

## HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

### Agenda Item No: 16

**HDRC CASE NO:** 2015-204  
**ADDRESS:** 411 CEDAR ST  
**LEGAL DESCRIPTION:** NCB 2968 BLK 3 LOT 3  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Pfeiffer, A - House  
**APPLICANT:** Manuel Garcia  
**OWNER:** Robert Garcia  
**TYPE OF WORK:** Tax Certification, site work  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a new concrete driveway that is to be 12 feet wide by 61 feet long.
2. Remove the broken concrete from the existing walkway and install a new concrete walkway that is to be 35 feet long by 5 feet wide.
3. Receive Historic Tax Verification.

#### APPLICABLE CITATIONS:

##### 5. Sidewalks, Walkways, Driveways, and Curbing

###### A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

###### B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

###### C. CURBING

- i. Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

*UDC Section 35-618 Tax Exemption Qualifications:*

*(e) Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

## **FINDINGS:**

- a. The applicant has proposed to install a new concrete driveway where an existing informal driveway of dirt and loose gravel currently exists. The applicant has noted that the proposed driveway is to be 12 feet in width and 61 feet in length. According to the Guidelines for Site Elements 5.B., historic driveways are typically no wider than 10 feet. Curb cuts and approaches are often wider than historic driveways in order to accommodate a vehicle's turning radius, however this should not impact the width found historically on a particular property or throughout the district. Staff recommends that the applicant adhere to a driveway width of 10 feet.
- b. According to the Guidelines for Site Elements 5.A., repaired sidewalks and walkways should match the existing in color, materials, width and alignment. At a proposed width of 5 feet, the replacement walkway does not match the existing in width and is not consistent with the Guidelines. Staff recommends that the applicant retain the existing, historic walkway width.
- c. This property received Historic Tax Certification on October 1, 2014.
- d. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- e. The approval of Tax Verification by the HDRC in 2015 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2016.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through e with the stipulation that the applicant retain the existing concrete sidewalk width and that the proposed new driveway be no wider than ten feet.

## **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: May 21, 2015

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## **411 Cedar St, San Antonio, Texas 78210**

### **Flatwork Plan**

#### **Driveway**

At the entry point, there already exists a curb and broken concrete to point of city side walk. Beyond the sidewalk, there is no drive surface other than dirt.

Plan is to remove the broken concrete at entry and the existing broken sidewalk. Replace with new concrete and extend the drive with new concrete for sufficient room for 2 large vehicles to park. Length of drive will be 61 feet and width to be 12 feet.

#### **Walkpath from front porch to street**

Currently, there exists a walkway from porch to street but it is broken. We will remove the broken concrete and replace with new concrete. Length is 35 feet and width is 5 feet.

Time frame is 3 days and will be done immediately after HDRC approval

Cost estimate provided verbally is a total of \$4800; and includes removal of debris, preparation, labor and material.



















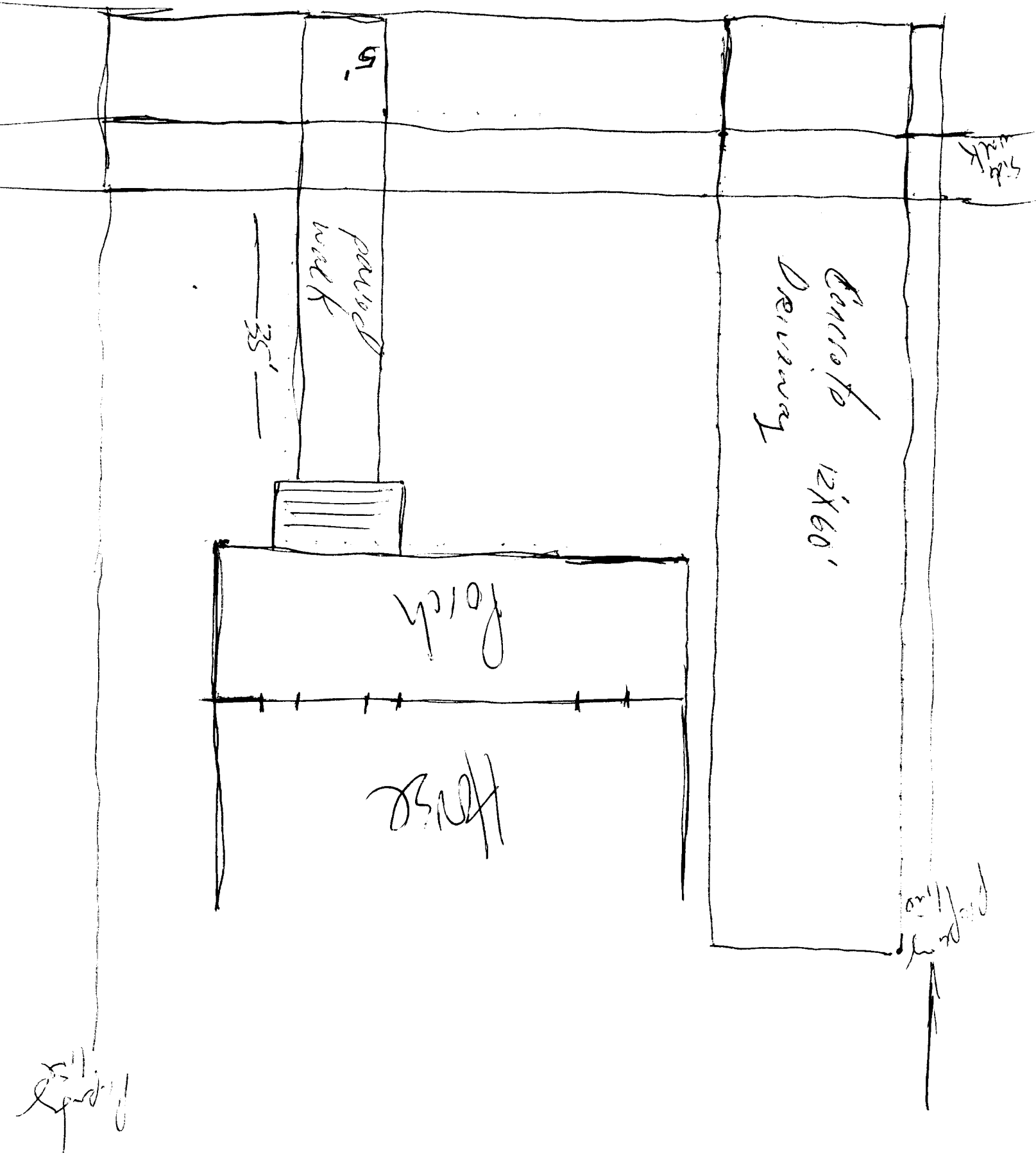


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Cedar ST



**From:**

McAuliff Contracting  
188 Claywell Dr  
San Antonio, TEXAS 78209  
Office Phone: 210-394-1241  
Company Email: mcauliffcontracting@me.com

## Estimate

**Estimate Number:** E140717628  
**Estimate Date:** 07/17/2014  
**Estimate Amount:** 157,650.00  
**Created By:** Jim McAuliff

**Billing Address:**

Ryan Harthan (411 Cedar St)  
824 Broadway Suite 101  
San Antonio, TX 78215

Item #	Item Name	Quantity	Unit Price	Taxable	Total
5217	Demo & Dumpster Wall, clean out, drywall, dumpsters	1.00	4,500.00		4,500.00
5187	Framing Open walls, reframe and open up kitchen.	1.00	5,500.00		5,500.00
5188	Rewire Full rewire fixtures not included	1.00	9,000.00		9,000.00
5189	HVAC New HVAC system and ducting a split system will be an additional charge	1.00	9,500.00		9,500.00
5190	Drywall & Texture Repair and replace where needed tape float and texture.	1.00	7,500.00		7,500.00
5191	Trim Carpentry Closets, Base were needed, casing, adjust doors, change doorknobs	1.00	4,800.00		4,800.00
5192	Interior Paint Full interior paint with extra work for old doors, old casing.	1.00	7,700.00		7,700.00
5193	Window Refurbishing Actual window count may change. Refurbish all windows, lock, ropes, glass make sure all open	30.00	225.00		6,750.00
5194	Exterior Paint Extra cost for additional home prep	1.00	8,000.00		8,000.00
5195	Siding Repairs	1.00	5,250.00		5,250.00
5196	Kitchen Allowance	1.00	8,000.00		8,000.00
5197	Full Baths Allowance, mid grade material full redo	3.00	4,000.00		12,000.00

5198	Half bath	1.00	2,000.00		2,000.00
5199	Plumbing New plumbing throughout does not include underground plumbing	1.00	10,500.00		10,500.00
5200	Flooring Wood flooring patch in tile wet areas. Refinish wood floors	1.00	11,000.00		11,000.00
5201	Lighting Allowance for recess cans labor included but not material	1.00	1,500.00		1,500.00
5202	Roof New metal roof	1.00	12,000.00		12,000.00
5203	Front porch and back stairs Repair and replace existing structures includes 3 columns in front	1.00	7,500.00		7,500.00
5206	Final Clean	1.00	450.00		450.00
5216	Foundation All Star foundation 10 year warranty	1.00	20,000.00		20,000.00
5214	House Skirting Rebuild skirting	1.00	2,700.00		2,700.00
5215	Landscaping Allowance	1.00	1,500.00		1,500.00

**Subtotal:**           \$ 157,650.00  
**Estimate Amount:**   \$ 157,650.00



































**411 Cedar St, San Antonio, Texas 78210**

**Historic District – King William**

**Improvement Plan ( Scope of Work )**

The property is in distress and could be a hazard to nearby homes. A complete renovation is necessary.

The property is currently a 4 unit apartment. **We intend to return the property to its original single family residence.**

The present exterior features of the property will remain intact with the exception of 3 items that were not original to the property to begin with. They are as follows:

**There is a door at front center that opens directly to the stairs that go up to units 3 and 4. It will be removed. This door had been added when the property had been converted to multi-family.**

**The iron stairs at the rear exterior will be removed. They had been added to the property when it was converted to multi-family.**

**A wood patio in like kind and quality as many renovated homes in the area will replace the concrete patio at the front; and a back yard patio similar in size and material to the front patio will be added to the rear for stepping out functionality and appearance.**

Metal Roof thoroughly inspected. Cleaned and Painted. Front part over the balcony to be replaced.

The foundation will be repaired to engineer specifications.

The 3 wood columns at the front will be repaired if possible. **If not, they will be replaced with like kind and quality including the caps.**

The doors and windows will be repaired and will remain in their present location with the exception of the one door mentioned above. **It is possible that a few of the windows may be beyond repair ( see pictures attached ). Should a window repair be more costly than replacing it with like kind and quality, we ask for permission to buy new ones ( picture of a new window attached for example ).**

There will be no additional square footage added to the property. Nor will there be any alterations to the existing exterior walls.

The interior plan will feature a large master bedroom with large bath and closet. There will be 2 other bedrooms. An additional full bath will be upstairs and a half bath will be downstairs. There will be a large kitchen with breakfast nook and formal dining. There will be a formal living and a casual living area as well. There will be an office with option to use as bedroom downstairs. Finally, there will be a utility room and a pantry.

Landscaping will be limited to cleaning up overgrowth and new sod in the front yard.

Completion schedule is tentative 4 months.