

HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2016

Agenda Item No: 20

HDRC CASE NO: 2016-426
ADDRESS: 131 CITY ST
LEGAL DESCRIPTION: NCB 971 BLK 5 LOT 9
ZONING: RM-4 H HS RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: King, C E R - House
APPLICANT: Kimberlee Lorenz/ReVamp Design Build
OWNER: Scott Stallnbaum Meghann Peace
TYPE OF WORK: Modification to an existing addition, exterior modifications
REQUEST:

Staff's recommendation is pending and will be finalized prior to the November 16, 2016, HDRC hearing.



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 20, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



131 City

W Sheridan St

W Sheridan St

City

City

City

City

City



131 City

W Sheridan St

W Sheridan St

City

City

City

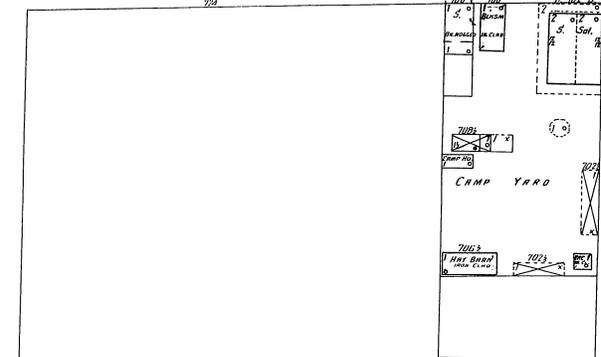
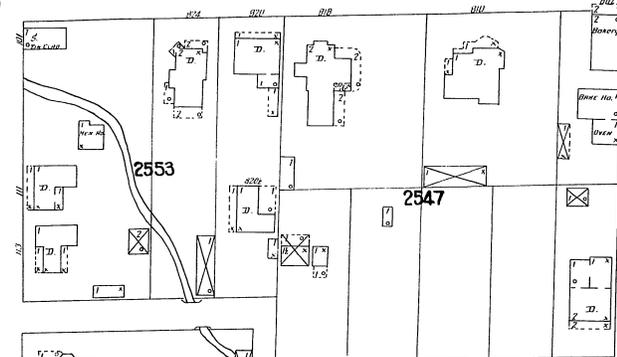
City

City

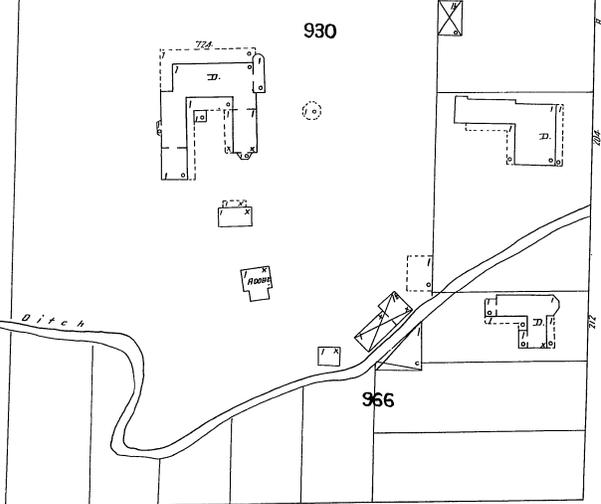
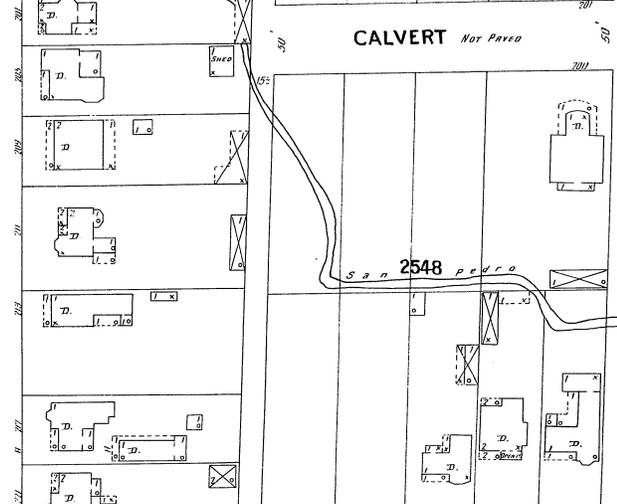
S. FLORES 25

ASPHALT PAVED

16

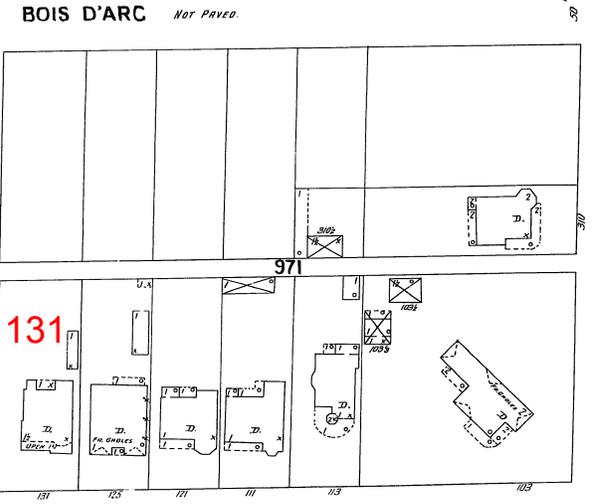
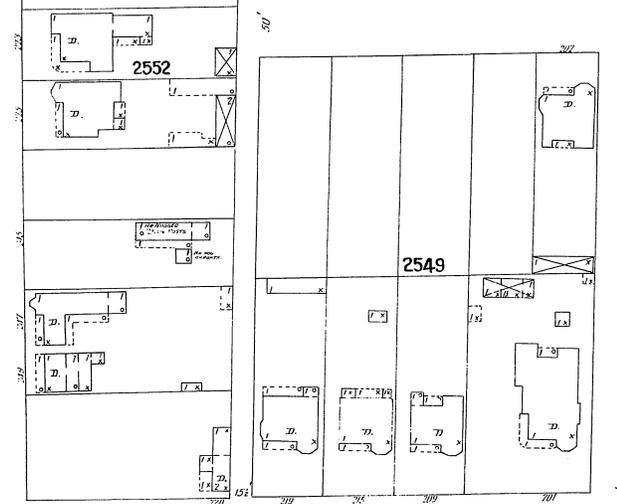


CALVERT Not Paved



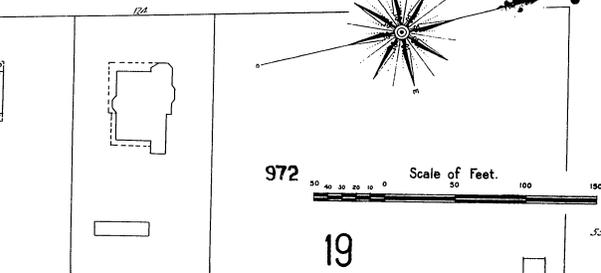
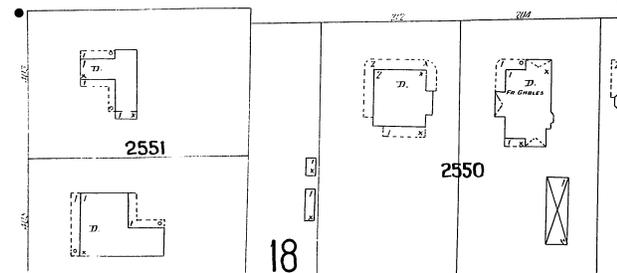
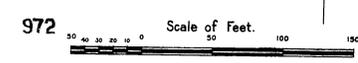
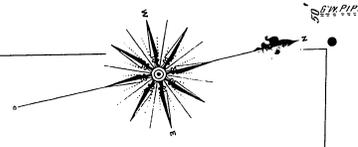
W. SHERIDAN NOT PAVED

BOIS D'ARC Not Paved



CITY

UNPAVED



W. JOHNSON UNPAVED

ARSENAL UNPAVED

U. S. ARSENAL BEYOND

15

0

18

19



CITY OF SAN ANTONIO
 NOTICE OF HEARING
 HISTORIC & DESIGN
 REVIEW COMMISSION

ADDRESS: 154 CATT
 REQUEST: (PROTECTOR OF A HOME ALIQUOT AND GRACE
 HEARING DATE: SEPTEMBER 11, 2019
 TIME: 9:00 AM

FOR MORE INFORMATION CONTACT
 (210) 204-5254
 ALL HBHC MEETINGS TAKE PLACE AT 1911 S. ALAMO



SIDE VIEW FROM SHERIDAN



"Exhibit A"
Historic Design Review Commission

Property Address: 131 City St. 78204

Detailed Description of Project:

I. REDESIGN EXISTING ADDITION

Goal of redesign is to conform with the *OHP Guidelines for Additions* and *The Secretary of the Interior's Preservation Brief # 14 - New Exterior Additions*, and shall reflect the following:

A. *Minimize Visual Impact*

1. The existing addition is located on the rear of the structure on the South West corner in direct view from the public right-of-way, and the exterior wall is flush with the South wall of the main historic structure.
2. The redesigned addition will be relocated to the far North West side of the property line, thereby minimizing its view from the public right-of-way.

B. *Similar Roof Form*

1. The existing addition has a low, shed roof which accommodates an 8-foot ceiling height unlike the 12-foot ceilings of the main historic structure.
2. The redesigned addition will be comprised of a small gable in combination with a small shed to relate to the existing East and South gables on the original main historic structure.

C. Transition Between Old and New

1. The existing addition is flush with the original historic structure.
2. The redesigned addition will be setback from the North West property line by 5-feet; indented from the main historic structure on the North side — not viewable from the public right-of-way — by 2-feet; and set back from the South side of the property line — viewable from the public right-of-way on W. Sheridan by 20-feet.

D. Subordinate to the Principal Facade — The redesigned addition will remain subordinate to the main historic structure.

E. Footprint — The redesigned addition will maintain the same yard to building ratio.

II. DISASSEMBLE AND SALVAGE EXISTING ADDITION

Existing addition is built with inadequate structural systems, including: steel pier foundation, inadequate structural roofing system and wall framing. Recommendation for new foundation, shoring up framing and roofing system.

- A. Remove and recycle existing metal roofing material.
- B. Remove and discard existing non-historic, aluminum windows.
- C. Remove and salvage all of the following materials for reuse:

1. roofing system lumber
2. dimensional framing lumber
3. existing wood siding for reuse
4. non-historic yellow pine flooring³

III. RECONSTRUCT NEW ADDITION AS PER PLANS

Since rebuilding and repairs are recommended, request to redesign and relocate to maintain interior square footage and similar footprint.

- A. Pier and beam concrete foundation as per best practices and 2015 IRC.
- B. Rough carpentry as per 2015 IRC, including:
 1. flooring system
 2. 2x4 stud wall framing
 3. roofing system and decking
- C. Standing seam metal roof to match existing.
- D. Historically-appropriate double-hung wood windows to be hand-crafted from lumber salvaged from the interior. All salvageable existing pine flooring and trim to be restored and repurposed in the redesigned addition.
- E. Salvaged siding to be utilized.



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
 PRESERVATION**

**Historic and Design Review Commission
 Design Review Committee
 Report & Recommendation**

DATE: NOVEMBER 8, 2016 HDRC Case# 2016-413

ADDRESS: 131 CITY Meeting Location: 1901 S ALAMO

APPLICANT: KIMBERLEE LORENZ / REVAMP DESIGN BUILD

DRC Members present: JOHN LAFFOON, MICHAEL GUARINO

Staff present: EDWARD HALL

Others present: SCOTT STALLBAUM

REQUEST: EXTERIOR MODIFICATIONS, REAR ADDITION CONSTRUCTION

COMMENTS/CONCERNS: QUESTIONS REGARDING THE CONSTRUCTION
DOCUMENTS, QUESTIONS REGARDING THE EXISTING ADDITION, MG'
LOENER LOT SO THE REAR MODIFICATIONS WILL BE VISIBLE. QUESTIONS
REGARDING THE REUSE OF THE EXISTING MATERIALS/REHAB
OF WINDOWS. THE CONSTRUCTION DOCUMENTS APPEAR TO BE
A "BUILDER'S SET" OF DOCUMENTS. THE DECK WILL BE SCREENED
BY THE EXISTING LANDSCAPING ELEMENTS. INCLUDE A LANDSCAPING
PLAN; NOTE EXISTING LOCATIONS + MATERIALS TO REMAIN - SUPPLEMENT
W/ PHOTOS.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []

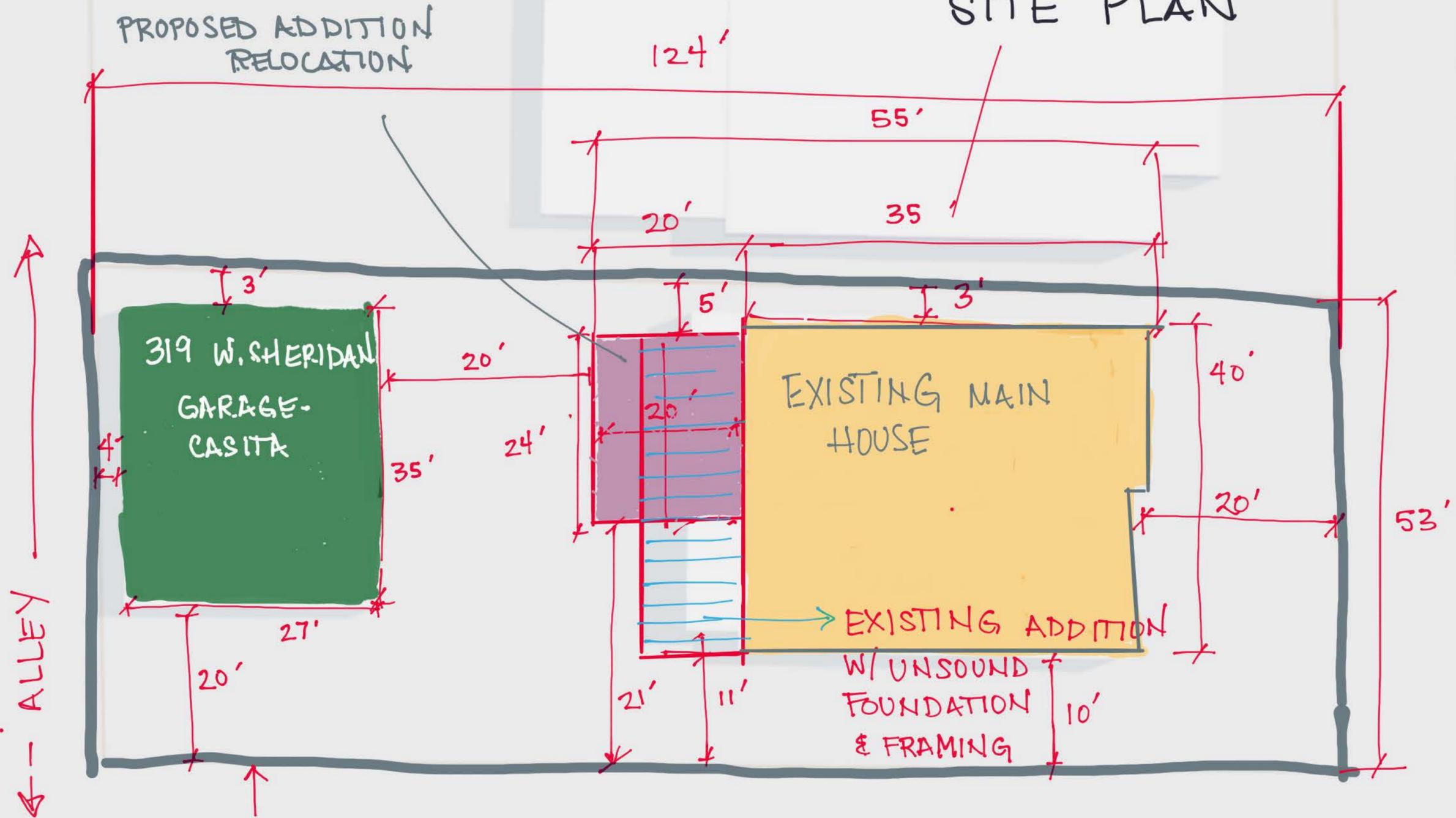
APPROVE WITH COMMENTS/STIPULATIONS:

RE-SUBMIT w/ COMMENTS


 Committee Chair Signature (or representative)

11/8/16
 Date

131 CITY ST. SITE PLAN



PROPOSED ADDITION
RELOCATION

319 W. SHERIDAN
GARAGE-
CASITA

EXISTING MAIN
HOUSE

EXISTING ADDITION
W/ UNSOUND
FOUNDATION
& FRAMING

← ALLEY

PROPERTY
LINE
(SOUTH)

PUBLIC RIGHT OF WAY.

W Sheridan St

W Sheridan St

W Sheridan St

City

↑
N

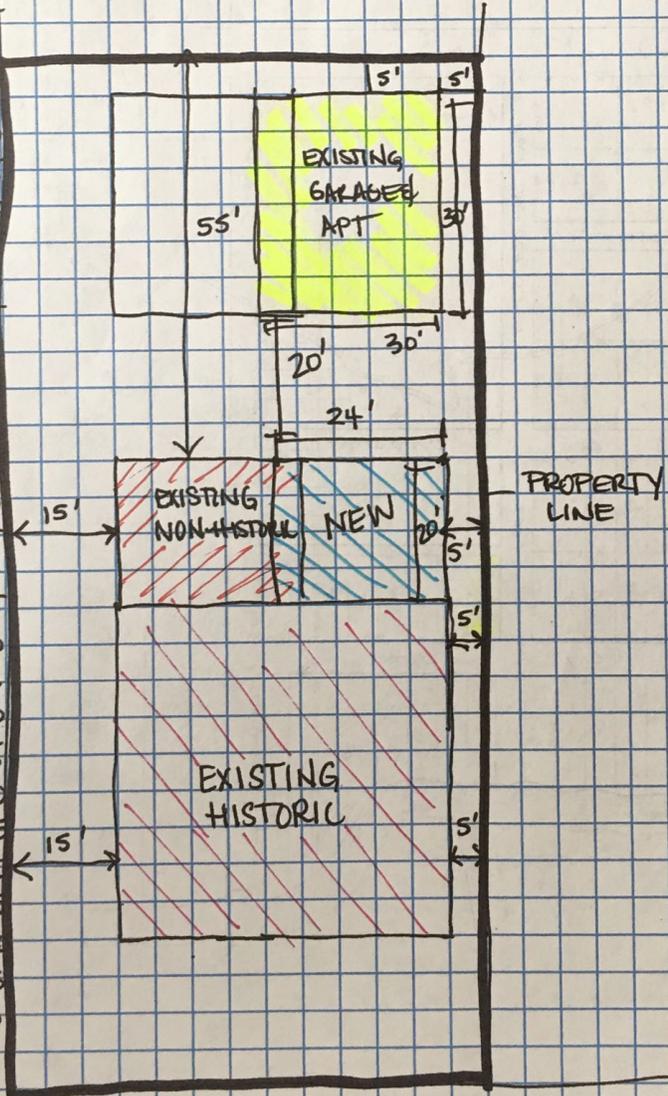
PUBLIC RIGHT OF
WAY

City

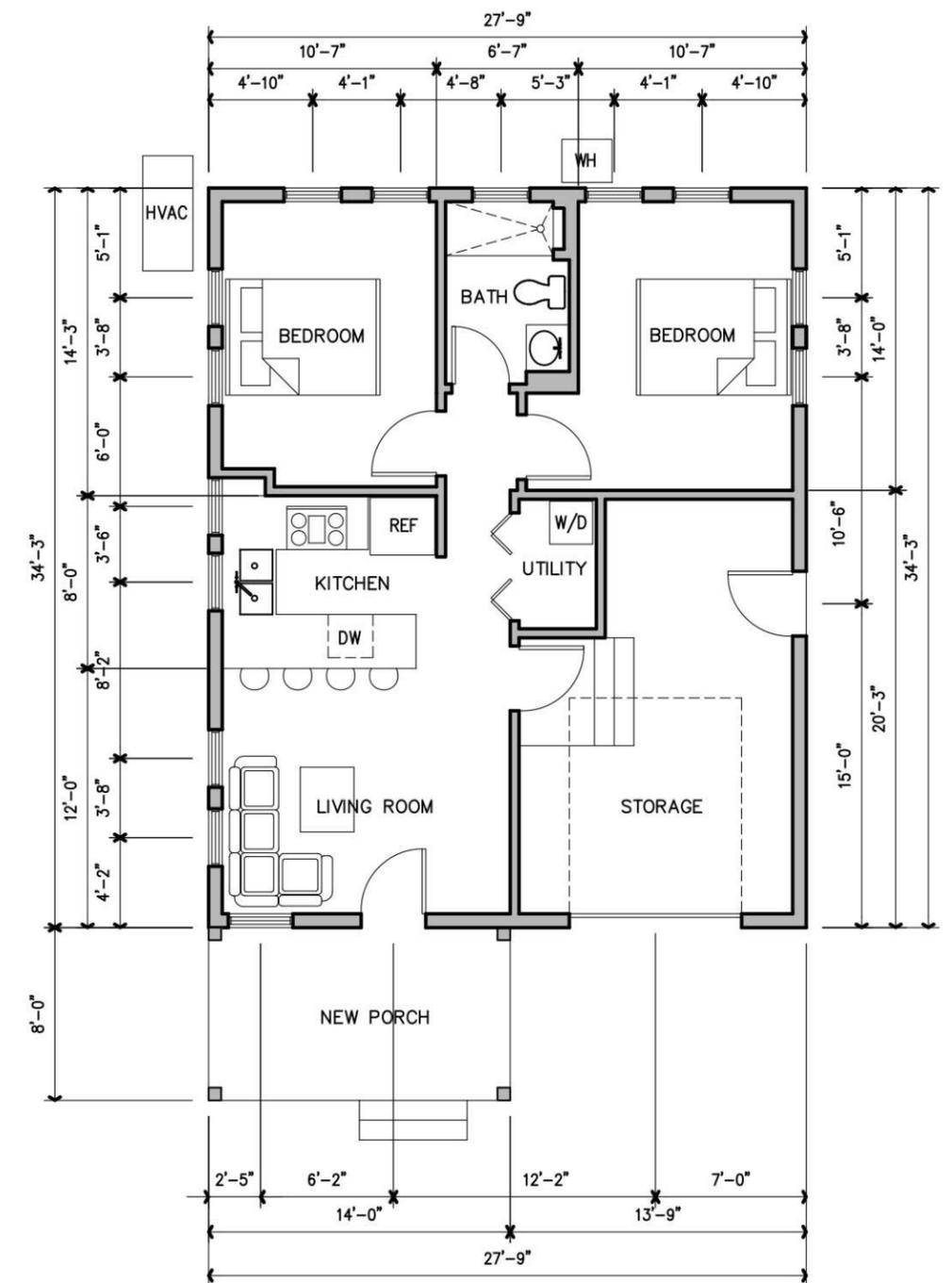
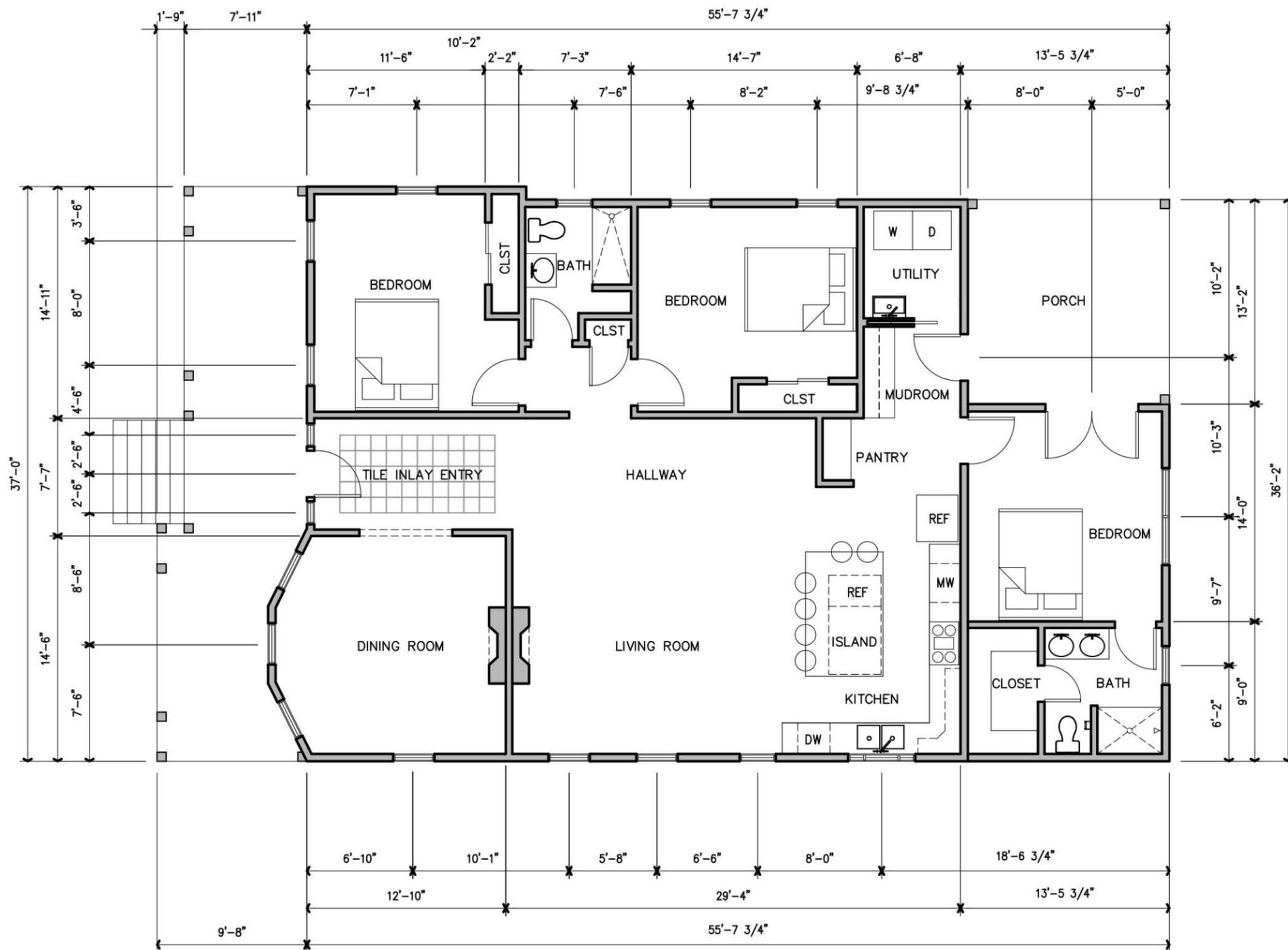
131 CITY & 319 W. SHERIDAN SITE PLAN

PLOT (SITE) PLAN - 131 CITY ST. 78204 - LOT: 9 BLOCK: 5 NCB: 971 - PLAT RECORDED DATE: 1894

175
170
165
160
155
150
145
140
135
130
125
120
115
110
105
100
95
90
85
80
75
70
65
60
55
50
45
40
35
30
25
20
15
10
5



5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 105 110 115 120 125 130



MAIN HOUSE | 1/8" = 1'-0" 

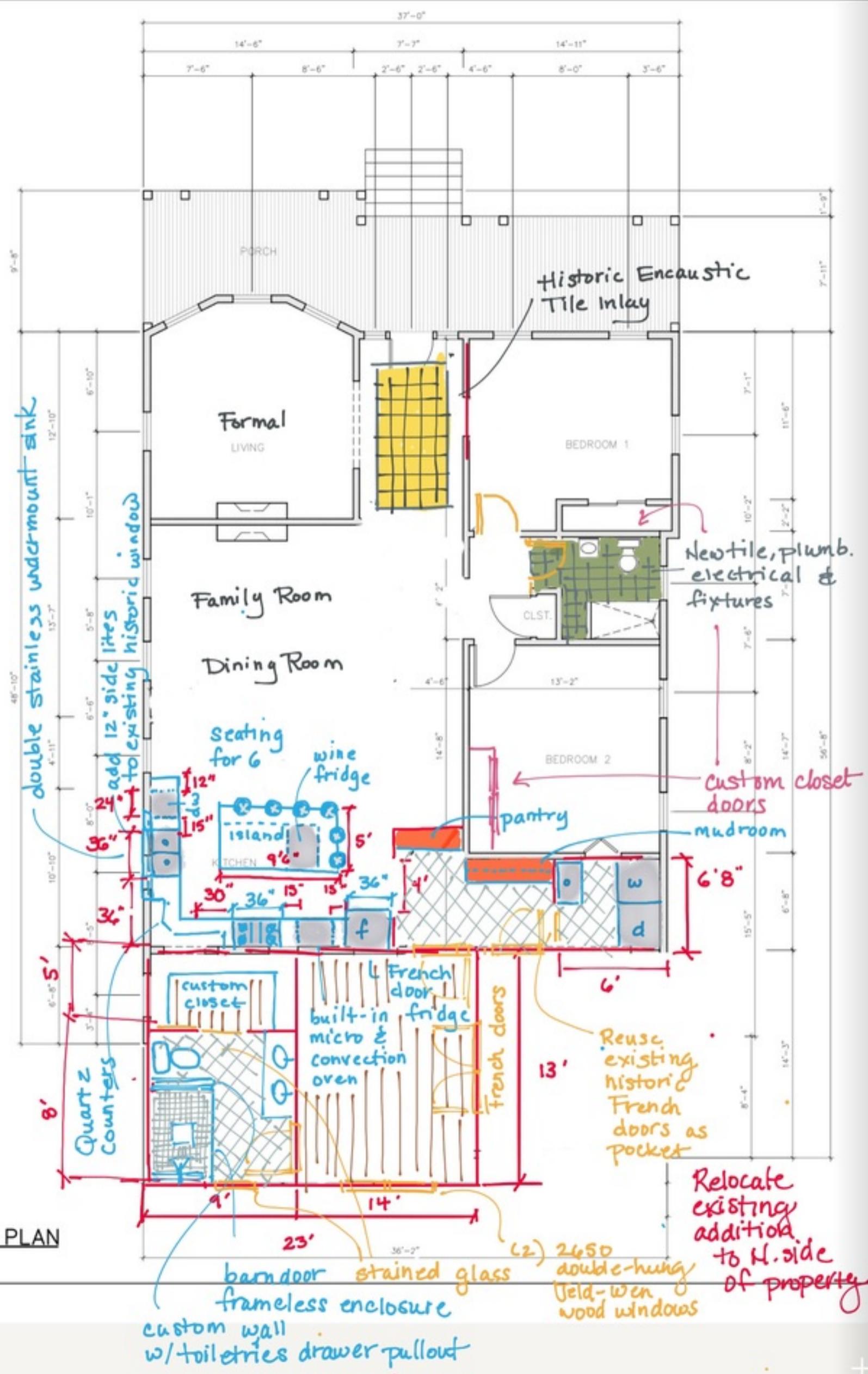
GUEST HOUSE | 1/8" = 1'-0" 

131 CITY

PROPOSED FLOOR PLANS



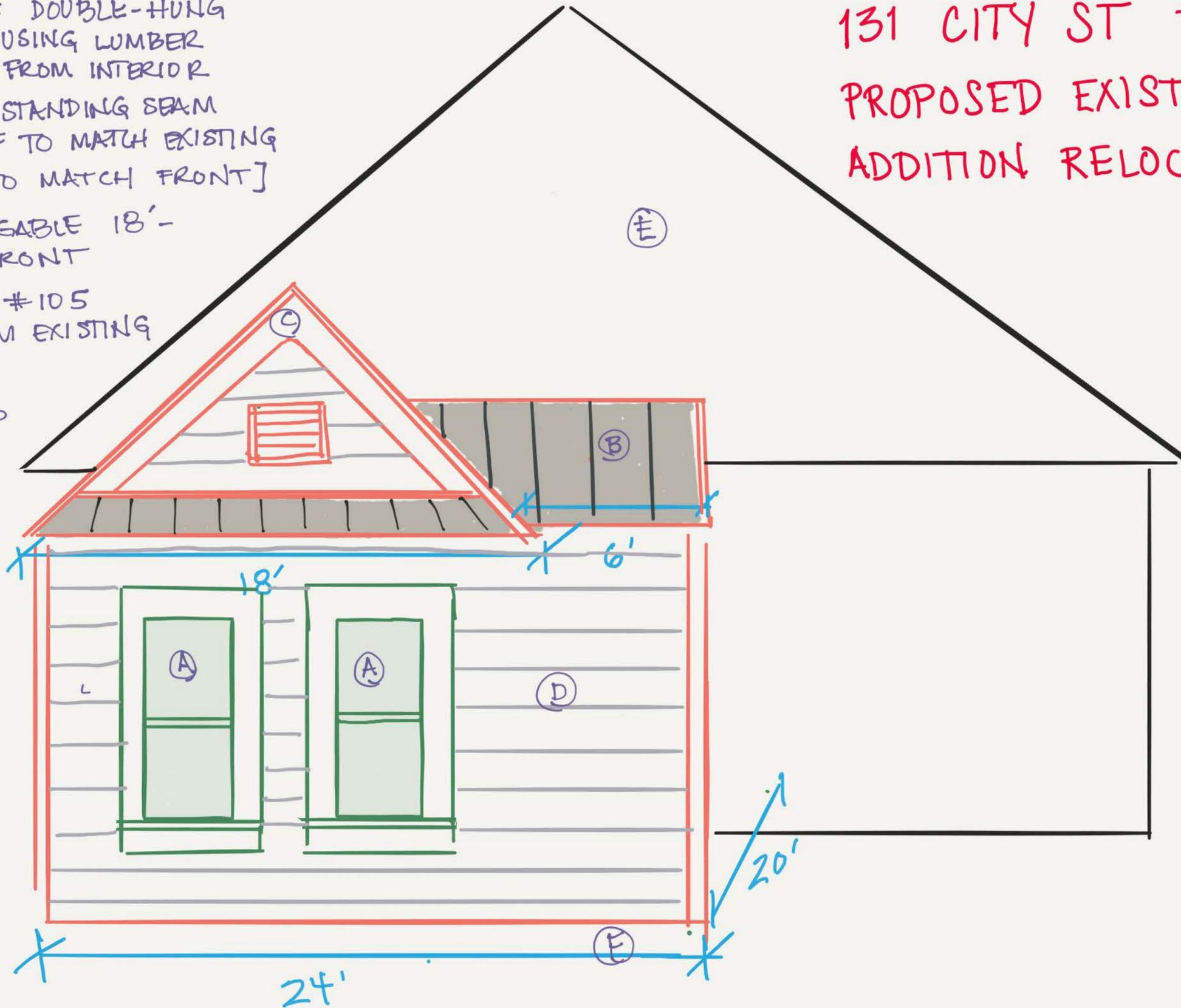
8/24/16



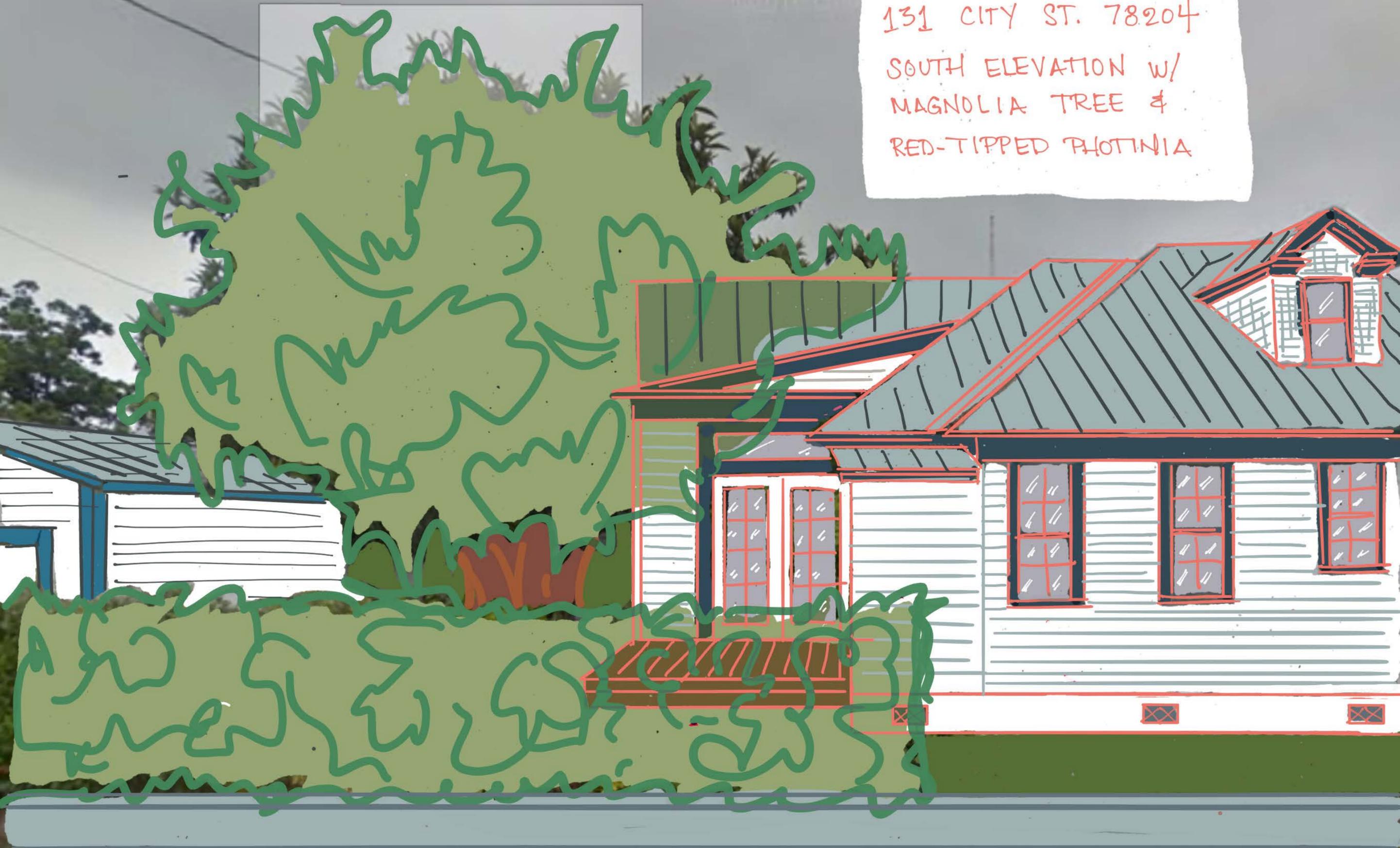
FIRST LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

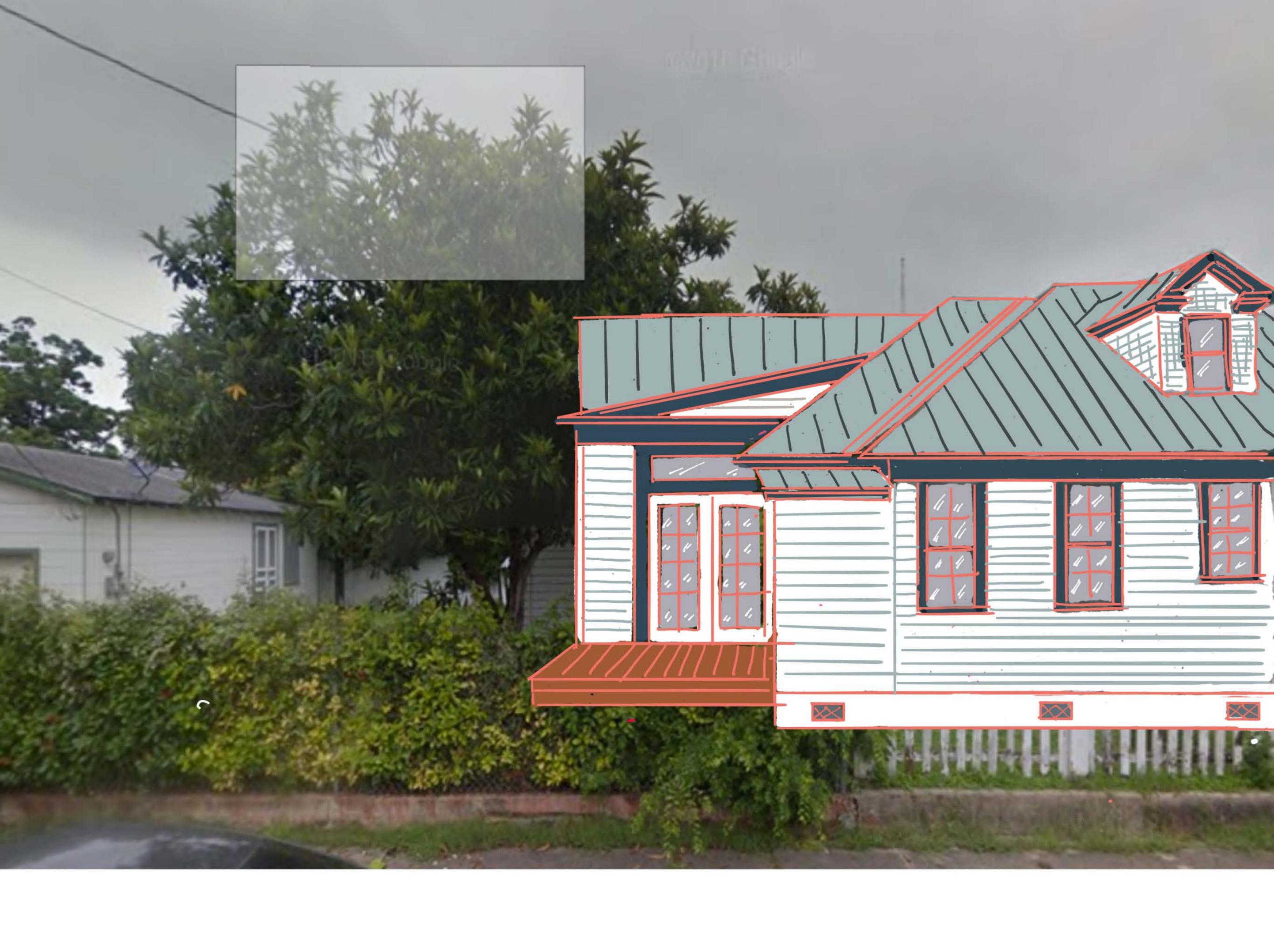
131 CITY ST 78204
PROPOSED EXISTING
ADDITION RELOCATION

- Ⓐ HANDMADE DOUBLE-HUNG WINDOWS USING LUMBER SALVAGED FROM INTERIOR
- Ⓑ GALVANIZED STANDING SEAM METAL ROOF TO MATCH EXISTING [6' SHED TO MATCH FRONT]
- Ⓒ MATCHING GABLE 18' - SAME AS FRONT
- Ⓓ SALVAGED #105 SIDING FROM EXISTING REUSED
- Ⓔ EXISTING HIP ROOF
- Ⓕ NEW PIER & BEAM FOUNDATION



131 CITY ST. 78204
SOUTH ELEVATION W/
MAGNOLIA TREE &
RED-TIPPED PHOTINIA





131 CITY ST. - REVISED BID - 08.19.2016								Draw POC		Draw 1	Draw 2	
Phase	Description & Totals	Price	Paid to Date	Method	Balance Remaining	Original	Changes-Difference	#1311 08.23.16		Post-Closing	#1312 09.22.16	#1312 Invoice Notes
		\$ 240,920.48	\$ 14,752.68		\$ 62,203.64		\$ 29,625.68	PD: 08.25.16				
PLANNING, PERMITS & ENGINEERING	\$ 8,445.00				\$ 8,445.00	\$ 3,445.00	\$ 5,000.00	\$ 8,140.00	*Total paid by owners outside of closing.		\$8,140.00	* Please note
	* Documentation preparation for lender	\$ 1,000.00				\$ -	\$ 1,000.00	\$ 1,000.00			\$ 1,000.00	
	* Architectural drawings for documentation preparation @ \$1.15 per square ft. <i>Discounted from \$2.00 per square ft.</i>	\$ 2,800.00				\$ -	\$ 2,800.00	\$ 2,800.00			\$ 2,800.00	
	* Design Consultation- includes client meetings, design & research up to 30-hours	\$ 1,200.00				\$ -	\$ 1,200.00	\$ 1,200.00			\$ 1,200.00	
	Building Permits	\$ 1,100.00				\$ 1,100.00		\$ 1,100.00			\$ 1,100.00	
	HDRC Approval Process	\$ 600.00				\$ 600.00		\$ 600.00			\$ 600.00	
	Structural Engineering Consultation	\$ 1,440.00				\$ 1,440.00		\$ 1,440.00			\$ 1,440.00	
	Temporary, Scaffolding, minimum charge for scaffolding	\$ 305.00				\$ 305.00						
CASITA												
FOUNDATION	\$ 960.00				\$ 960.00						\$ 960.00	
	FOUNDATION: Level and Shim	\$ 960.00									\$ 960.00	
ROOFING	\$ 2,795.00				\$ 2,795.00							
	ROOFING: Asphalt shingles, replace, 25 year	\$ 2,795.00										
HVAC	\$ 4,800.00				\$ 4,800.00						\$ 3,600.00	
	HVAC: Ductless Mini-split System	\$ 4,800.00									\$ 3,600.00	
GARAGE	\$ 1,070.00				\$ 1,070.00							
	Garage Door Openers, Security, belt drive, 1/2 HP	\$ 460.00										
	Garage Doors, Raised panel steel rollup garage door, 8' x 7'	\$ 610.00										
ELECTRICAL	\$ 3,600.00				\$ 3,600.00							
	Residential Electrical Rewire	\$ 3,600.00										
LIGHTING FIXTURES	\$ 1,200.00				\$ 1,200.00							
	Lighting & Ceiling Fan Allowance	\$ 1,200.00										
PLUMBING	\$ 4,500.00				\$ 4,500.00						\$ 3,375.00	

	FOUNDATION: 4X6 Pressure-Treated Beam/ Linear Foot	\$ 3,750.00									\$ 3,750.00	
	FOUNDATION: Concrete Pier-Single Story: Tier 3	\$ 10,920.00									\$ 10,920.00	
FOUNDATION - ADDITION	\$ 5,100.00				\$ -							
	FOUNDATION: 4X6 Pressure-Treated Beam/ Linear Foot	\$ 1,500.00										
	FOUNDATION: Concrete Pier-Single Story: Tier 2	\$ 3,600.00										
ROOFING	\$ 26,004.00				\$ -							
	ROOF DECKING: 06 Wood and Composites, Sheathing, Roofs, OSB, machine nailed, 3/4" x 4' x 8', tongue and groove	\$ 7,104.00										
	Standing Seam Metal Roofing	\$ 18,900.00										
PLUMBING	\$ 15,687.60				\$ -						\$ 840.00	
	Residential Plumbing	\$ 8,400.00									\$ 840.00	
	FIXTURE ALLOWANCES											
	Toilets	\$ 477.60										
	Tubs	\$ 330.00										
	VANITY ALLOWANCES											
	Master Vanity	\$ 1,350.00										
	Guest Bathroom Vanity	\$ 1,050.00										
	SHOWER GLASS ALLOWANCE											
	Glass Frameless Shower Enclosure	\$ 1,800.00										
	WATER HEATER ALLOWANCE											
	Plumbing and HVAC, Tankless Water Heaters, Tankless gas water heater.	\$ 1,380.00										
	TRIM ALLOWANCE											
	Tub/Shower Combo Trim	\$ 360.00										
	Dual-Function Shower Trim	\$ 540.00										
ELECTRICAL	\$ 12,720.00				\$ -							
	ELECTRICAL: Fixture Allowance	\$ 3,000.00										
	ELECTRICAL: Complete house rough electrical (no light fixtures), replace, low- voltage system	\$ 9,720.00										

HVAC	\$ 9,375.00				\$ -						\$ 937.50	
	HVAC: Permits & inspections; 4-ton 16-SEER electric heat pump; ductwork, registers, & programmable thermostat.	\$ 9,375.00									\$ 937.50	
EXTERIOR CARPENTRY & PORCH RESTORATION	\$ 10,615.20				\$ -							
	SIDING: Repair and Replacement	\$ 3,602.40										
	PORCHES & DECKS: Remove & replace porch flooring	\$ 4,012.80										
	SHINGLES: Cedar shakes replacement	\$ 3,000.00										
INTERIOR CARPENTRY, MILLWORK & SHEETROCK	\$ 36,858.00				\$ -	\$ 27,053.00	\$ 9,805.00				\$ 2,109.00	
	CARPENTRY: Repairs & reconstruct addition	\$ 13,800.00				\$ 13,800.00						
	SHEETROCK: Repairs & re-texture	\$ 4,200.00				\$ 4,200.00						
	MILLWORK: Door & casing restoration	\$ 3,792.00				\$ 3,792.00						
	* WINDOW REPAIR: Historic Wood Window Repair I Tier 2	\$ 8,436.00				\$ -	\$ 8,436.00				\$ 2,109.00	
	MILLWORK: Entry Doors	\$ 1,200.00				\$ 1,200.00						
	* TRIM: Base Molding	\$ 3,150.00				\$ 1,781.00	\$ 1,369.00					
	Exterior Window Casing & Trim	\$ 2,280.00				\$ 2,280.00						
INSULATION	\$ 3,660.00				\$ -							
	INSULATION: Blown Cellulose R-13	\$ 2,160.00										
	INSULATION: Blown Cellulose R-30	\$ 1,500.00										
PAINTING	\$ 14,936.00				\$ -							
	PAINT EXTERIOR: Painting, Siding, Paint exterior siding, 2 coats	\$ 8,600.00										
	PAINTING INTERIOR: Painting, Drywall, plaster and stucco, Paint plaster or drywall, 1 coat	\$ 6,336.00										
HARDWOODS	\$ 4,320.00				\$ -							
	HARDWOOD: Sand & Refinish	\$ 4,320.00										
TILE	\$ 10,260.00				\$ -							

	TILE: Flooring Guest Bathroom	\$ 1,100.00										
	TILE: Flooring Master Bathroom	\$ 1,100.00										
	TILE: Custom Encaustic Tile Foyer Inlay	\$ 920.00										
	TILE: Backsplash	\$ 1,200.00										
	TILE: Bathtub Surround & Bathroom Walls to 4-ft Chair Rail	\$ 2,970.00										
	TILE: Shower Surround	\$ 2,970.00										
KITCHEN	\$ 15,029.64				\$ 9,855.64	\$ 10,500.00	\$ 4,529.64					
	IKEA: Kitchen Cabinets [no appliances]	\$ 4,985.96	\$4985.96	VISA-6305		\$ 10,500.00	\$ (5,514.04)					
	* ALLOWANCE: Custom Cabinet Doors & Panels	\$ 4,250.00				\$ -	\$ 4,250.00					
	* IKEA: Quartz Countertops & Installation	\$ 4,869.68	\$4869.68	VISA-6305		\$ -	\$ 4,869.68					
	IKEA Cabinet Installation	\$ 924.00				\$ -	\$ 924.00					