

# 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, June 29, 2022**

**2:00 PM**

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The Historic and Design Review Commission will hold its regular meeting in the Board Room at 1901 South Alamo, beginning at 3:00 p.m. Once a quorum is established, the Historic and Design Review Commission will take up the following items 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 call to listen to audio only, in English or Spanish, call 210-206-LIVE (5483).

Members of the public can comment on items on the agenda, consistent with procedural rules governing HDRC meetings and state law. Public comments may also be provided as follows:

1. Leave a voice message a maximum of two minutes by dialing 210-206-HDRC(4372) by 12 noon on the day of the meeting. Voicemail messages will be played during the meeting. Please include your full name, home or work address, the item number and item address of the request.
2. Submit written comments to [HistoricDesignReviewCommission@sanantonio.gov](mailto:HistoricDesignReviewCommission@sanantonio.gov) by 12 noon on the day of the meeting. Please include your full name, home or work address, the item number and item address of the request. Written comments will be part of the official written record only.

#### **~~2:00 P.M. — Work Session~~**

~~Work session to discuss proposed updates to Historic Design Guidelines and Policy Guides and provide for additional clarification for to any items related to UDC Amendments. No action will be taken.~~

#### **3:00 P.M. – Call to Order**

- Roll Call
- Chairman's Statement
- Public Comments

## **Approval of Minutes**

Approval of HDRC meeting minutes for June 15, 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: 1135 AVENUE B  
1127 AVENUE B  
1119 AVENUE B/1123 AVENUE B  
HDRC Case No.: 2022-314  
RIO District: RIO-2  
Applicant: Clay Hagendorf/Beaty Palmer Architects Inc.  
Request: Site modifications, construction of retail structures, signage, landscaping, fencing  
City Council Dist.: 1
2. Address/Description: 3304 BROADWAY  
HDRC Case No.: 2022-338  
RIO District: RIO-1  
Applicant: Justine Huang/Michael Hsu Office of Architecture  
Request: Construction of a 1-story commercial structure, signage  
City Council Dist.: 2
3. Address/Description: 421, 423, 431 S ALAMO ST  
HDRC Case No.: 2022-342  
Historic District Name: La Villita  
Applicant: James McKnight/Brown & Ortiz, PC  
Request: Rehabilitation of the historic German School, construction of a 10-story hotel, site work, site construction

City Council Dist.: 1

4. Address/Description: 609 HAYS ST  
HDRC Case No.: 2022-352  
Historic District Name: Dignowity Hill  
Applicant: Allison Hu/BRADSHAW NICHOLAS & ALLISON MAY HU  
Request: Exterior modifications, site work, fencing, porch construction, porch modifications, rehabilitation  
City Council Dist.: 2
5. Address/Description: 212 N ALAMO ST  
HDRC Case No.: 2022-350  
Landmark Name: Individual Landmark  
Applicant: Alamo QOZB, LLC.  
Request: Historic Tax Certification  
City Council Dist.: 1
6. Address/Description: 419 S HACKBERRY ST  
HDRC Case No.: 2022-351  
Landmark Name: Individual Landmark  
Applicant: Mike Perez/Agua Verde Enterprises, Inc.  
Request: Historic Tax Verification  
City Council Dist.: 2
7. Address/Description: 803 N CHERRY  
HDRC Case No.: 2022-336  
Historic District Name: Dignowity Hill  
Applicant: TARA LINDBERG/Dunaway Associates  
Request: Park improvements  
City Council Dist.: 2
8. Address/Description: I-10 W to W Agarita ROW  
HDRC Case No.: 2022-337  
Applicant: Miranda Garrison/City of San Antonio  
Request: ROW improvements  
City Council Dist.: 1
9. Address/Description: 250 MARY LOUISE  
HDRC Case No.: 2022-333  
Historic District Name: Monticello Park  
Applicant: Gary Hudman/HUDMAN GARY S

Request: Construction of a rear accessory structure  
City Council Dist.: 7

10. Address/Description: 722 LAMAR ST  
HDRC Case No.: 2022-349  
Historic District Name: Dignowity Hill  
Applicant: Mark & Natasha Bakunda  
Request: Historic Tax Certification  
City Council Dist.: 2

11. Address/Description: 2023 W GRAMERCY PLACE  
HDRC Case No.: 2022-331  
Historic District Name: Monticello Park  
Applicant: Jacob Torres/Towers Contractors LLC  
Request: Partial demolition, construction of a rear addition  
City Council Dist.: 7

12. Address/Description: 227 W GRAMERCY PLACE  
HDRC Case No.: 2022-329  
Historic District Name: Monte Vista  
Applicant: Darian Mason/Peli and Mason Architecture Shop  
Request: Partial demolition (primary and accessory), construction of two-story additions (primary and accessory)  
City Council Dist.: 1

13. Address/Description: 323 REFUGIO ST  
HDRC Case No.: 2022-200  
Historic District Name: Lavaca  
Applicant: Marcello Martinez/1718 Archtitecture  
Request: Construction of a rear addition, rehabilitation, construction of a new front porch  
City Council Dist.: 1

## **INDIVIDUAL CONSIDERATION**

14. Address/Description: 724 N PINE ST  
HDRC Case No.: 2022-335  
Historic District Name: Dignowity Hill  
Applicant: Sunnie Diaz/SOFLIN DAVID & DIAZ SUNNIE R  
Request: New construction of a rear accessory structure  
City Council Dist.: 2

15. Address/Description: 606 LABOR ST  
HDRC Case No.: 2022-343  
Historic District Name: Lavaca  
Applicant: Victoria Rodriguez/HLL JONES  
Request: Window replacement  
City Council Dist.: 1
16. Address/Description: 1115 S ST MARYS ST  
HDRC Case No.: 2022-332  
Historic District Name: King William  
Applicant: Roberto Medrano/MEDRANO BUSINESS INVESTMENTS INC  
Request: Canopy installations in the front and rear yards  
City Council Dist.: 1
17. Address/Description: 1722 S ST MARYS ST  
HDRC Case No.: 2022-353  
Landmark Name: Individual Landmark  
RIO District: RIO-4  
Applicant: Peter DeWitt/Adapt  
Request: Fenestration changes, balcony removal, awning installation, fencing  
City Council Dist.: 1
18. Address/Description: 2033 W GRAMERCY PLACE  
HDRC Case No.: 2022-313  
Historic District Name: Monticello Park  
Applicant: Lucia Martinez/MARTINEZ LUCIA HERNANDEZ & MARTINEZ ROBERT R  
Request: Driveway modifications, rear concrete patio  
City Council Dist.: 7
19. Address/Description: 326 RIVERSIDE DR  
HDRC Case No.: 2022-344  
Historic District Name: Mission  
RIO District: RIO-5  
Applicant: NICHOLAS MELDE/Architexas  
Request: Demolition of a single-family residential structure, construction of a 2-story residential structure  
City Council Dist.: 3

## **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**

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

## **DECLARACIÓN DE ACCESO**

La Ciudad de San Antonio garantiza acceso a las reuniones, los programas y los servicios de la Ciudad proporcionando: traducción e interpretación, materiales en formatos alternativos y otras adaptaciones a pedido. Para solicitar estos servicios llame al (210) 207-2098 o Relay Texas 711 o solicite estos servicios en línea en <https://www.sanantonio.gov/gpa/LanguageServices>. Dando un aviso al menos 72 horas antes ayudará a garantizar la disponibilidad.

Posted on: 06/28/2022 11:04 AM