

# HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

**HDRC CASE NO:** 2020-427  
**ADDRESS:** 333 SADIE ST  
**LEGAL DESCRIPTION:** NCB 729 BLK 3 LOT S 98.9 FT OF 9 ARB 9B  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** September 24, 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 333 Sadie.

## 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.

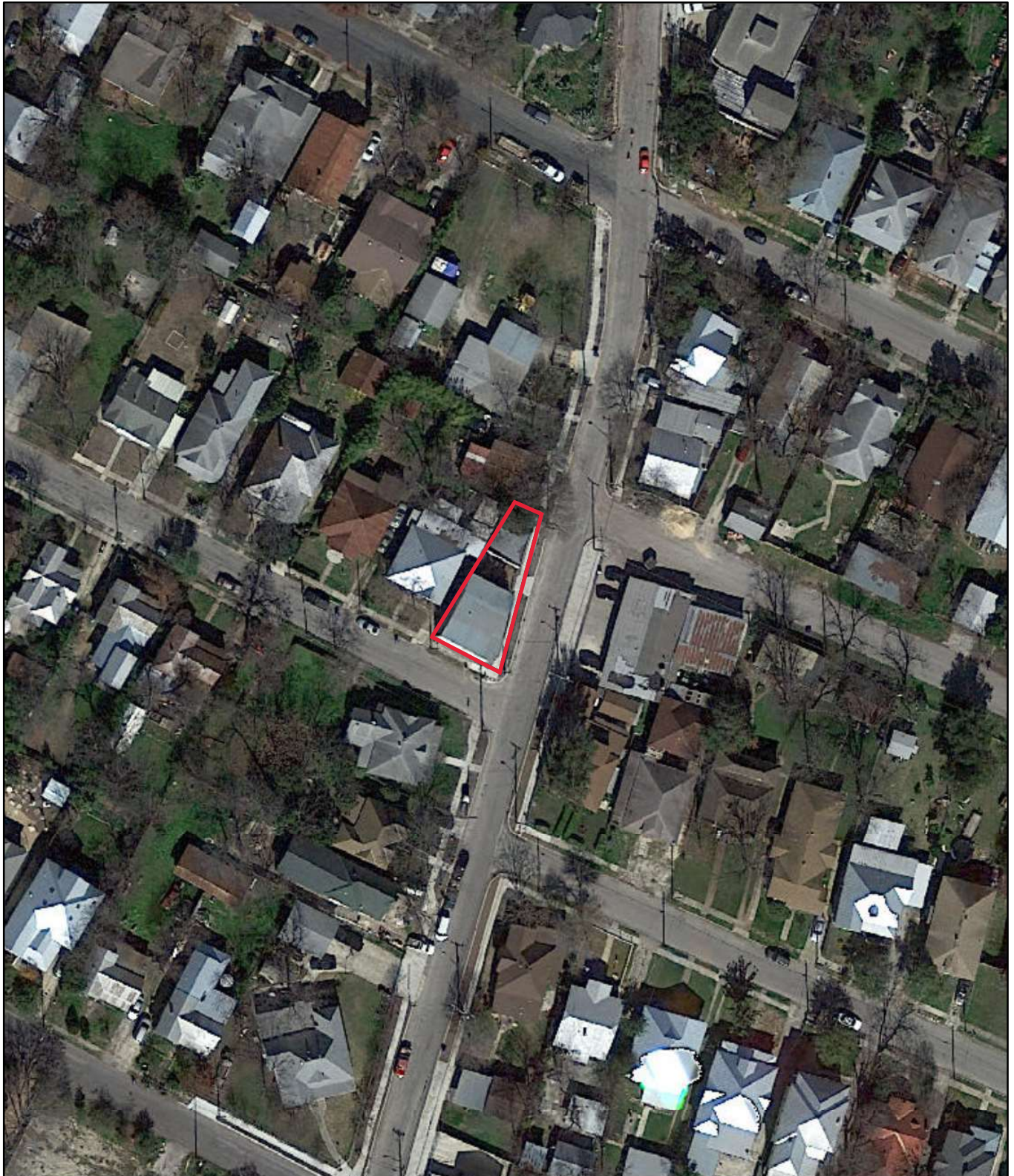
## FINDINGS:

- a. The primary structure at 333 Sadie was constructed in the is a 2-story structure constructed circa 1910. The property first appears on the Sanborn Map in 1912 as a commercial structure. The structure features a flat roof, composition siding, one-over-one windows, and an entryway oriented to the corner of Sadie and Labor Streets. The property features a rear accessory structure that is not original to the property and does not appear on the Sanborn Map until 1951. The rear accessory structure features a flat roof, stucco cladding, and two wood-framed windows facing Labor street. The property is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, installation of new plumbing, new electrical, new HVAC, new sheetrock, new flooring, a kitchen, bathroom, and bedroom remodel, stairway renovation, exterior siding restoration and painting, door repair and replacement, rear accessory structure restoration, landscaping and hardscaping, and foundation repair.
- 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:

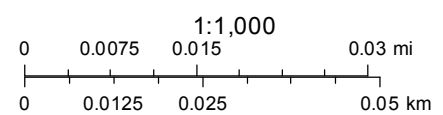
Staff recommends approval based on findings a through c.

# City of San Antonio One Stop



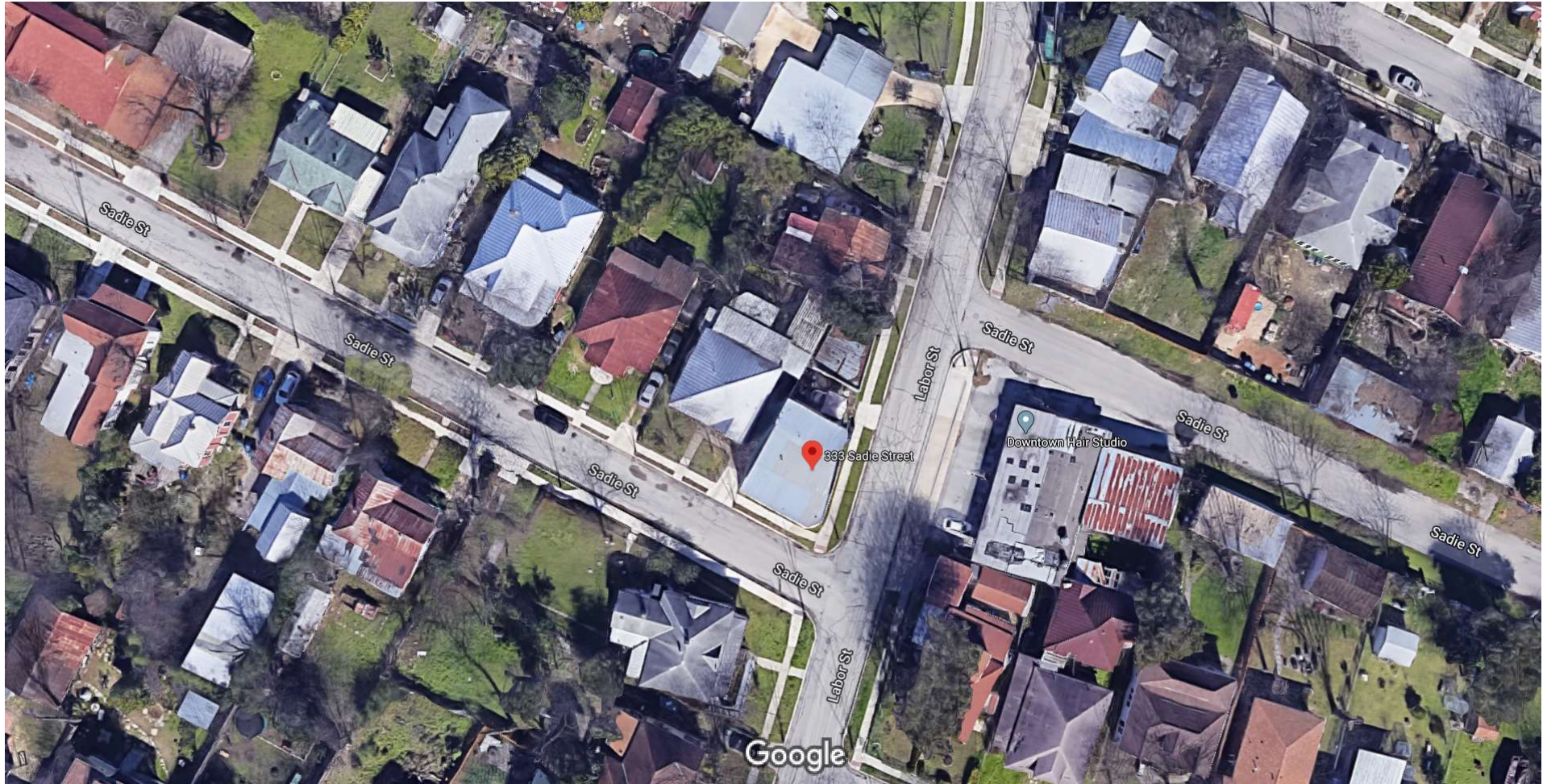
August 7, 2020

— User drawn lines





Google Maps 333 Sadie St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft



Google Maps 333 Sadie St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft



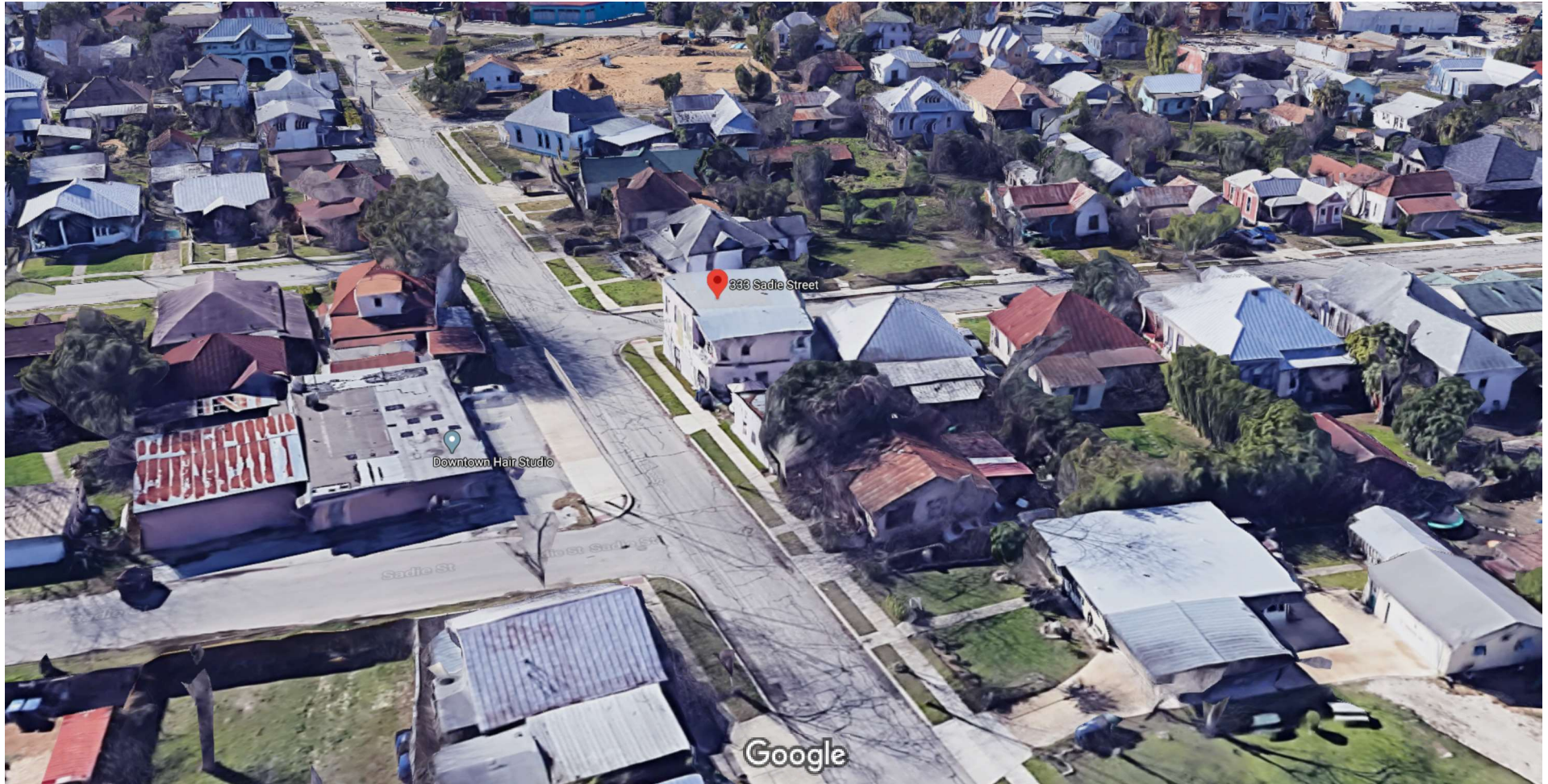
## Google Maps 333 Sadie St



Imagery ©2020 Landsat / Copernicus, Google, Map data ©2020, Map data ©2020 20 ft



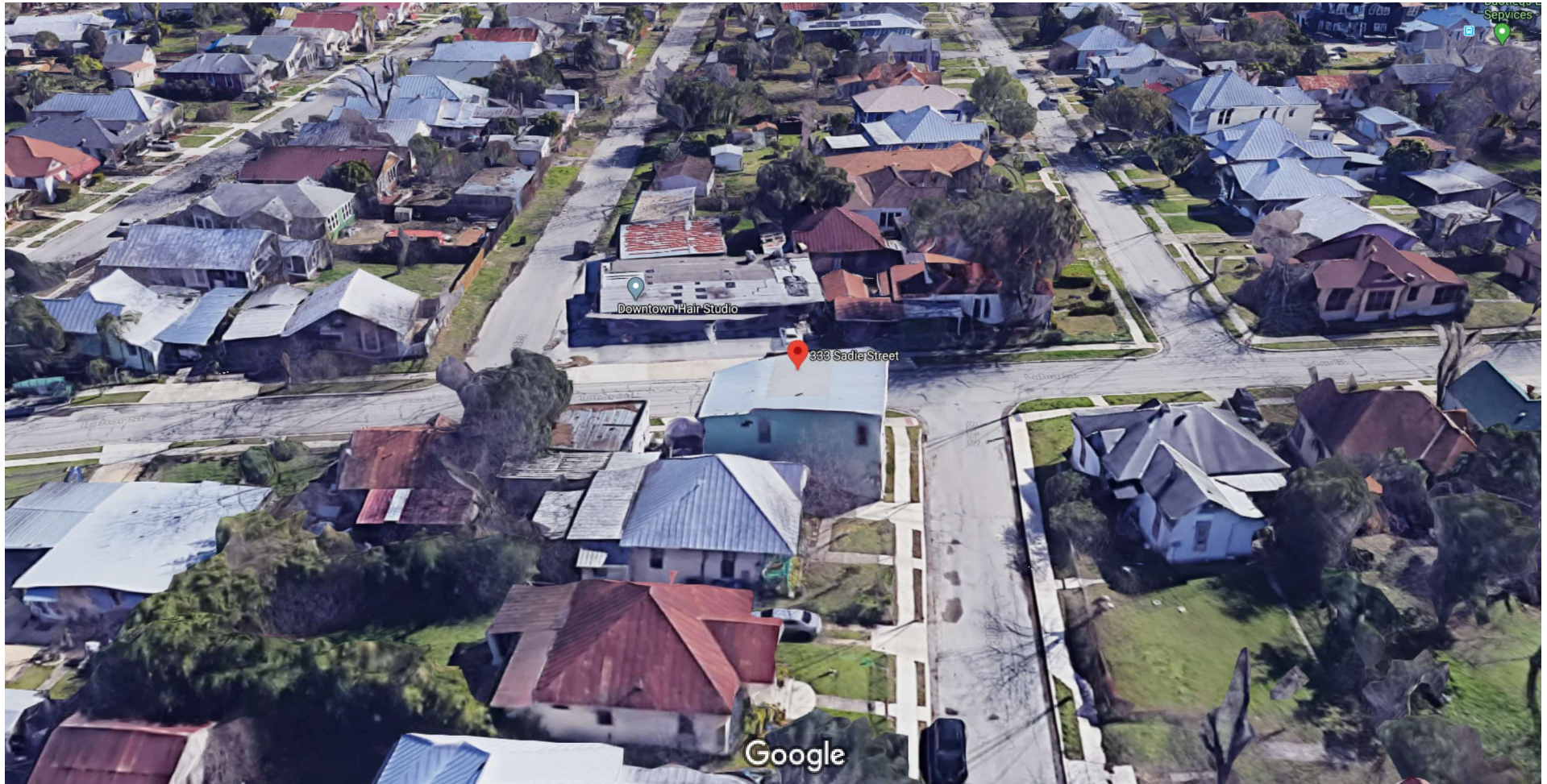
Google Maps 333 Sadie St



Imagery ©2020 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Data LDEO-Columbia, NSF, NOAA, Landsat / Copernicus, Map data ©2020 , Map data ©2020 20 ft

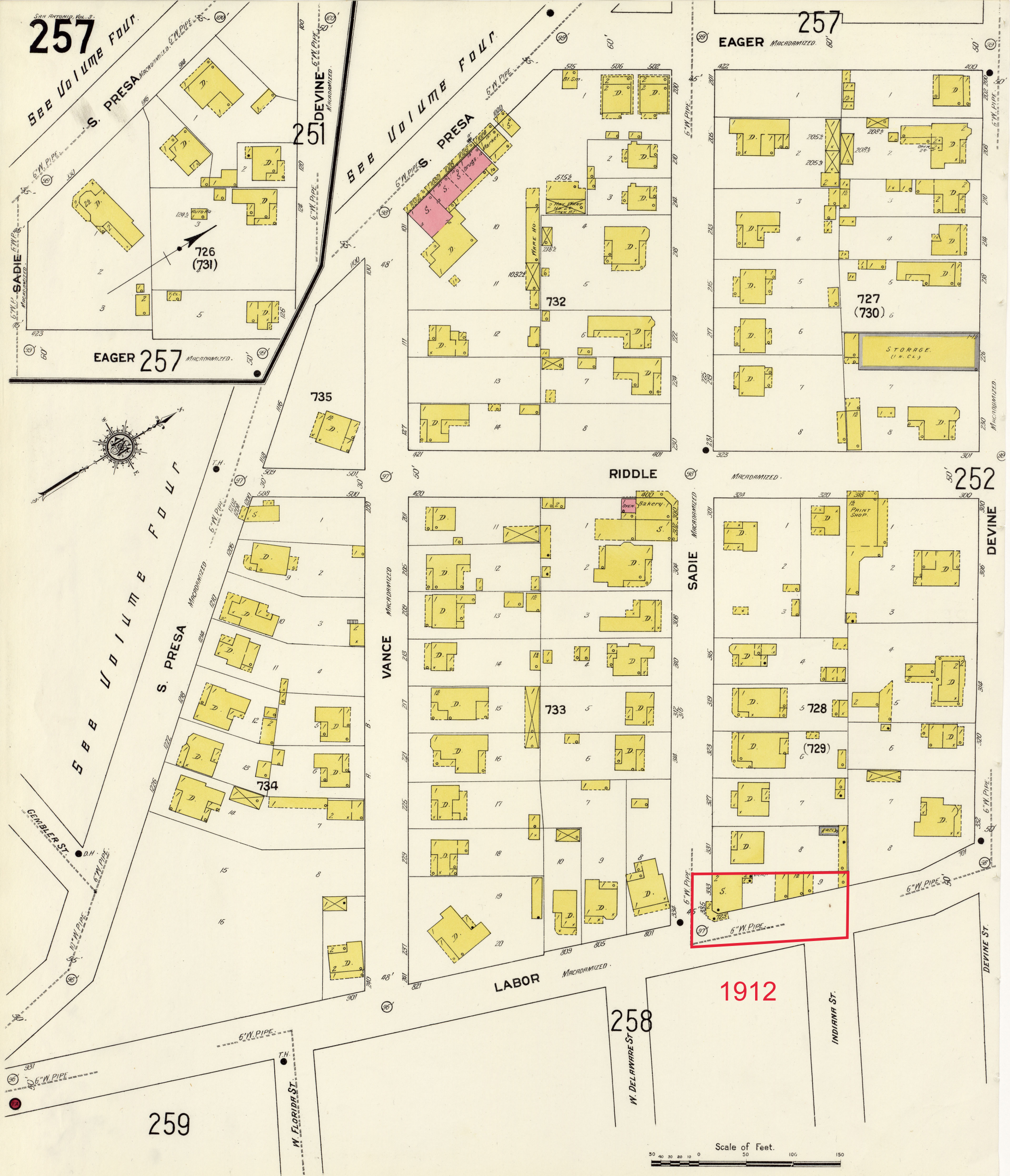


Google Maps 333 Sadie St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft



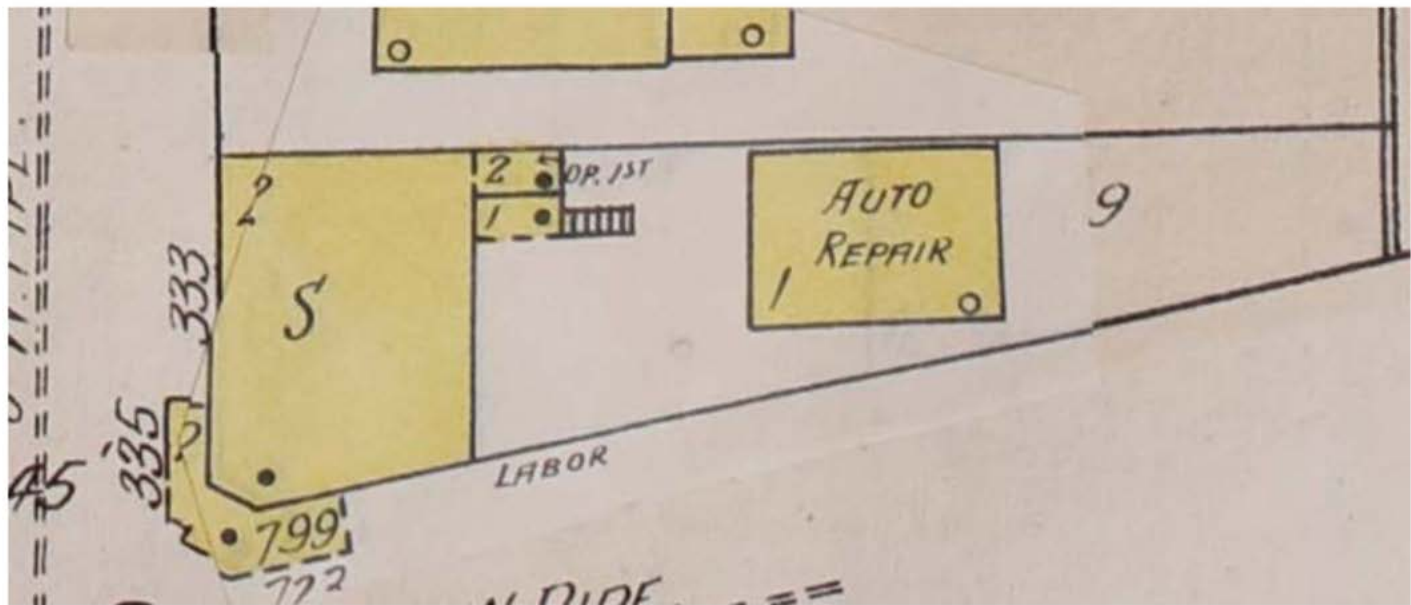


Original located at the Dolph Briscoe Center for American History, University of Texas at Austin



### 333 Sadie – Sanborn Maps

1931, v.3, p. 257 – separate building for auto repair at rear of main store.



1938, v.3, p. 257 – shows a separate dry cleaners' at the rear of main store. Unclear whether auto repair



257

SEE UO I U M B FOUR

S. PRESA

251

DEVINE

SEE UO I U M B FOUR

S. PRESA

257

EAGER

EAGER 257

726 (731)

732

252

DEVINE

RIDDLE

SADIE

733

728

(729)

W. FLORIDA

PARK

LABOR

258

1951

259

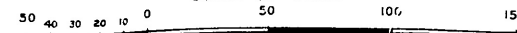
W. FLORIDA ST.

W. DELAWARE ST.

INDIANA ST.

DEVINE ST.

Scale of Feet.











NO  
PARKING  
ANYTIME  
1000-1000



Shawna Walker  
September 11, 2020

# 333 Sadie



Estimated Restoration of project



Shawna Walker  
September 11, 2020

# 333 Sadie Street

Lorem ipsum dolor sit amet

Plans for 333 Sadie Street:

1. Remove cement siding and restore wood siding on exterior.  
Caulk and repaint exterior
2. Repair and paint exterior wood window frames and repair glass in windows
3. Repair doors or replace with like kind - wood doors.
4. Repair or replace flat metal roof
5. Restore wood siding to back property that will be converted into a 2 car garage
6. Add a small 3' wrought iron fence around the front on the property.
7. Add some landscaping in front of store front windows
8. Add a privacy fence between the main property and garage
9. Add driveway to new car garage
10. Repair or replace foundation

Estimated Restoration of project



Shawna Walker  
September 11, 2020

11. Back upper balcony is just plywood, that will removed and restored

Projected time schedule:

3 Months

**Itemized work to make a multifamily property into a single family residence.**

1. New plumbing
2. New Electric
3. New HVAC
4. New sheetrock, mud tape flow and paint
5. Redo stairway
6. New flooring
7. New kitchen, bathrooms and bedrooms

**Estimated cost:**

Estimated Restoration of project