

## **HISTORIC AND DESIGN REVIEW COMMISSION**

**November 02, 2016**

**Agenda Item No: 20**

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

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

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131 City

W Sheridan St

W Sheridan St

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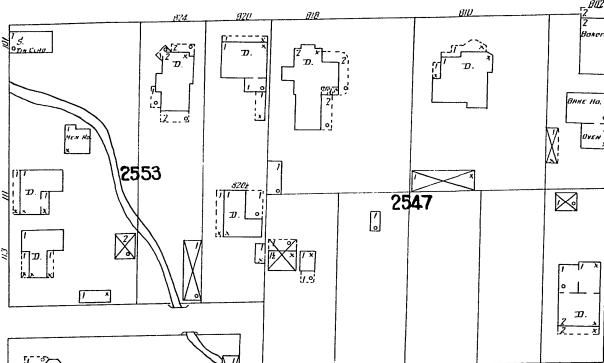


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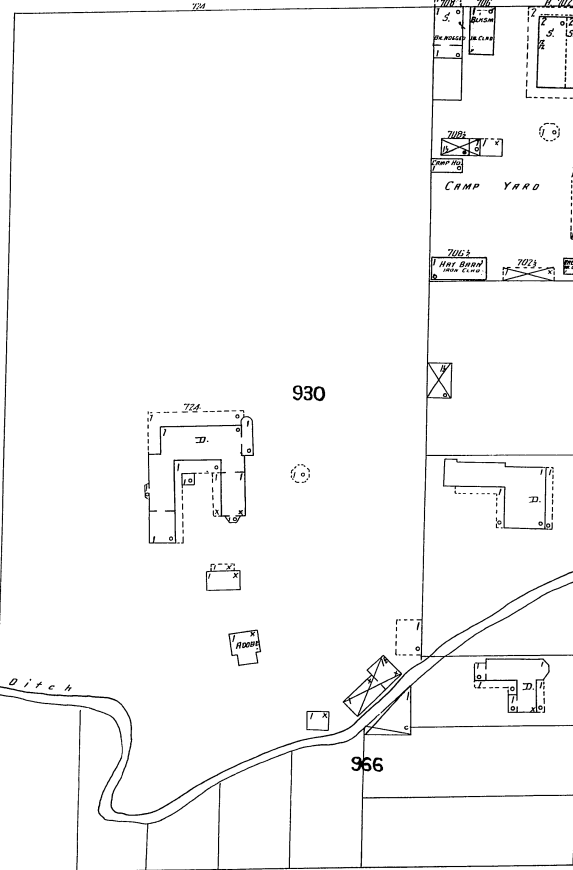
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CALVERT

W. SHERIDAN

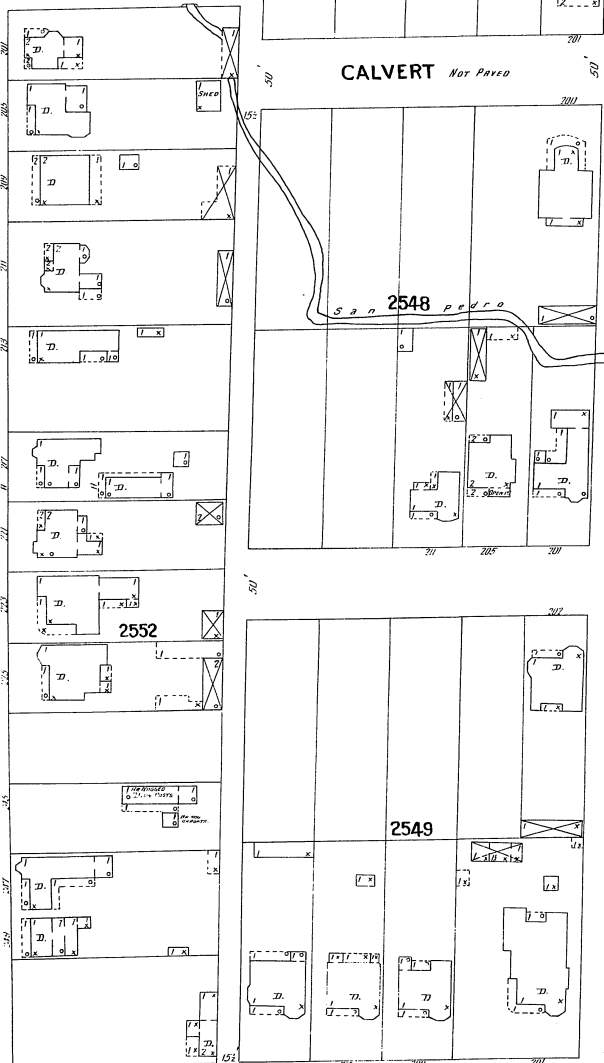


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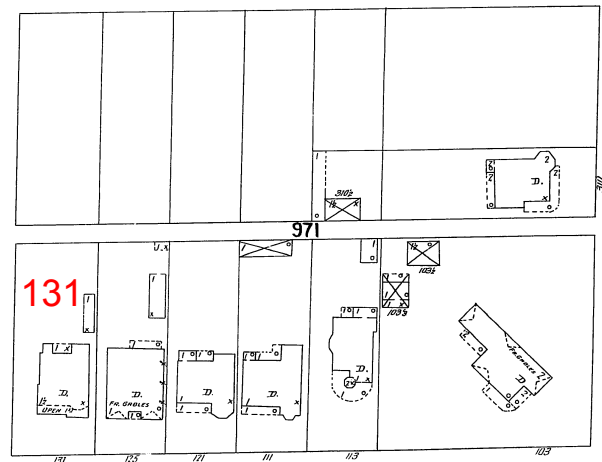
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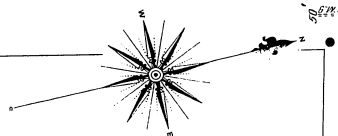
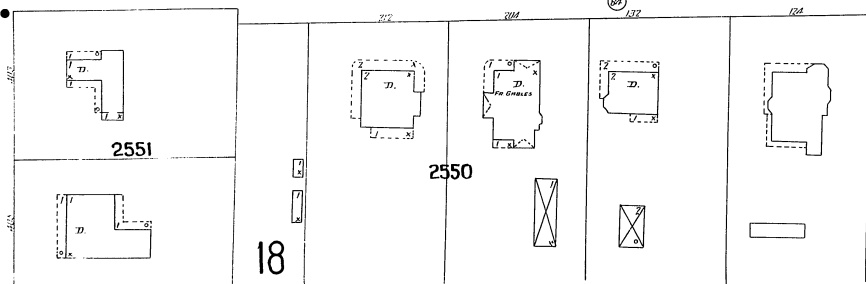
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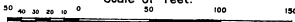
CITY



MICHIGAN



Scale of Feet.



18

19





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

ADDRESS: 131 CARR  
REQUEST: DESIGNATION OF A HOME, ALIQUOT AND DICK  
HEARING DATE: DECEMBER 6, 2017  
TIME: 2:00 PM  
FOR MORE INFORMATION CONTACT  
CITY OF SAN ANTONIO  
ALL HBRG MEETINGS TAKE PLACE AT 1801 S. ALAMO



SIDE VIEW FROM SHERIDAN





**"Exhibit A"**  
**Historic Design Review Commission**

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**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 flooring<sup>3</sup>

### ***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'  
CORNER 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:

RESUBMIT w/ COMMENTS

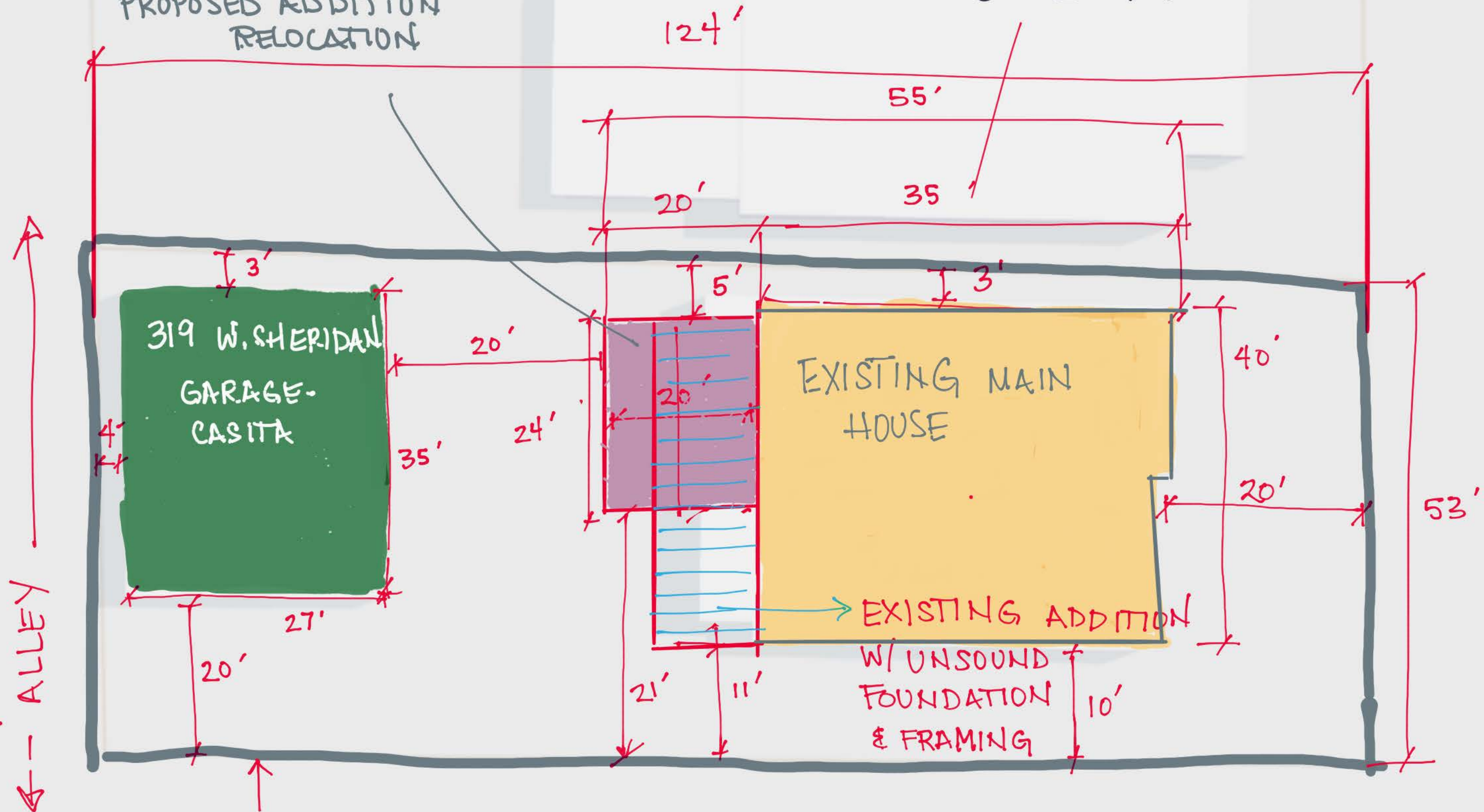
Committee Chair Signature (or representative)

11/8/16  
Date



# 131 CITY ST. SITE PLAN

PROPOSED ADDITION  
RELOCATION



PUBLIC RIGHT OF WAY.

W Sheridan St

W Sheridan St

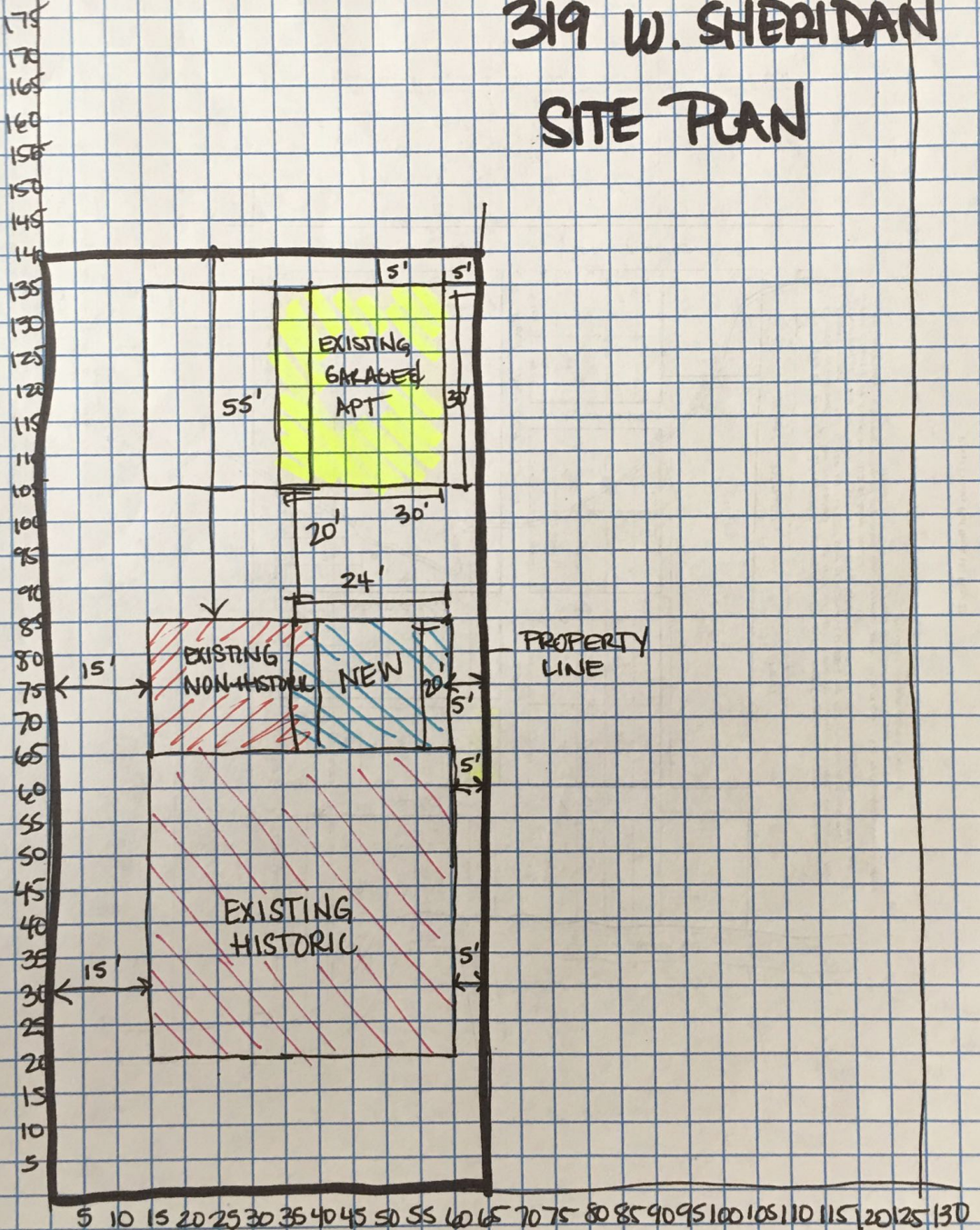
W Sheridan St

City

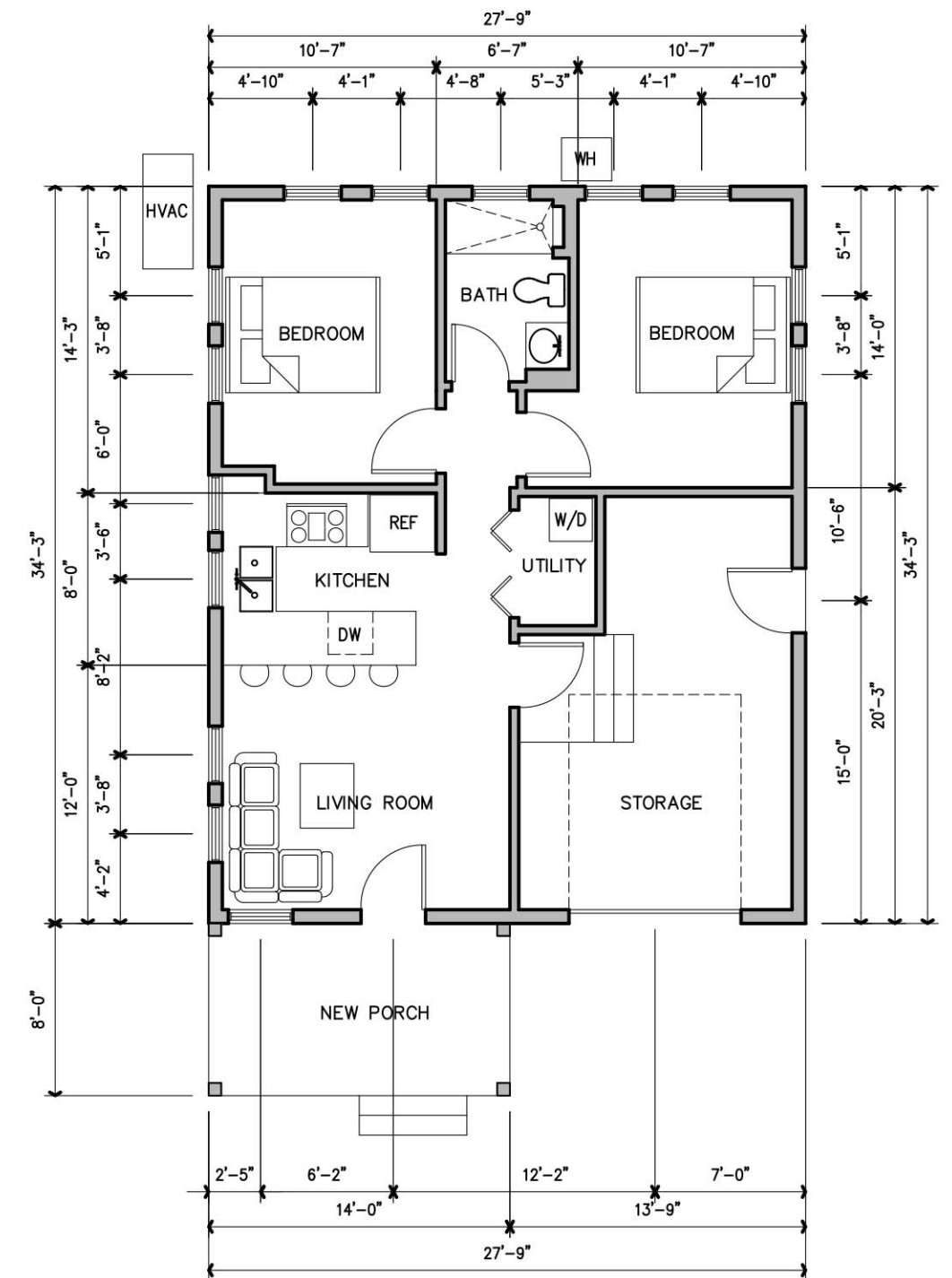
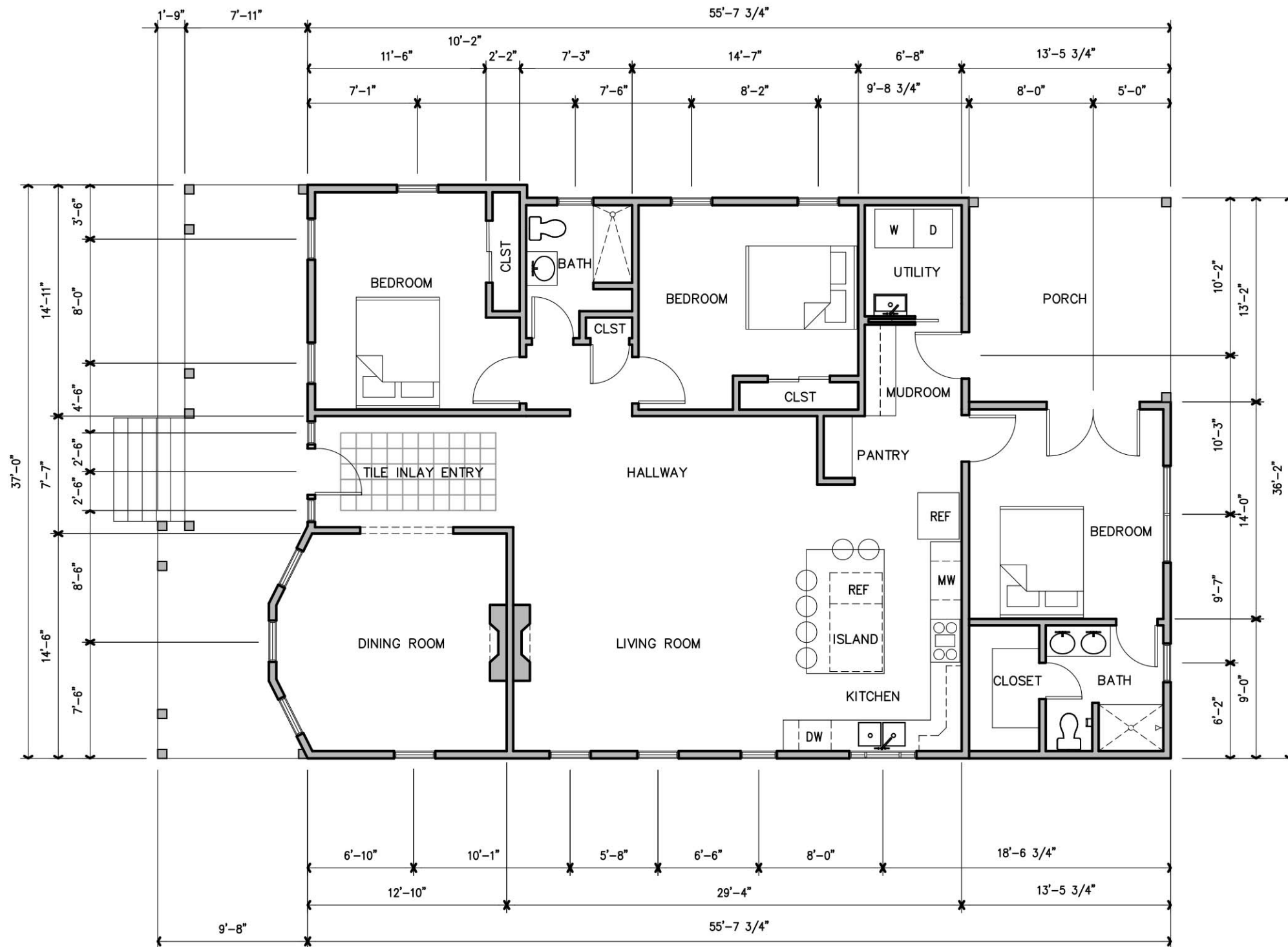


# 131 CITY & 319 W. SHERIDAN SITE PLAN

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







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

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

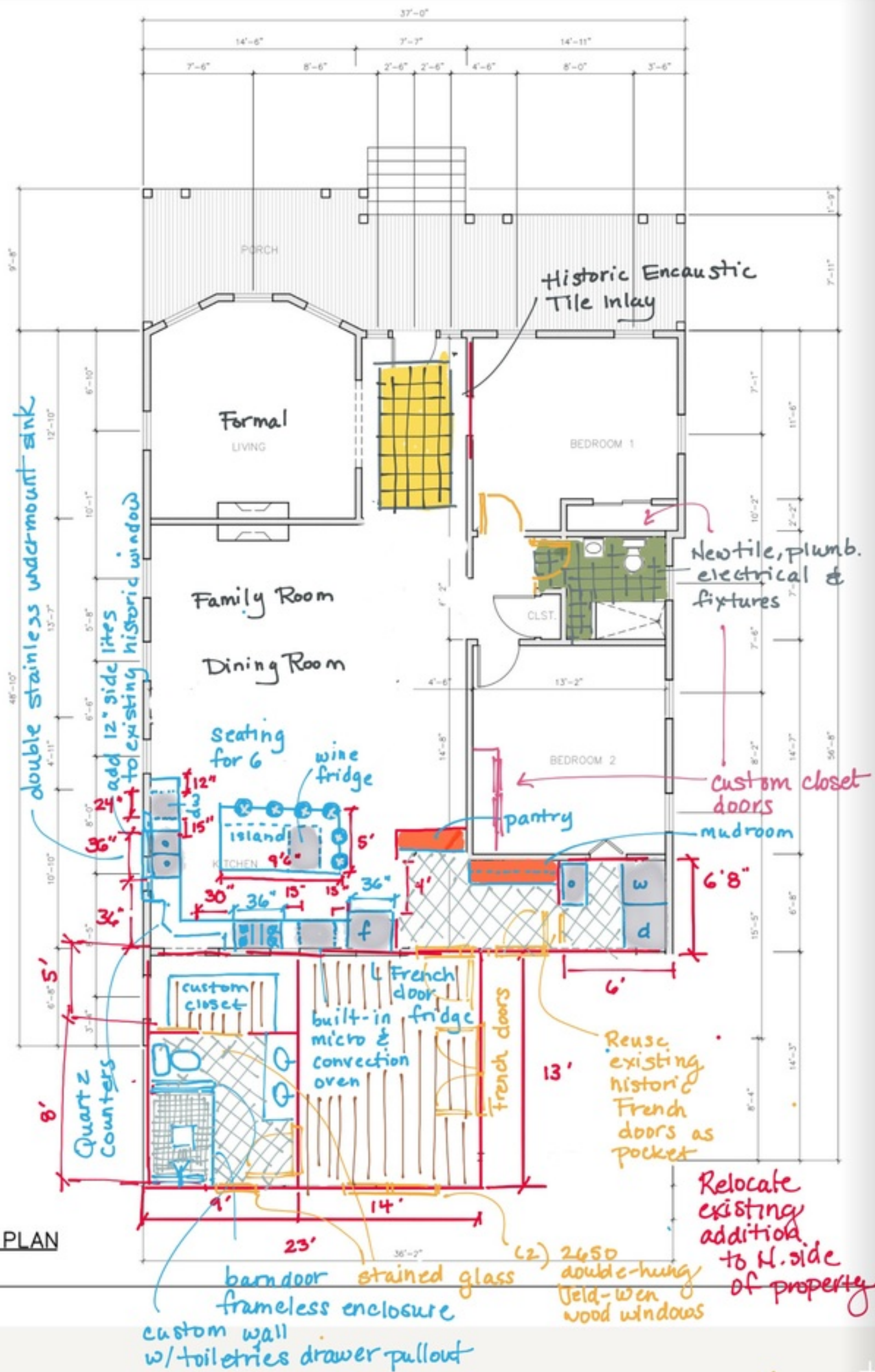
131 CITY

PROPOSED FLOOR PLANS



8/24/16





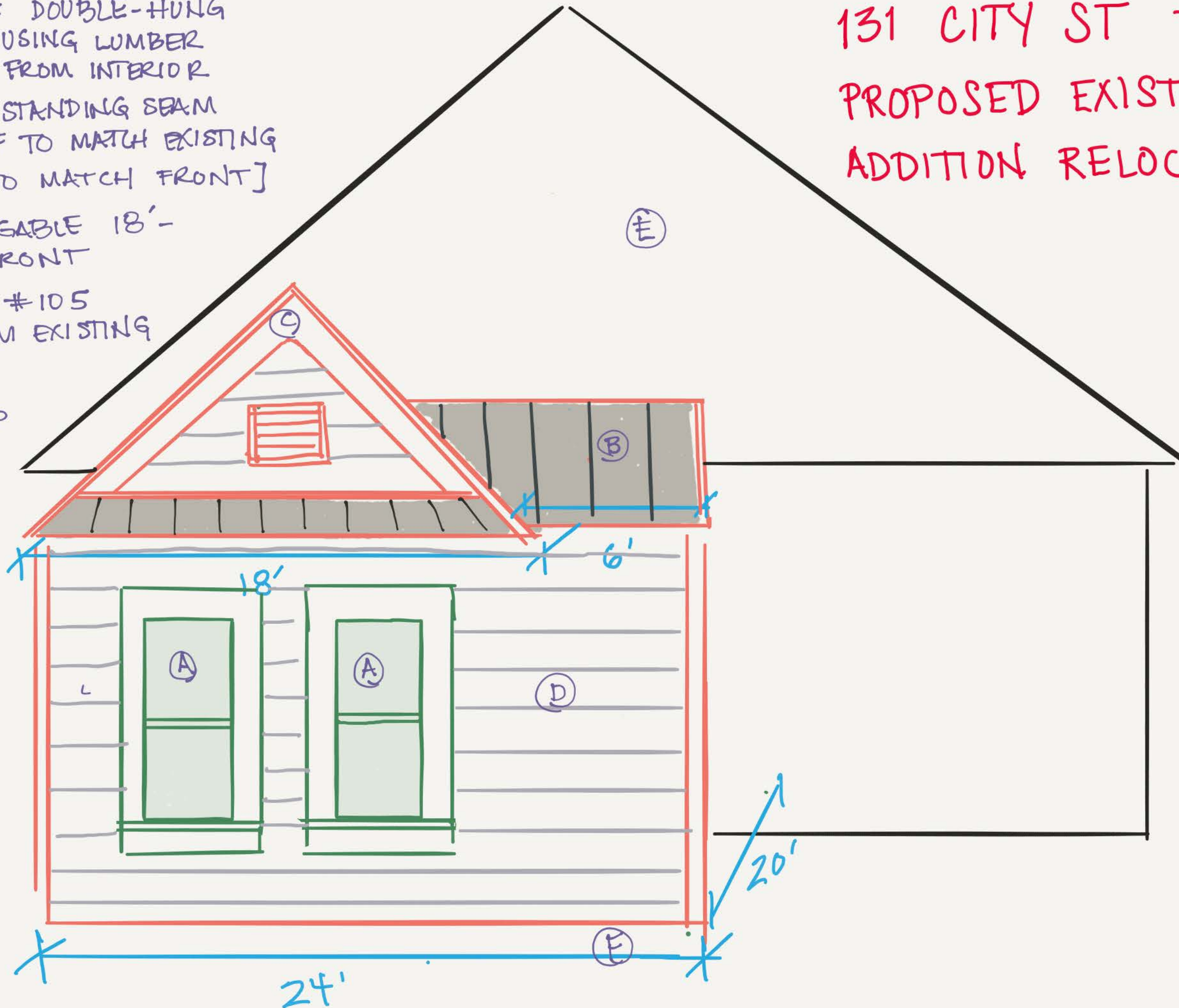
FIRST LEVEL FLOOR PLAN

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 RHOTINIA









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	



	Plumbing and HVAC, Tankless Water Heaters, Tankless gas water heater.	\$ 900.00										
	Residential Plumbing	\$ 3,600.00								\$ 3,375.00		
<b>BATHROOM FIXTURE ALLOWANCE</b>	<b>\$ 918.00</b>				<b>\$ 918.00</b>							
	Toilet	\$ 120.00										
	Tub	\$ 288.00										
	Vanity Guest Bathroom	\$ 510.00										
<b>FLOORING</b>	<b>\$ 3,960.00</b>				<b>\$ 3,960.00</b>					\$ 990.00		
	HARDWOOD INSTALL: Refinished Bamboo or Similar	\$ 3,960.00								\$ 990.00		
<b>CARPENTRY</b>	<b>\$ 8,466.00</b>				<b>\$ 8,466.00</b>	<b>\$ 1,716.00</b>	<b>\$ 6,750.00</b>			<b>\$ 3,966.00</b>		
	* Interior Framing & Demolition Allowance	\$ 2,250.00				\$ -	\$ 2,250.00			\$ 2,250.00		
	* New Sheetrock Installation & Repairs	\$ 2,500.00				\$ -	\$ 2,500.00					
	* Siding Repairs OR Replacement	\$ 2,000.00				\$ -	\$ 2,000.00					
	New Window Installation	\$ 1,716.00				\$ 1,716.00				\$ 1,716.00		
<b>PAINTING</b>	<b>\$ 4,770.00</b>				<b>\$ 4,770.00</b>							
	PAINTING: Interior	\$ 2,250.00										
	PAINTING: Exterior	\$ 2,520.00										
<b>INSULATION</b>	<b>\$ 2,400.00</b>				<b>\$ 2,400.00</b>							
	INSULATION: Blown Cellulose	\$ 2,400.00										
<b>KITCHEN</b>	<b>\$ 6,181.04</b>				<b>\$ 1,284.00</b>	<b>\$ 2,640.00</b>	<b>\$ 3,541.04</b>					
	* IKEA: Kitchen Cabinets & Appliances	\$ 4,897.04	\$ 4,897.04	VISA-6305		\$ 2,640.00	\$ 2,257.04					
	* IKEA Cabinet & Counter Installation	\$ 1,284.00				\$ -	\$ 1,284.00					
<b>TILE</b>	<b>\$ 3,180.00</b>				<b>\$ 3,180.00</b>							
	TILE: Flooring	\$ 960.00										
	TILE: Backsplash	\$ 1,200.00										
	TILE: Bathtub Surround	\$ 1,020.00										
<b>MAIN HOUSE</b>												
<b>DEMOLITION &amp; SALVAGE</b>	<b>\$ 3,000.00</b>				<b>\$ -</b>					\$ 3,000.00		
	DEMOLITION	\$ 3,000.00								\$ 3,000.00		
<b>FOUNDATION</b>	<b>\$ 16,110.00</b>				<b>\$ -</b>					<b>\$ 16,110.00</b>		
	FOUNDATION: City Permits & Engineering	\$ 1,440.00								\$ 1,440.00		



	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	
<b>FOUNDATION - ADDITION</b>	<b>\$ 5,100.00</b>				<b>\$ -</b>						
	FOUNDATION: 4X6 Pressure-Treated Beam/ Linear Foot	\$ 1,500.00									
	FOUNDATION: Concrete Pier-Single Story: Tier 2	\$ 3,600.00									
<b>ROOFING</b>	<b>\$ 26,004.00</b>				<b>\$ -</b>						
	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									
<b>PLUMBING</b>	<b>\$ 15,687.60</b>				<b>\$ -</b>					<b>\$ 840.00</b>	
	Residential Plumbing	\$ 8,400.00								\$ 840.00	
	<b>FIXTURE ALLOWANCES</b>										
	Toilets	\$ 477.60									
	Tubs	\$ 330.00									
	<b>VANITY ALLOWANCES</b>										
	Master Vanity	\$ 1,350.00									
	Guest Bathroom Vanity	\$ 1,050.00									
	<b>SHOWER GLASS ALLOWANCE</b>										
	Glass Frameless Shower Enclosure	\$ 1,800.00									
	<b>WATER HEATER ALLOWANCE</b>										
	Plumbing and HVAC, Tankless Water Heaters, Tankless gas water heater.	\$ 1,380.00									
	<b>TRIM ALLOWANCE</b>										
	Tub/Shower Combo Trim	\$ 360.00									
	Dual-Function Shower Trim	\$ 540.00									
<b>ELECTRICAL</b>	<b>\$ 12,720.00</b>				<b>\$ -</b>						
	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 <i>[no appliances]</i>	\$ 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					