

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2017-541
ADDRESS: 819 AUGUSTA
LEGAL DESCRIPTION: NCB 821 BLK 25 LOT 7 EXC N 14.9 FT OF W 112.3 FT
ZONING: FBZ T5-1,HE,RIO-2
CITY COUNCIL DIST.: 1
LANDMARK: King, Claudius - House
APPLICANT: Patrick Christensen
OWNER: Junior League of San Antonio
TYPE OF WORK: Final approval of relocation of historic structure
APPLICATION RECEIVED: May 18, 2018
60-DAY REVIEW: July 17, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to relocate the historic structure located at 819 Augusta to the vacant lot located at 810 Augusta.

APPLICABLE CITATIONS:

UDC Sec. 35-613. - Relocation of a Landmark or Property Located in a Historic District.

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
- (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.

(b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.

(c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district

FINDINGS:

- a. The historic structure located at 819 Augusta was originally a 1-story single family home. The home was constructed in 1880 by noted architect Alfred Giles. The structure was built by English-born physician C.E.R. King (1839-1919), who came to America in 1851 and was a Confederate Army surgeon during the Civil War. Decedents of King resided at the home until 1929, when the Junior League of San Antonio purchased it for use as a tea room and meeting place. According to the San Antonio Historic Resources Survey of 1982, the structure features a modified L-plan with front and side projecting bays, a cross gable standing seam metal roof, and random ashlar masonry with cut quoins on the front corners. The rest of the front façade is symmetrical with three bays, 4 over 4 floor-length windows, and an off-center double door comprised of three panels. The home also features a front bay window with a dentil frieze and corbelled chimneys. The structure was noted as having exceptional significance at the time of the survey. The structure features a non-contributing modern addition to

the rear. The home was listed as a Recorded Texas Historic Landmark in 1973. That same year, a decision was made to undertake a significant restoration and expansion of the property for the Junior League. The project was completed in 1976. The property was locally designated on October 27, 1988. Despite this addition, the home retains a high degree of architectural integrity of design and workmanship, and is one of the oldest surviving residences identified in the area.

- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on December 6, 2017. The approval carried the stipulation that the applicant submit a detailed site plan and plans for the proposed relocation, which has been fulfilled in this submittal.
- c. **HISTORIC SIGNIFICANCE** – According to a December 1987 assessment provided by a member of the City Council Historic Sites and Structures Task Force, the home’s significance was noted by the following: properties that are part of a group; contributing property in a district or cluster; notable example of architecture; archaeological site important to local social and ethnic groups; related structure representing standards and tastes of a specific segment of the community; contributes to the historic character of scene, reinforcing the value of more resources in the area; and establishes neighborhood identity.
- d. **RELOCATION** – The applicant has proposed to relocate the structure to a lot across the street addressed 810 Augusta. The lot currently serves as surface parking. The applicant has noted in their application that the decision to relocate the structure stems from its inability to be incorporated into a future development of the site, which will negatively affect the context of the structure. Proposed development plans have been provided for conceptual approval for HDRC consideration on June 6, 2018.
- e. According to UDC Sec. 35-613, the following considerations should guide the recommendation to relocate the building:
 - 1. **The historic character and aesthetic interest the building, structure or object contributes to its present setting;** the original context of the structure was a residential neighborhood. This context has largely been lost over the years, especially on the immediate block. However, the structure is one of the few remaining examples of late 1800s residential architecture that retains a high degree of architectural integrity. The home is also an archetypal example of Victorian limestone residential architecture in San Antonio.
 - 2. **Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;** the applicant has provided future plans to develop the property and its surrounding lots, four of five which contain surface parking. The proposed development is to be a large five-story multifamily project. Despite changes in its context over the years, including the 1976 non-contributing addition and increase in surrounding surface parking, the structure retained a high degree of significance when surveyed in 1987. There are also many examples, several within the city, of projects that have incorporated an existing structure into a large-scale development.
 - 3. **Whether the building, structure, or object can be moved without significant damage to its physical integrity;** the proposed structure has occupied the same site since its original construction in 1888. The materiality, weight, and construction method of the structure make it a significant burden to move.
 - 4. **Whether the proposed relocation area is compatible with the historical and archaeological character of the building, object, or structure;** the proposed relocation area is in the direct vicinity of the existing location. The proposed lot is currently surface parking, surrounded to the east by additional surface parking, to the south by large footprint commercial structures, and to the west by two historic structures. The proposed location is nearby and would place it next to two historic structures of a similar era of significance. However, it removes the structure from its original location dating to 1880. Its placement also will not substantially increase the likelihood of its continued preservation, and the structure may face a similar request as the area continues to change.
- a. **ARCHAEOLOGY**- The project area is within the River Improvement Overlay District and includes a designated Local Historic Landmark. A review of historic archival maps shows the Upper Labor Acequia, a Spanish Colonial water feature, crossing the property. In addition, the Claudius King House, a designated Local Historic Landmark and Recorded Texas Historic Landmark (marker #2952) is located within the property. Subsurface deposits associated with this dwelling, including the building foundation, privies, and trash pits, are likely extant and shall be archaeologically documented. Thus, an archaeological investigation is required. State law requires a 60 day notice to the Texas Historical Commission prior to modifying the historical or architectural integrity of a Recorded Texas Historic Landmark.

RECOMMENDATION:

The historic context of the structure has generally been lost and the house may be a good candidate for relocation within

an appropriate context in accordance with the UDC. The applicant has provided documentation that illustrates a comprehensive plan for the final treatment of the structure in its new location, including landscaping, hardscaping, bicycle parking, and the relationship of the remaining parking lot to the historic structure.

If the HDRC recommends approval based on the evidence presented, then staff recommends that the following stipulations be met prior to the issuance of a Certificate of Appropriateness:

- i. That the applicant provides a comprehensive foundation plan for the new site, including civil or geotechnical engineering drawings that clearly illustrate how the historic structure will be supported.
- ii. That the applicant provides elevation drawings and detailed architectural detail drawings that indicate the final relocation condition of the structure, including the front porch and foundation treatment.
- iii. That the new property be designated through a historic zoning overlay.
- iv. ARCHAEOLOGY- An archaeological investigation is required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- v. That the applicant fulfills all state and federal requirements for the property including a mandatory 60-day notification period with the Texas Historical Commission.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 23, 2017

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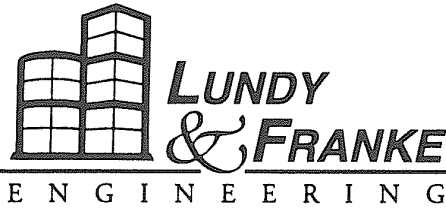












May 18, 2018

Stillwater Capital
3500 Oakmont Blvd, #205
Austin, Tx 78731

Attn: Mr. Brandon Easterling

Re: JLSA King House Relocation
San Antonio, TX

Pursuant to our visit to the above referenced facility, we submit the following report of our findings. The purpose of this observation was to evaluate the feasibility for moving the existing structure across the street and place the structure on a new foundation.

OBSERVATIONS

Observations were made by walking the existing structure, paying particular attention to elements, which indicate the presence of foundation/framing malfunctions or elements which would prohibit the movement of the structure. Existing drawings were not available for our use and the conclusions reached are based on visual observations.

The existing structure is a masonry residence with wood framing. The interior foundation is a typical historic pier and beam foundation. The owner has engaged Dodson House Moving and there is a plan in place for the movement.

CONCLUSIONS

The existing structure is capable of being moved to the new location, the foundation will be designed by this office upon the receipt of the geotechnical report, the final location and coordination with the proposed house moving company. The foundation is assumed to be a combination of a monolithic beam and slab on a prepared subgrade.

LIMITATIONS

Please note that the movement of a masonry house will result in cracks and damage to the brittle material. Once in place these cracks may be repaired and should not affect the overall structural integrity of the building.

The opinions expressed in this report are limited to the matters expressly stated herein and no opinions are implied, or should be inferred, beyond the matters stated. In the formulation of our opinions, we have made and relied upon the assumptions that all statements and representations made to us are true and correct.

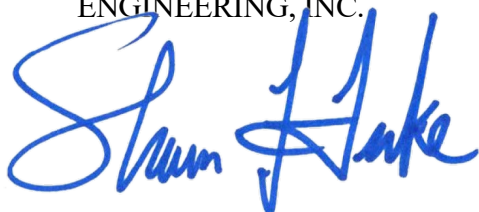
Our professional services have been performed with a level of skill and expertise which is usual and customary for professionals engaged in this type of work and is consistent with generally accepted engineering practice.

This investigation does not include a detailed analytical study of the structural elements nor does this report address the structural status of framing members, which are not exposed to view and not readily accessible for visual observation, or other areas not mentioned in this report.

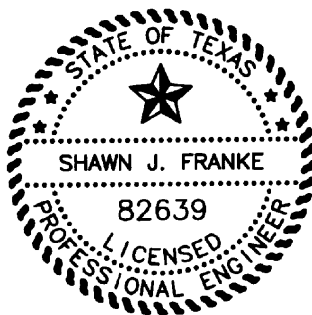
We appreciate this opportunity to be of service. Please call if you have any questions, or if we can be of future assistance.

Sincerely,

LUNDY & FRANKE
ENGINEERING, INC.



Shawn J. Franke, P.E. SECB
SJF/sjf



PLANT LEGEND

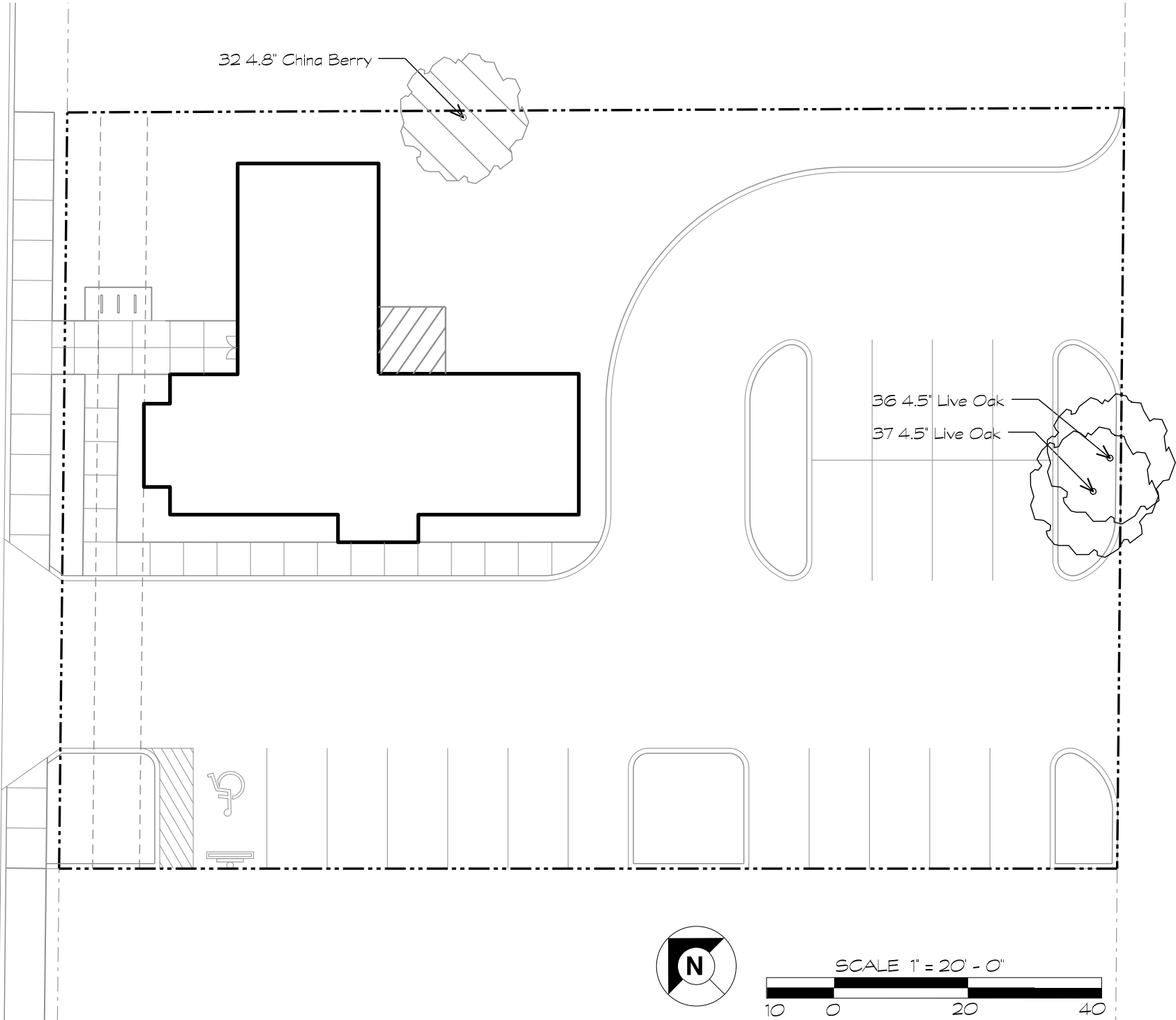


EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

Tag #	Species	Size (inches)	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Notes
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
32	China Berry	4.8	4.8	0									
36	Live Oak	4.5		4.5									
37	Live Oak	4.5		4.5									
	Sub. Tol. Inches=	4.8	9	0	0	0	0	0	0	0	0	0	0
	Total inches by category=		13.8	0									
	Preservation percentage=		65%				65%				0%		
	Mitigation required (Commercial) =		-10				Commercial (inches)	0			Heritage Preservation	0	
	Mitigation required (Residential) =		-11				Residential (inches)	0			Heritage Mitigation (inches)	0	
* Small species: Cordalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - mitigated at 1:1 for Heritage								Exemption Codes		Additional Inches Preserved for Mitigation		0	
** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for Heritage								1 - Tree is dead					
*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed								2 - Tree is in poor health					
								3 - Tree is located within easement					
Additional Inches Needed to meet Mitigation Requirements											-10		

AUGUSTA STREET



KING BUILDING

STILLWATER CAPITAL

DATE/ISSUE

ISSUE FOR REVIEW 05-14-18



LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

7155 OLD KATY ROAD
SUITE 270
HOUSTON, TEXAS 77024
713-869-6987
713-869-0908 FAX
WWW.KWTEXAS.COM

PROJECT NUMBER

SWC 852

SCALE: 1" = 20' - 0"

SHEET TITLE

TREE MITIGATION

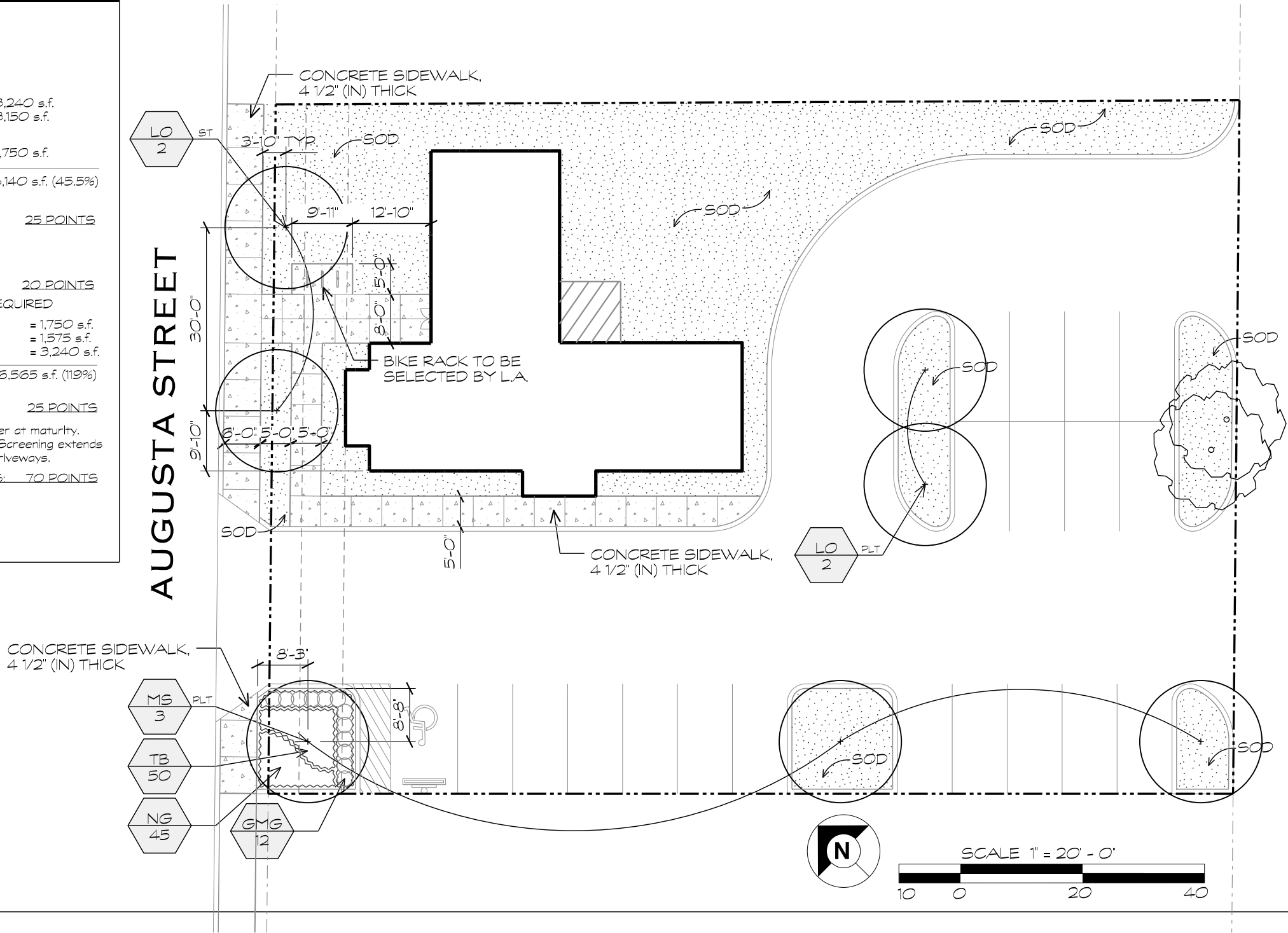
SHEET NUMBER

L0.00

PLANT LIST									
SYM	BOTANICAL NAME/ COMMON NAME	CAL	HEIGHT	SPREAD	MIN. ROOT	REMARKS	SOD		
TREES							CYNODON SPECIES BERMUDA GRASS		
MS	PLATANUS MEXICANA MEXICAN SYCAMORE	3 1/2"	10' - 12'	7 - 8'	65 GAL.	MATCHED, WELL ROOTED	GRASSES		
LO	QUERCUS VIRGINIANA LIVE OAK	3 1/2"	10' - 12'	7 - 8'	65 GAL.	MATCHED, WELL ROOTED	GMG	MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS	24" 24" 5 GAL. FULL, WELL ROOTED 30" O.C.
GROUNDCOVER									
BF	DIETES VEGETA BUTTERFLY IRIS		16"	10"	3 GAL.	FULL, WELL ROOTED 18" O.C.			
NG	LANTANA X HYBRIDA 'NEW GOLD' NEW GOLD LANTANA		12"	12"	1 GAL.	FULL, WELL ROOTED 18" O.C.			
TB	BULBINE FRUTESCENS 'TANGERINE' TANGERINE AFRICAN BULBINE		14"	6"	1 GAL.	FULL, WELL ROOTED 18" O.C.			
AJ	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE		8"	4"	1 GAL.	FULL, WELL ROOTED 12" O.C.			

PLANT LEGEND	
	NURSERY GROWN TREES
	EXISTING TREES
	SHRUBS/GROUNDCOVERS
	SOLID SOD COMMON BERMUDA GRASS
ST	TREES TO FULFILL STREET TREE REQUIREMENT
PLT	TREES TO FULFILL PARKING LOT TREE REQUIREMENT

CITY OF SAN ANTONIO ORDINANCE	
1) TREE PRESERVATION ORDINANCE COMPLIANCE	
See Tree Preservation Plan TP1.01 and Mitigation Table this sheet	
2) TREE CANOPY REQUIREMENT	
Total Site Area: 17,876 s.f. x 25% = 4,469 s.f. Canopy Required	
PROPOSED TREES:	
3 Mexican Sycamore (90% @ 1080 s.f.)	= 3,240 s.f.
4 Live Oaks (90% @ 787.5 s.f.)	= 3,150 s.f.
EXISTING TREES TO REMAIN:	
2 Oaks (100% @ 875 s.f.)	= 1,750 s.f.
TOTAL PROPOSED: 8,140 s.f. (45.5%)	
3) LANDSCAPE ORDINANCE COMPLIANCE - 70 PTS REQUIRED	
A. STREET TREES:	25 POINTS
Augusta Street:	
113 l.f. Street Frontage x 75% = 85 l.f.	
85 l.f. / 50' o.c. = 2 Street Trees Required & Provided	
B. PARKING SHADE TREE CALCULATION:	20 POINTS
Square footage of proposed parking area 5,515 s.f. x .25 = 1,379 s.f. REQUIRED	
2 Preserved Live Oak Trees (100% of 875 = 875 s.f.)	= 1,750 s.f.
2 Live Oak Trees (90% of 875 = 787.5 s.f.)	= 1,575 s.f.
3 Mexican Sycamore Trees (90% of 1200 = 1080 s.f.)	= 3,240 s.f.
TOTAL PROPOSED: 6,565 s.f. (119%)	
C. PARKING LOT SCREENING:	25 POINTS
Shrubs to be at least 30 inches in height, forming an opaque visual barrier at maturity. Complies with restrictions in UDC Sect. 35-506 for clear vision area. Screening extends along the entire street frontage of the surface parking lot, exclusive of driveways.	
TOTAL POINTS: 70 POINTS	
4) BUFFER YARD REQUIREMENTS	
Adjoining Zoning District is C2. No Buffer Yard Required.	
HWY 281 - Type 'B' 25 foot buffer	





DR. KING HOUSE

ARCHITECT ALFRED GILES 1880

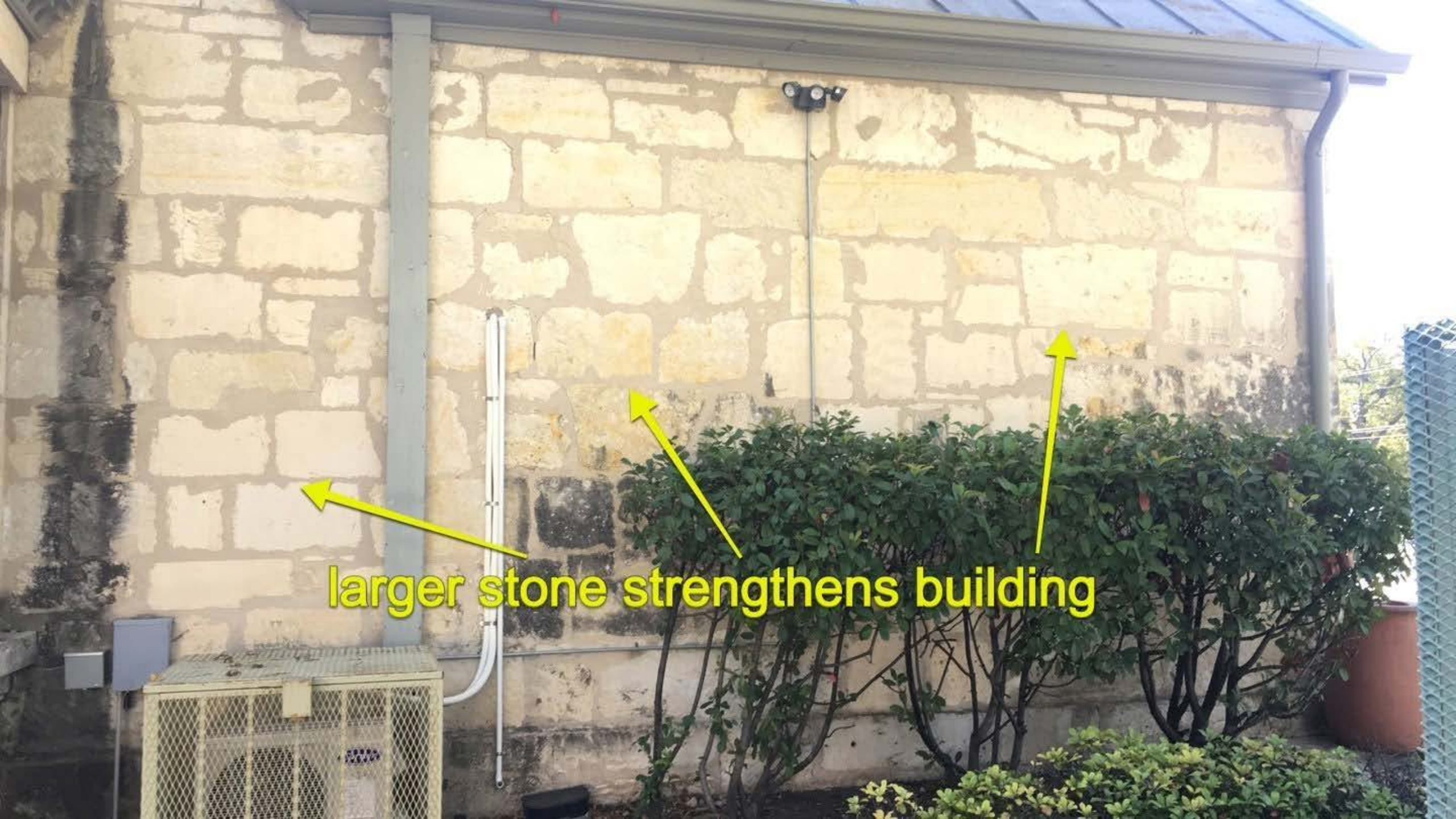
DODSON HOUSE MOVING

**PRESENTED BY
GATOR DODSON
&
EDGAR DODSON**

DIMENSIONS



66' x 57' Boxed Dimensions
Approximately 2,200 SQFT
21' x 15' Basement
18" Rock Walls
12' Interior Height
2 Fireplaces
3 Rocked Gable Ends



larger stone strengthens building



Rock Gable end

Fireplace





From God, Steve &



Demolish Concrete porch patio, roof to remain

A photograph of a dark-colored double door with decorative glass panels featuring a fish-scale pattern. The door is set within a light-colored wall. A red rectangular outline is drawn around the door frame, indicating the area to be removed. The text 'Remove Decorative door and block opening' is overlaid in yellow at the bottom.

Remove Decorative door and block opening





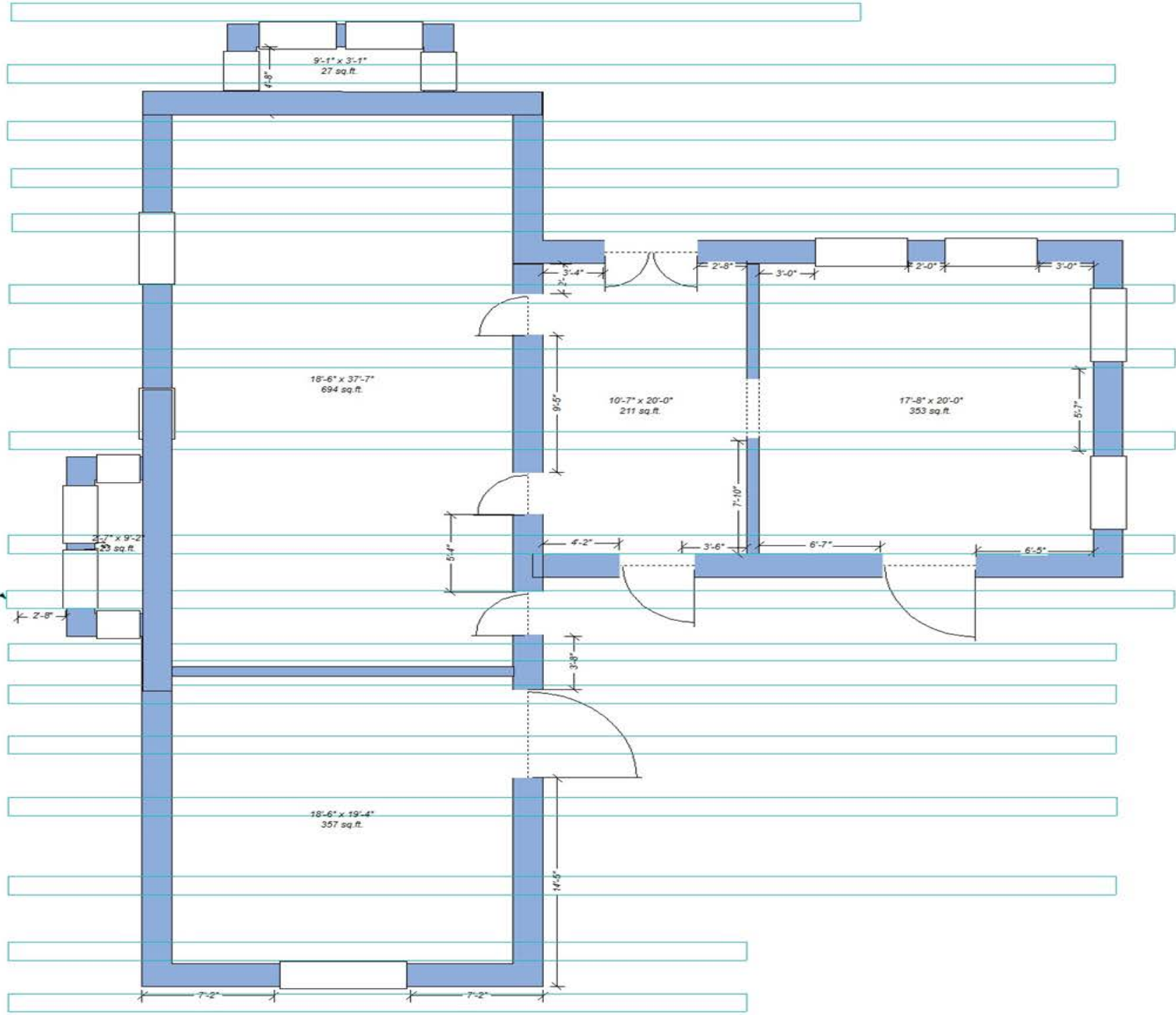
400 Ton rock walls

Estimated 560 Ton

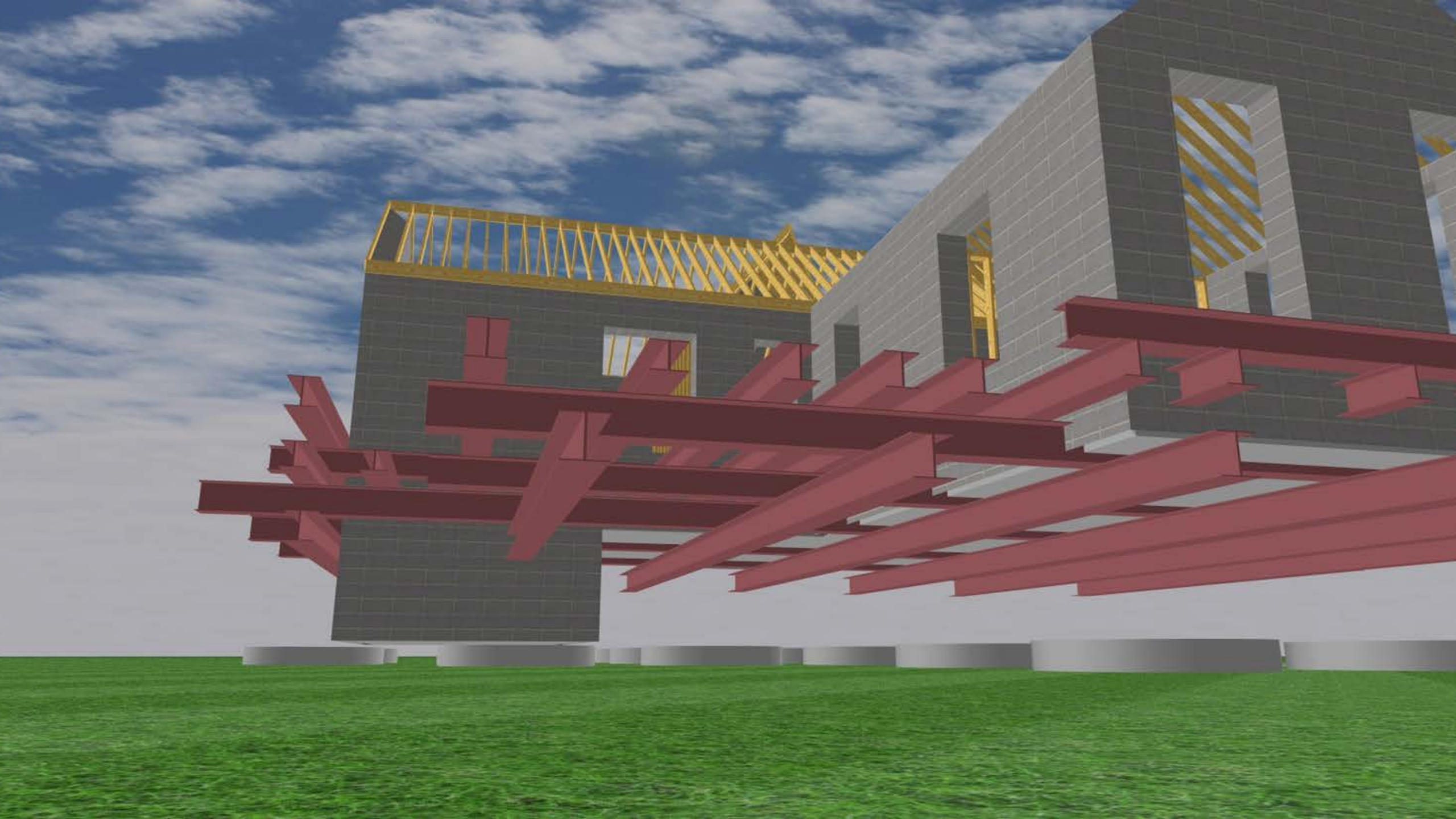


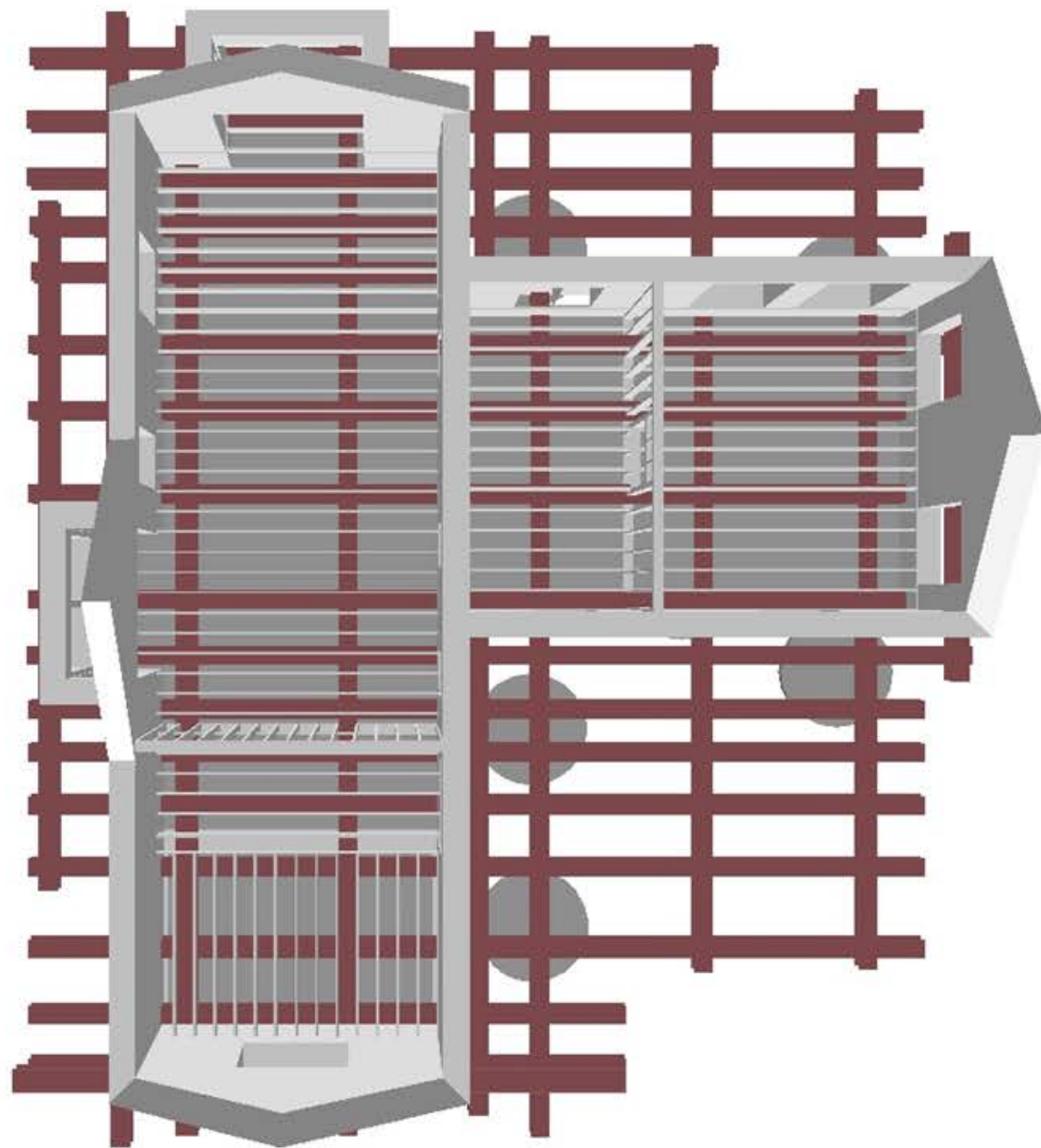
Yellow Line bottom of Floor joist

Cross Loaders











00/25/2006



00/28/2006











QUESTIONS?