

HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2020

HDRC CASE NO: 2020-054
ADDRESS: 516 PIERCE
LEGAL DESCRIPTION: NCB 1260 BLK LOT 47
ZONING: IDZ-3
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Ashley Farrimond/Kaufman & Killen, Inc.
OWNER: SA QUAD VENTURES LLC
TYPE OF WORK: Relocation of a historic structure within the Government Hill Historic District
APPLICATION RECEIVED: January 31, 2020
60-DAY REVIEW: March 30, 2020
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to relocate the historic structure located at 516 Pierce to 303 Spofford. The structure will remain within the Government Hill Historic District.

APPLICABLE CITATIONS:

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.

(Ord. No. 2010-06-24-0616, § 2, 6-24-10)

FINDINGS:

- a. The primary historic structure at 516 Pierce was constructed circa 1915 in the Craftsman style and contributes to the Government Hill Historic District. The one-story single-family structure features primary hipped roof with a front facing gable over the inset porch, square wood columns with tapered bases to grade, etched column capitals, Craftsman style front-facing wood railing, wood lap siding, and wood sash windows.
- b. RELOCATION – The applicant has proposed to relocate the structure from 516 Pierce to the vacant lot at 303 Spofford; both locations are located within the Government Hill Historic District.
- c. CASE HISTORY – At the April 3, 2019, the Historic and Design Review Commission granted conceptual approval to 1. relocate the historic structure located at 516 Pierce and 2. construct a five story, multi-family residential structure on the vacant lots bounded by E Carson to the south, Quitman to the north and Pierce Avenue to the East – with staff stipulations.
- d. HISTORIC CHARACTER IN PRESENT SETTING – Per the UDC Sec. 35-613,(a)(1), the Historic and Design Review shall consider the historic character and aesthetic interest the building, structure or object contributes to its present setting. The structure is currently located at the corner of Quitman and Pierce, immediately surrounded by vacant lots, and most adjacent to Carson Street Christian Church, a United States Postal Service building, San

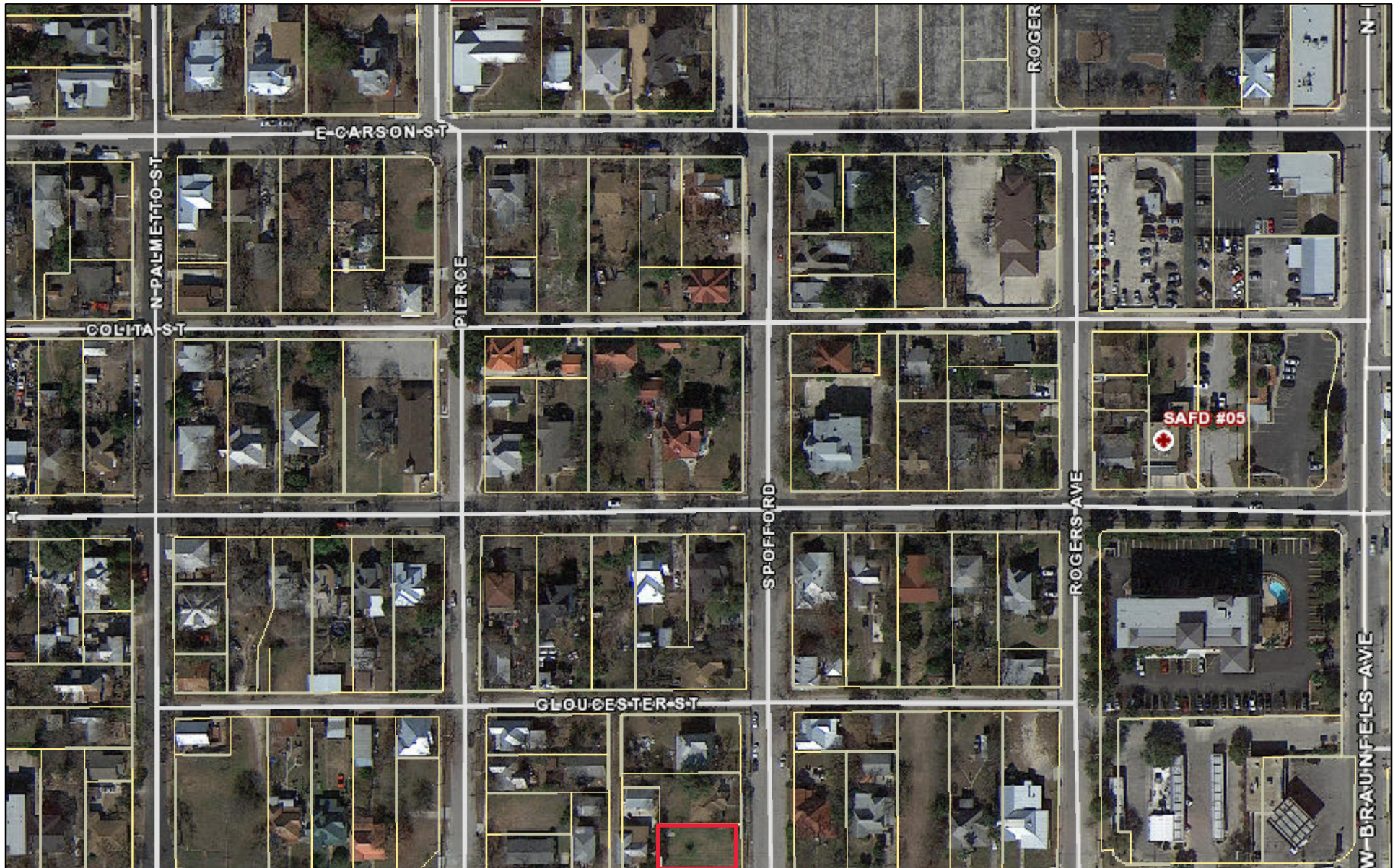
Antonio International Hostel, Bullis House Inn, and an Army Lodge. Staff finds that the location at 516 Pierce no longer relates to the residential development pattern historically at the corner of Quitman and Pierce.

- e. EFFECTS OF VACATED AREA – Per the UDC Sec. 35-613.(a)(2), the Historic and Design Review Commission shall consider 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. As noted in finding c, a multi-family residential development is proposed on the existing lot, as well as adjacent lots.
- f. ABILITY TO RELOCATE – Per the UDC. Sec. 35-613.(a)(3) the Historic and Design Review Commission shall consider whether the building, structure, or object can be moved without significant damage to its physical integrity. Based on photographic evidence, staff finds that the structure sufficiently intact and structurally stable to be relocated. However, an engineering report and/or relocation contract should be submitted to staff prior to the issuance of a Certificate of Appropriateness.
- g. COMPATIBILITY OF PROPOSED LOCATION – Per the UDC Sec.35-613.(a)(4), the Historic and Design Review Commission shall consider whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure. The proposed property at 303 Spofford is located at the corner of Spofford and Interstate 35 Frontage Rd, is adjacent to two historic Folk Victorian residential structures and one infill residential structure constructed circa 1988. The 1912 Sanborn map also depicts a residential structure similar in footprint to 516 Pierce at 303 Spofford. Staff finds that the residential development pattern, the corner location, and the similar historic footprint supports the compatibility of the structure at 516 Pierce at the proposed location.
- h. HISTORIC CONTRIBUTION AND DESIGNATION – Per the UDC. Sec. 35-613.(a)(5), the Historic and Design Review Commission shall consider balancing the contribution of the property to the character of the historic district with the special merit of the application. Per the UDC. Sec. 35-613(b)., the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated. Staff finds that relocation the structure within the same historic district is consistent with both UDC provisions.

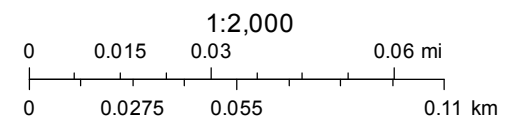
RECOMMENDATION:

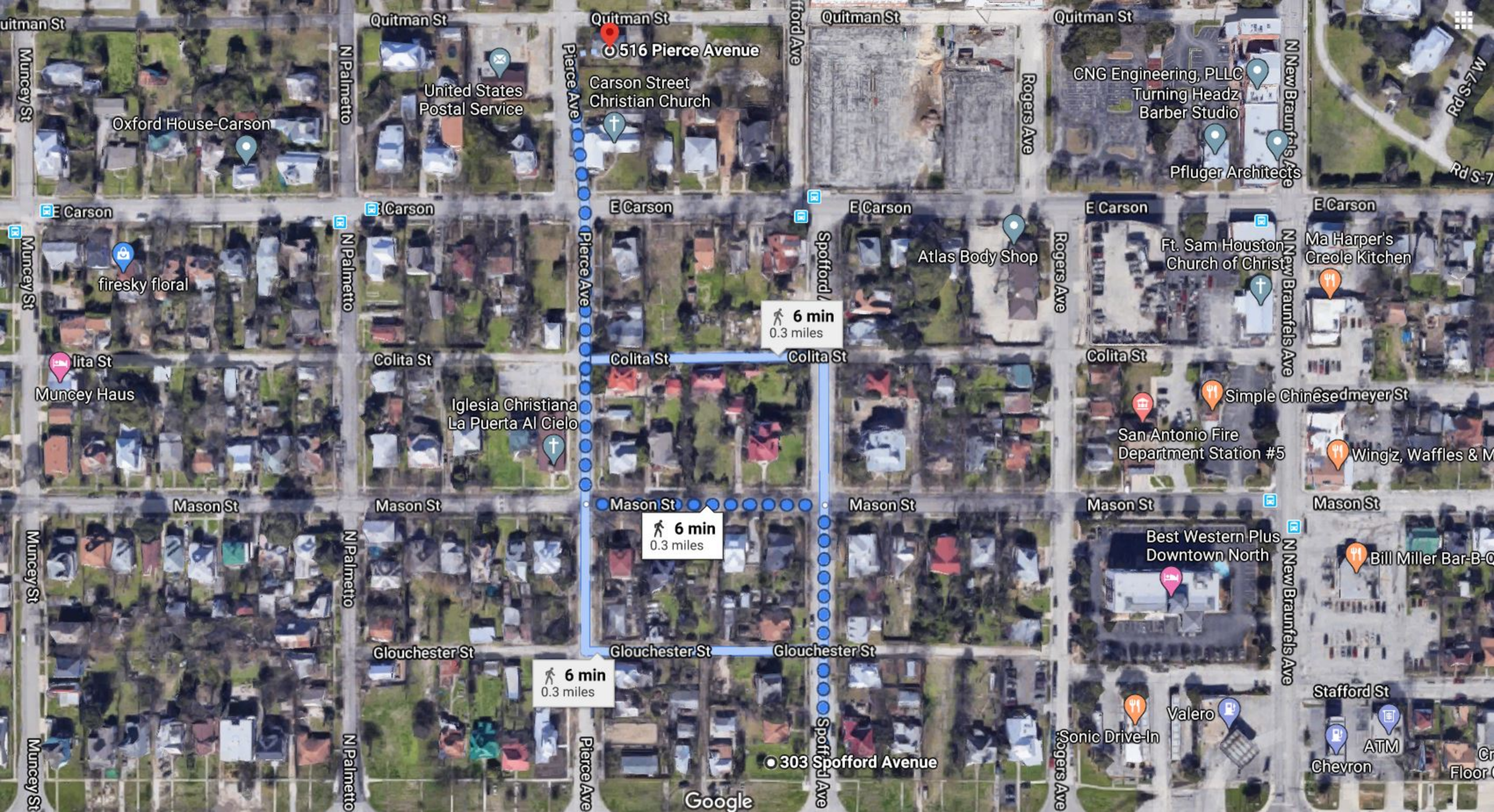
Staff recommends approval based on findings b through g with the stipulation that an engineering report and/or relocation contract be submitted to staff for review prior to the issuance of a Certificate of Appropriateness.

516 Pierce to 303 Spofford



February 11, 2020





Quitman St
516 Pierce Avenue

United States
Postal Service

Carson Street
Christian Church

CNG Engineering, PLLC
Turning Headz
Barber Studio

Pfluger Architects

E Carson

E Carson

E Carson

E Carson

E Carson

E Carson

firesky floral

Atlas Body Shop

Ft. Sam Houston
Church of Christ

Ma Harper's
Creole Kitchen

6 min
0.3 miles

lita St

Muncey Haus

Colita St

Colita St

Colita St

Colita St

Simple Chinese

Iglesia Christiana
La Puerta Al Cielo

San Antonio Fire
Department Station #5

Wing'z, Waffles & M

Mason St

Mason St

Mason St

Mason St

Mason St

Mason St

6 min
0.3 miles

Best Western Plus
Downtown North

Bill Miller Bar-B-Q

Gloucester St

Gloucester St

Gloucester St

6 min
0.3 miles

303 Spofford Avenue

Google

Sonic Drive-In

Valero

Stafford St

ATM

Chevron

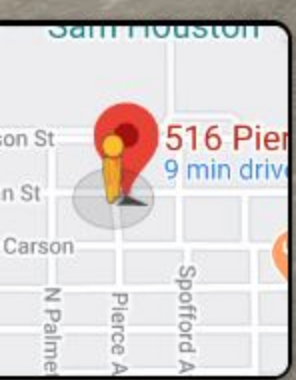


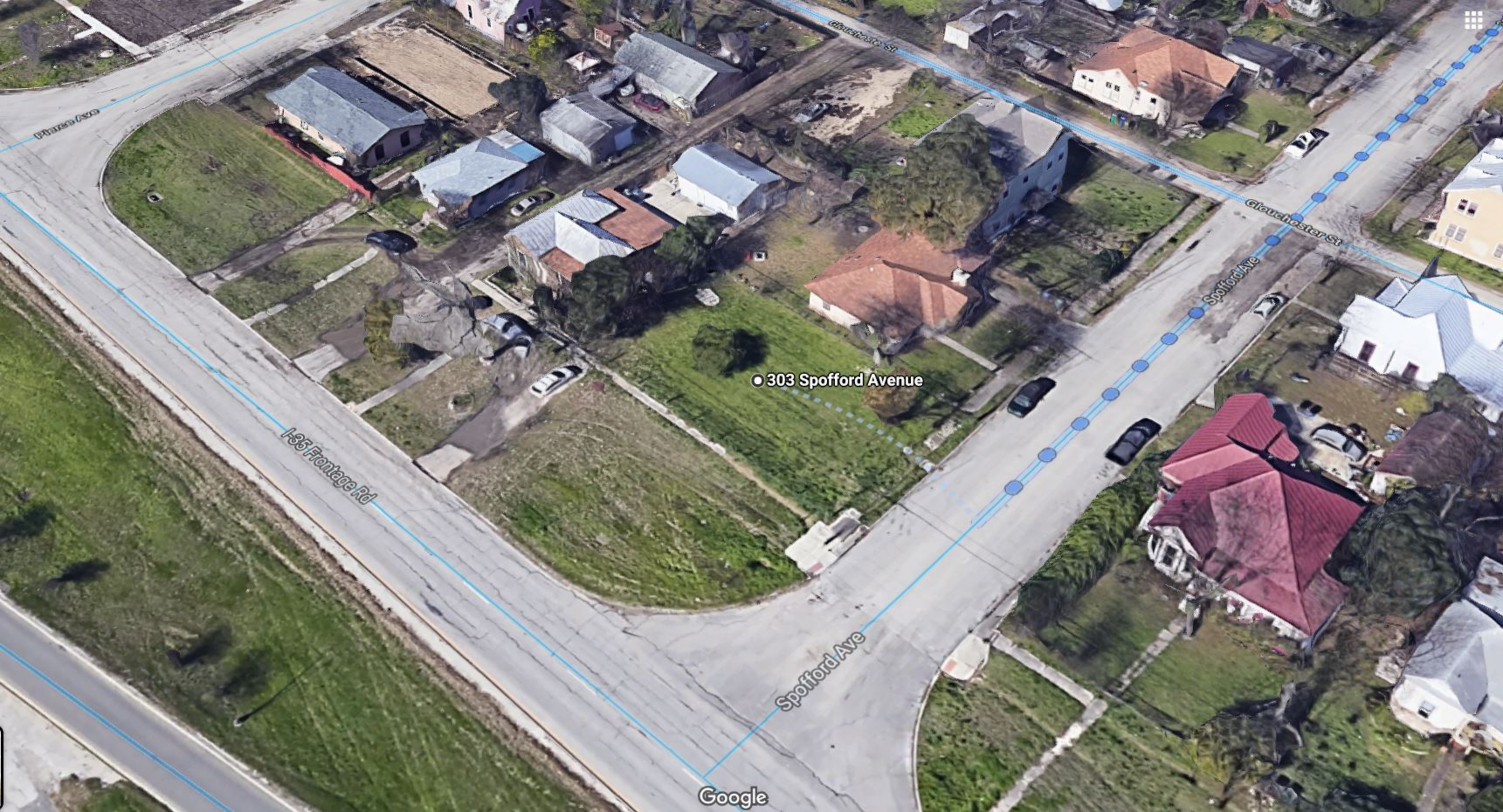
Carson Street
Christian Church

516 Pierce Avenue

United States
Postal Service

Google





● 303 Spofford Avenue

Pharo Ave

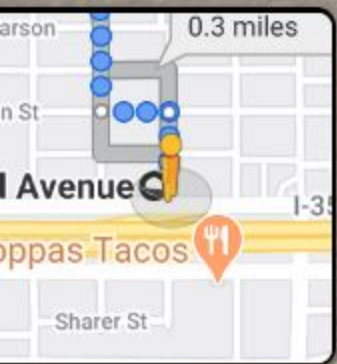
I-35 Frontage Rd

Spofford Ave

Gloucester St

Spofford Ave

Google



HDRC Application

516 Pierce & 303 Spofford

Project Description

The request is for approval to relocate the single-family structure at 516 Pierce Avenue to 303 Spofford Avenue. Both properties are located within the boundaries of the Government Hill Historic District.

On April 3, 2019 the HDRC granted conceptual approval for design related to the construction of a mixed-use project located between Carson Street & Quitman Street within Government Hill. As part of the conceptual approval, the applicant requested the relocation of the house at 516 Pierce Avenue. The applicant was required to come back to the HDRC for final approval of the new location. The location of 303 Spofford Avenue has been determined, and the applicant is seeking final approval of the relocation location and plan.

Photos

HDRC Application – 516 Pierce & 303 Spofford





516 PIERCE AVE

516 PIERCE AVE



516 PIERCE AVE



516 PIERCE AVE



303 SPOFFORD AVE



303 SPOFFORD AVE



303 SPOFFORD AVE



303 SPOFFORD AVE

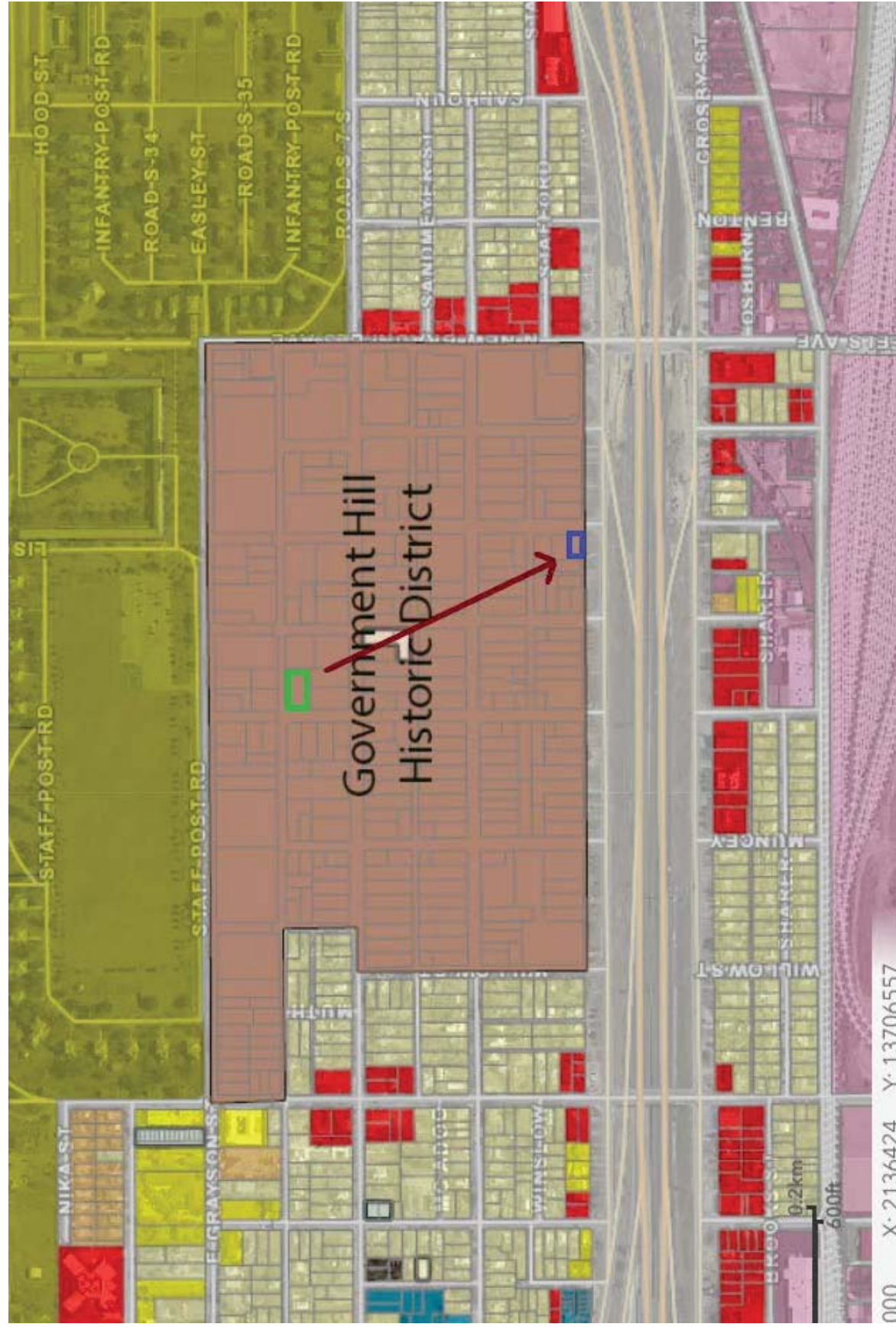


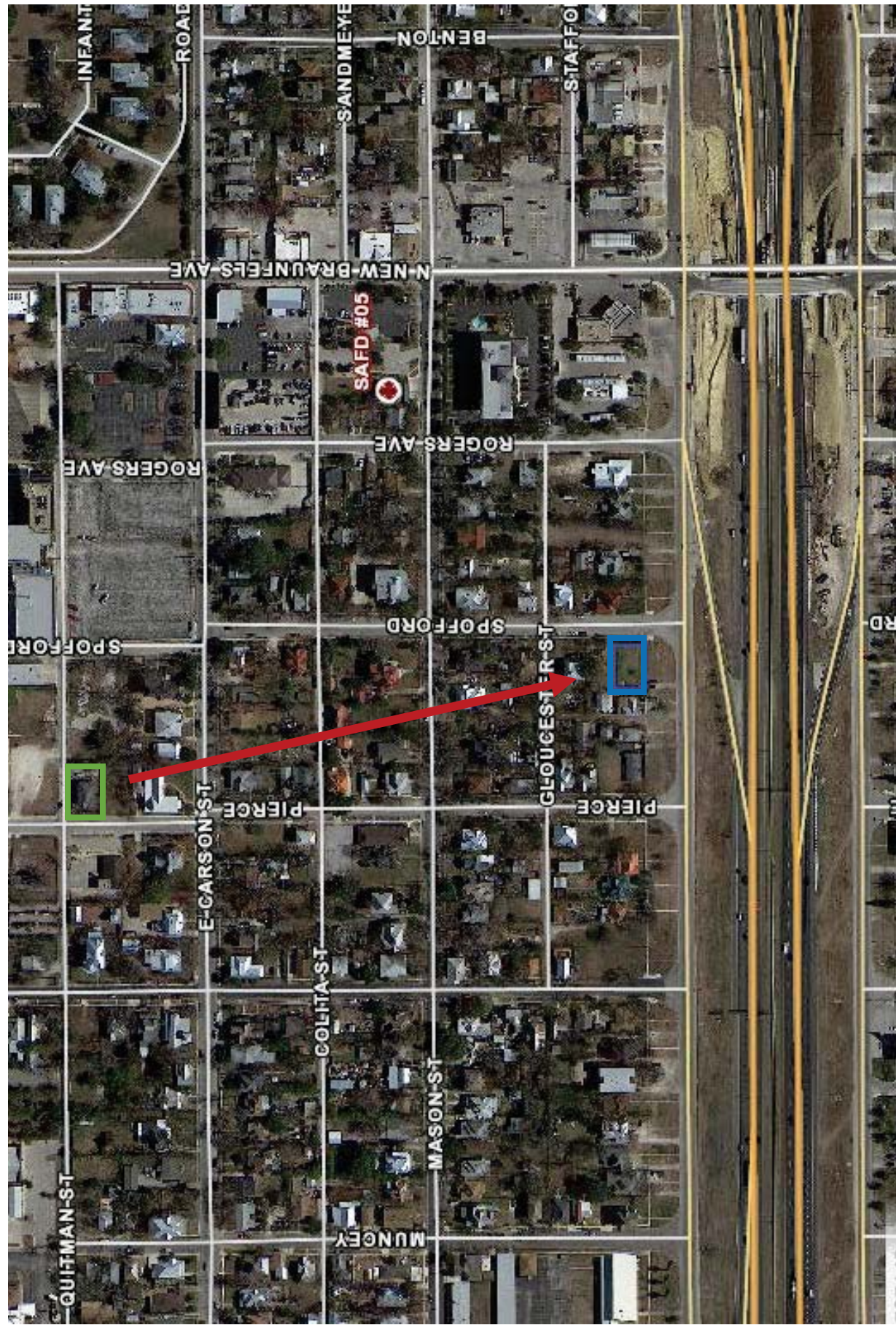
303 SPOFFORD AVE



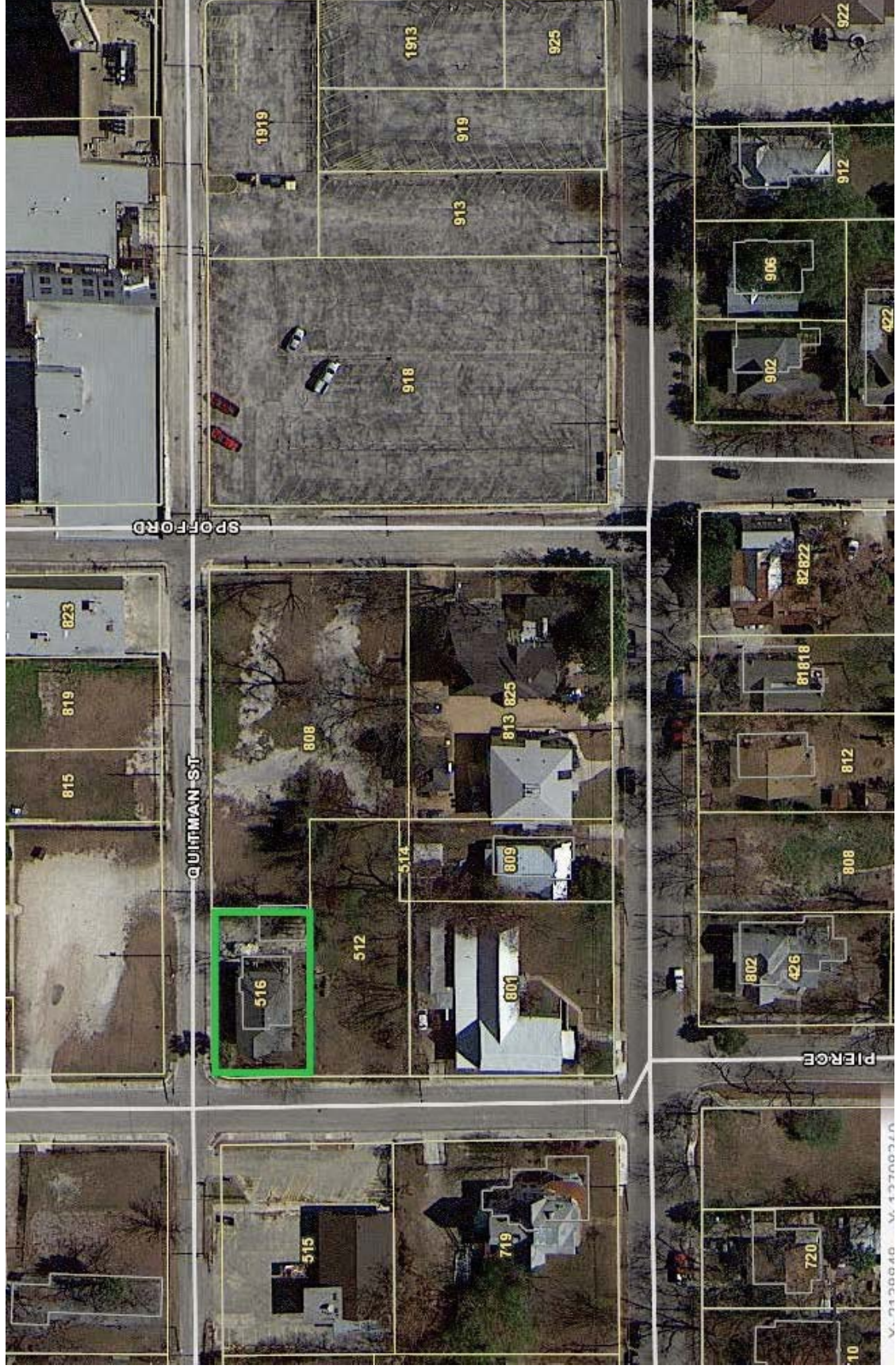
Site Plan

HDRC Application – 516 Pierce & 303 Spofford



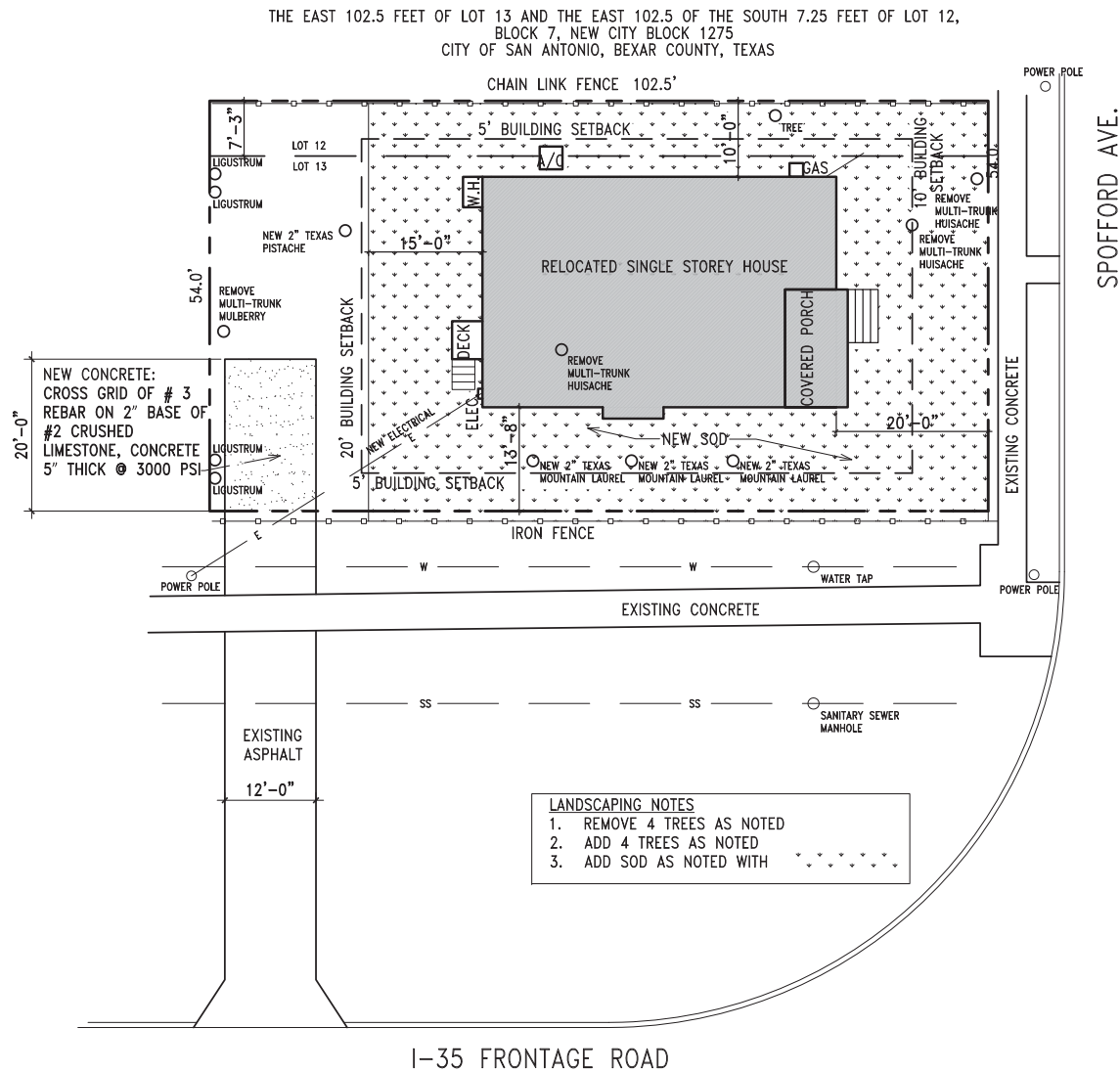


516 PIERCE AVE



303 SPOFFORD AVE





1 ARCHITECTURAL SITE PLAN - EXISTING

SCALE: 1/16" = 1'-0"



Franklin Architect
7900 Callaghan Rd, Ste 126
San Antonio, TX 78230



House Relocation from
516 Pierce to
303 Spofford Ave.
San Antonio, Texas 78208

Dodson House Moving & Construction
12939 SW Loop 410
San Antonio, TX 78224
210-628-1459
GENERAL CONTRACTOR

DATE: 31 JAN 2020
PROJECT NO: 20-DOD
DRAWN BY: PF
REV: DATE:

SHEET NO:

A1.1

1/31/20

Elevations

HDRC Application – 516 Pierce & 303 Spofford











Other Supporting Documents

HDRC Application – 516 Pierce & 303 Spofford

| | | |
|--|---|--|
| Property Identification #: 113028 | Property Information: 2020 | Owner Identification #: 3027733 |
| Geo ID: 01260-000-0090 Situs Address: 516 PIERCE AVE SAN ANTONIO, TX 78208 Property Type: Real State Code: A1 | Legal Description: NCB 1260 BLK LOT 47 Abstract: S01260 Neighborhood: GOVERNMENT HILL HISTORIC Appraised Value: N/A Jurisdictions: 09, 11, SA011, 06, 10, 08, 21, CAD, 57 | Name: SA QUAD VENTURES LLC Exemptions: DBA: Null |



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Property

| | | | |
|---------------------------|----------------|--------------------|---------------------|
| Account | | | |
| Property ID: | 113028 | Legal Description: | NCB 1260 BLK LOT 47 |
| Geographic ID: | 01260-000-0090 | Zoning: | IDZ-3 |
| Type: | Real | Agent Code: | |
| Property Use Code: | 001 | | |
| Property Use Description: | Single Family | | |

| | | | |
|-----------------|--|--|--|
| Protest | | | |
| Protest Status: | | | |
| Informal Date: | | | |
| Formal Date: | | | |

| | | | |
|------------------|---|---------|-------|
| Location | | | |
| Address: | 516 PIERCE AVE SAN ANTONIO, TX 78208 | Mapsc0: | 617C2 |
| Neighborhood: | GOVERNMENT HILL HISTORIC | Map ID: | |
| Neighborhood CD: | 57030 | | |

| | | | |
|------------------|---|--------------|-------------------|
| Owner | | | |
| Name: | SA QUAD VENTURES LLC | Owner ID: | 3027733 |
| Mailing Address: | 1422 E GRAYSON ST STE 500 SAN ANTONIO, TX 78208-1428 | % Ownership: | 100.000000000000% |
| | | Exemptions: | |

Values

| | | | |
|---------------------------------------|---|-----|-----------------------|
| (+) Improvement Homesite Value: | + | N/A | |
| (+) Improvement Non-Homesite Value: | + | N/A | |
| (+) Land Homesite Value: | + | N/A | |
| (+) Land Non-Homesite Value: | + | N/A | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | N/A | N/A |
| (+) Timber Market Valuation: | + | N/A | N/A |
| ----- | | | |
| (=) Market Value: | = | N/A | |
| (-) Ag or Timber Use Value Reduction: | - | N/A | |
| ----- | | | |
| (=) Appraised Value: | = | N/A | |
| (-) HS Cap: | - | N/A | |
| ----- | | | |
| (=) Assessed Value: | = | N/A | |

Taxing Jurisdiction

| | |
|--------------|----------------------|
| Owner: | SA QUAD VENTURES LLC |
| % Ownership: | 100.000000000000% |

Total Value: N/A

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax | | |
|-----------------------------|--------------------------------|----------|-----------------|---------------|---------------|--|--|
| 06 | BEXAR CO RD & FLOOD | N/A | N/A | N/A | N/A | | |
| 08 | SA RIVER AUTH | N/A | N/A | N/A | N/A | | |
| 09 | ALAMO COM COLLEGE | N/A | N/A | N/A | N/A | | |
| 10 | UNIV HEALTH SYSTEM | N/A | N/A | N/A | N/A | | |
| 11 | BEXAR COUNTY | N/A | N/A | N/A | N/A | | |
| 21 | CITY OF SAN ANTONIO | N/A | N/A | N/A | N/A | | |
| 57 | SAN ANTONIO ISD | N/A | N/A | N/A | N/A | | |
| CAD | BEXAR APPRAISAL DISTRICT | N/A | N/A | N/A | N/A | | |
| SA011 | San Antonio TIF #11 Inner City | N/A | N/A | N/A | N/A | | |
| Total Tax Rate: | | N/A | | | | | |
| Taxes w/Current Exemptions: | | | | | N/A | | |
| Taxes w/o Exemptions: | | | | | N/A | | |

Improvement / Building

| Improvement #1: | Residential | State Code: | A1 | Living Area: | 1228.0 sqft | Value: N/A |
|-----------------|-------------|------------------------|----------|---------------|-------------|------------|
| | Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
| → | LA | Living Area | A - WS | | 1915 | 1144.0 |
| → | LA1 | Additional Living Area | A - WS | | 1915 | 84.0 |
| → | OP | Attached Open Porch | A - NO | | 1915 | 112.0 |

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|----------------------------|--------|---------|-----------|-----------|--------------|-------------|
| 1 | RES | R/1 Family not Farm Single | 0.1446 | 6300.00 | 63.00 | 100.00 | N/A | N/A |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|----------|-----------|
| 2020 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2019 | \$117,500 | \$75,760 | 0 | 193,260 | \$14,676 | \$178,584 |
| 2018 | \$100,500 | \$67,650 | 0 | 168,150 | \$5,801 | \$162,349 |
| 2017 | \$93,470 | \$54,120 | 0 | 147,590 | \$0 | \$147,590 |
| 2016 | \$73,750 | \$20,930 | 0 | 94,680 | \$0 | \$94,680 |

Name: SAN ANTONIO HOUSING
Exemptions: EX-XV
DBA: Null



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Bexar CAD

2019

Property

Account

| | | | |
|---------------------------|-----------------------|--------------------|--|
| Property ID: | 113272 | Legal Description: | NCB 1275 BLK 7 LOT E 102.5 OF S 7.25 OF 12 OR 12B E 102.5 OF 13 OR 13A |
| Geographic ID: | 01275-007-0150 | Zoning: | R-5 |
| Type: | Real | Agent Code: | |
| Property Use Code: | 5000 | | |
| Property Use Description: | EXEMPT - TOTAL EXEMPT | | |

Protest

Protest Status:

Informal Date:

Formal Date:

Location

| | | | |
|------------------|---|---------|-------|
| Address: | 303 SPOFFORD AVE SAN ANTONIO, TX 78208 | Mapsco: | 617C3 |
| Neighborhood: | NBHD code11290 | Map ID: | |
| Neighborhood CD: | 11290 | | |

Owner

| | | | |
|------------------|--|--------------|-------------------|
| Name: | SAN ANTONIO HOUSING | Owner ID: | 1264208 |
| Mailing Address: | AUTHORITY 818 S FLORES ST SAN ANTONIO, TX 78204-1400 | % Ownership: | 100.000000000000% |
| | | Exemptions: | EX-XV |

Values

| | | | |
|---------------------------------------|---|-----|-----------------------|
| (+) Improvement Homesite Value: | + | \$0 | |
| (+) Improvement Non-Homesite Value: | + | \$0 | |
| (+) Land Homesite Value: | + | \$0 | |
| (+) Land Non-Homesite Value: | + | \$0 | Ag / Timber Use Value |
| (+) Agricultural Market Valuation: | + | \$0 | \$0 |
| (+) Timber Market Valuation: | + | \$0 | \$0 |
| ----- | | | |
| (=) Market Value: | = | \$0 | |
| (-) Ag or Timber Use Value Reduction: | - | \$0 | |
| ----- | | | |
| (=) Appraised Value: | = | \$0 | |
| (-) HS Cap: | - | \$0 | |
| ----- | | | |
| (=) Assessed Value: | = | \$0 | |

Taxing Jurisdiction

Owner: SAN ANTONIO HOUSING

% Ownership: 100.000000000000%

Total Value: \$0

| Entity | Description | Tax Rate | Appraised Value | Taxable Value | Estimated Tax |
|-----------------------------|--------------------------------|----------|-----------------|---------------|---------------|
| 06 | BEXAR CO RD & FLOOD | 0.023668 | \$0 | \$0 | \$0.00 |
| 08 | SA RIVER AUTH | 0.018580 | \$0 | \$0 | \$0.00 |
| 09 | ALAMO COM COLLEGE | 0.149150 | \$0 | \$0 | \$0.00 |
| 10 | UNIV HEALTH SYSTEM | 0.276235 | \$0 | \$0 | \$0.00 |
| 11 | BEXAR COUNTY | 0.277429 | \$0 | \$0 | \$0.00 |
| 21 | CITY OF SAN ANTONIO | 0.558270 | \$0 | \$0 | \$0.00 |
| 57 | SAN ANTONIO ISD | 1.530950 | \$0 | \$0 | \$0.00 |
| CAD | BEXAR APPRAISAL DISTRICT | 0.000000 | \$0 | \$0 | \$0.00 |
| SA011 | San Antonio TIF #11 Inner City | 0.000000 | \$0 | \$0 | \$0.00 |
| Total Tax Rate: | | 2.834282 | | | |
| Taxes w/Current Exemptions: | | | | | \$0.00 |
| Taxes w/o Exemptions: | | | | | \$0.00 |

Improvement / Building

| Improvement #1: | Commercial | State Code: | F1 | Living Area: | sqft | Value: \$0 |
|-----------------|------------|-------------|----------|---------------|------------|------------|
| | Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
| | FEN | Fence | S - F | | 0 | 310.0 |

Land

| # | Type | Description | Acres | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|---|------|----------------------|--------|---------|-----------|-----------|--------------|-------------|
| 1 | MIX | Commercial Mixed Use | 0.1271 | 5535.00 | 0.00 | 0.00 | \$0 | \$0 |

Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap | Assessed |
|------|--------------|-------------|--------------|-----------|--------|----------|
| 2020 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2019 | \$0 | \$0 | 0 | 0 | \$0 | \$0 |
| 2018 | \$0 | \$0 | 0 | 0 | \$0 | \$0 |
| 2017 | \$0 | \$0 | 0 | 0 | \$0 | \$0 |
| 2016 | \$0 | \$0 | 0 | 0 | \$0 | \$0 |

Deed History - (Last 3 Deed Transactions)

| # | Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Deed Number |
|---|-----------|------|-------------|---------|---------------------|--------|------|-------------|
| 1 | | Deed | Deed | | SAN ANTONIO HOUSING | 6190 | 0304 | 0 |