

# 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.

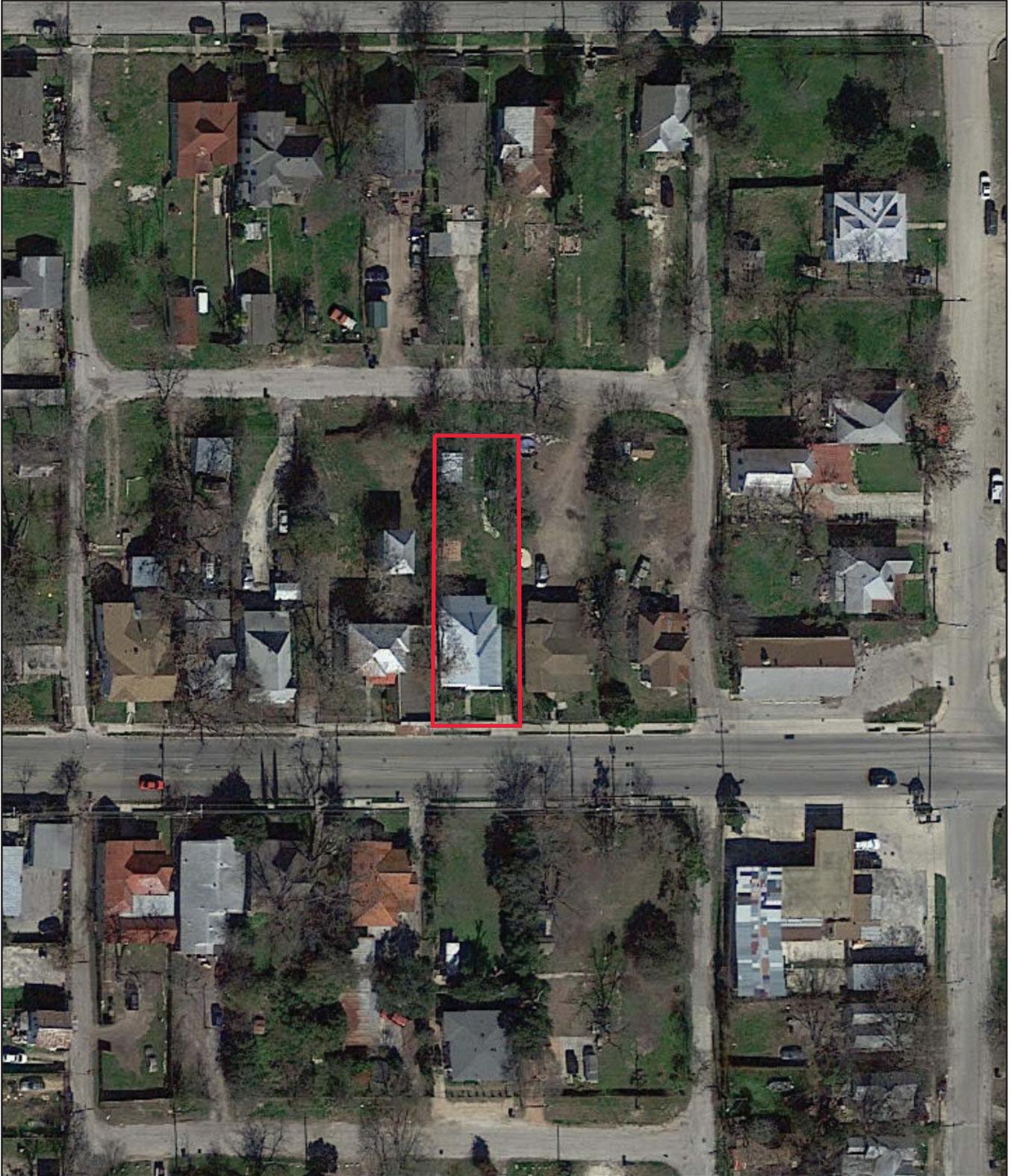
## FINDINGS:

- 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:

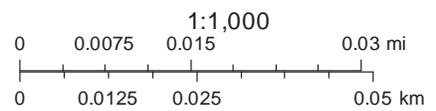
Staff recommends approval based on findings a through c.

# City of San Antonio One Stop

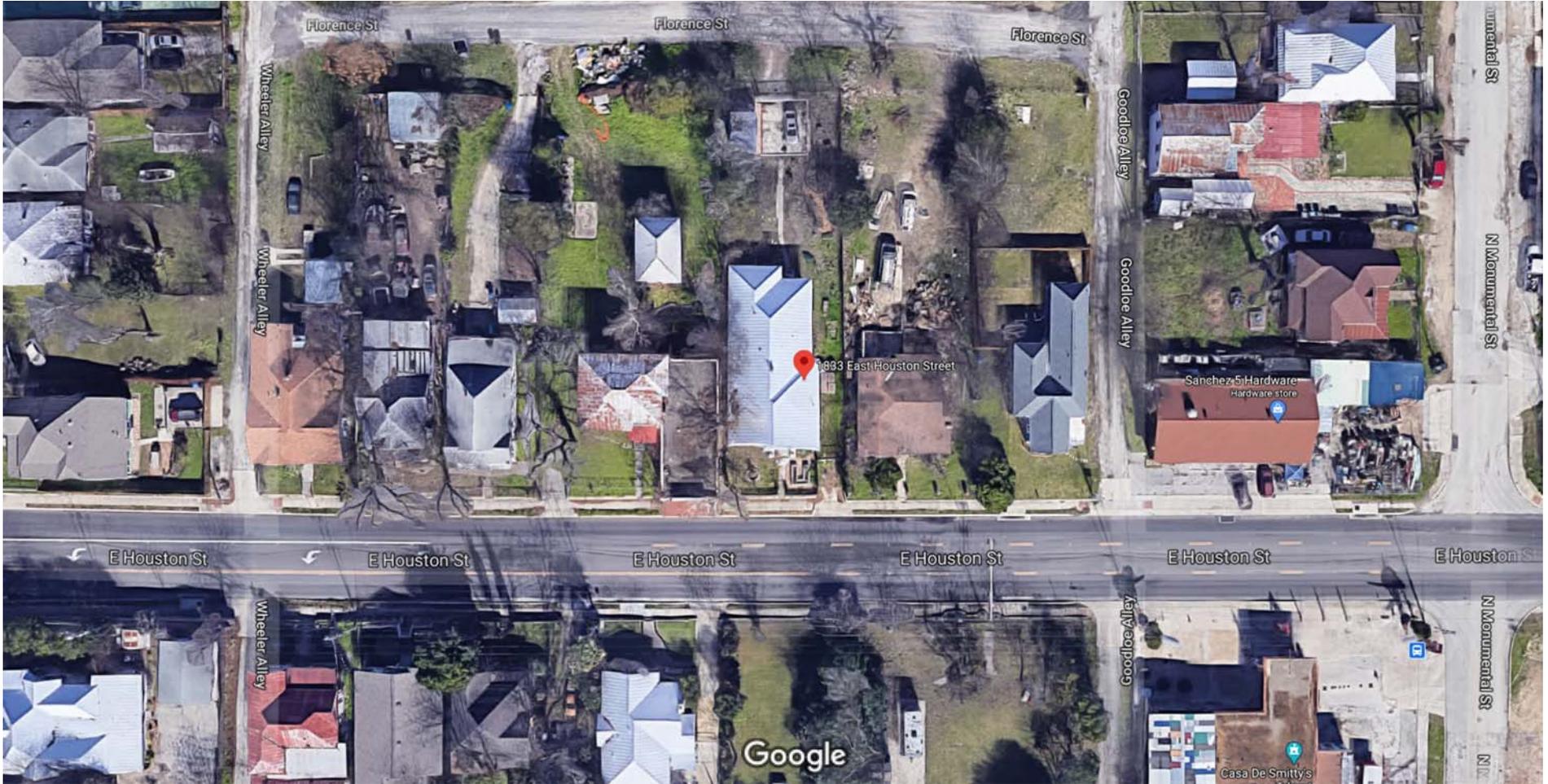


November 8, 2020

— User drawn lines

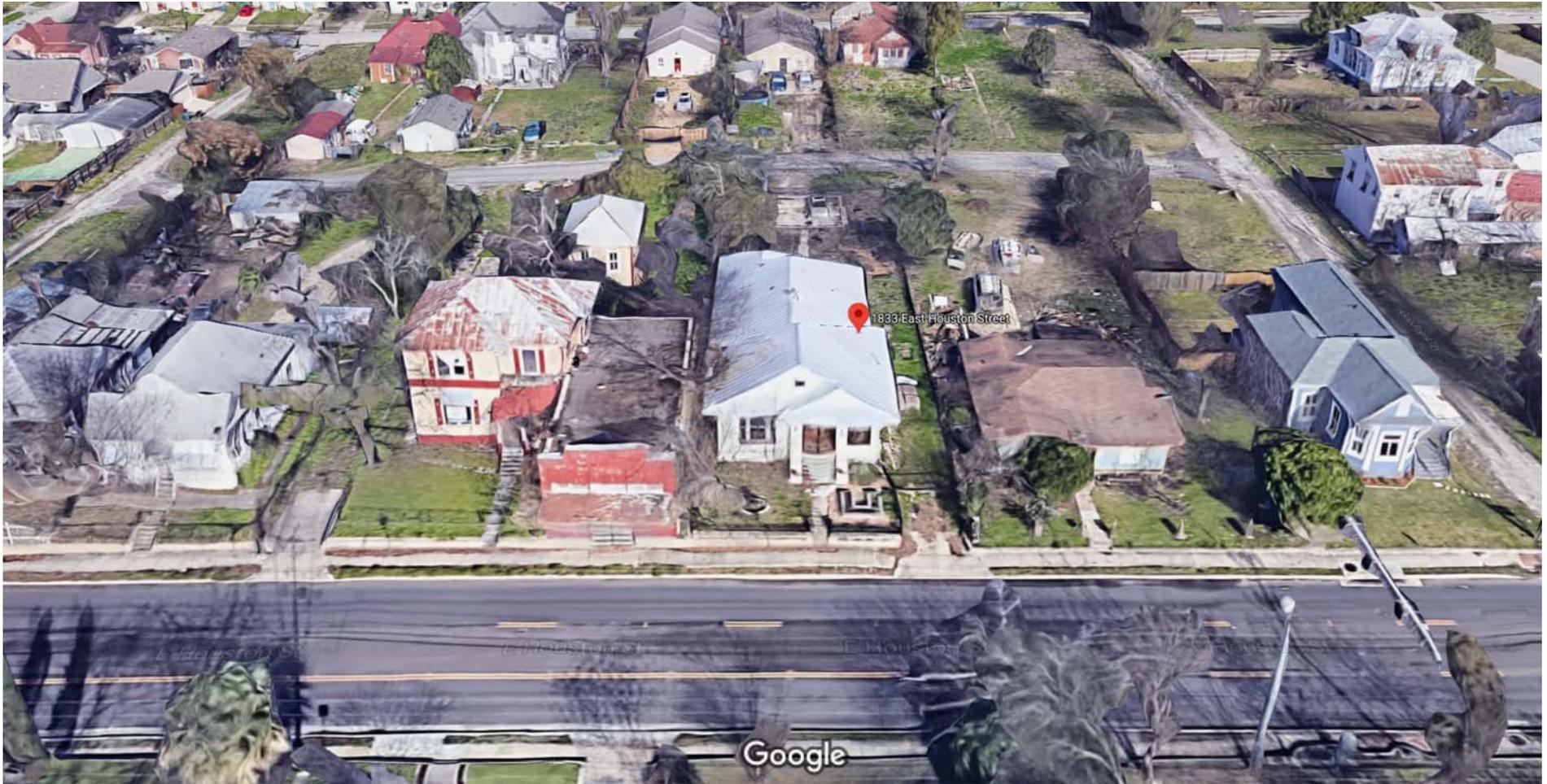


Google Maps 1833 E Houston St



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Google Maps 1833 E Houston St



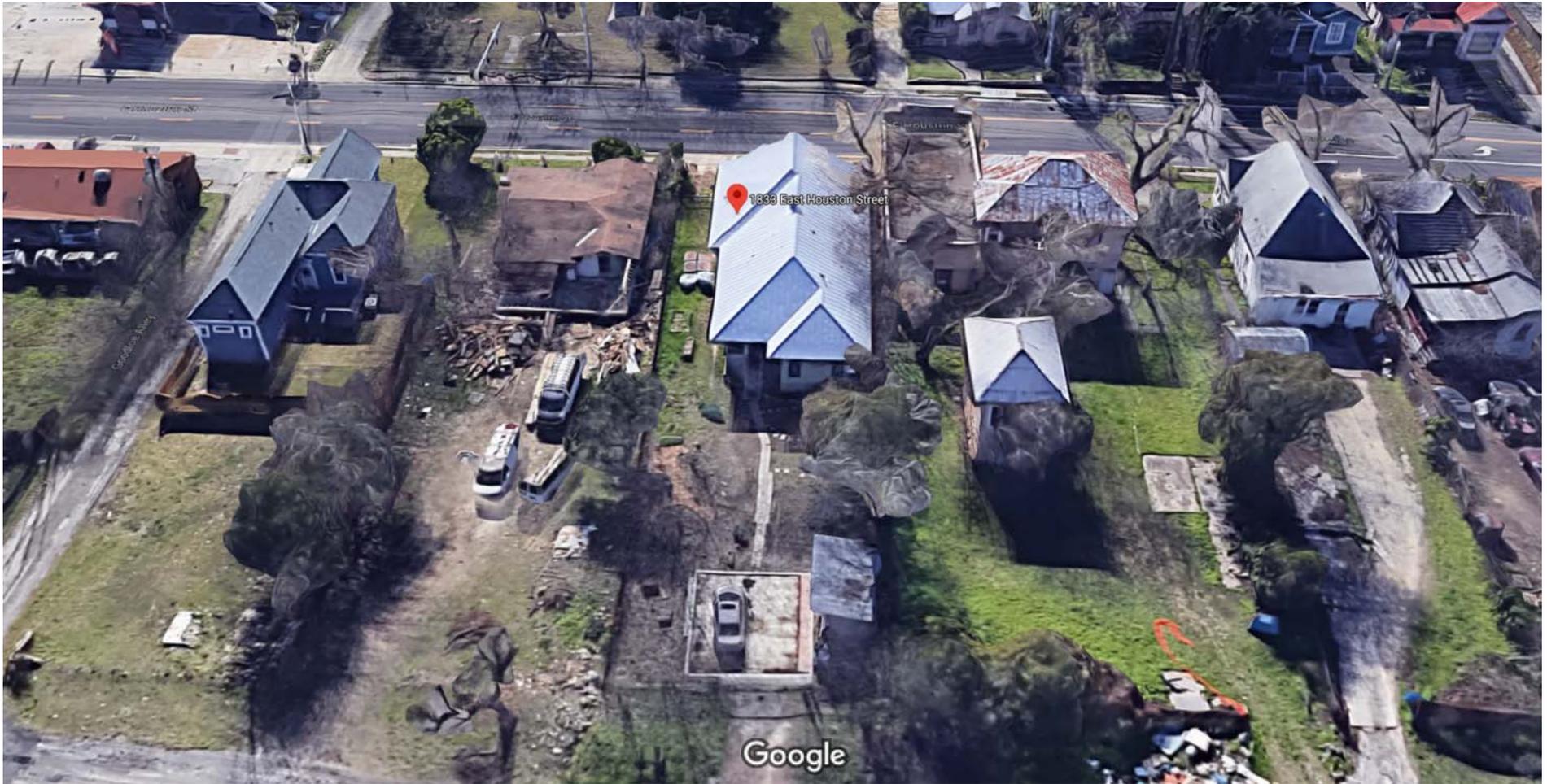
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Google Maps 1833 E Houston St



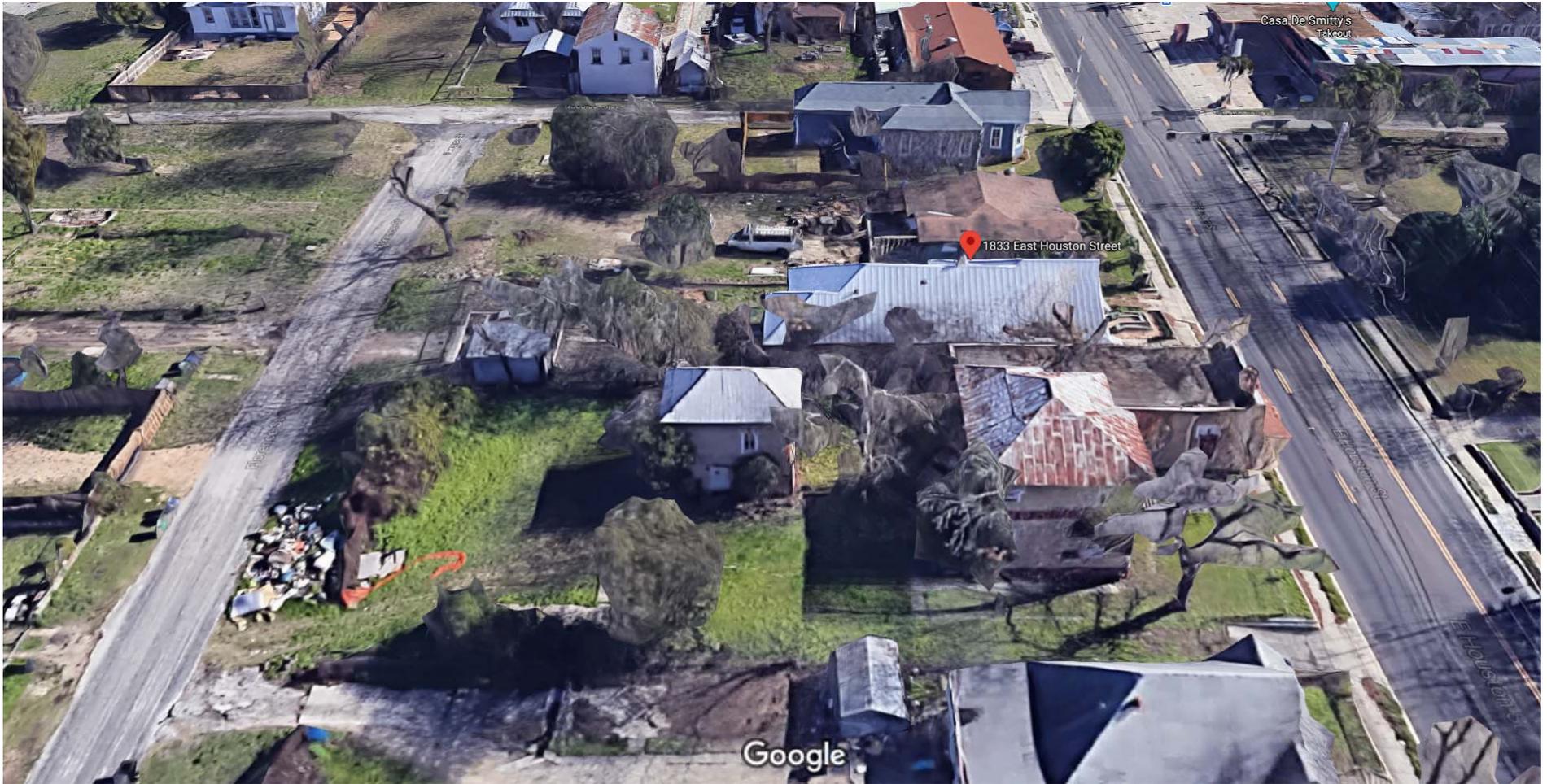
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# Ryan's Classic Construction, L.L.C.

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

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|-----|------------------------|--|
| 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<br>14 SEER engineered systems<br>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	R-30 Blown
	Sloped ceiling	R-19 Batt
	Wall	R-13 Batt
	Additional Information	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	By Buyer
	Title policy on home	By Buyer
	Closing costs	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	

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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	

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--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	

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--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		

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--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	

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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	

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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	

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Drywall will be removed and replaced with new 1/2 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	

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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	

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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	

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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\_\_\_\_\_  
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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.