

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 13

HDRC CASE NO: 2015-442
ADDRESS: 221 KING WILLIAM
LEGAL DESCRIPTION: NCB 739 BLK 2 LOT S 25.3 FT OF 15 & N 25.3 FT OF 16
ZONING: RM4 H HS RIO-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Hanschke House
APPLICANT: Carlos Flores
OWNER: Carlos Flores
TYPE OF WORK: Demo accessory structure and install pool, landscaping and hardscaping
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of the following items:

1. Demolish an accessory structure in the rear yard of the property and install a swimming pool in its place
2. Install a concrete walkway next to the driveway leading to the backyard
3. Remove the damaged concrete slab in the backyard and replace it with Astroturf and new landscaping

APPLICABLE CITATIONS:

Sec. 35-614. - Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) **Applicability.** The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

- (1) **Historic Landmark.** No certificate shall be issued for demolition of a historic landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a historic and design review commission recommendation for a certificate for demolition.
- (2) **Entire Historic District.** If the applicant wishes to demolish an entire designated historic district, he has to provide clear and convincing evidence of economic hardship on the applicant if the application for a certificate is to be approved.
- (3) **Property Located in Historic District and Contributing to District Although Not Designated a Landmark.** No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(c) **Loss of Significance.** When an applicant fails to prove unreasonable economic hardship the applicant may provide

to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has established by a preponderance of the evidence that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect. The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. Historic topography—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. New construction—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. New elements—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List— All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not

historically located.

- ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

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.

FINDINGS:

- a. The property at 221 King William is located in the King William Historic District and is known as the Hanschke House. The house was built ca. 1900 and it is uncertain when the accessory structure was built. Staff reached out to the King William Association for additional research on the accessory structure, and they did not have any to provide.
- b. 221 King William was home to Josefina Niggli from 1925 to 1935. Niggli was an international playwright and novelist, and utilized the accessory structure at 221 King William to print an expanded version of a book of her poems.
- c. The accessory structure is located at the back corner of the rear yard and is not easily viewed from the public right of way. It is constructed of brick with a hipped standing seam metal roof, and a shed roof over the entrance. Upon completing a site visit staff noted that the right side of the front façade is cracked and has caused the bricks to separate from one another. The concrete slab foundation has evidence of severe cracking and damage, and the structure cannot be utilized for its original purpose.
- d. The applicant is proposing to demolish the accessory structure located in the rear yard because of its overall condition, and replace it with a 15'x30' swimming pool.
- e. The applicant submitted an engineer's letter regarding the condition of the structure. The letter concluded that the structure is not in immediate danger of collapse and, as a remedy, recommends a new foundation is installed. The letter also states that this remedy would mean the total demolition of the existing building and foundation, the construction of a proper elevated building pad, and construction of a new foundation and structure.
- f. According to the Guidelines for Site Elements, 3, B, ii., new pervious hardscapes should be limited to areas that are not highly visible. The applicant is proposing to install a concrete walkway parallel to the existing ribbon driveway. The proposed location of the new walkway is to the left of the driveway and set back from the front façade of the house. This is consistent with the guidelines.
- g. A large concrete slab located in the rear yard is heavily cracked and damaged and the applicant is proposing to remove it and replace it with gravel or Astroturf, and install various plants and shrubs. The Guidelines for Site Elements, B, ii., states that new pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. The proposed site changes are appropriate and consistent with the guidelines.

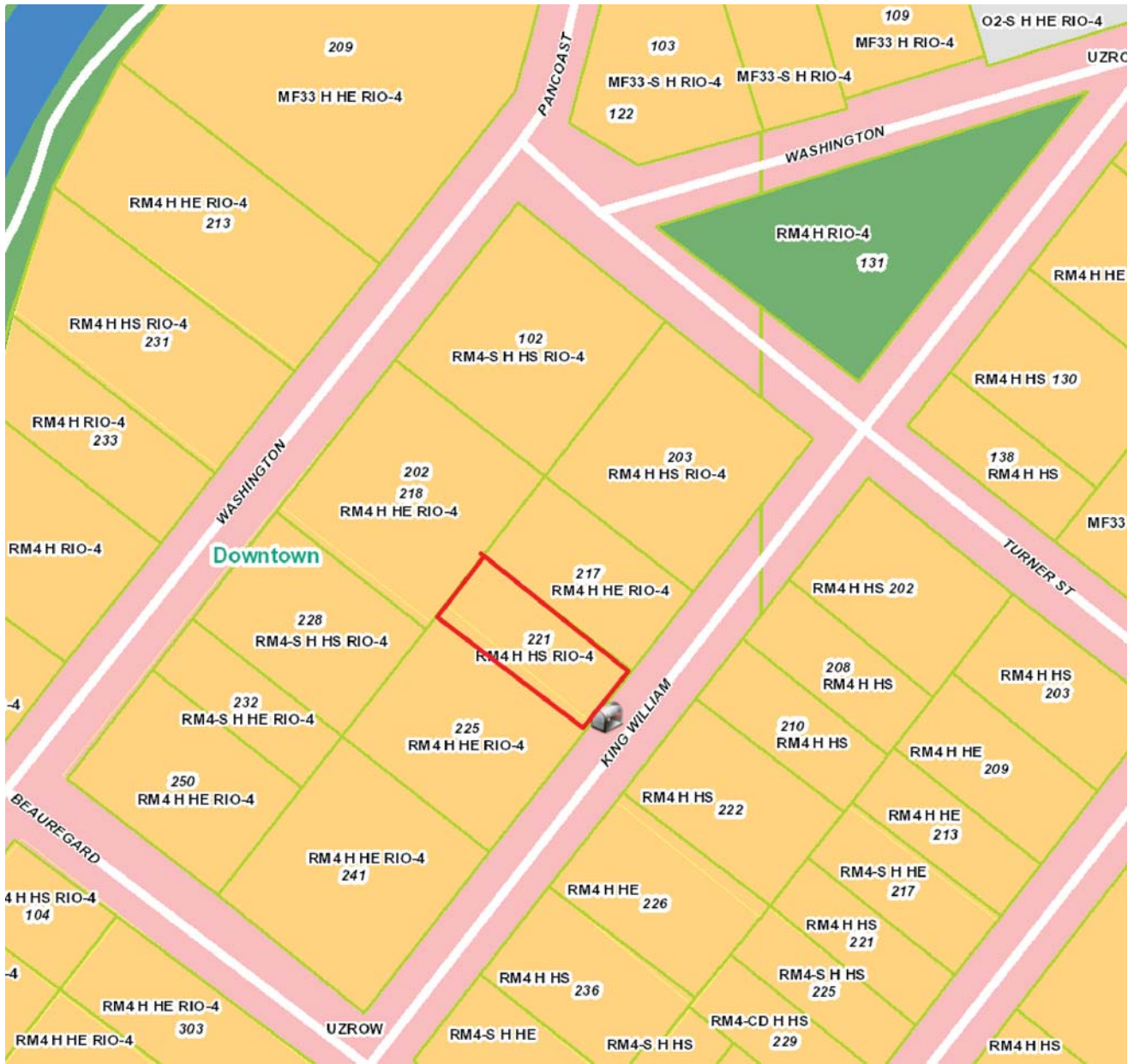
RECOMMENDATION:

Staff recommends approval of item 1 based on findings a and c through e. Staff recommends approval of item 2 based on

finding f. Staff recommends that the applicant consider using concrete pavers instead of pouring concrete for the walkway as this is a less permanent option. Staff recommends approval of item 3 based on finding g.

CASE MANAGER:

Katie Totman



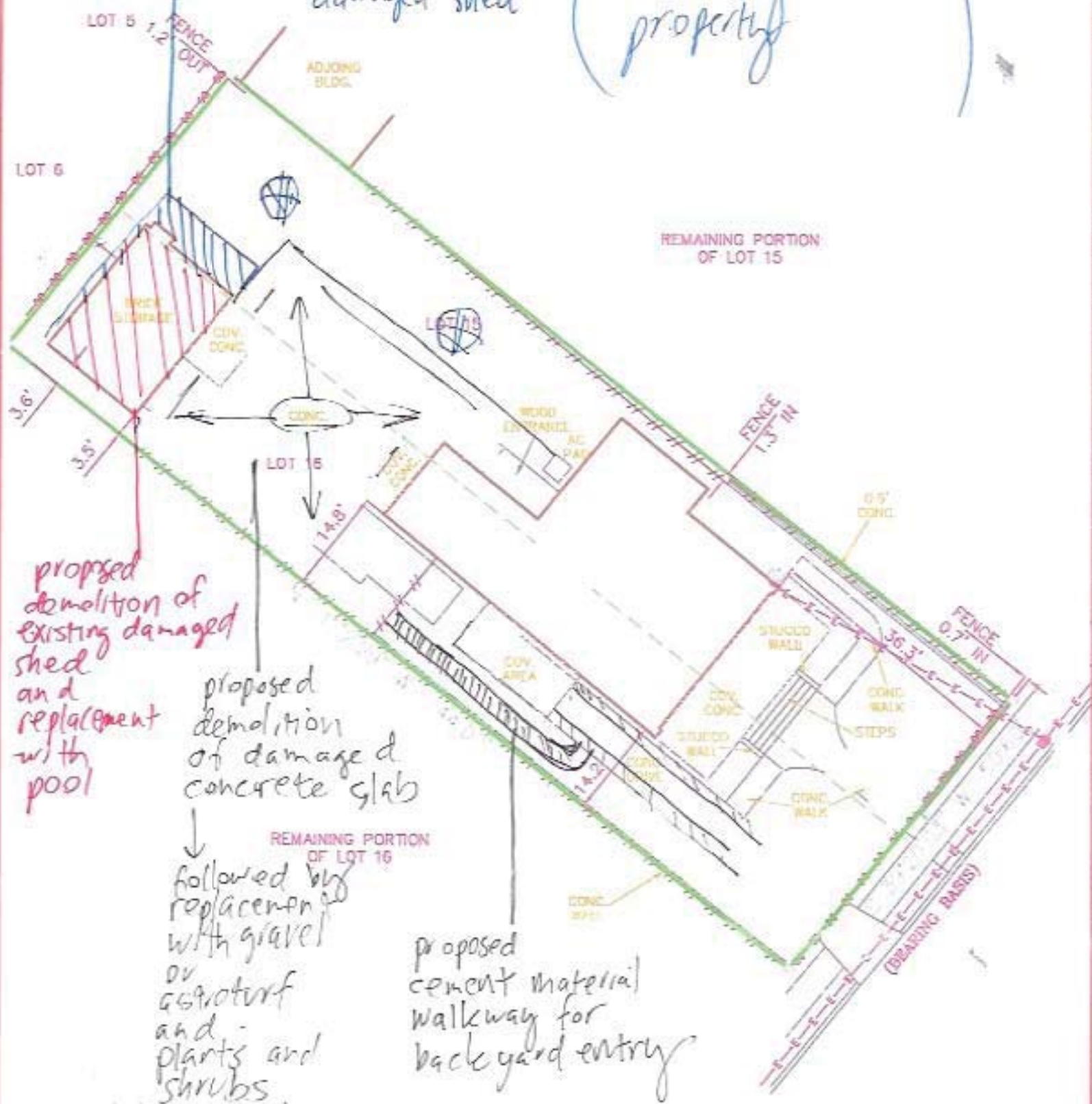
221 King William

Printed: Oct 23, 2015

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proposed pool placement 15' x 30'
after demolition of
damaged shed

(221 King William property)



proposed
demolition
of damaged
concrete slab

↓
followed by
replacement
with gravel
or
geoturf
and
plants and
shrubs.

proposed
cement material
walkway for
back yard entry

LAWRENCE CALVETTI & ASSOCIATES

Professional Engineers Incorporated (F-16036)

October 5, 2015

Mr. Carlos Flores
221 King William Street
San Antonio, Texas 78204

Re: Structural Review
Out Building
221 King William Street

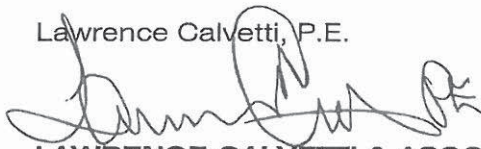
Dear Mr. Flores:

We are pleased to submit the results of our structural study for the above referenced project. The results of this study are based on the information obtained during the site visit, observations, and on project concepts described in the report text.

We appreciate the opportunity of working with you on this project. If you have any questions regarding this report, or if we may be of further service to you, please contact our office.

Yours very truly,

Lawrence Calvetti, P.E.



LAWRENCE CALVETTI & ASSOCIATES
Professional Engineers Incorporated
(TBPE Firm Registration No. F-16036)



LAWRENCE CALVETTI & ASSOCIATES

Mr. Carlos Flores
221 King William Street

October 5, 2015
Page 2

VISUAL OBSERVATION REPORT

As per your request I visited the above referenced property to conduct a structural observation of the structure at the rear of the property.

The structure observed is a single-story, brick and clay tile building with a wood framed roof. It appears to have originally been a free standing garage. At some time it seems to have been converted to an enclosed living space.

Presently the building is in serious dis-repair with the right wall (as one faces the front of the building) severely cracked and leaning to the outside. The roof has not been maintained for many years and has suffered rotting and separation from some of the supporting walls. It appears the grade around the perimeter of the building allows water to pond around the building, particularly near the damaged wall. During seasonal rains this ponding has caused the soil to become saturated, to lose strength, and allow the foundation to settle substantially. This settlement has caused the majority of the damage to the foundation, building walls and floor slab.

CONCLUSION

I don't believe the structure is in immediate danger of collapse but it definitely cannot be used in any capacity in its present condition. The resultant settlement noted has severely damaged the foundation rendering it unable to continue supporting the structure. To remedy the situation a new foundation must be constructed which would mean the total demolition of the existing building and foundation, the construction of a proper elevated building pad, and construction of a new foundation and structure.

STRUCTURAL ENGINEERING OBSERVATION AND REPORT LIMITATIONS

The opinions expressed in this report are based on visual observations of the site, foundation, superstructure, adjacent elements and areas that could reasonably be expected to be related to the present condition of the observed structure, made solely to determine the apparent structural integrity of the designated project. This office cannot at any time assume responsibility for any latent defects that are not apparent to visual observation. Neither will this office assume responsibility for future changes affecting the structural condition of this dwelling. Soil conditions can change over a period of time and thus future movement is a possibility. Neither the observations made nor this report is intended to cover mechanical, electrical or architectural features.































FUTURE STEPS
BY OWNER

EXISTING PATIO

RESIDENCE













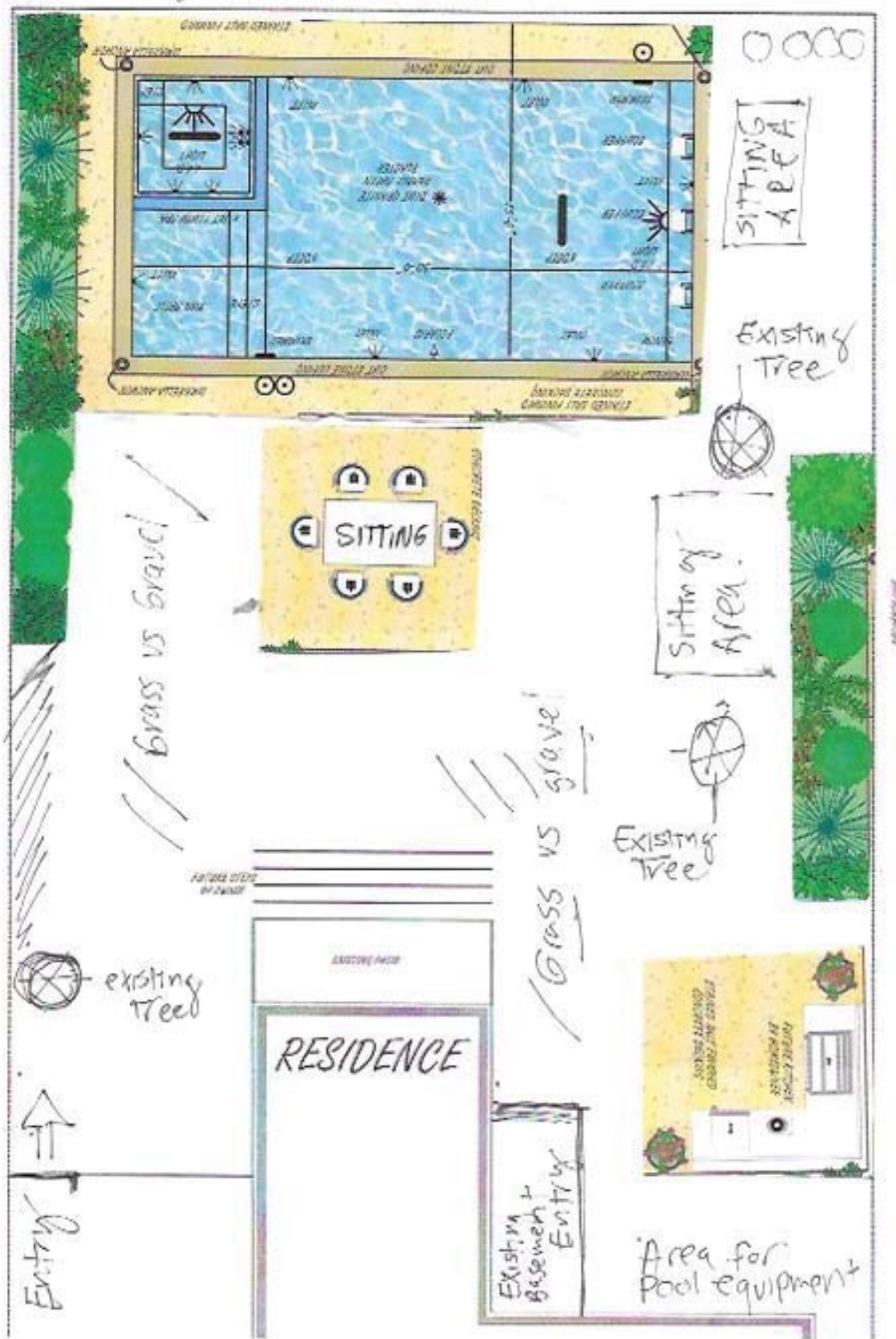








proposed pool placement after shed demolition





Keith Zars Pools, LTD. Construction Agreement

Owner(s): Carlos and Flora Flores

Mailing

Address 221 King William Home Phone : (210) 414-6357

San Antonio, Tx 78204 Office Phone : 0

Agrees that Keith Zars Pools, LTD. (K.Z.P.) will construct for the Owner a reinforced concrete swimming pool and related work to be located at:

Street: 221 King William City: San Antonio, Tx 78204

Owner agrees to pay K.Z.P for such construction under the terms set forth below.

AGREED TERMS

Owner is contracting for a swimming pool.

Size : 15' by 30' Type : 1 Non Diving Design : CUSTOM

Depth : 3' to 5' Gallons: 13467

The pool shall contain 31.8 cubic yards of 4,500 PSI concrete and 2604 pounds of steel, Grade 60, # 4 reinforcing rods complying with the American Society for Testing and Materials.

K.Z.P. shall pay for all permits required for the work covered herein, sales tax on all material, Federal and State levies for its employees.

"Rescission Notice"

Owner, may rescind this contract without any penalty or charge within three days after the execution of this contract by all parties. To rescind this contract, mail or deliver a signed and dated notice of cancellation. _____ Owner's Initials

WARRANTY: Standard Swimming Pool Industry Life Time Warranty copy must be signed to be valid. Plus Three (3) Year Manufacturer's Equipment Warranty

12 Months of the LIFE STYLE PROTECTION PLAN is included. A \$1,143 value.
This plan is in addition to the Standard Swimming Pool Industry Life Time Warranty.
A copy of this plan must be signed to be valid.

0 Months of Chemical Maintenance & EOS Chemical System Warranty \$0 value.
This includes testing, calibrating & maintenance of the ORP & PH probes and furnishing acid and tablets to maintain the proper PH and ORP.

17427 San Pedro San Antonio, Texas 78232 (210) 494-0800

CONSTRUCTION AGREEMENT

Steel	<u>9</u>	Inches on center both ways , grade 60 - 1/2" reinforcement.
Concrete	<u>6 to 8</u>	Inches thick walls and floor, 4500 PSI concrete.
Under Drain	<u>6</u>	Inches of washed gravel under the pool floor with 1 1/2" hydrostatic relief port. Cushions pool from sub grade movement and prevents pool flotation.
Coping	<u>Gray Leuders</u>	
Tile	<u>6</u>	Inches of frost proof water line tile. # <u>to be selected</u>
Pool Steps	<u>Included</u>	Underwater steps per plan.
Decking	<u>576</u>	Square feet of topping, walks and patios.
		Finish: <u>Broom</u>
		<u>#3</u> grade steel at 12 inches on center.
Top Soil	<u>0</u>	Clean around pool and topsoil by others.
Plaster	<u>Blue Granite</u>	Pebble Sheen

ENVIRONMENTALLY SAFE , ENERGY EFFICIENT FILTRATION SYSTEM

Filter	<u>60 FT2D.E.</u>	Diatomaceous Earth; 1 to 3 microns; Flow rate 120 GPM. Filter tank is non-corrosive, UV stabilized and complete with pressure gage, automatic air relief and backwash valve.
Pump	<u>2.5</u>	Horse Power, Two speed self priming pump. Extra large strainer with see-through lid.
Skimmer	<u>2</u>	Surface skimmer with hydrodynamic weir and 2" suction line.
Prefilter	<u>3</u>	The prefilter collects four times the leaves and debris in its own 300 micron mesh bag and basket.
Main Drain	<u>2</u>	Gray 32" Drain Virginia Graeme Baker Federal Safety Act
Inlets	<u>6</u>	Stainless 1 1/2" adjustable directional returns, fed by a 2" header line.
Heater	<u>1</u>	400,000 BTU w/ electrical ignition. Natural Gas
Heat Pump	<u>0</u>	
Chlorinator	<u>1</u>	In line chlorinating system with adjustable dial.
Mineral	<u>0</u>	Nature 2 Express Silver & Copper Mineral Technology 6 Month Replacement Nature 2 Cartridge \$99.each.
Quickclean	<u>0</u>	Automatic in-floor cleaner with five port water valve.
Cleaner	<u>1</u>	<u>0</u> Dark Gray Pop up nozzles floor and steps #3900 Polaris vacuum sweep with a 3/4 HP booster pump.
Leaf Master	<u>0</u>	Large mesh bag .
Cleaning		
Equipment	<u>Included</u>	8' to 16' telescopic pole, leaf net, 18" nylon brush, Four-in-One test kit, and vacuum head with hose.
Volleyball	<u>0</u>	Volleyball set with anchors, poles and net.
Basketball	<u>0</u>	Basketball set with S.S. post, backboard and net.

CONSTRUCTION AGREEMENT

Swim Out	<u>Included</u>	Lf. of seat bench per plan.
Fill Line	<u>Included</u>	Lf. of 3/4" PVC fill line connected to pool skimmer. Automatic shut off timer included.
Overflow	<u>Included</u>	Concealed PVC overflow.
Slab	<u>Included</u>	Ft. by 3 ft. poured in place pool equipment slab.

ALLOWANCES

Excavation	<u>Included</u>	Is included, to be used toward rock or hard pan excavation at a rate of \$80.00 per cubic yard. Additional charges or refunds will be based on the actual cubic yards of rock or hard pan encountered and removed by use of Hoe Ram or Air Hammer.
Gas	<u>Included</u>	Lf. of 1 1/2" gas line is included to connect the heater.

ELECTRICAL

Connect	<u>Included</u>	Electrical wiring of the pool equipment including Ground Fault Interrupter (GFI) and # 8 ground wire from pool to equipment slab.
Sub Panel	<u>Included</u>	A separate breaker panel box for swimming pool electrical.
Light	<u>1</u>	LED Colored Lights
Spa Light	<u>1</u>	LED Colored Lights
Rack	<u>1</u>	Electrical tower with outdoor light and GFI plug at pool equipment slab.
PUCK	<u>1</u>	Wireless light switch.
Valves	<u>0</u>	Motorized valve(s) operates from Control selected.
	<u>0</u>	ORP & PH chemical controller. Peristaltic Acid Pump and Automatic Chlorinator Valve.
Aqua Star	<u>1</u>	Corona Discharge Ozone Generator
iAqualink	<u>0</u>	Jandy iAqualink wireless 8 function controller
Switches	<u>0</u>	Switches for lights, located per plan.

ADDITIONAL SPECIFICATIONS

Flush Spa with Zero Edge Included

12' by 12' Concrete Pads Included

Sun Shelf Included

Umbrella Anchors Included

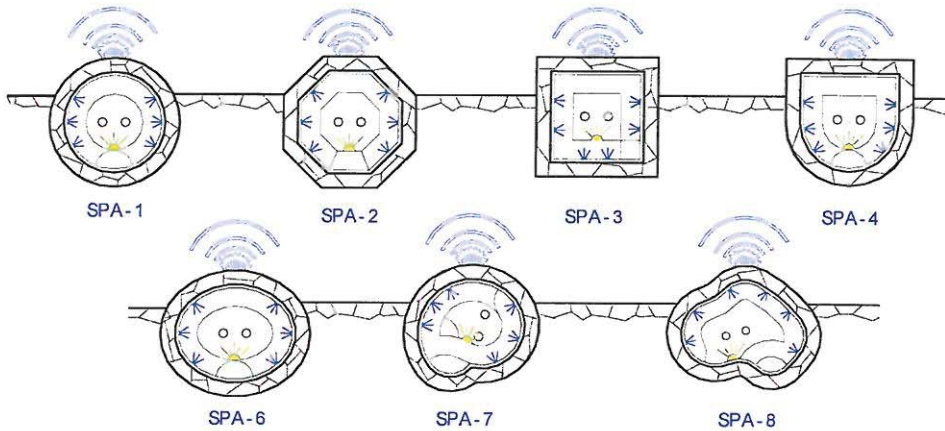
Removal of Existing Concrete Included (1,300 sq ft)

Tree Removal By Owner

Includes one month of complimentary pool cleaning (within designated service area)

Discount Included for Delayed Start of approximately 8-10 weeks at our discretion

CONSTRUCTION AGREEMENT
OASIS SPA



Oasis Spa Size: 40 Square feet. Depth: 3'6" Shape: Per Plan
 Steps 1 Per Plan
 Seat Bench 1 16" seat bench per plan.
 Spa Jets 8 Lt. Gray Adjustable volume control, Removable nozzle.

Air Control 2 Spa side air control assembly with molded "O" ring seal, and foam insert.

Remote Air 0 Run Spa Jet air intake back to equipment slab.

Drains 1 32" VGB Federal Spa Safety Drains 2 1/2" suction line.

Elevate Spa 0 Inches above pool "0". Cap top of elevated spa

Flagstone Coping

Raised spa wall on pool side to be finished in:

Raised spa wall on deck side to be finished in:

Coping Notch 0 Feet of water line coping on pool side of raised spa.

Armrest 1 3" armrest around spa interior, below water line tile.

0 PDA wireless controller: Turns valves from standard pool operation to spa setting. Turns heater on and off for both pool and spa temperature settings. Two switches are for auxiliary functions: Pool and Spa Lights, Water Features, Ect.

0 Indoor One Touch Automatic Controller with 2 temperature sensors.
 High Power Relays for Auxiliary Functions.

0 FOUR BUTTON SPA SIDE WIRED REMOTE

0 EIGHT BUTTON SPA SIDE WIRED REMOTE; TEMP READOUT

0 Aqua Palm Wireless ONE TOUCH Remote

ADDITIONAL SPA SPECIFICATIONS

0

CONSTRUCTION AGREEMENT

Owner agrees to pay Keith Zars Pools, LTD. at its office in Bexar County, Texas, for this construction the sum of : ~~\$74,000.00~~ 78,000 w/spa + sunshelf

INTERVALS AND PERCENTAGES OF PAYMENT

\$0	Deposit.
\$14,800	Due at the completion of Excavation (20%).
\$40,700	Due at the completion of Guniting (55%).
\$14,800	Due at the completion of Tile and Coping (20%).
\$3,700	Due at the completion of Plaster (5%).

We will not accept your final payment until you are completely satisfied.

AGREED CONDITIONS

Owner to provide K.Z.P. and governmental inspectors adequate access and be responsible for providing K.Z.P. with necessary electrical and water during construction and filling of pool. K.Z.P. shall not be responsible for the damage to lawns, trees, curbs, sidewalks, driveways, sprinklers or sewage systems or to any real or personal property caused by moving equipment within the designated access way.

This contract is based upon normal excavation conditions. If during the excavation we encounter sewer lines, gas lines, sprinkler lines, electrical lines, water lines, T.V. cable, rock or hard pan excavation, seepage or poor soil bearing conditions (sugar sand), then upon the Owner's approval and at the Owner's expense, K.Z.P. shall perform the necessary work to correct the condition.

Owner's existing Electrical Service must meet city codes. If Owner's Electrical Service is below code, then any changes to upgrade Electrical Service will be the Owner's responsibility and expense.

If the contract is canceled, after right of rescission, the Owner agrees to pay K.Z.P. a reasonable compensation for material, equipment and services performed prior to the date of the cancellation.

Owner consents to variations in dimensional specifications as long as total designed quantities are substantially used.

Sprinkler system in the pool and deck area will be damaged during construction. It is the Owner's responsibility to replace and reconfigure the sprinkler system.

It is the Owner's responsibility to secure the swimming pool area. Hardware for self latching gates on fencing to be 54" above grade. Each access to the swimming pool area must have a POOL ALARM of at least 100 dB. The Owner must meet the securement requirements prior to K.Z.P. finishing the swimming pool.

This contract is the entire agreement, the parties are not bound by any oral expression or representation. A written change order must be executed for any addition or deletion of work requested.

KEITH ZARS POOLS, LTD.

CUSTOMER SIGNATURE

Prepared By

Paul Zars

October 2, 2015

Accepted By

Office Signature Tom Cameron

Date:

For the contract to be valid, it must be signed and returned to Keith Zars Pools, LTD. within 10 days of submittal date.

Carlos and Flora Flores

221 King William

San Antonio, Tx 78204

(210) 414-6357

0

October 2, 2015

TOTAL WEEKS 6.5

JOB# / SUPER

EXC	10.5	11.5
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KZ INSPECTION	1
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PLUMBING		1.7
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STEEL	1.7	3.7
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PERMIT INSPECTION	2.0
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GUNITE	1.5	3.5
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SCHEDULE	2.0
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TILE COPING		2.2
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BOULDERS		0.0
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WALLS		0.0
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DECKS		3.7
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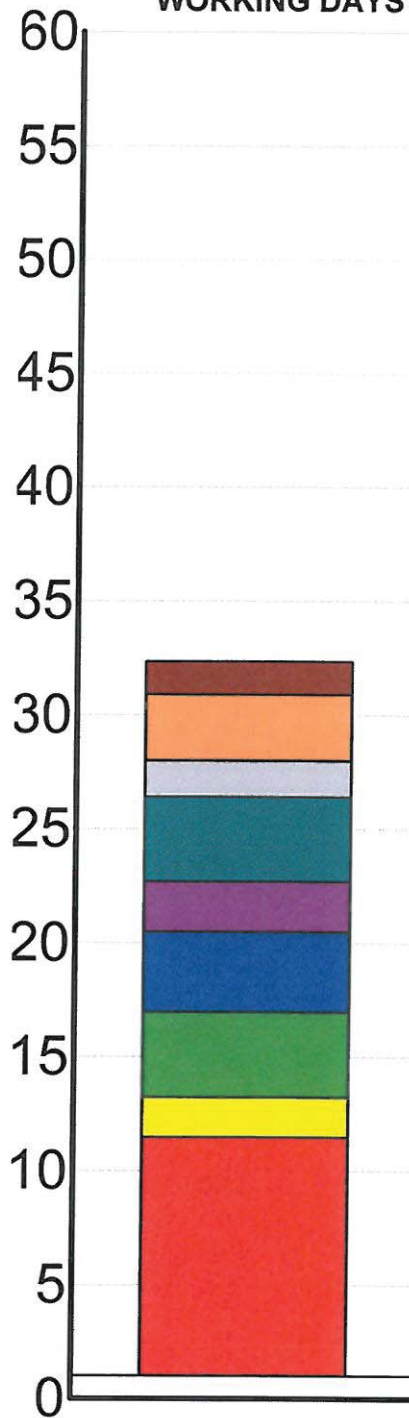
ELECTRICAL		1.6
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CLEAN	0.9	2.9
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SCHEDULE	2.0
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PLASTER		1.4
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5 DAYS PER WEEK
WORKING DAYS



3