

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

HDRC CASE NO: 2017-374
ADDRESS: 236 FURR DR
LEGAL DESCRIPTION: NCB 6694 BLK 3 LOT 16 & W 25 FT OF 17
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Andrew Rosenthal
OWNER: The Historic Savoy, LLC
TYPE OF WORK: Historic Tax Certification

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 236 Furr Dr.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

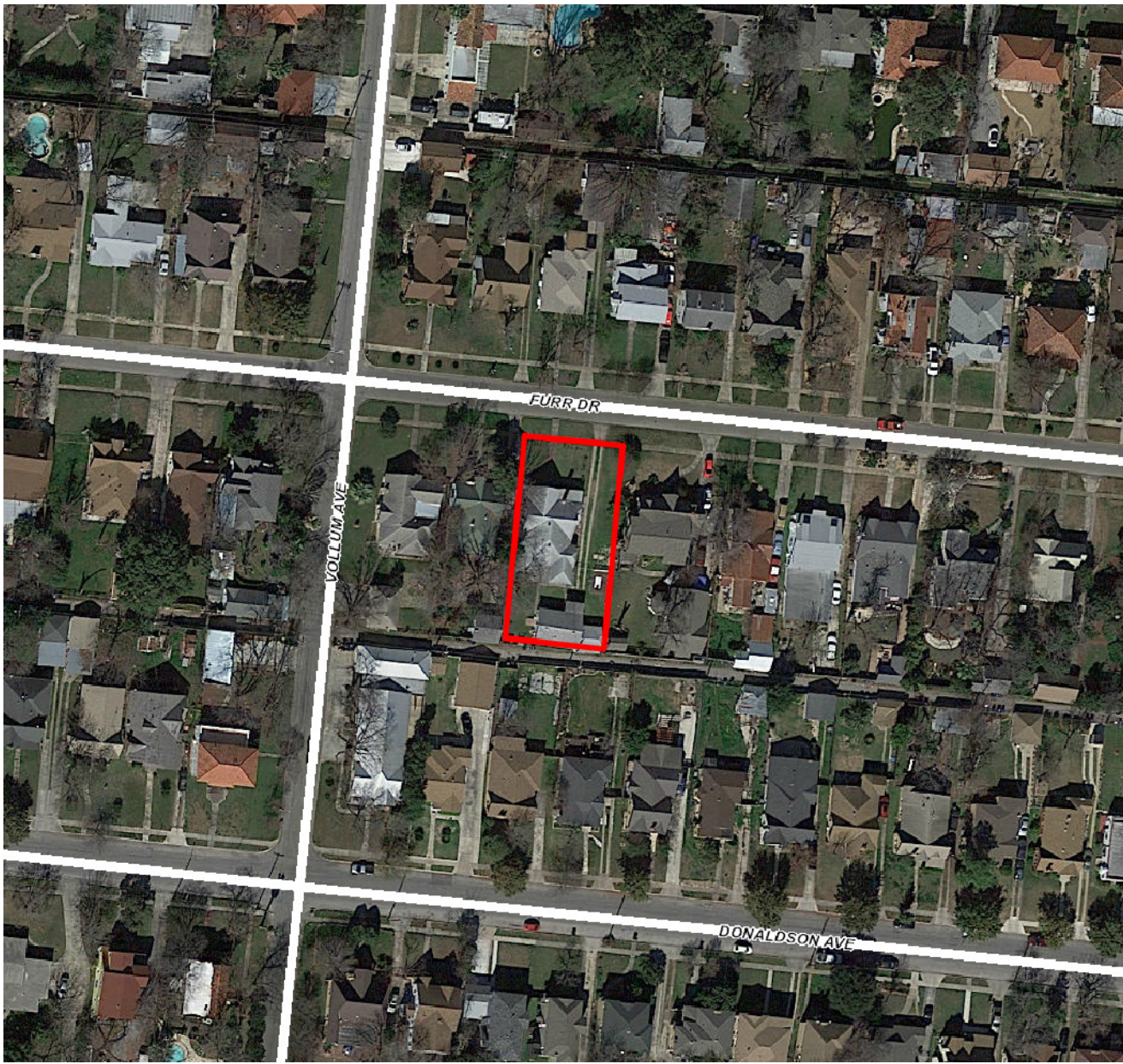
- a. The primary structure located at 236 Furr Dr is a 1-story single family home designed in the Tudor Revival style. The home features several elements of the architectural style, including a dominant steeply-pitched front gable, prominent patterned brick chimney, and decorative detailing on the front door. The home has been modified over the years, including a front addition and the installation of asbestos siding over the original woodlap siding. The home is a contributing structure in the Monticello Park Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work largely consists of restoration work that is eligible for administrative approval, including the removal of a non-original enclosed front addition, removal of non-original siding and rehabilitation of original woodlap siding beneath, exterior repairs, and interior work.
- c. Staff conducted a site visit on July 27, 2017 to examine the exterior conditions of the property. Overall, staff finds that the property is in need of restoration and commends the applicant for undertaking its rehabilitation with the intent of returning the home back to its original configuration and materiality.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 23, 2017

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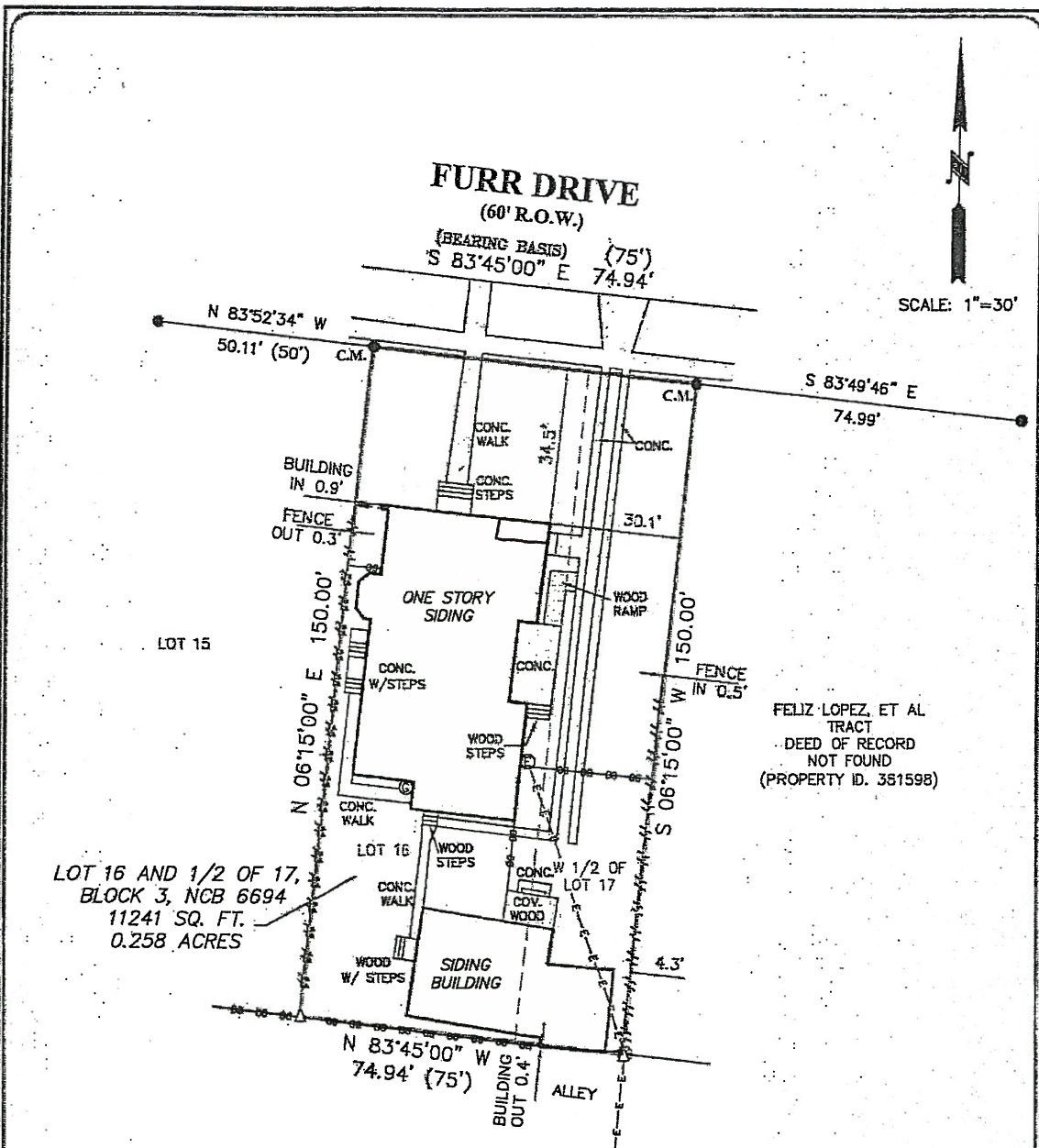
CITY of SAN ANTONIO
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 224 PARR

REQUEST: HISTORIC TAX CERTIFICATION

HEARING DATE: AUGUST 2, 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO



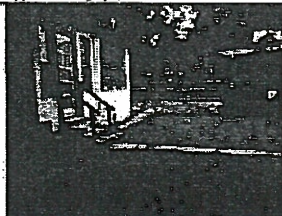
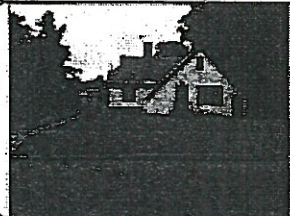
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 642, PAGE 189, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; VOLUME 926, PAGE 397 (AFFECTS LOT 15), DEED RECORDS, BEXAR COUNTY, TEXAS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

FELIZ LOPEZ, ET AL
TRACT
DEED OF RECORD
NOT FOUND
(PROPERTY ID. 381598)

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48079C, Panel No. 0385G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:
236 FURR DRIVE
Property Description:
LOT 16 AND THE WEST 1/2 OF LOT 17, BLOCK 3, NEW CITY BLOCK 6694, NORTH WOODLAWN TERRACE, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 642, PAGE 189, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
Owner:
THE HISTORIC SAVOY LLC

FIRM REGISTRATION NO.
10T1700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELDRIES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- ▲ - CALCULATED POINT
- - FND 1/2" IRON ROD
- () - RECORD INFORMATION
- B.S. - BUILDING SETBACK
- C.M. - CONTROLLING MONUMENT
- ⊗ - ELECTRIC METER
- ⊙ - GAS METER
- ⊖ - POWER POLE
- ⊘ - WOOD FENCE
- ⊘ - CHAIN LINK FENCE

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

REHAB PLAN

236 Furr Drive

San Antonio, TX 78201

1. Level pier and beam foundation.
2. Replace all electrical to code standards.
3. Remove exterior asbestos shingles to expose original shiplap siding. Refurbish and replace where necessary.
4. Install HVAV system for entire house.
5. Repair/replace plumbing where necessary. Remove gas outlets in each room.
6. Repair and paint/stain existing doors, repair exterior of front door. Replace hardware as necessary.
7. Demo kitchen and replace cabinets with hi-grade cabinetry and new appliances. Tile floor.
8. Create laundry room from kitchen alcove.
9. Demo existing bathrooms and rebuild with new tile and fixtures.
10. Repair existing windows, replace all broken glass. Refinish and paint.
11. Demo existing added-on room per HDRC approval. Repair roof where necessary.
12. Sand and refinish existing oak flooring.
13. Expand opening from breakfast room to dining room. Refinish existing built in hutch in breakfast room.
14. Open wall from kitchen to breakfast room to allow for pass-through counter.
15. Refinish/replace existing molding throughout.
16. Create new master bath and closet from current master sitting room.
17. Paint interior and exterior with colors appropriate to area.
18. Repair/replace driveway.
19. Landscape appropriate to area. Create flower beds, add trees and bushes.
20. All work done with city permits and current code standards where necessary.



Right front
236 Furr Dr



Left front
236 Furr Dr



Left front add on room exterior
236 Furr Dr



Left side add on room
236 Furr Dr



Interior add on room
236 Furr Dr



Interior windows add on room (to be saved)
236 Furr Dr



Left side (front view)
236 Furr Dr



Left Side (near view)
236 Furr Dr



Right Side
236 Furr Dr

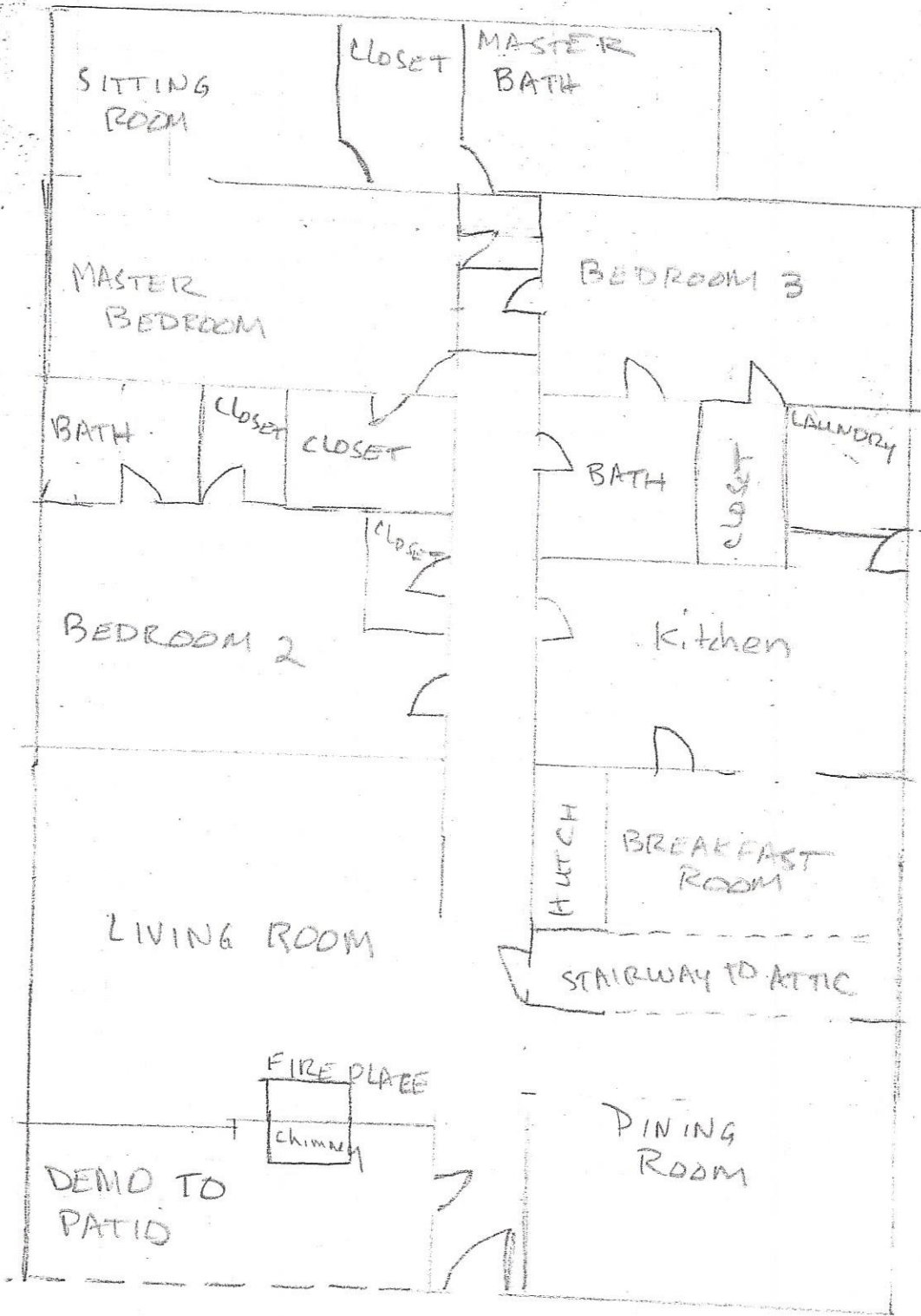


Rear View
236 Furr Dr



Right side - near view
236 Furr Dr



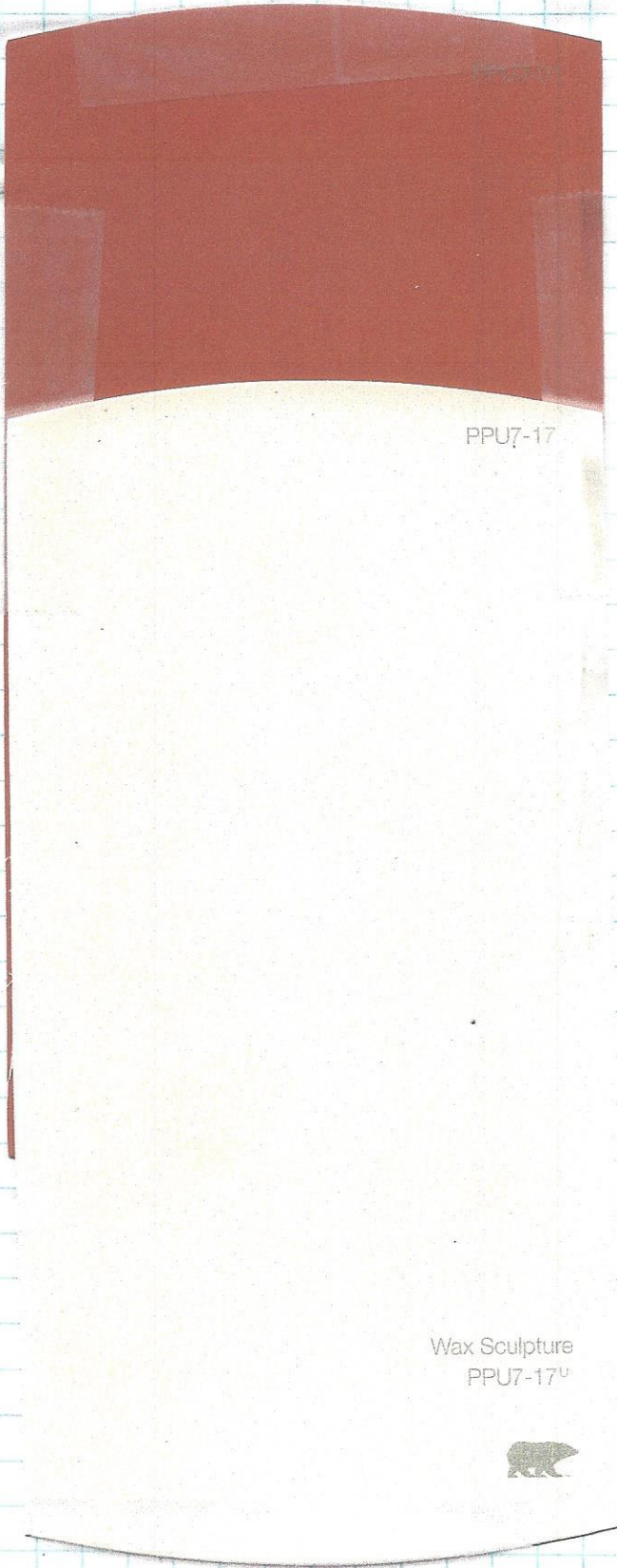


236 FURR DR
NOT TO SCALE

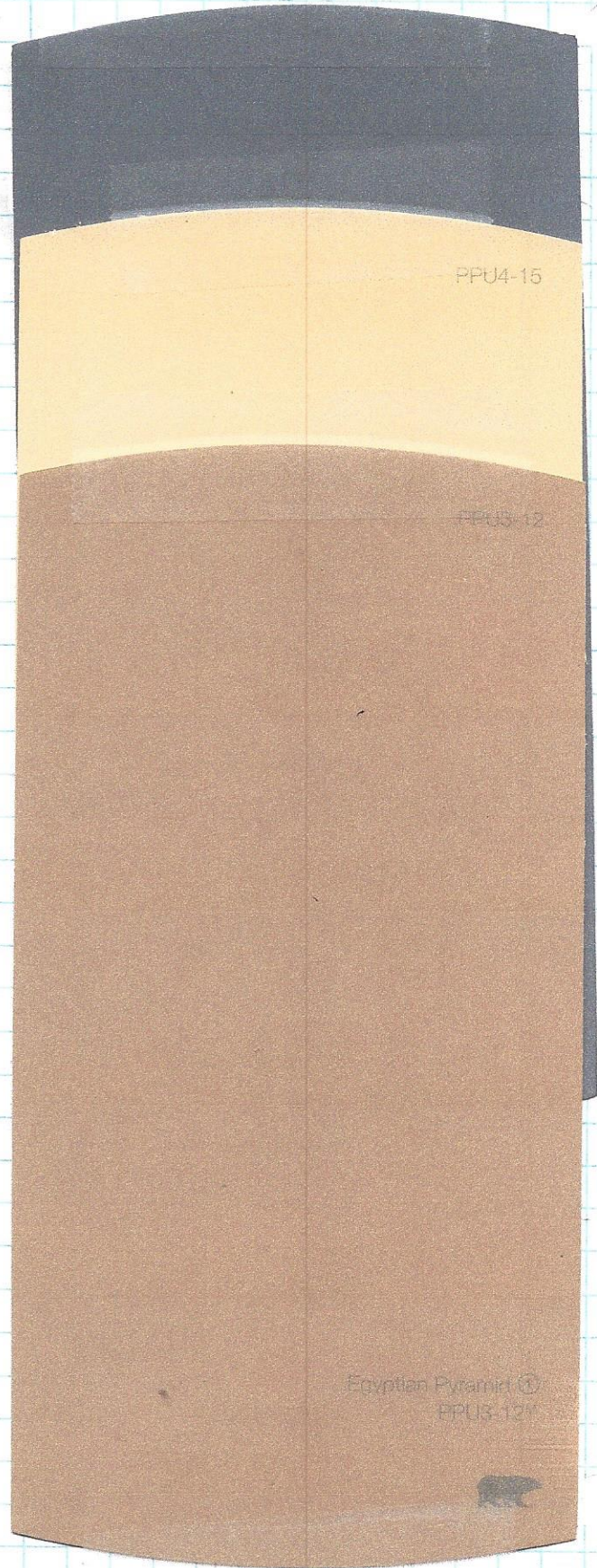


Kitchen cabinets

Interior



EXTERIOR



LANDSCAPING PLAN

236 FURR DR

