

City of San Antonio



AGENDA Historic and Design Review Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, December 18, 2019

1:00 PM

1901 S. Alamo

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.

1:00 P.M. – Call to Order – Board Room, Development and Business Services Center

3:00 P.M. – 'B' Items

- Roll Call
- Chairman's Statement
- Announcements
- City Office closures
- Public Comments

Members of the public may appear before the HDRC to speak on any agenda item consistent with procedural rules governing HDRC meetings and state law. Members of the public wishing to speak on an item may sign up until that item is called. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Speakers wishing to sign up in support or opposition of items on the agenda will be able to sign up until the item is called.

'A' CONSENT AGENDA

The items under the consent agenda are deemed by the Commission to be routine in nature and will be approved by one motion adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

- A-1** [19-9295](#) Address/Description: 230 E HOUSTON ST/Majestic Theatre
HDRC Case No.: 2019-724
Public Property: Majestic Theatre
Landmark Name: Majestic Theatre
RIO District: RIO-3
Applicant: Grace Boudewyns/Lake Flato Architects
Request: Interior modifications at the Majestic Theatre
City Council Dist.: 1
- A-2** [19-9235](#) Address/Description: 326 E GRAYSON ST
HDRC Case No.: 2019-728
RIO District: RIO-2
Applicant: Samuel Panchevre/GRAYSON STREET INVESTMENTS
LLC
Request: Construction of a patio cover and signage
City Council Dist.: 1
- A-3** [19-9219](#) Address/Description: 1720 S ST MARYS
1714 S ST MARYS
141 JACOBS
HDRC Case No.: 2019-669
Landmark Name: Commercial Building
RIO District: RIO-4
Applicant: Patrick Christensen
Request: Construction of a 4-story addition and a 2-story residential
structure
City Council Dist.: 1

A-4 [19-9223](#) Address/Description: 1009 AVENUE B
HDRC Case No.: 2019-598
RIO District: RIO-2
Applicant: Jeremy Bateman/Imbimbo Architecture + Development
Request: Site modifications, installation of shipping containers and
development of a food truck park
City Council Dist.: 1

A-5 [19-9227](#) Address/Description: 1900, 1990 BROADWAY
HDRC Case No.: 2019-723
RIO District: RIO-2
Applicant: Patrick Christensen/Attorney
Request: Construction of a mixed-use tower
City Council Dist.: 2

'A' ITEMS INDIVIDUAL CONSIDERATION

A-6 **19-9195** Address/Description: 300 ALAMO PLAZA, 300 BLOCK OF
BONHAM, 200 BLOCK OF E CROCKETT,
ALAMO PLAZA PARK
HDRC Case No.: 2019-702
Historic District Name: Alamo Plaza Historic District
Landmark Name: Alamo / Alamo Plaza
Applicant: City of San Antonio
Request: Street Improvements, Landscaping and Hardscaping
Improvements, Final Repair and Restoration of the Cenotaph in a new
plaza
City Council Dist.: 1

A-7 [19-9259](#) Address/Description: 151 E TRAVIS ST
HDRC Case No.: 2019-715
RIO District: RIO-3
Applicant: Patrick Christensen
Request: Encroachment into the Right-of-Way
City Council Dist.: 1

3:00 P.M. TIME CERTAIN ITEMS (may be heard after this time)

'B' ITEMS CONSENT AGENDA

The items under the consent agenda are deemed by the Commission to be routine in nature and will be approved by one motion adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

- B-1** [19-9239](#) Address/Description: 105 PLAZA DE ARMAS
HDRC Case No.: 2019-726
Public Property: Spanish Governor's Palace
Historic District Name: Main/Military Plaza
Applicant: Miranda Garrison/Transportation and Capital Improvements
Request: Demolition of existing 1930s west wall, construction of new wall with modified design
City Council Dist.: 1
- B-2** [19-9267](#) Address/Description: 1110 VIRGINIA BLVD
HDRC Case No.: 2019-712
Historic District Name: Knob Hill
Applicant: Keenon Allen
Request: Historic Tax Certification
City Council Dist.: 2
- B-3** [19-9271](#) Address/Description: 1110 VIRGINIA BLVD
HDRC Case No.: 2019-713
Historic District Name: Knob Hill
Applicant: Keenon Allen
Request: Historic Tax Verification
City Council Dist.: 2
- B-4** [19-9243](#) Address/Description: 1611 N ALAMO ST
HDRC Case No.: 2019-719
RIO District: RIO-2
Applicant: Sean Daly/Castoreno-Daly Holdings
Request: Historic Tax Certification
City Council Dist.: 2

- B-5** [19-9247](#) Address/Description: 1611 N ALAMO ST
HDRC Case No.: 2019-719
RIO District: RIO-2
Applicant: Sean Daly/Castoreno-Daly Holdings
Request: Historic Tax Verification
City Council Dist.: 2
- B-6** [19-9211](#) Address/Description: 201 W HOLLYWOOD AVE
HDRC Case No.: 2019-735
Historic District Name: Monte Vista
Applicant: Paul Franklin/Franklin Architect
Request: Construction of a side porch and exterior modifications
City Council Dist.: 1
- B-7** [19-9251](#) Address/Description: 212 CAMARGO
HDRC Case No.: 2019-722
Landmark Name: Arnold House
Historic District Name: Lavaca
Applicant: Louis Wootton
Request: Historic Tax Certification
City Council Dist.: 1
- B-8** [19-9255](#) Address/Description: 212 CAMARGO
HDRC Case No.: 2019-723
Landmark Name: Arnold House
Historic District Name: Lavaca
Applicant: Louis Wootton
Request: Historic Tax Verification
City Council Dist.: 1
- B-9** [19-9303](#) Address/Description: 2242 W MISTLETOE
HDRC Case No.: 2019-725
Historic District Name: Monticello Park
Applicant: ERICA NARVAEZ/TRANSFORM SR HOME
IMPROVEMENT
Request: Window replacement
City Council Dist.: 7

- B-10** [19-9343](#) Address/Description: 2311 W GRAMERCY PLACE
HDRC Case No.: 2019-733
Historic District Name: Monticello Park
Applicant: Roger Garrett Sage
Request: Historic Tax Certification
City Council Dist.: 7
- B-11** [19-9347](#) Address/Description: 2311 W GRAMERCY PLACE
HDRC Case No.: 2019-734
Historic District Name: Monticello Park
Applicant: Roger Garrett Sage
Request: Historic Tax Verification
City Council Dist.: 7
- B-12** [19-9207](#) Address/Description: 328 E HUISACHE AVE
HDRC Case No.: 2019-668
Historic District Name: Monte Vista
Applicant: Sue Ann Pemberton/Mainstreet Architects Inc.
Request: Exterior modifications, porch modifications
City Council Dist.: 1
- B-13** [19-9363](#) Address/Description: 519 NOLAN
HDRC Case No.: 2019-449
Historic District Name: Dignowity Hill
Applicant: Aaron Peterson/PETERSON AARON
Request: Historic Tax Verification
City Council Dist.: 2
- B-14** [19-9275](#) Address/Description: 527, 531 CENTER ST, 309 N HACKBERRY
HDRC Case No.: 2019-711
Historic District Name: Dignowity Hill
Applicant: Kris Feldmann/Squire West LLC
Request: Historic Tax Certification
City Council Dist.: 2

- B-15** [19-9311](#) Address/Description: 601 BURNET ST
HDRC Case No.: 2019-707
Historic District Name: Dignowity Hill
Applicant: Patrick Walther/Terminal Gravity LLC
Request: Historic Tax Verification
City Council Dist.: 2
- B-16** [19-9323](#) Address/Description: 701 MONTANA
HDRC Case No.: 2019-703
Applicant: Gerardo Ituarte
Request: Historic Tax Certification
City Council Dist.: 2
- B-17** [19-9327](#) Address/Description: 701 MONTANA
HDRC Case No.: 2019-704
Applicant: Gerardo Ituarte
Request: Historic Tax Verification
City Council Dist.: 2
- B-18** [19-9307](#) Address/Description: 821 MASON ST/Mason Street from Pine to Spofford
HDRC Case No.: 2019-717
Public Property: Mason Street from Pine to Spofford
Historic District Name: Government Hill
Applicant: Miranda Garrison/COSA Transportation and Capital Improvements
Request: Sidewalk replacement on Mason Street from Pine to Spofford, right-of-way improvements
City Council Dist.: 2
- B-19** [19-9299](#) Address/Description: 926 LAMAR ST
HDRC Case No.: 2019-716
Historic District Name: Dignowity Hill
Applicant: Bryan Sory/Stillwell Group Investments, LLC
Request: Deconstruction/reconstruction of rear accessory structure
City Council Dist.: 2

- B-20** [19-9263](#) Address/Description: 942 SUTTON
HDRC Case No.: 2019-720
Applicant: Marc Zak/Terra Designs
Request: Park improvements
City Council Dist.: 7
- B-21** [19-9339](#) Address/Description: 121 E WOODLAWN
HDRC Case No.: 2019-664
Historic District Name: Monte Vista
Applicant: Theresa Mcfaul/Mai Vu Investments
Request: Window replacement, fenestration modifications
City Council Dist.: 1

'B' ITEMS INDIVIDUAL CONSIDERATION

Cases previously reviewed by sub-committee:

- B-22** [19-9351](#) Address/Description: 335 TRAIL
HDRC Case No.: 2019-641
Historic District Name: River Road
RIO District: RIO-1
Applicant: Mark Odom/Mark Odom Studio
Request: Construction of a multi-family residential development
City Council Dist.: 1
- B-23** [19-9355](#) Address/Description: 403 MONTANA
HDRC Case No.: 2019-736
Applicant: Office of Historic Preservation
Request: Finding of historic significance
City Council Dist.: 2
- B-24** [19-9279](#) Address/Description: 324 LEIGH ST
HDRC Case No.: 2019-626
Historic District Name: Lavaca
Applicant: Sue Ann Pemberton/Mainstreet Architects Inc.
Request: Construction of a 2-story addition to accessory structure,
construction of 2-story accessory structure
City Council Dist.: 1

- B-25** [19-9231](#) Address/Description: 707 DAWSON ST
HDRC Case No.: 2019-727
Historic District Name: Dignowity Hill
Applicant: Haley Serna/Open Studio Architecture
Request: Construction of a 2-story, mixed use structure
City Council Dist.: 2
- B-26** [19-9331](#) Address/Description: 911 N PINE ST
913 N PINE ST
915 N PINE ST
917 N PINE ST
HDRC Case No.: 2019-699
Historic District Name: Dignowity Hill
Applicant: Ricardo Turrubiates/Terramark
Request: Construction of four, 2-story residential structures
City Council Dist.: 2

New Cases:

- B-27** [19-9287](#) Address/Description: 434 SHERMAN ST
HDRC Case No.: 2019-708
Historic District Name: Dignowity Hill
Applicant: robert amezquita/amezquita design studio
Request: Construction of a 2-story residential structure
City Council Dist.: 2
- B-28** [19-9215](#) Address/Description: 2616 N MAIN AVE
2620 N MAIN AVE
HDRC Case No.: 2019-732
Historic District Name: Monte Vista
Applicant: John Speegle/speegle & KIM davis Architecure
Request: Installation of perimeter fencing, hardscaping, construction of
a rear accessory structure
City Council Dist.: 1

- B-29** [19-9283](#) Address/Description: 320 SADIE ST
HDRC Case No.: 2019-710
Historic District Name: Lavaca
Applicant: Shawna Walker /ROC ACQUISITIONS LLC
Request: Roof replacement with ridge cap
City Council Dist.: 1
- B-30** [19-9359](#) Address/Description: 317 PEREIDA ST
HDRC Case No.: 2019-730
Historic District Name: King William
Applicant: Nicholas Melde/Architexas
Request: Porch enclosure, window replacement, fenestration
modifications
City Council Dist.: 1
- B-31** [19-9319](#) Address/Description: 603 CEDAR ST
HDRC Case No.: 2019-729
Historic District Name: King William
Applicant: David Torres/KM Builders
Request: Installation of a rear side addition and deck
City Council Dist.: 1
- B-32** [19-9315](#) Address/Description: 145 E AGARITA AVE
HDRC Case No.: 2019-714
Historic District Name: Monte Vista
Applicant: TERIN LOWAK
Request: Rooftop pergola
City Council Dist.: 1
- B-33** [19-9367](#) Address/Description: 810 NOLAN
HDRC Case No.: 2019-737
Historic District Name: Dignowity Hill
Applicant: Carlos Martinez
Request: Window replacement
City Council Dist.: 2

Approval of HDRC Meeting Minutes for December 2, 2019.

Adjourn

At any time during the meeting, the Historic and Design Review Commission may recess into executive session in the Tobin Room to consult with the City Attorney's Office (Texas Government Code Section 551.071) and deliberate or discuss the following:

- A. Legal issues associated with Alamo Plaza.
- B. And, any matters posted above.

ACCESSIBILITY STATEMENT

This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).

Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos).

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.