

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

HDRC CASE NO: 2020-276
ADDRESS: 603 CEDAR ST
LEGAL DESCRIPTION: NCB 2913 BLK 2 LOT 12 AT 603 CEDAR
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Michael & Julie Engel
OWNER: Michael & Julie Engel
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: April 27, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 603 Cedar.

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.

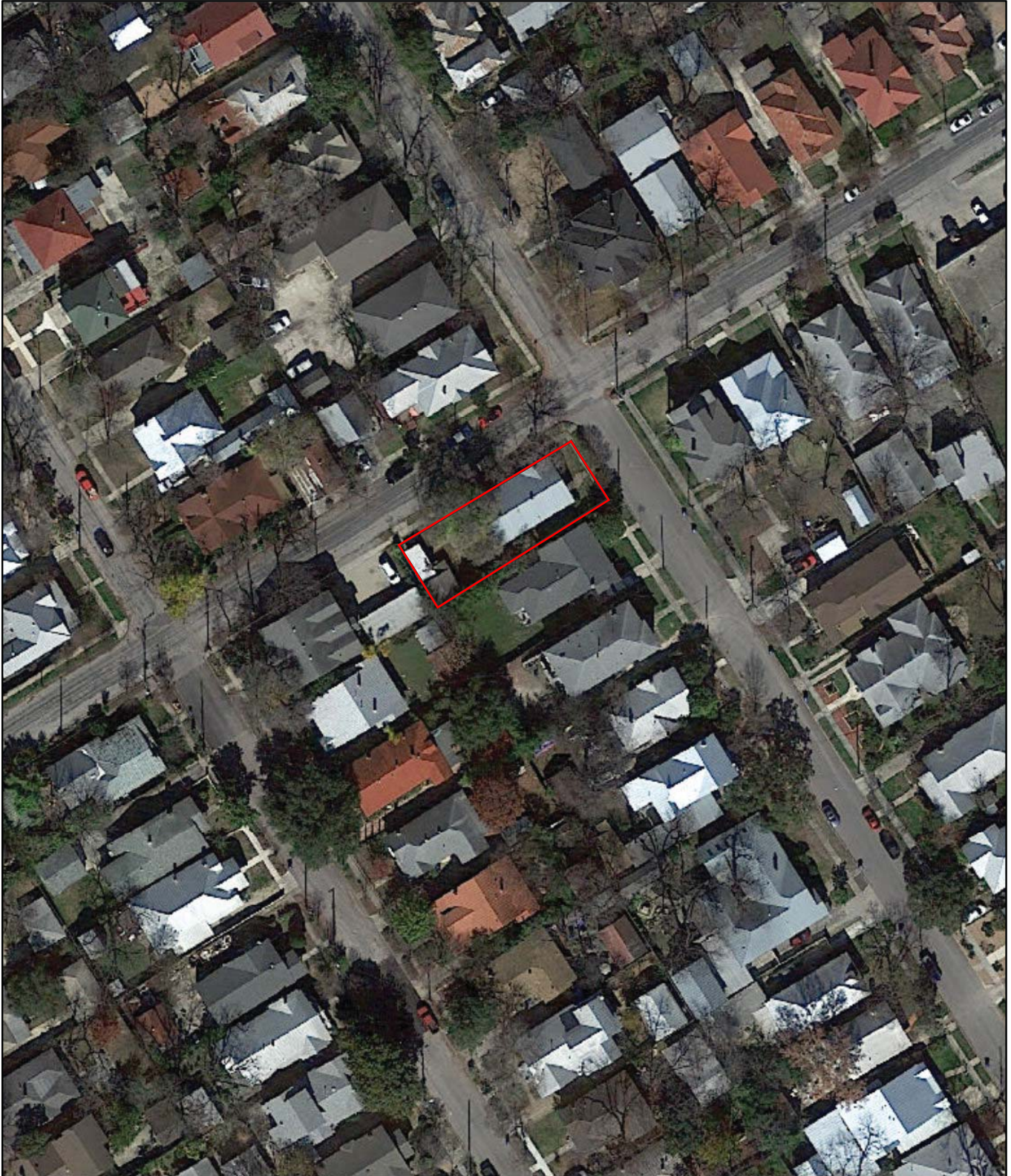
FINDINGS:

- a. The primary structure located at 603 Cedar is a 1-story single family home constructed circa 1910 in the Craftsman style. It first appears on the Sanborn Map in 1912. The home features a front gable metal roof with wide overhanging eaves and a side gable projection, decorative brackets, one-over-one wood windows with wood window screens, wood cladding, and ornamental craftsman elements. The home is contributing to the King William Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes electrical rewiring, original flooring refinishing, HVAC replacement, plumbing replacement, kitchen remodel, rear addition construction, and rear deck construction.
- c. 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:

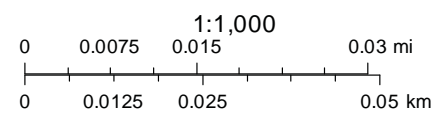
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

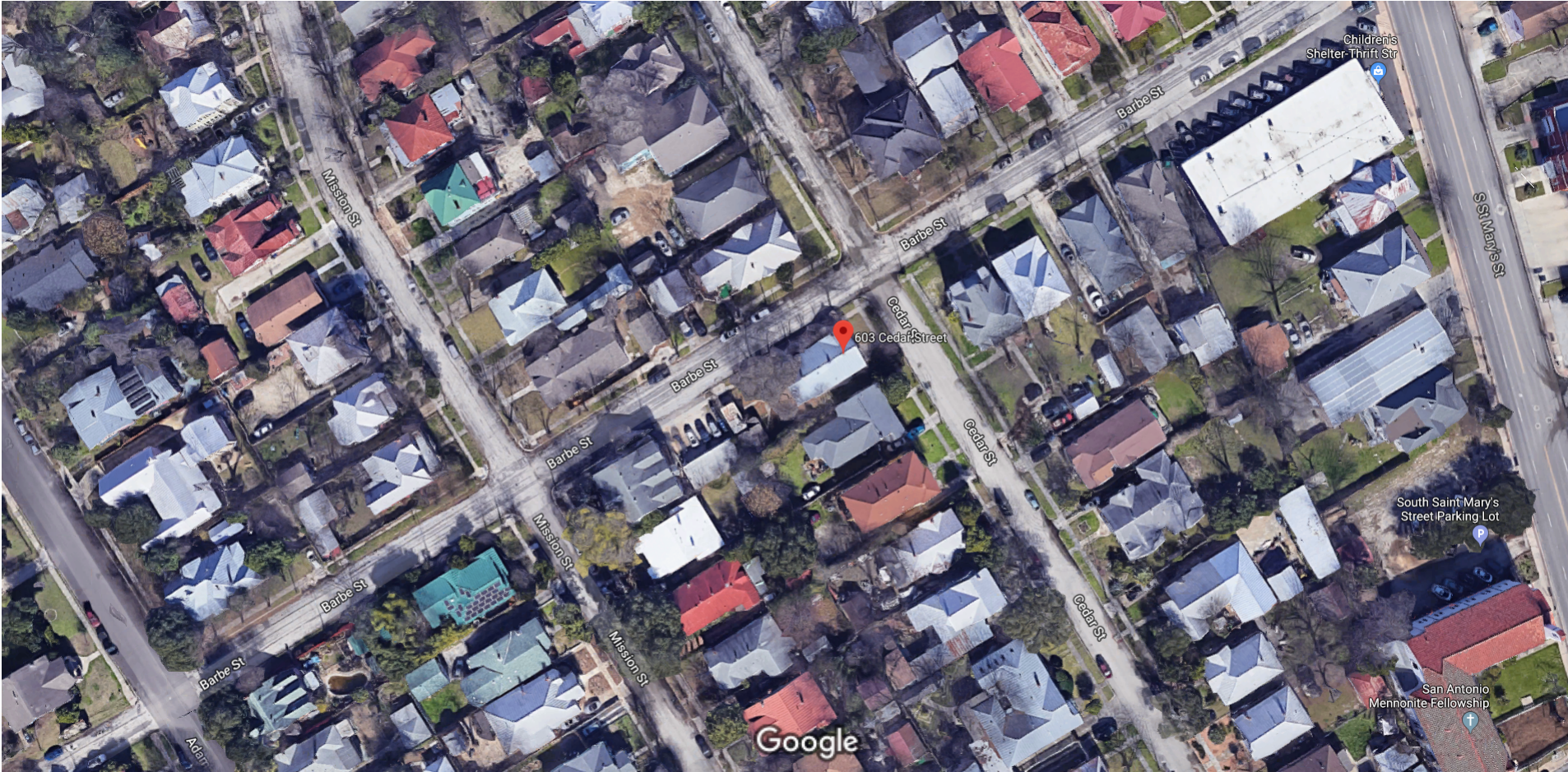


December 3, 2019

— User drawn lines



Google Maps 603 Cedar St



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Map data ©2019 50 ft

Google Maps 603 Cedar St



Imagery ©2019 Google, Landsat / Copernicus, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Data LDEO-Columbia, NSF, NOAA, Map data ©2019, Map data ©2019 20 ft

Google Maps 603 Cedar St



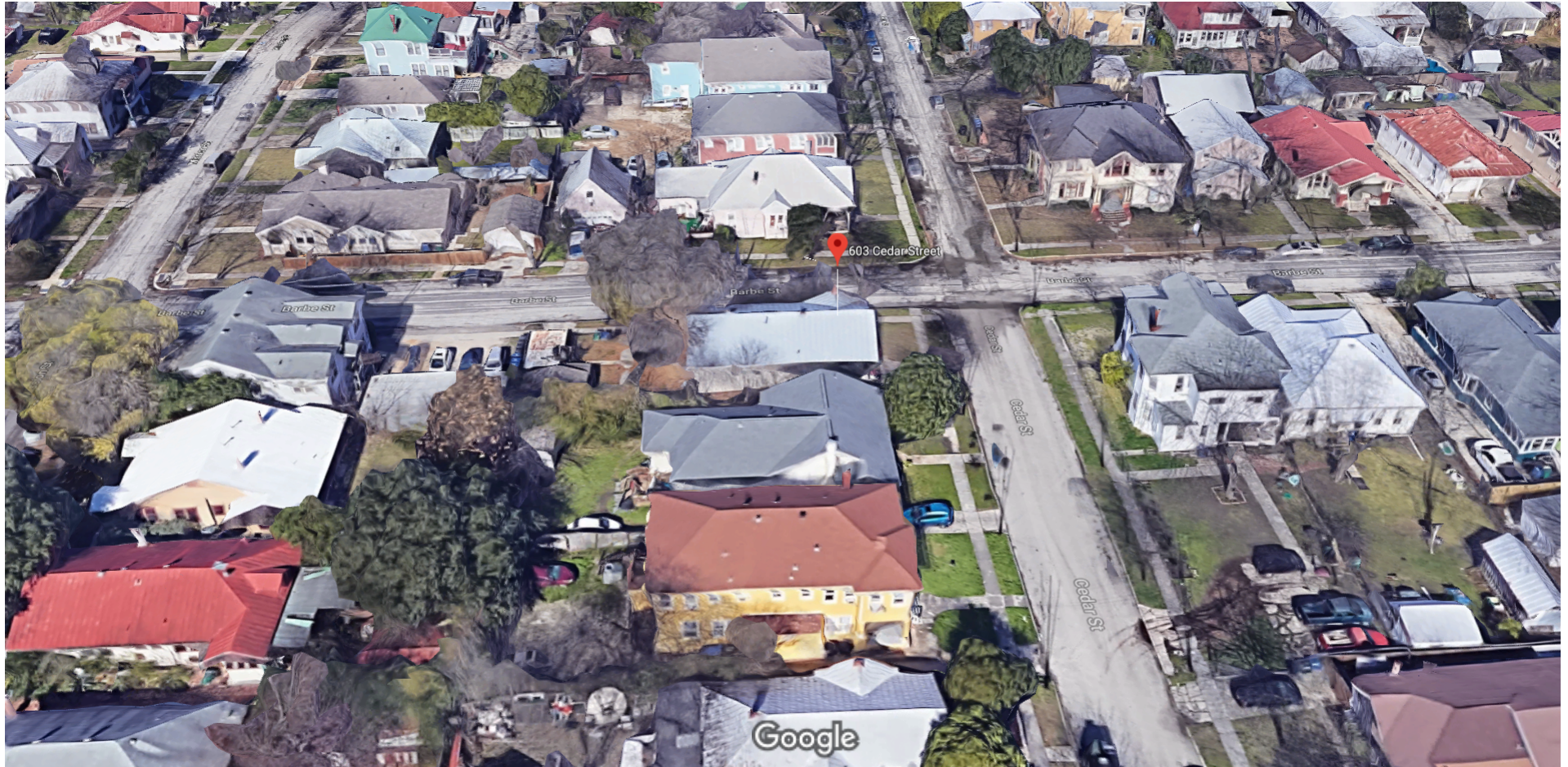
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Google Maps 603 Cedar St



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363

FEET 640

S E E U D I U M E

LEOPD ST
W CAROLINA ST

S. PRESA

PRESA

360

2992

2992

GEMBLER

W CAROLINA

COMMERCIAL AV.

S. ST. MARYS
(GARDEN)

364

360

BARBE

359

Scale of Feet.

CEDAR

TEMPLE

(HENRIETTA)

MARNE AV. (DITTMAR)

MISSION 440

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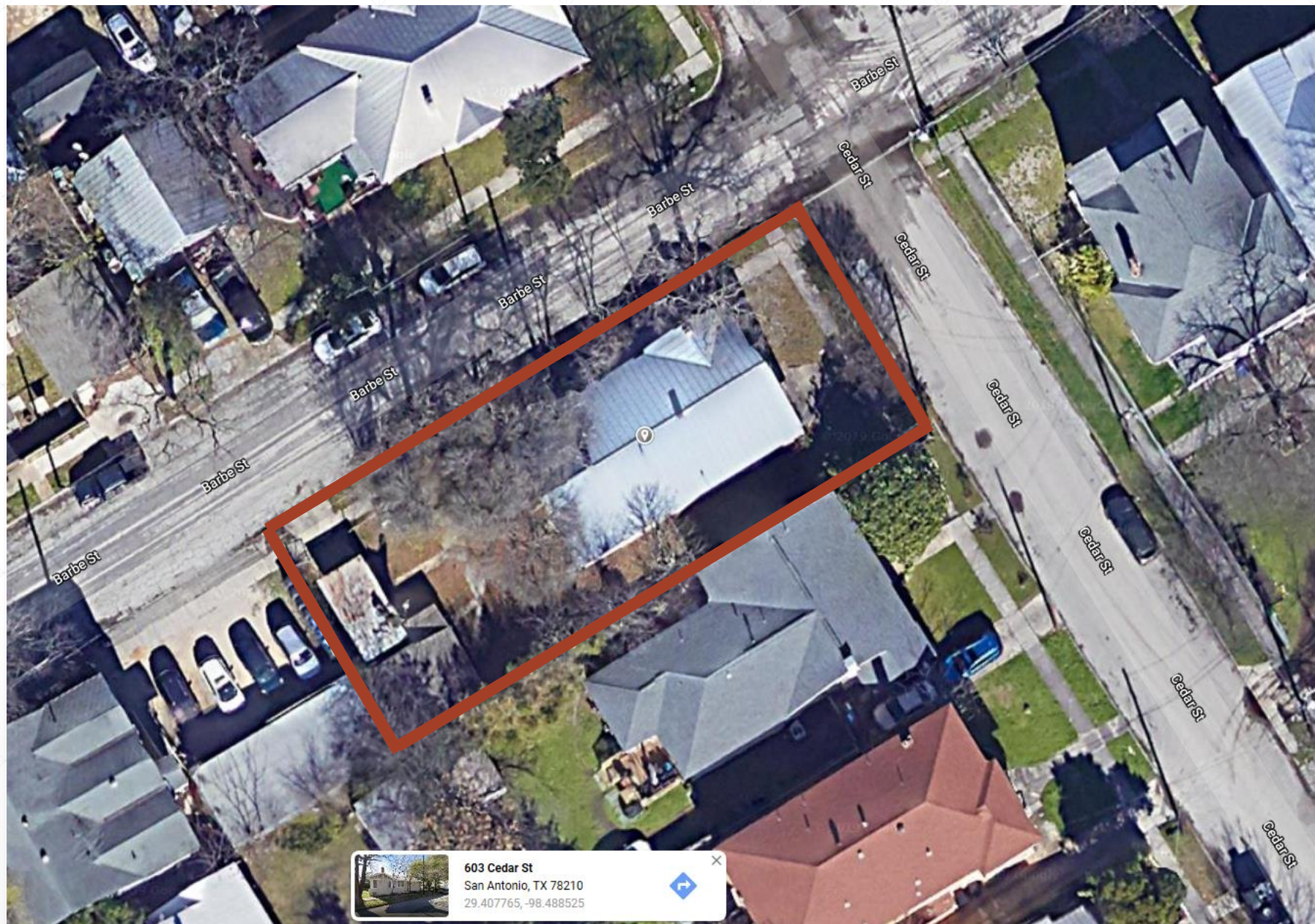
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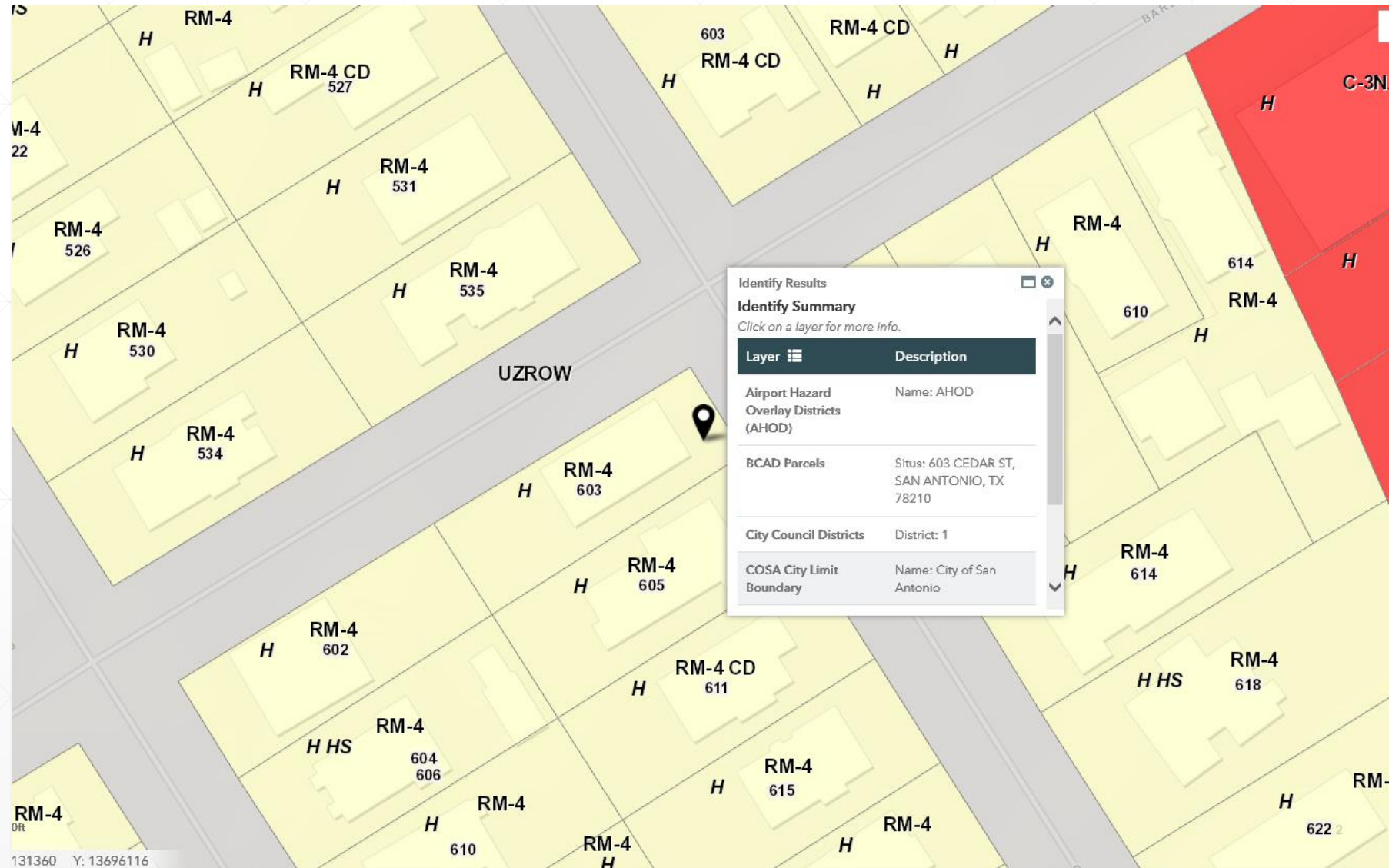
603 Cedar Street

King William District, San Antonio Tx. 78210

Aerial Map



Zoning Map





Barbe Street View



Back of House





Side Yard View



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AD: DAVID TORRES DC: MARSHA JACKSON

REVISIONS

RELEASE
CD.200221

A-1

FINISH PLAN - MAIN HOUSE SITE PLAN

SCALE: 1/4"=1'-0"

DOOR SCHEDULE

LABEL	QTY	SIZE	MATERIAL	OPERATION	DESCRIPTION
101	1	2'-10" X 6'-10"	WOOD	LH OUT-SWING	RELOCATED/ INTERIOR/ 6 PANEL / SHAKER/ SOLID CORE
102	1	2'-8" X 6'-8"	WOOD	RH IN-SWING	RELOCATED/ INTERIOR/ 6 PANEL / SHAKER/ SOLID CORE
103	1	2'-6" X 6'-6"	WOOD	LH IN-SWING	RELOCATED/ INTERIOR/ 6 PANEL / SHAKER/ SOLID CORE/ WITH MIRROR
104	1	2'-0" X 6'-8"	WOOD	POCKET DOOR	NEW/ INTERIOR/ 6 PANEL / SHAKER/ SOLID CORE/ STAIN TO MATCH EXISTING
105	2	2'-6" X 6'-8"	WOOD	FRENCH DOORS	NEW/ EXTERIOR/ FULL LITE / OUT-SWING FRENCH DOORS

WINDOW SCHEDULE

LABEL	QTY	QUOTE #	SIZE	MATERIAL	COLOR	OPERATION	NOTES
A	1	---	2'-0" X 3'-0"	WOOD	---	SINGLE HUNG	---
B	1	---	2'-0" X 4'-0"	WOOD	---	SINGLE HUNG	---
C	1	---	5'-0" X 1'-0"	WOOD	---	FIXED	TRANSOM WINDOW

HOUSE BUILT WITH NON-STANDERD DIMENSIONAL LUMBER; FURR-OUT AS NEEDED

FINISH PLAN NOTES:

GENERAL NOTES:

- TAPE, FLOAT, TEXTURE (ORANGE PEEL), & PAINT WALLS/ CEILINGS/ TRIM AS NEEDED

LIVING ROOM:

- REFINISH HARDWOOD FLOORS
- INSTALL NEW ELECTRICAL

DINING ROOM:

- REFINISH HARDWOOD FLOORS
- INSTALL NEW ELECTRICAL

HALLWAY:

- BUILD OUT NEW WALLS
- INSTALL RELOCATED DOORS
- RAISE CEILING TO 9'-3"
- REFINISH HARDWOOD FLOORS
- INSTALL NEW ELECTRICAL
- INSTALL NEW DRYER DUCT; DUCT TO RUN THROUGH ROOF
- INSTALL NEW STACK WASHER/DRYER

BEDROOM - 1:

- REFINISH HARDWOOD FLOORS
- INSTALL NEW ELECTRICAL
- INSTALL NEW SHELF & HANGING ROD IN CLOSET

MASTER BEDROOM:

- BUILD OUT NEW WALLS
- INSTALL RELOCATED DOORS
- REFINISH HARDWOOD FLOORS
- INSTALL NEW ELECTRICAL

MASTER BATH:

- BUILD OUT PIER & BEAM FOUNDATION FOR EXTENTION
- RAISE FLOOR LEVEL; NEW FLOOR LEVEL TO MATCH REST OF HOUSE
- BUILD OUT NEW WALLS
- INSTALL NEW & RELOCATED DOORS AS PER PLAN
- INSTALL NEW WINDOWS AS PER PLAN
- INSTALL NEW VANITY/LINEN CABINETS
- INSTALL NEW COUNTERTOP, SINKS, & FAUCETS

- INSTALL NEW TOILET
- BUILD OUT NEW SHOWER; INSTALL SHOWER TILE SURROUND & FIXTURES
- INSTALL SHOWER ENCLOSURE
- INSTALL NEW ELECTRICAL
- INSTALL NEW TILE FLOORING

W.I.C.:

- RAISE FLOOR LEVEL; NEW FLOOR LEVEL TO MATCH REST OF HOUSE
- BUILD OUT NEW WALLS
- INSTALL NEW DOOR AS PER PLAN
- INSTALL NEW HARD WOOD FLOORING
- INSTALL NEW ATTIC DOOR
- INSTALL NEW SHelves & RODS AS PER PLAN
- INSTALL NEW ELECTRICAL

KITCHEN:

- BUILD OUT NEW WALLS
- INSTALL NEW DOORS & TRANSOM WINDOW

- INSTALL NEW CABINETS
- INSTALL NEW COUNTERTOPS & BACKSPLASH
- INSTALL NEW ISLAND SINK W/ GARBAGE DISPOSAL & FAUCET
- INSTALL NEW PREP SINK & FAUCET

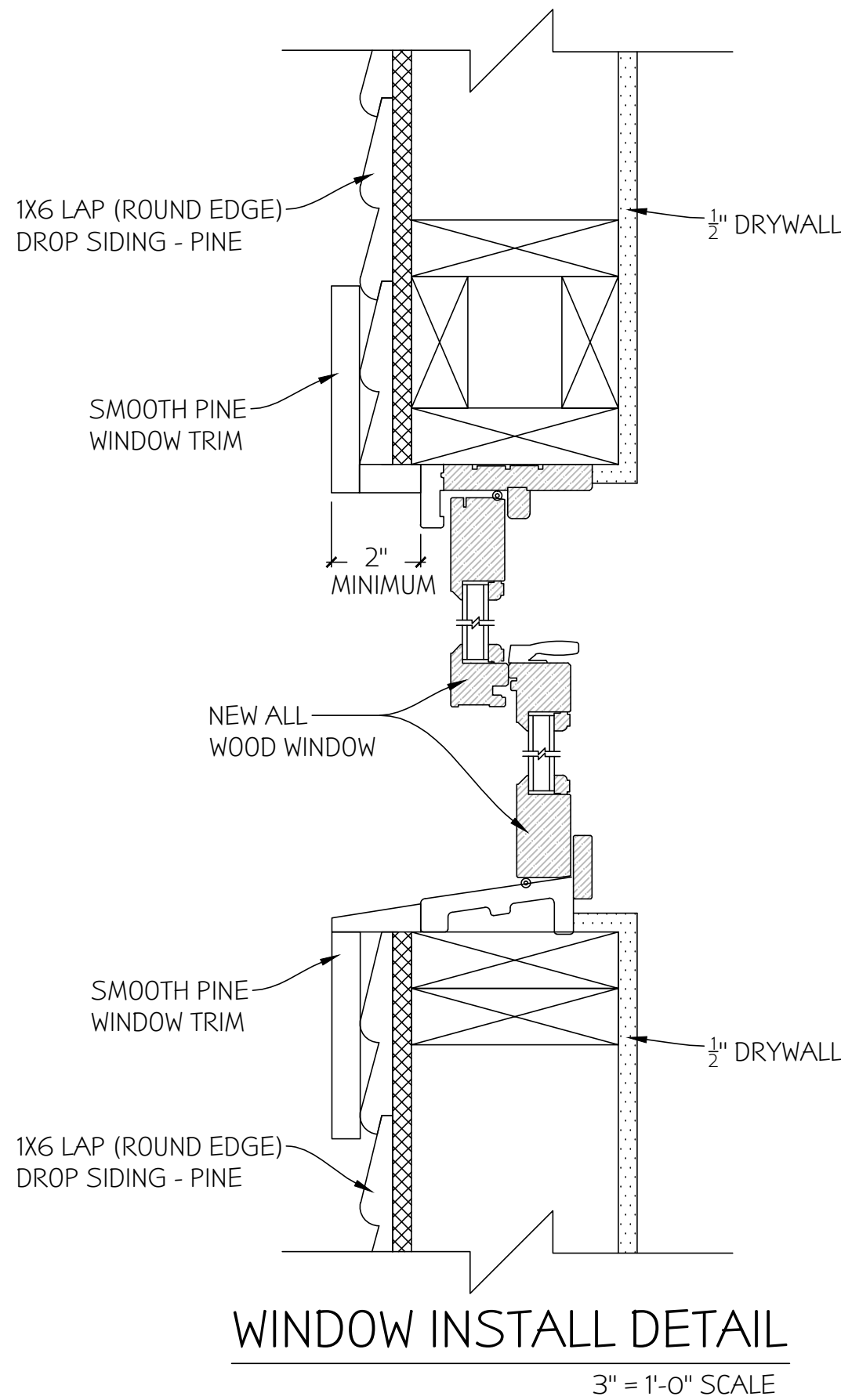
- INSTALL NEW APPLIANCES; GAS COOKTOP, VENT HOOD, REF., MICROWAVE, OVEN, DISHWASHER
- INSTALL NEW HARDWOOD FLOORING AS NEEDED & REFINISH HARDWOOD FLOORS
- INSTALL NEW ELECTRICAL AS PER PLAN

EXTERIOR:

- BUILD OUT NEW DECK
- INSTALL NEW ELECTRICAL AS PER PLAN
- INSTALL NEW OR RELOCATE A/C COMPRESSOR

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- STONE MASONRY
- OPENING







The remodeling of 603 Cedar Street will include:

- Complete rewiring of the house
- Refinish original long-leaf pine throughout the house
- Replace HVAC system
- Replacement of plumbing
- Complete new kitchen
- Addition of a master bath and closet to include small bump-out
- Addition of laundry closet
- Keep all original doors, built-ins, and trim
- Add deck on back of house

Total estimated cost - \$220,000.00

Projected completion by end of May 2020.