

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2020

HDRC CASE NO: 2020-508
ADDRESS: 1833 E HOUSTON ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT N 89.21FT OF 25 & N 89.21FT OF W 10FT OF 26
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: November 06, 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 1833 E Houston.

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.

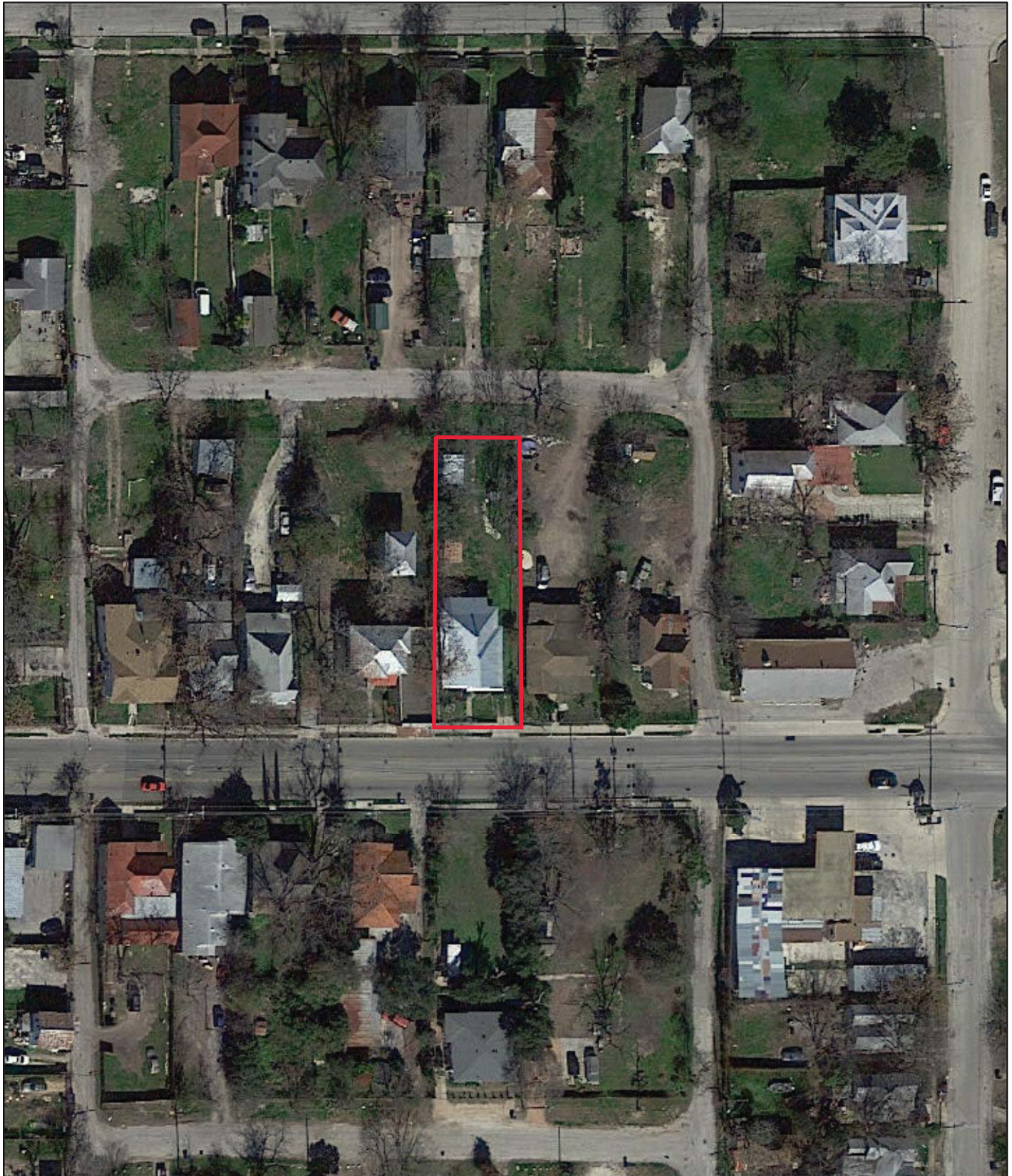
FINDINGS:

- a. The primary structure located at 1833 E Houston is a 1-story single family structure constructed in approximately 1920 in the Spanish Eclectic style. The home features a standing seam metal front gable roof featuring two front gables, widely overhanging eaves with decorative brackets, stucco cladding, an asymmetrical front porch with arched openings, stucco arched window surrounds, and one-over-one windows. The home is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes stucco repair, roof replacement, exterior and interior repainting, window repair, chimney repair, the construction of a rear addition, and a comprehensive interior remodel.
- 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:

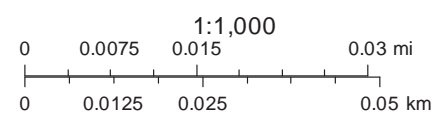
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

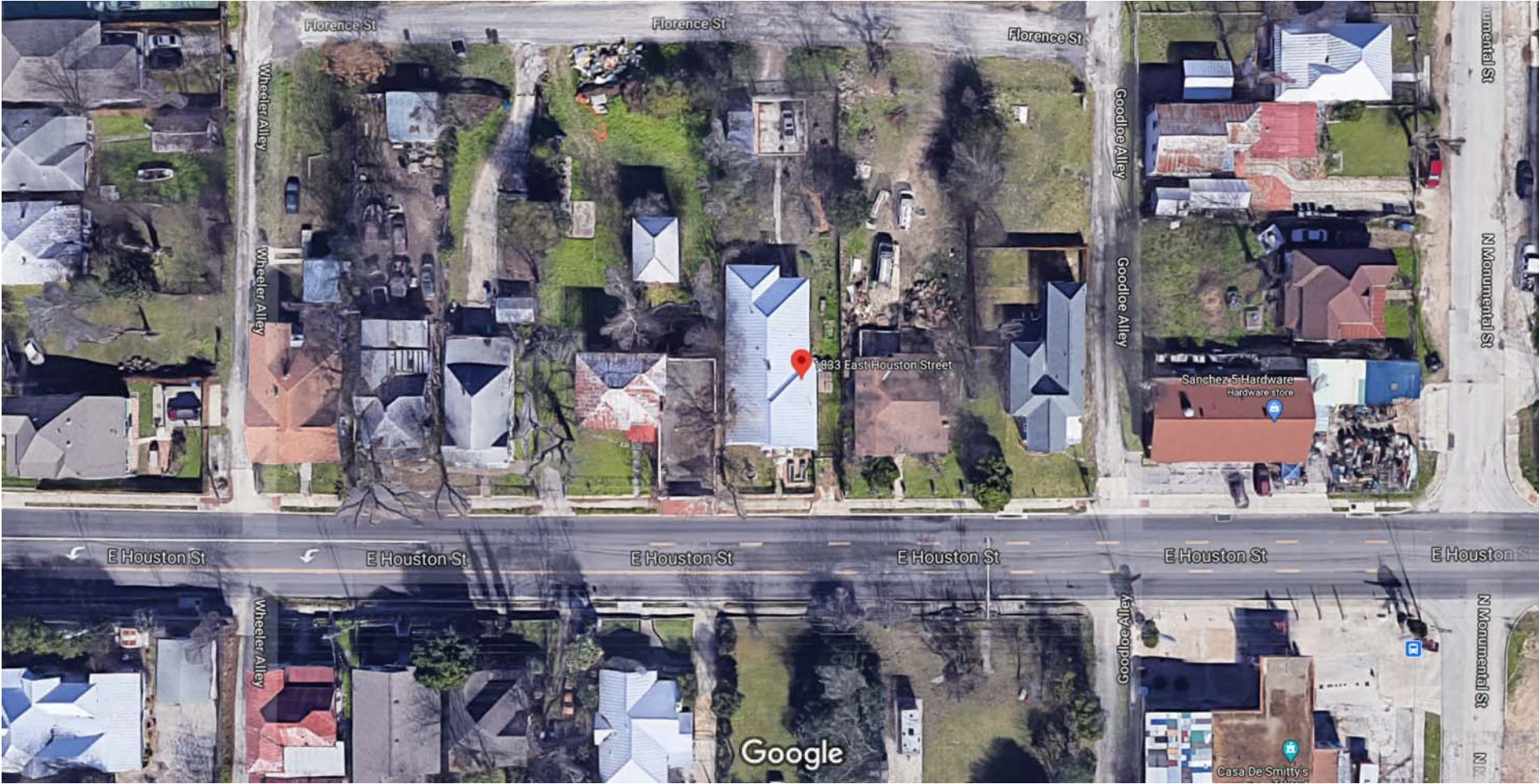


November 8, 2020

— User drawn lines

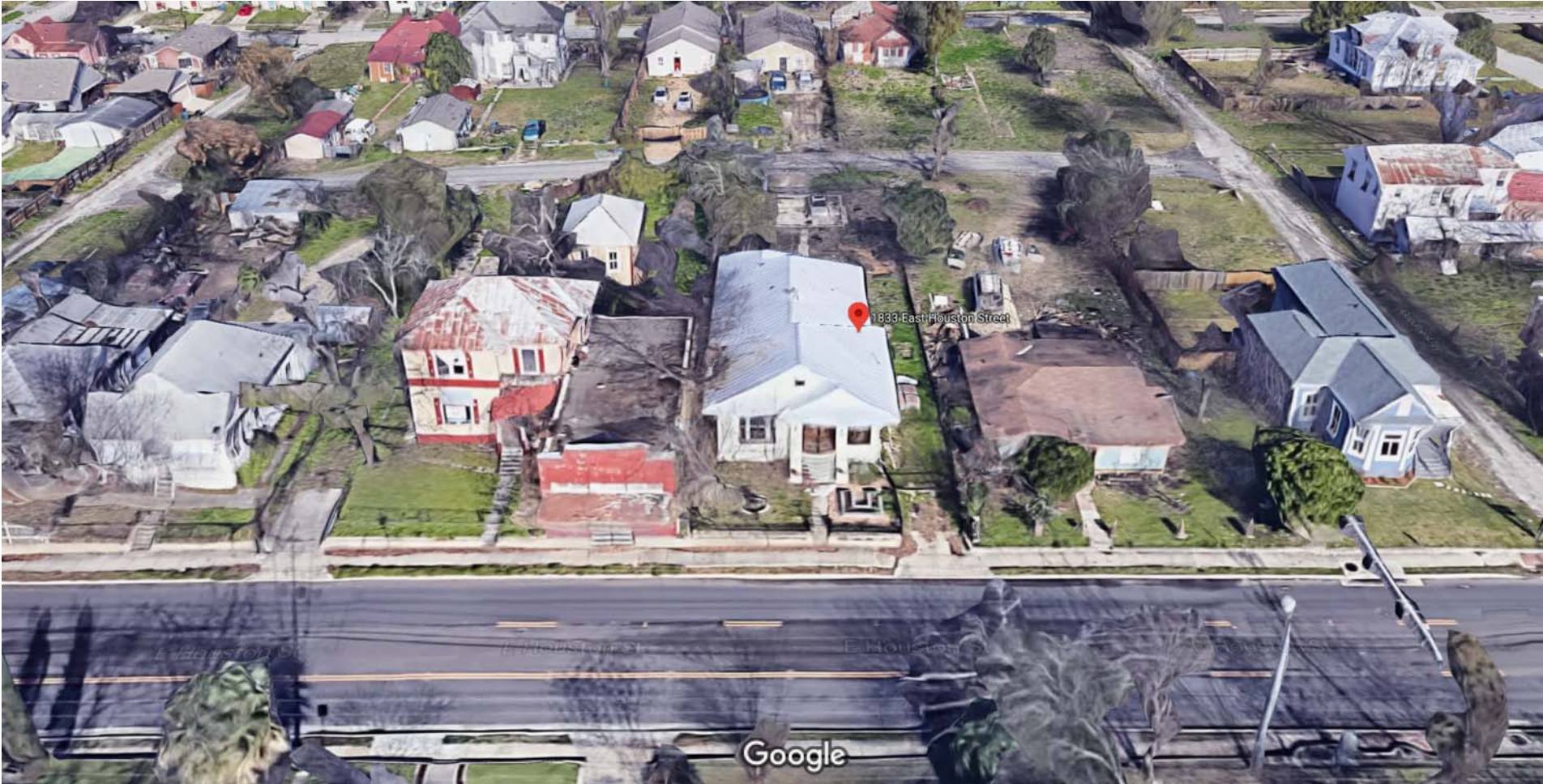


Google Maps 1833 E Houston St



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Google Maps 1833 E Houston St



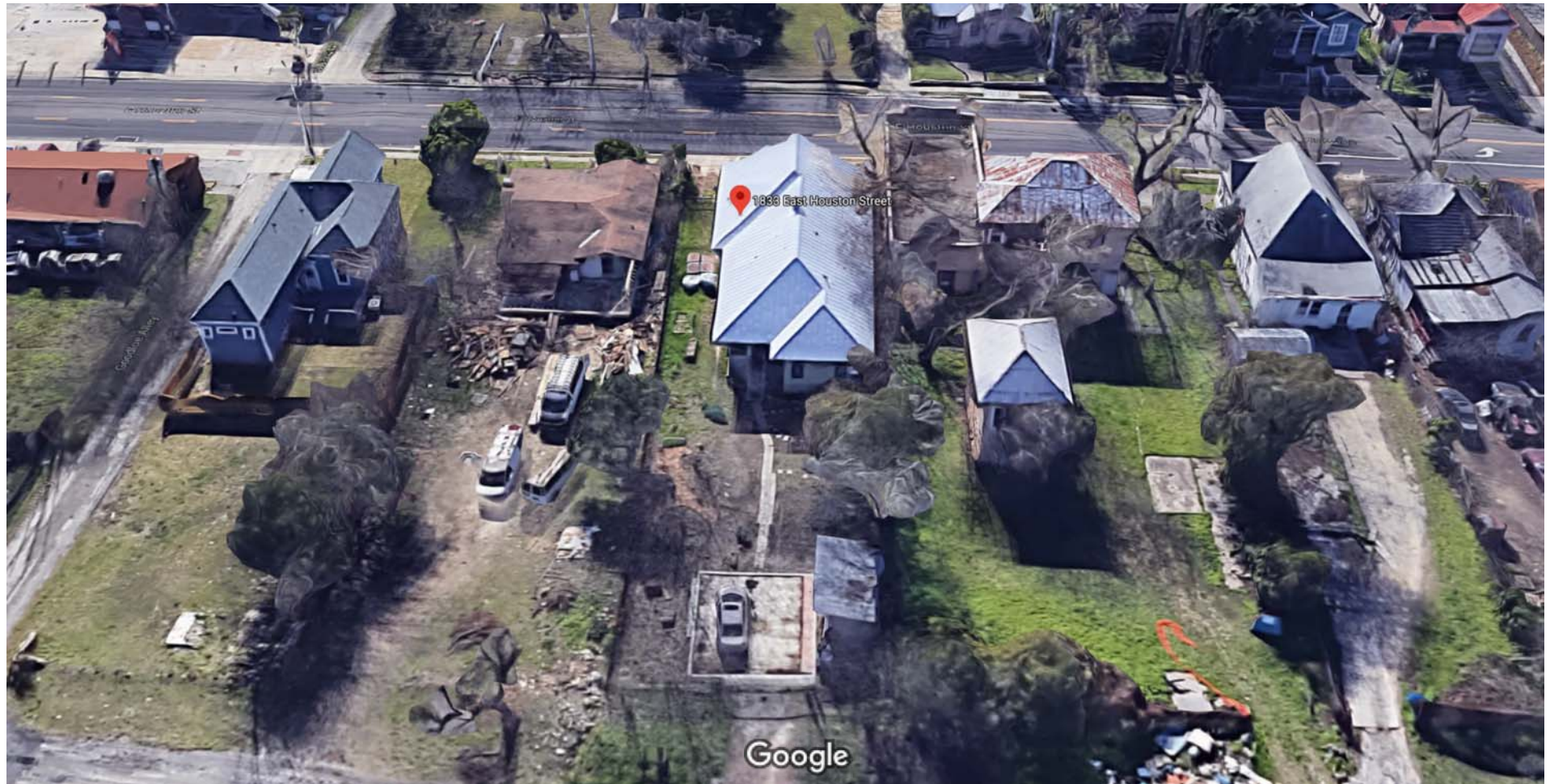
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Google Maps 1833 E Houston St



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Ryan's Classic Construction, L.L.C.

Description of Materials

Buyer: Scott Hill and Patricia Lynch

Date: 08/14/2015

Scott Cell Phone:

Builder: Ryan Ramzinski
3198 CR 361
Adkins, TX 78101

Address: 1833 E. Houston St, San Antonio

1. Plans by Builder

Every effort will be made to provide complete and accurate plans. The intent of this document is to include all items necessary for the proper execution and completion of work. Plans and specifications may be subject to modification, variation or omission as deemed necessary for standard construction practice. Any inconsistencies should be brought to the attention of the builder or his representative. In the case of inconsistencies, the specifications shall supersede plans. All final plans and specifications must be signed by all parties involved and will become part of the contract.

Approximate Square Footage:

Total Frame Area	1650
Living	1400

Change Orders

All changes made after the execution of the contract, final plan approval and specification approval will be initiated and prepaid through written change orders before work is done on a specific change. All change orders will be priced on a per bid basis.

2. Surveys

Builder has not included surveying the property in the bid price.

3. Site Work

Builder has not included site work in the bid price. Removal of trees not included. Only fill dirt necessary for construction of slab is included.

4. Excavation

As required for foundation.

Bearing soil types: Undisturbed natural grade

5.	Foundation Pier and beam, with concrete piers	
6.	Rough Cleaning Dumpster and Port O'Let	By builder By builder
7.	Exterior Walls Wood frame Building paper or felt Sheathing Plate Height Soffit Masonry Veneer	2x4 #2 stud or better Tyvek 1/2" OSB Radiant Barrier 10 foot Hardi-Soffit pre-vented with 1x6 Hardi fascia Stucco
8.	Partition Framing Studs Size and spacing	#2 or better 2x4 @ 16" on center
9.	Masonry Stucco	Every attempt will be made to ensure that Stucco matches
10.	Ceiling Framing Size and Spacing	Engineered according to plans 2x8 yellow pine at 16" on center
11.	Roof Framing	Engineered according to plans 2x8 yellow pine at 24" on center
12.	Roofing Sheathing Materials Underlayment Flashing Material Ventilation	7/16" OSB 26 guage metal #30 Felt 26 guage metal Ridge Venting
13.	Gutters and Downspouts	None
14.	Drywall Walls Ceiling Finish Joint Treatment Texture Round Corners Window Returns	1/2" Gypsum Wallboard 5/8" Gypsum Wallboard Taped and Floated Taped and Floated smooth finish All Corners Rounded corners

15. Decorating Interior paint

<u>Location</u>	<u>Walls</u>	<u>Special Treatments</u>
Kitchen	paint and smooth	none
Entrance	paint and smooth	10 ft
Living Room	paint and smooth	10 ft
Dining	paint and smooth	wood beams
Master Bedroom	paint and smooth	10 ft
Bed #2	paint and smooth	None
Bath #2	paint and smooth	None
Master Bath	paint and smooth	None
Study	paint and smooth	10 ft

Paint Choices

Exterior

- One trim color in Semi-gloss latex
- All cedar beams and post stained and sealed

Interior

- Two coats eggshell latex wall and ceiling paint in one color
- Two coats oil base paint on all wood trim in single color (per plan)

16. Interior Doors, Trim and Shelving

Door Type	8 ft raised panel doors
Material	Wood to compliment trim
Thickness	1 3/8"
Door Casing	3 1/4"
Finish	Stain Graded
Base trim	5 1/4" Stain
Shelving	MDF painted

17. Windows Attempt to refurbish them

18. Entrances and Exterior Detail

Main Entry Doors	Hard wood door
Other Entrance doors	Fiberglass doors on back porch with glass inserts with blinds
Thickness	1 3/4"
Weather Stripping	Compression foam
Entry Door Unit	Stain grade jam

19. Cabinets and Interior Detail

Base and wall units	Stain grade
Door Style	Square raised panel doors
Finish	Stain

20.	Counter Tops, Back-splash, Mirrors, and Shower Doors	
	Kitchen	Granite, bull-nose edge, undermount sink
	Kitchen splash	Full tile back-splash
	Master	Granite , copper sink and 4" splash
	Baths 2&3	Granite recessed oval bowls and 4" splash
	Mirrors	In All bathrooms

Special Floors

Existing home we will refinish existing hard wood floors, New addition we will pick floor of Home owners choice up to 6 dollars per foot.

21.	Plumbing	
	Water Supply	By Homeowner
	Sewage Disposal	Sewer
	House Drain	P.V.C.
	Water piping	Kytac
	Domestic Water Heater	1- electric
22.	Heat and Cooling	
	Make and model	1 carrier or American Standard
	Additional information	1 thermostat
		14 SEER engineered systems
		Duct Board Work (with R-6 Flex duct
23.	Electrical Wiring	All copper wiring except 220 volt aluminum wiring
	Flood Light	Per Plan
	Soffit outlets	Per Plan
	Switching	White Decor
	3-way switches	Per Plan
	Recessed can lights	Per plan (included)
	Smoke Detectors	Per plan
	Floor Light Plug	Per plan
	Electrical Service	gvec
	A/C systems	1-Electric Units (Dual thermostats, one upstairs)
	Specials	Under cabinet lighting in kitchen
24.	Accessories	
	Security	yes
	Phones/TV	Is in electrical bid
25.	Light Fixtures	All int./ext. lights except for can lights, and florescent lights
26.	Plumbing	per plan

27.	Insulation Flat ceilings Sloped ceiling Wall Additional Information	R-30 Blown R-19 Batt R-13 Batt Polystyrene infiltration sealant
28.	Hardware Doors and Cabinets	Includes all bath hardware, and doors
29.	Appliances	Appliances to include black or white
30.	Porches Floor Finish	wood
31.	Walk and Driveways Concrete 4" thick, and 3000 psi Approaches Front Walk Driveway	
32.	Other On-site Improvements	Finish grade included 10' from house
33.	Landscaping and Planting	None
34.	Fences	Not included in bid
35.	Miscellaneous Interim interest Title policy on home Closing costs	By Buyer By Buyer By Buyer

*All allowances must include sales tax.

** All overages on allowances will be treated as a change order. Please refer to change order procedures in the contract.

*** All items under allowances will be credited to overages on allowances or credited at closing.

36. Decorative Selections
Initial decorative selections should be made within two weeks of signing a construction contract. Selection changes made after this cut off will cause scheduling delays, impact construction duration and incur interim expense. Builder shall verify availability of all selections to minimize delays in installation schedules. Builder shall notify buyer of discontinued selections in a timely manner and buyer shall make reselections within 48 hours.

General Notes

As plans are taken from conceptual to working drawings, every effort will be made to keep the integrity of the plan. In the case that small modifications in square footage or configuration of plan must be made to “make the plan work” some adjustment of price, up or down, may be required if changes do occur.

The above specifications are designed to cover all features in your new home. Please review them carefully. If there are features that are desired, but not listed above, please ask the builder to include that item in the above specifications before initialing the specifications as complete. If it is not listed in the specifications above, then it has not been figured or included into the price of the home.

Price \$

Scott Hill and Patricia Lynch

Date

Ryans Classic Construction LLC

Date

Description of Proposed Work

Narrative

The existing house was to be restored, with the addition of a bedroom, bathroom, and screened porch on the back of the existing house (see attached plans). The exterior of the addition would match the existing house in terms of windows, bars on windows and front door, and stucco.

Itemized List of expected work both interior and exterior

Exterior

- Repair stucco
- Replace roof to match original tin roof
- Paint
- Replace missing glass in window attic
- Repaired corbels as needed
- Remove old plumbing from outside of house
- Repair chimney
- Add back porch, one bedroom and bathroom

Interior

- Repair walls
- Replace wiring
- Repair pocket doors and other built in wood features of the house
- Repair ceilings
- Install lighting
- Attic insulation
- Paint walls
- Restore windows and sash weights
- Refinish wood floors
- Install tile in bathrooms and kitchen to replace linoleum
- Replacing missing interior doors

Projected time schedule

Estimated time frame was one year, beginning January 2016.

Estimated associated Costs

See attached document for itemized list; total cost \$

Description of work and approximate task order:

Level existing foundation with concrete piers. Foundation will be leveled from the highest point. Life time warranty on concrete piers and 10 year warranty on workmanship.

Trade	Task	Responsibility	Timeline	Approximate Date
Beach & Dawson	Level foundation	RCC	2 weeks	

_NOTES

Framing, Repair front porch, replace any exterior wood damage, and frame interior walls as requested by the home owner. Repair windows or replace windows, and replace front and rear door. Add on to the home a bedroom, closet and bath room. Bedroom 195 square foot and 105 foot rear porch.

Trade	Task	Responsibility	Timeline	Approximate Date
Jose custom framing	Framing	RCC	14 days	

_NOTES

--All roofing will remain and builder will assess the roof for leaks

Trade	Task	Responsibility	Timeline	Approximate Date
Southwest metal roof	Check for leaks	RCC	1 day	

_NOTES

--All electrical work will be completed by a licensed electrician. Fixtures will be removed and reinstalled after drywall and paint is completed. New fixtures are a part of this proposal. All outlets will be located per the architectural plans. Approved code compliant junction boxes will be used in attic area to complete electrical work. All wiring will be updated to current code. Adding additional fixtures can be reviewed and accommodated with the proper change order document.

Trade	Task	Responsibility	Timeline	Approximate Date
Jeffery Summers	Electrical	RCC		

__NOTES

--All plumbing will be re-run. New pvc drain pipes will be run for the sink, and poth bathrooms. Also new hot and cold supply lines will also be run to all plumbing fixtures.

Trade	Task	Responsibility	Timeline	Approximate Date
MJW enterprise	Plumbing	RCC	4 days	

__NOTES

A new 4 ton HVAC System will be installed in home with a minumun or sheer rating of 14.

Trade	Task	Responsibility	Timeline	Approximate Date
Murray AC	Heat and Cool	RCC	3 days	

__NOTES

R 19 batt insulation will be installed in the exterior walls and a r 30 blown insulation in the attic. All exterior penetrations will be foam sealed.

Trade	Task	Responsibility	Timeline	Approximate Date
31 w insulation	Insulation	RCC	2 days	

__NOTES

Drywall will be removed and replaced with new ½ sheetrock on the walls and 5/8 on the ceiling. Shooth finish is included in the price.

Trade	Task	Responsibility	Timeline	Approximate Date
D best drywall	Sheetrock	RCC	2 weeks	

__NOTES__

Trim work will be done as close as possible to match existing trim.

Trade	Task	Responsibility	Timeline	Approximate Date
Robert Ramziski	Trim	RCC	10 days	

__NOTES__

Paint and staining, Home owner will select the paint and stain colors for the home, One exterior color will also be selected by the homeowner

Trade	Task	Responsibility	Timeline	Approximate Date
D best drywall	Sheetrock	RCC	2 weeks	

__NOTES__

Hard wood floors will be striped and refinished, small holes will be filled in and some boards will need to be replaced. New addition will be floor of home owners choice.

Trade	Task	Responsibility	Timeline	Approximate Date
D best drywall	Sheetrock	RCC	2 weeks	

__NOTES__

All clean up and removal of debris will be accomplished by builder with the use of a dumpster located on the rear of the homeowner property. Daily clean will be our goal in addition to spontaneous labor clean up.