

City of San Antonio



AGENDA

Historic and Design Review Commission

Development and Business Service Center

1901 South Alamo

San Antonio, Texas 78204

Wednesday, March 16, 2022

3:00 PM

1901 South Alamo

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. You can access via livestream and call to listen in. To view the livestream visit www.sanantonio.gov/DSD/Boards/MeetingVideos. To call to listen in English or Spanish, call 210-206-LIVE(5483).

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.

3:00 P.M. – Call to Order

- Roll Call
- Chairman's Statement
- Public Comments

Approval of Minutes

Approval of HDRC meeting minutes for March 2, 2022.

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. Address/Description: 269 NORTH DR
HDRC Case No.: 2022-088
Historic District Name: Monticello Park
Applicant: Leonard C. McClure/MCCLURE LEONARD C
Request: Modifications to rear accessory structure
City Council Dist.: 7

2. Address/Description: 104 N ST MARYS ST
HDRC Case No.: 2022-137
Landmark Name: Aztec Theater
RIO District: RIO-3
Applicant: Pam Carpenter/Seventh Generation Design, Inc.
Request: Construction of a rooftop addition, rehabilitation, stair modifications
City Council Dist.: 1

3. Address/Description: 112 SOLEDAD ST
HDRC Case No.: 2022-100
Landmark Name: Individual Landmark
Historic District Name: Main/Military Plaza
RIO District: RIO-3
Applicant: Davis Sprinkle/sprinkle and co.
Request: Conceptual approval of rear wall design and rear façade design
City Council Dist.: 1

4. Address/Description: 820 NOLAN ST
HDRC Case No.: 2022-146
Historic District Name: Dignowity Hill
Applicant: Eric Estopinal/WALNUT COMPANY INVESTMENTS LLC
Request: Amendment to a previously approved design regarding window replacement
City Council Dist.: 2

5. Address/Description: Fredericksburg Rd (Mary Louise to W Rosewood)
HDRC Case No.: 2022-142
Public Property: Fredericksburg Rd (Mary Louise to W Rosewood)
Historic District Name: Monticello Park
Applicant: Miranda Garrison/City of San Antonio
Request: ROW improvements
City Council Dist.: 7
6. Address/Description: 206 E LULLWOOD AVE
HDRC Case No.: 2022-155
Historic District Name: Monte Vista
Applicant: Christopher Morton/MORTON CHRISTOPHER J
Request: Historic Tax Verification
City Council Dist.: 1
7. Address/Description: 417 E LOCUST
HDRC Case No.: 2022-156
Historic District Name: Tobin Hill
Applicant: Marshall Miles/MERKAVA INVESTMENTS LLC
Request: Historic Tax Verification
City Council Dist.: 1
8. Address/Description: 105 PLAZA DE ARMAS
HDRC Case No.: 2022-073
Public Property: Yes
Landmark Name: Spanish Governor's Palace
Historic District Name: Main/Military Plaza
RIO District: RIO-7
Applicant: Katherine Johannis/Texas Society Daughters of the American Revolution
Request: Marker installation
City Council Dist.: 1
9. Address/Description: 2101 MCCULLOUGH AVE
HDRC Case No.: 2022-158
Historic District Name: Monte Vista
Applicant: Anna Mod/MacRostie Historic Advisors, LLC
Request: Historic Tax Certification
City Council Dist.: 1
10. Address/Description: 1800 SAN PEDRO AVE
HDRC Case No.: 2022-157
Historic District Name: Monte Vista
Applicant: Joanna Ayala/1800 SAN PEDRO PL LLC
Request: Historic Tax Certification
City Council Dist.: 1
11. Address/Description: 311 E EVERGREEN
HDRC Case No.: 2022-105
Historic District Name: Tobin Hill

Applicant: Patrick Christensen/Patrick Christensen, Attorney at Law
Request: Amendment to previously-approved design
City Council Dist.: 1

12. Address/Description: 1938 W MISTLETOE
HDRC Case No.: 2022-120
Historic District Name: Monticello Park
Applicant: Rusty Beanland/Tuff Shed San Antonio
Request: New construction of detached garage
City Council Dist.: 7

13. Address/Description: 306 BELKNAP PLACE
HDRC Case No.: 2022-135
Historic District Name: Monte Vista
Applicant: Robert Ziebell/WARD ROBERT S & ELIZABETH D
Request: Construction of a second story addition on an existing accessory structure
City Council Dist.: 1

14. Address/Description: 400 CLUB DR
HDRC Case No.: 2022-129
Historic District Name: Monticello Park
Applicant: ADRIK GARCIA/ADRIK GARCIA
Request: Reconstruction of 1-story rear addition
City Council Dist.: 7

INDIVIDUAL CONSIDERATION

15. Address/Description: 1422 S ST MARYS ST
HDRC Case No.: 2022-154
Applicant: Darryl Ohlenbusch
Request: Finding of historic significance
City Council Dist.: 1

16. Address/Description: 419 N MONUMENTAL
HDRC Case No.: 2022-051
Historic District Name: Dignowity Hill
Applicant: Manuel Almar/Manuel Almar
Request: Exterior modifications, construction of a rear addition, porch reconstruction, fencing, rehabilitation, roof replacement
City Council Dist.: 2

17. Address/Description: 114 BOSTON
HDRC Case No.: 2022-147
Historic District Name: Dignowity Hill
Applicant: Jaime Jimenez/Jaime Jimenez Idea Studio
Request: Construction of a rear addition, fenestration modifications, site work
City Council Dist.: 2

18. Address/Description: 922 NOLAN ST
HDRC Case No.: 2022-145
Historic District Name: Dignowity Hill
Applicant: Juan Osorio /OSORIO PROPERTIES LLC
Request: Fencing, fenestration modifications, amendment to a previously approved addition, porch modifications, column installation, window replacement, site work
City Council Dist.: 2
19. Address/Description: 222 WICKES
HDRC Case No.: 2022-159
Historic District Name: King William
Applicant: Jason Moran/Jason Moran Collaborative Ventures
Request: Partial demolition, construction of a 2-story rear addition, exterior modifications
City Council Dist.: 1
20. Address/Description: 421 BELKNAP PLACE
HDRC Case No.: 2022-136
Historic District Name: Monte Vista
Applicant: Dave Isaacs/Dave Isaacs Homes
Request: Deconstruction and reconstruction of a rear accessory structure, siding replacement on primary structure
City Council Dist.: 1
21. Address/Description: 2123 W HUISACHE AVE/Young Women's Leadership Academy
HDRC Case No.: 2022-085
Historic District Name: Monticello Park
Applicant: Mitchell Ford/Cox McLain Environmental Consulting, Inc. - now Stantec
Request: Partial demolition, new construction of additions, window replacement, exterior alteration, site work
City Council Dist.: 7
22. Address/Description: 523 E HUISACHE AVE
HDRC Case No.: 2022-094
Historic District Name: Monte Vista
Applicant: Jose Velasquez
Request: Construction of a 1-story rear addition
City Council Dist.: 1
23. Address/Description: 615 AUGUSTA
HDRC Case No.: 2022-126
Landmark Name: Individual Landmark
RIO District: RIO-2
Applicant: Patrick Christensen/Patrick Christensen, Attorney at Law
Request: Demolition of a landmark
City Council Dist.: 1

24. Address/Description: 326 E ROSEWOOD AVE
HDRC Case No.: 2022-131
Historic District Name: Monte Vista
Applicant: Matt Bishop/BEXAR DIVERSIFIED MF-1 LLC
Request: Roof replacement
City Council Dist.: 1
25. Address/Description: 1118 NOLAN ST
HDRC Case No.: 2022-133
Historic District Name: Dignowity Hill
Applicant: Tim Riley
Request: Replacement of wood windows with vinyl windows
City Council Dist.: 2
26. Address/Description: 424 CLUB DR
HDRC Case No.: 2022-132
Historic District Name: Monticello Park
Applicant: MARIE WILSON/TRIO INVESTMENT PARTNERS, LLC
Request: Driveway and curb cut modifications, removal of stair case, foundation repair
City Council Dist.: 7
27. Address/Description: 624 E MYRTLE
HDRC Case No.: 2022-148
Historic District Name: Tobin Hill
Applicant: Davis Sprinkle/Sprinkle & Co Architects, LLC
Request: Modifications to an existing rear accessory structure, construction of a two story addition at rear accessory structure
City Council Dist.: 1
28. Address/Description: 123 CEDAR ST
HDRC Case No.: 2022-138
Historic District Name: King William
Applicant: Ryan Perez
Request: Standing seam metal roof replacement with change in color
City Council Dist.: 1
29. Address/Description: 303 DEVINE ST
HDRC Case No.: 2022-153
Historic District Name: Lavaca
Applicant: Kyle Peebles
Request: Driveway gate installation
City Council Dist.: 1

- 30.** Address/Description: 535 E HUISACHE AVE
HDRC Case No.: 2022-121
Historic District Name: Monte Vista
Applicant: CEE WINKLER/WINKLER JULIE M
Request: Front walkway modifications
City Council Dist.: 1

Adjourn

At any time during the meeting, the Historic and Design Review Commission may meet in executive session 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: 03/11/2022 04:27 PM