City of San Antonio

AGENDA

Historic and Design Review Commission (HDRC)

1901 South Alamo
San Antonio, Texas 78204

Wednesday, January 15, 2025 **3:00 PM**

The Historic and Design Review Commission ("HDRC") will hold its regular meeting in the Board Room at 1901 South Alamo, beginning at the above referenced date and time. Once convened, the HDRC will take up the following items no sooner than the designated times.

To view this meeting, visit 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. The length of time for public comment is at the Chair's discretion. Public comments may be provided as follows:

1. Leave a voice message at 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. Voicemail comments should be limited to 2 minutes.
2. Submit written comments to 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.
3. Attend the in-person hearing and signup to speak before the meeting begins at 3:00 PM.

3:00 PM – Call to Order

- Roll Call
- Chair's Statement
- Election of Officers
- Approval of minutes for the HDRC meeting of December 18, 2024.
- 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. Address/Description: 115 WICKES
HDRC Case No.: 2024-409
Landmark Name: Individual Landmark
Historic District Name: King William
Neighborhood Assn Name: King William
Applicant: James R Bailey
Request: Historic Tax Certification and Verification
City Council Dist.: 1

2. Address/Description: 2419 MCCULLOUGH AVE
HDRC Case No.: 2024-425
Historic District Name: Monte Vista
Neighborhood Assn Name: Monte Vista Historical
Applicant: Scott Carpenter/Seventh Generation Design, Inc.
Request: Demolition of an accessory structure, rehabilitation, porch reconstruction, construction of a rear accessory structure, construction of a rear addition, site and landscaping elements, fencing and signage
City Council Dist.: 1

3. Address/Description: 1210 E ELMIRA ST
HDRC Case No.: 2024-424
RIO District: RIO-2

Neighborhood Assn Name: Tobin Hill Community
Applicant: Michael Elder
Request: Construction of a 9-story hotel
City Council Dist.: 1

4. Address/Description: 1602 BROADWAY
1702 BROADWAY/1702 BROADWAY, 1611 N ALAMO, 1613 N ALAMO
HDRC Case No.: 2024-426
RIO District: RIO-2
Neighborhood Assn Name: Government Hill Alliance
Applicant: Mark Henderson/Ford Powell and Carson
Request: Construction of a mixed-use development, relocation of a historic structure
City Council Dist.: 2

5. Address/Description: 331 W ELSMERE PLACE
HDRC Case No.: 2024-416
Historic District Name: Monte Vista
Neighborhood Assn Name: Monte Vista Historical
Applicant: Alexander Zgardowski
Request: Historic Tax Verification
City Council Dist.: 1

6. Address/Description: 801 N OLIVE ST
701 NOLAN ST
HDRC Case No.: 2024-423
Public Property: Dignowity/Lockwood Park
Historic District Name: Dignowity Hill
Neighborhood Assn Name: Dignowity Hill
Applicant: Leah Gundrum/TBG Partners
Request: Park Improvements
City Council Dist.: 2

7. Address/Description: 234 W WOODLAWN AVE
HDRC Case No.: 2025-002
Historic District Name: Monte Vista
Neighborhood Assn Name: Monte Vista Historical
Request: Historic Tax Certification
City Council Dist.: 1

8. Address/Description: 301 BRAHAN BLVD
HDRC Case No.: 2024-420

Historic District Name: Westfort
Neighborhood Assn Name: Westfort Alliance
Applicant: Ben Bowman/Assets and Architects
Request: Exterior Alterations, Fenestration Modifications, Repair and Maintenance
City Council Dist.: 2

9. Address/Description: 362 E HUISACHE AVE
HDRC Case No.: 2025-001
Historic District Name: Monte Vista
Neighborhood Assn Name: Monte Vista Historical
Applicant: Anthony Chen/Aeonium Investments LLC
Request: Final review for rear detached garage construction
City Council Dist.: 1

INDIVIDUAL CONSIDERATION

Returning cases

10. Address/Description: 222 S ALAMO ST
HDRC Case No.: 2023-475
Historic District Name: Hemisfair
RIO District: RIO-3
Neighborhood Assn Name: Downtown
Applicant: Michael Monceaux/Overland Partners
Request: Amendment to the previously approved design and stipulation of approval regarding the screening of rooftop mechanical equipment
City Council Dist.: 1

11. **Address/Description: 418 FLORIDA ST – WITHDRAWN BY APPLICANT**
319 E CAROLINA ST
HDRC Case No.: 2024-339
Historic District Name: Lavaca
Neighborhood Assn Name: Lavaca
Applicant: David Ranjbar/Prime & Paradigm Construction, LLC.
Request: Construction of a commercial structure and fuel canopy; site work
City Council Dist.: 1

New cases

12. Address/Description: 319 STIEREN
HDRC Case No.: 2024-373

Historic District Name: King William
Neighborhood Assn Name: King William
Applicant: jennifer young/wren atelier
Request: Addition, Shade Structure
City Council Dist.: 1

13. Address/Description: 237 W TRAVIS ST
HDRC Case No.: 2024-417
Neighborhood Assn Name: Downtown
Applicant: Jeannine Quesada/Pinnacle Sign Team, Inc
Request: Signage
City Council Dist.: 1

ADJOURNMENT

EXECUTIVE SESSION

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) 2072098 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: 01/14/2025 10:15 AM