

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-124
ADDRESS: 903 LABOR/603 HANSFORD
LEGAL DESCRIPTION: NCB 734 BLK 7 LOT A17 & A18
ZONING: IDZ, H
CITY COUNCIL DIST.: 3
DISTRICT: Lavaca Historic District and Mission Historic District
APPLICANT: Andrew Blouet
OWNER: Southtown One Ltd
TYPE OF WORK: Relocation of a historic structure
APPLICATION RECEIVED: March 10, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to relocate the historic structure currently located at 903 Labor Street within the Lavaca Historic District to the vacant lot located at 603 Hansford, located within the Mission Historic District.

APPLICABLE CITATIONS:

Unified Development Code, Section 35-613 – Relocation of a Landmark of 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 applicant is requesting a Certificate of Appropriateness for approval to relocate the historic structure currently located at 903 Labor Street within the Lavaca Historic District to the vacant lot located at 603 Hansford, located within the Mission Historic District.

- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on April 21, 2020. At that meeting, committee members asked questions regarding the proposed setback, and were generally in support of the proposed relocation.
- c. RELOCATION – The UDC Section 35-613 provides guidance for the relocation of a historic structure. Per this section, the Historic and Design Review Commission shall be guided by the following considerations: 1) the historic character and aesthetic interest the building contributes 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 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; and 5) balancing the contribution of the property to the character of the historic district with the special merit of the application.
- d. RELOCATION – As noted in finding a, the applicant has proposed to relocate a historic structure from the Lavaca Historic District to the Mission Historic District. Staff finds that the historic context of the block no longer exists, and that the relocation of the historic structure is appropriate. Staff finds that relocation within the Lavaca Historic District would be most appropriate.
- e. PROPOSED SITE – The applicant has proposed to site the relocated structure forward of the existing historic structures on the block. The Guidelines for New Construction note that new construction should feature a setback that is equal to, or greater than those found historically on the block. While this is a relocation and not new construction, staff finds that the relocated structure should feature a setback that matches those found historically on the block.

RECOMMENDATION:

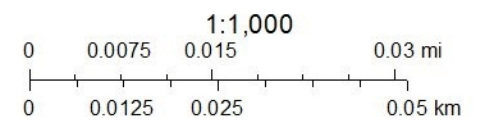
Staff recommends approval based on findings a through e with the following stipulation:

- i. That the relocated structure feature a setback that matches those found historically on the block.

City of San Antonio One Stop



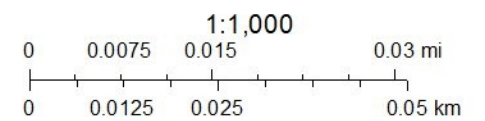
March 26, 2020



City of San Antonio One Stop



March 26, 2020





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: April 21, 2020

HDRC Case #: 2020-124

ADDRESS: 603 Labor, 903 Hansford

Meeting Location: WebEx

APPLICANT: Andrew Blouet

DRC Members present: Jeff Fetzer, Scott Carpenter

Staff present: Edward Hall

Others present: Lilianna Chantaca, Mario Gonzalez

REQUEST:

The relocation of a historic structure from the Lavaca Historic District to the Mission Historic District

COMMENTS/CONCERNS:

AB: Overview of the request to relocate the structure from Lavaca to Mission.

JF: Questions about proposed new setback; the structure if relocated will feature a setback that is less than those found historically on the block

AB: Would like to locate parking at the rear of the structure (reason for shallow setback) to provide vehicular safety.

JF: What is the distance from the front facade to the curb (approximately 10 feet).

SC: House is appropriate for the district and neighborhood, architecturally appropriate.

ALL: Discussion on setback depth in relationship to the existing lots

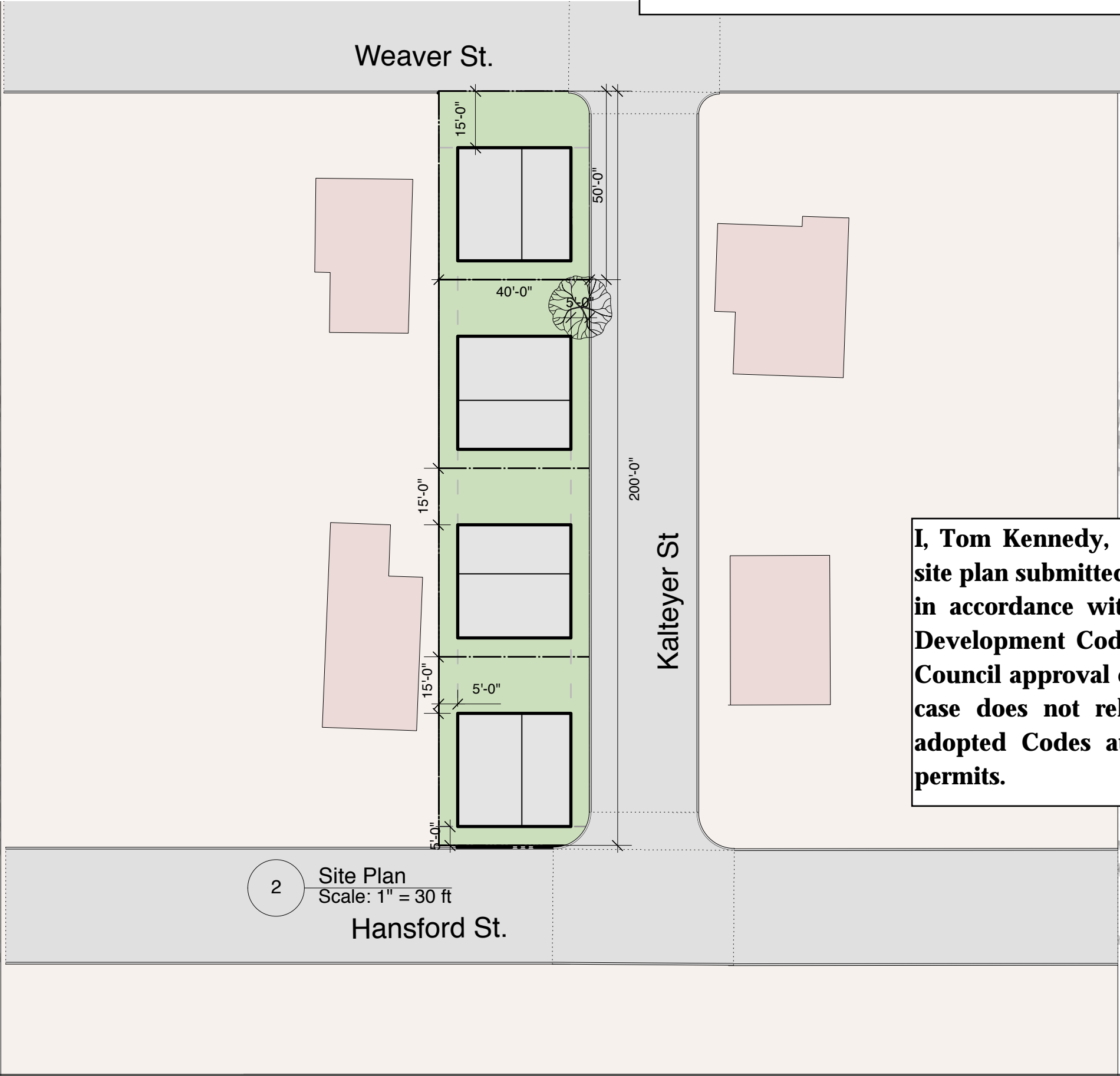
JF: Questions about existing lots (does 202 Weaver straddle lot lines? - yes)

SC: Supportive of relocation



OVER ALL VIEW

Z2015147 - R-4 H AHOD to IDZ (4 Single-Family Homes) H AHOD

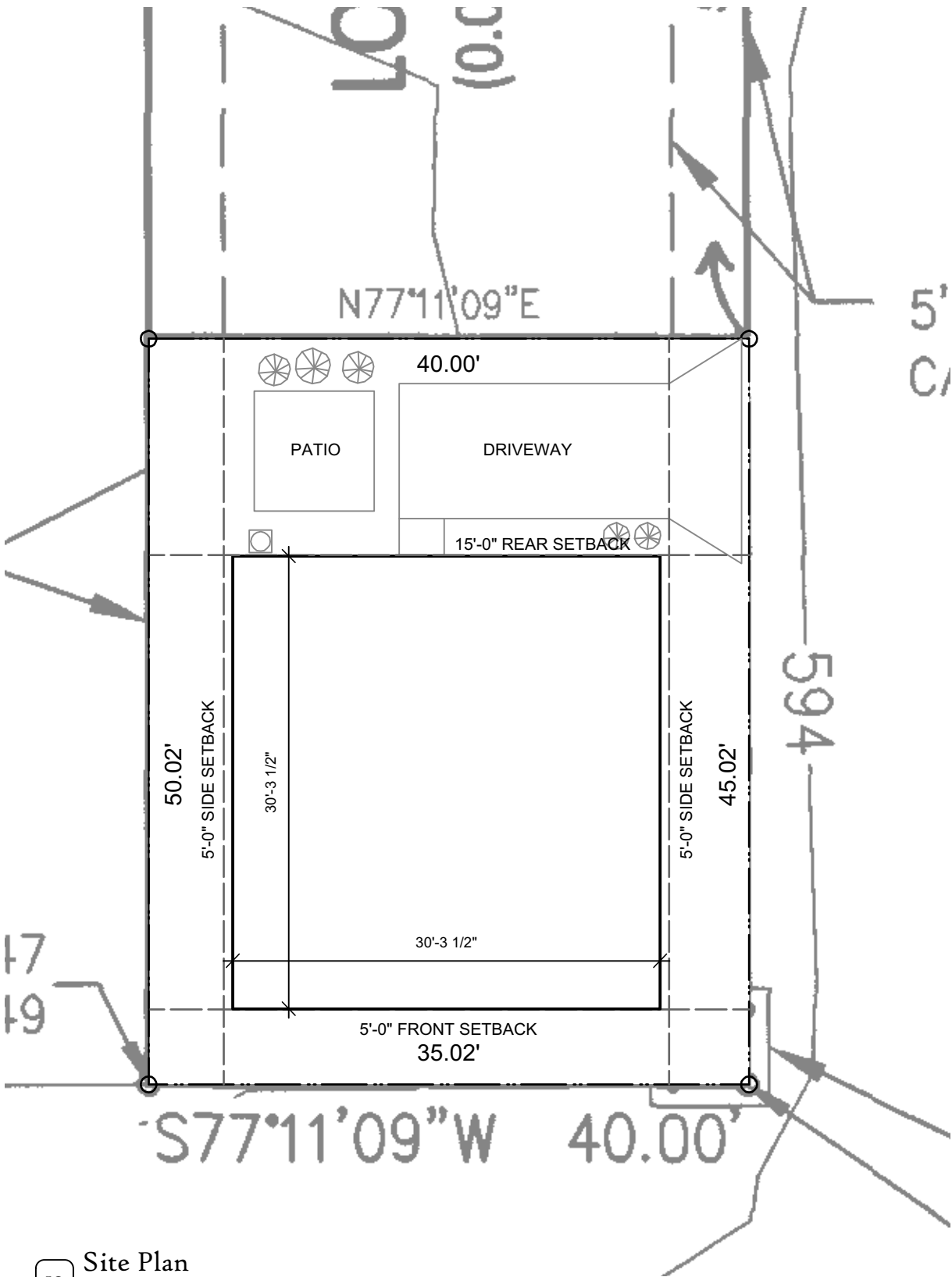


I, Tom Kennedy, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

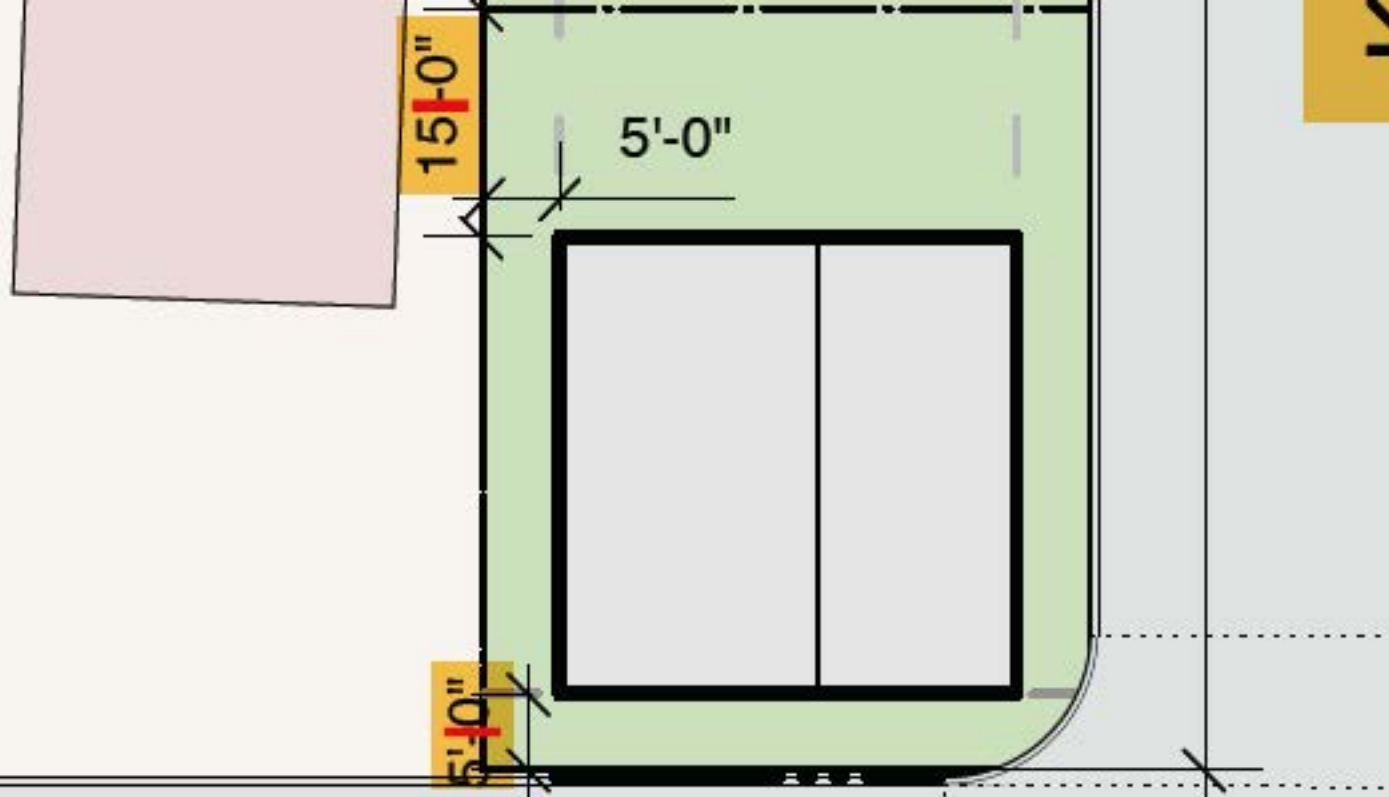
2 Site Plan
Scale: 1" = 30 ft



STREET VIEW



10 Site Plan
Scale: 1" = 10 ft



2

Site Plan

Scale: 1" = 30 ft

Hansford St.

206DODSON HOUSE MOVING/GATOR INC.

December 11, 2019

CONSTRUCTION-RELOCATION OF EXISTING HISTORIC HOUSE

To: Andrew Boulet

206 Saddle St.

San Antonio, Texas 78210

(210) 693-9370

From: Eli Garza-Project Manager

Dodson House Moving Co. / Gator Inc.

12939 South West Loop 410

San Antonio, Texas 78224

210-628-1459 Mbl-210-394-0609

Dodson House Moving Co. /Gator Inc. respectfully submits this proposal for consideration to perform the described work in this proposal.

1. Project Location:

903 Labor Street San Antonio, Texas 78210 to 202 Weaver St San Antonio, TX 78210

2. Scope of Work:

House Relocation Work:

1. Install hydraulic jacks for lifting
2. Install cross-loading beams
3. Install steel primary beams for rollers
4. Install cribbing with steel cross-load move
5. Install additional primary steel beams to move structure
6. Relocate existing historic home onto new pier foundation
7. Set home on-top of new column foundation
8. Remove all steel beams and equipment
9. Provide moving permit

10. Clean up area of trash and debris for move

Construction Work:

1. Remove existing roof system and rebuild-shingle type roof
2. Remove existing skirting prior to relocation
3. Design new foundation (pier and column) with engineering letter for inspection
4. Support front porch for transporting house (only)
5. Remove existing wood doorsteps

3. Specific Exclusions from Proposal-Scope of Work:

1. No architectural, or Engineering development (only foundation work)
2. No structure support repair work for home
3. No HDRC code compliance permitting/review/applications if necessary, with COSA
4. No electrical, sewer, water utility work
5. No interior/exterior repair work for home
6. No concrete work (sidewalks, driveways, etc.)
7. No skirting/underpinning work after relocation of home
8. No exterior/interior painting

9 Add-On Project Options:

1. No project options

10. Cost for Project: \$72,147.00

APPROVAL AND AUTHORITY TO PROCEED

_____ Approved	_____ Date	_____ Approved	_____ Date
Authorized Signature		Dodson House Moving Co. /Gator Inc.	







