation of railing and gutters
<b>City Council Dist.:</b>	2

<b>Address/Description:</b>	207 ROOSEVELT AVE
<b>HDRC Case No.:</b>	2022-014
<b>Historic District Name:</b>	Mission
<b>RIO District:</b>	RIO-4

<b>Applicant:</b>	Mo Verdecanna/Alamo Architects
<b>Request:</b>	Construction of a commercial structure, site work, construction of a parking lot, exterior modifications to the 2-story historic structure, roof replacement on the 2-story historic structure, modifications to the 1-story mausoleum structure, construction of an accessory structure, entrance elements, exterior modifications
<b>City Council Dist.:</b>	5

<b>Address/Description:</b>	619 DAWSON ST
<b>HDRC Case No.:</b>	2022-025
<b>Historic District Name:</b>	Dignowity Hill
<b>Applicant:</b>	Nicole Sostre
<b>Request:</b>	Amendments to a previously approved design regarding fenestration and siding
<b>City Council Dist.:</b>	2

<b>Address/Description:</b>	411 N MONUMENTAL
<b>HDRC Case No.:</b>	2022-026
<b>Historic District Name:</b>	Dignowity Hill
<b>Applicant:</b>	Luisa Naves
<b>Request:</b>	Amendments to a previously approved design regarding gable vents and siding
<b>City Council Dist.:</b>	2

<b>Address/Description:</b>	515 N MONUMENTAL
<b>HDRC Case No.:</b>	2022-025
<b>Historic District Name:</b>	Dignowity Hill
<b>Applicant:</b>	Luisa Naves
<b>Request:</b>	Amendments to a previously approved design regarding gable vents and siding
<b>City Council Dist.:</b>	2

<b>Address/Description:</b>	103 W MAGNOLIA AVE
<b>HDRC Case No.:</b>	2021-638
<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	Robert Murray/Robert C Murray Architect
<b>Request:</b>	Exterior modifications, construction of a second story addition
<b>City Council Dist.:</b>	1



<b>Address/Description:</b>	702 HAYS ST
<b>HDRC Case No.:</b>	2021-624
<b>Historic District Name:</b>	Dignowity Hill
<b>Applicant:</b>	Kuba Zarobkiewicz/ZAROBKIEWICZ KUBA
<b>Request:</b>	Construction of a 2nd-story addition
<b>City Council Dist.:</b>	2

<b>Address/Description:</b>	345 E SUMMIT AVE
<b>HDRC Case No.:</b>	2021-636
<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	TERRY KRUEGER
<b>Request:</b>	Window replacement and front door replacement
	1

<b>Address/Description:</b>	2507 FREDERICKSBURG RD
<b>HDRC Case No.:</b>	2022-041
<b>Historic District Name:</b>	Monticello Park
<b>Applicant:</b>	Raul Zuniga/Zuniga Design Group
<b>Request:</b>	Fenestration modifications
<b>City Council Dist.:</b>	7

<b>Address/Description:</b>	125 W GRAMERCY PLACE
<b>HDRC Case No.:</b>	2022-033
<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	Alan Hicks/HICKS DALE & THERESA ERIN
<b>Request:</b>	Rear fence and wall modifications
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	343 W HOLLYWOOD AVE
<b>HDRC Case No.:</b>	2022-034
<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	Foy Royder/South Texas SCM
<b>Request:</b>	Window replacement
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	122 PRINCESS PASS
<b>HDRC Case No.:</b>	2022-013

<b>Historic District Name:</b>	Monte Vista
<b>Applicant:</b>	Eva Marie/MARIE EVA
<b>Request:</b>	Window Replacement
<b>City Council Dist.:</b>	1

<b>Address/Description:</b>	630 NOLAN ST
<b>HDRC Case No.:</b>	2022-017
<b>Historic District Name:</b>	Dignowity Hill
<b>Applicant:</b>	Kuba Zarobkiewicz
<b>Request:</b>	Fencing, amendment to previously approved fencing
<b>City Council Dist.:</b>	2

## Adjourn

At any time during the meeting, the Historic and Design Review Commission may meet in executive session by 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).

Spanish interpreters are available at every meeting. Interpreters for other languages must be ordered forty-eight [48] hours in advance of the meeting. For more information or for translation, call (210) 207-0035. This is a free service.

### DECLARACIÓN DE ACCESIBILIDAD

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

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

Posted on: 01/14/2022 04:15 PM