

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2021-007
ADDRESS: 235 MADISON ST
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT N 47.6 FT OF E 100.5 FT OF 20 & S 8.4 OF E 100.5 FT OF 19 OR E
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: Helia & Fernando Moore-Sepulveda
TYPE OF WORK: Historic Tax Certification
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 235 Madison.

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.

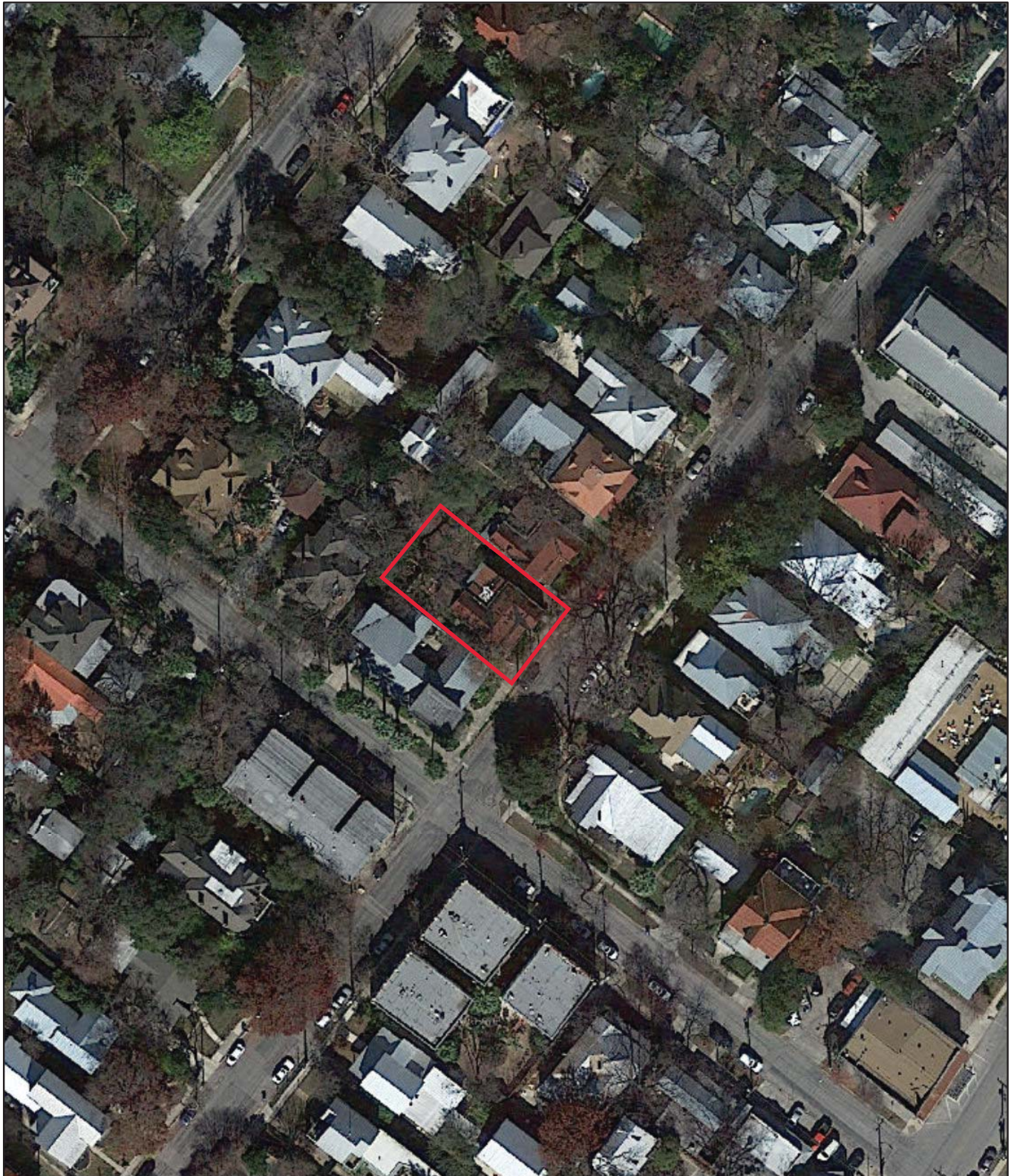
FINDINGS:

- a. The primary structure at 235 Madison is a 1-story, single-family residence constructed in approximately 1900 in the Folk Victorian style. The structure features a cross gable configuration, front porch with a shed roof and decorative gingerbread detailing on the columns, wood window screens, and woodlap siding. The property is contributing to the King William Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes foundation repair, the installation of new electrical, HVAC and plumbing, roof repairs, a comprehensive interior remodel, the construction of an HDRC-approved side and rear addition, the construction of an HDRC-approved rear accessory structure, and landscaping.
- 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

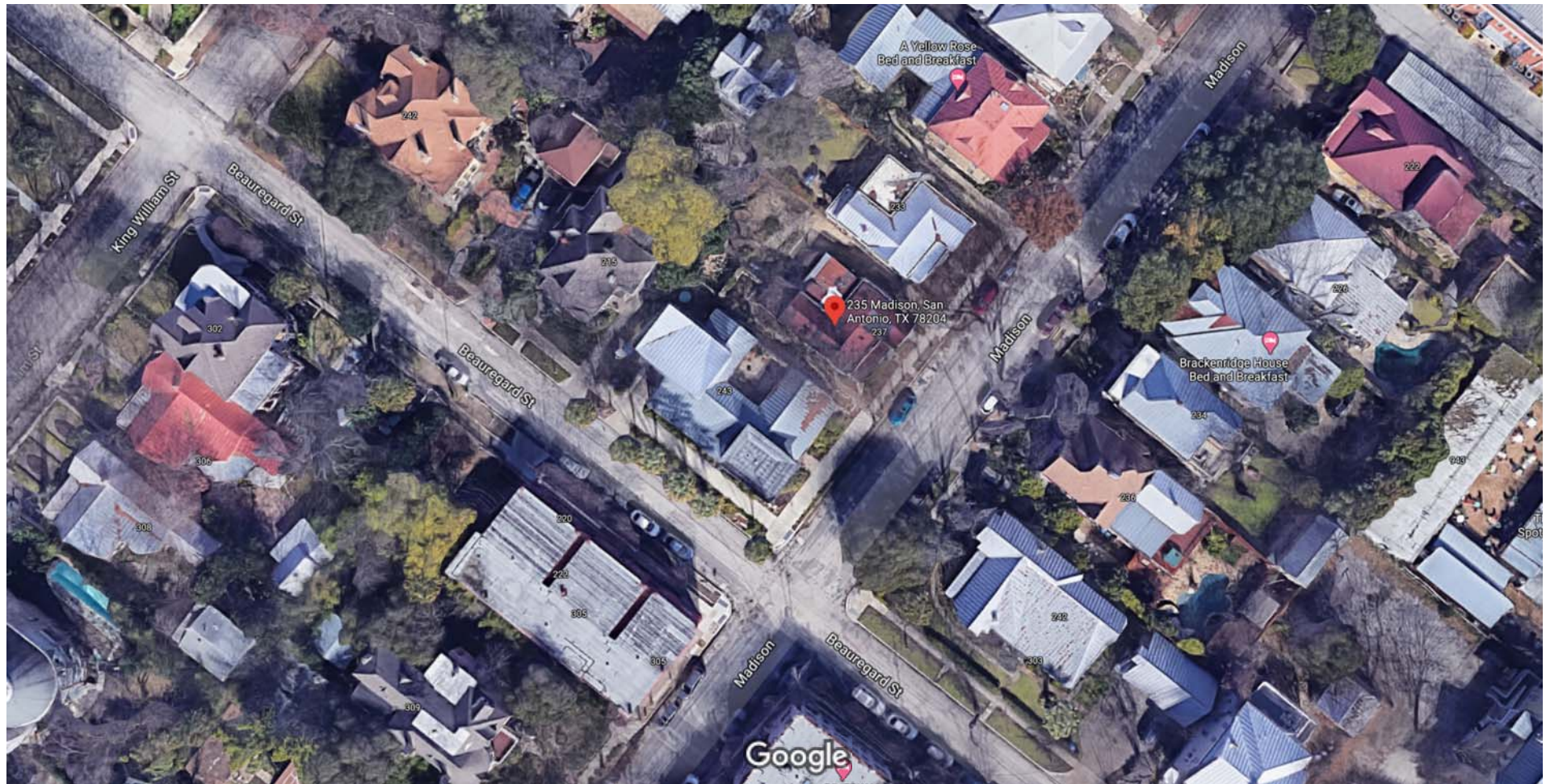


January 11, 2021

— User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

Google Maps 235 Madison



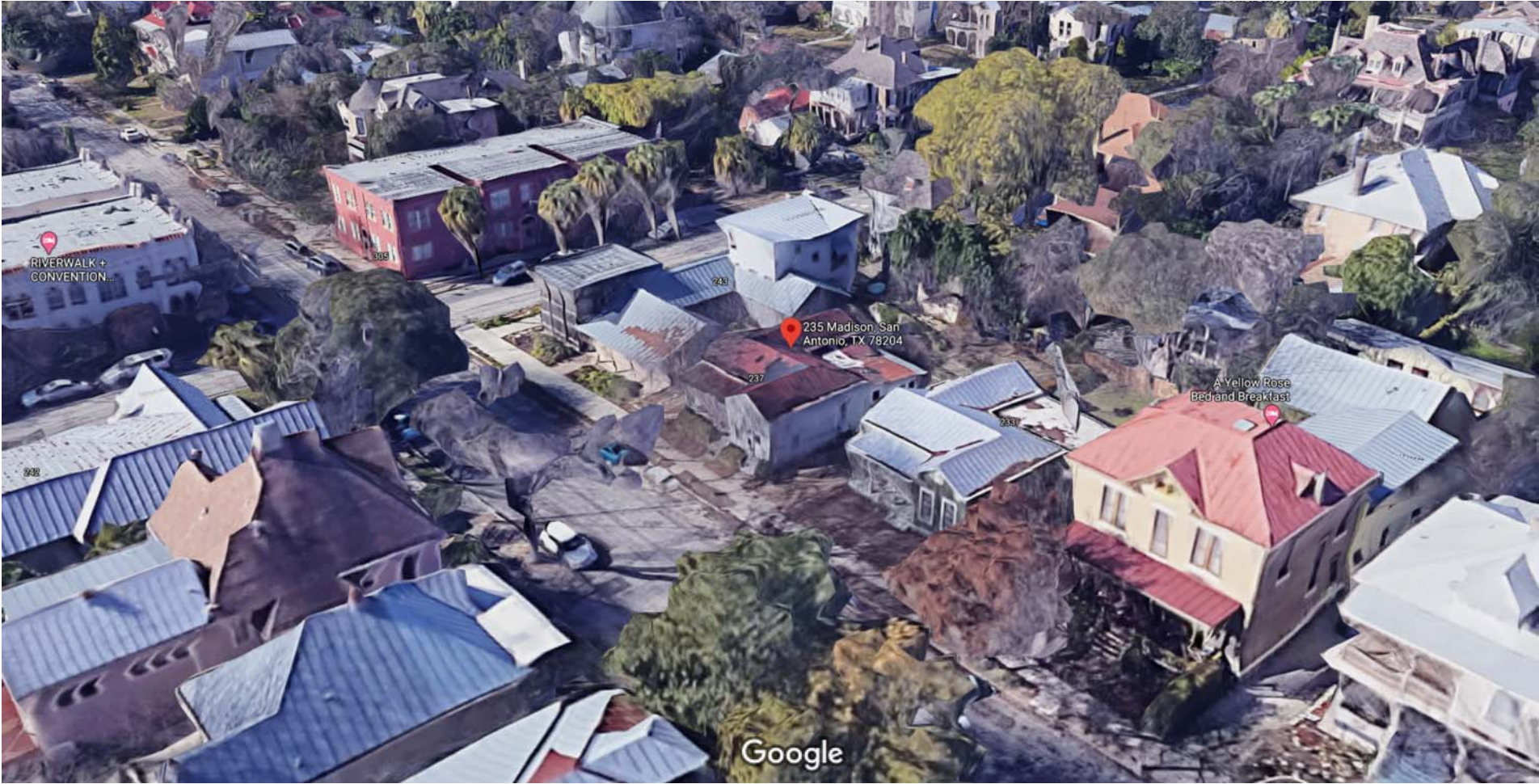
Imagery ©2021 Google, Map data ©2021, Map data ©2021 20 ft

Google Maps 235 Madison



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Google Maps 235 Madison



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EXISTING AERIAL MAP OF PROPERTY



EXISTING FRONT FACADE



EXISTING SIDE FAÇADE DEPICTING MEETING BETWEEN ORIGINAL AND ADDITION



EXISTING REAR FAÇADE



EXISTING SIDE FAÇADE



EXISTING HISTORIC RUINS



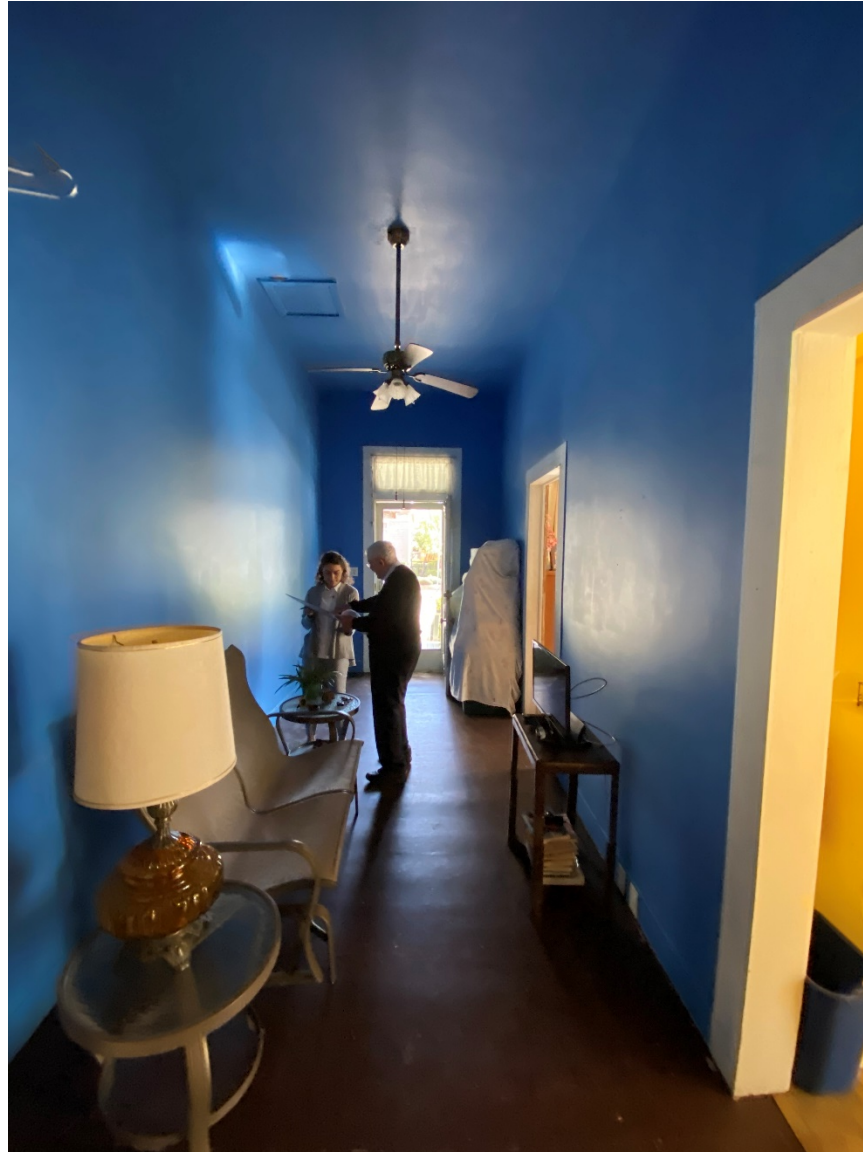
EXISTING HISTORIC RUINS



EXISTING HOMES ACROSS THE STREET WITH FRONT PORCH HANDRAILS



EXISTING INTERIOR LIVING ROOM



EXISTING INTERIOR ENTRY HALLWAY



EXISTING INTERIOR KITCHEN



EXISTING INTERIOR SECOND KITCHEN & LIVING ROOM



EXISTING INTERIOR SECOND KITCHEN

Creedco Construction Group
 1030 Basse
 San Antonio, TX 78212 US
 (833) 273-3326
<http://www.creedco.pro>

Estimate



CREEDCO
 CONSTRUCTION GROUP

ADDRESS
235 Maddison - Sepulveda San Antonio, Texas 78204

ESTIMATE #	DATE	
1088	05/20/2019	

ACTIVITY	QTY	RATE	AMOUNT
Demolition Demolish current 800 Ft Square structure down to framing. All dumpsters and dumping fee included. Demo interior of remaining structure down to frame.	1		
Lot Preperation All permits from beginning to end of construction.	1		
Foundation New Construction Fabricate and install approximately 50 concrete piers to support new structure. Install main support beams and floor joists as needed. Engineer on duty will determine widths and lengths of joists and beams. Structural Engineer letter of Approval will be provided.	1		
Foundation Repairs Replace all current posts with new concrete piers. Level out house to meet current standards. Replace rotten joists and beams as needed. Structural Engineer Letter of approval will be provided.	1		
Plumbing/New add	1		
Plumbing Re-plum entire structure to current IBC including approximately 80 LF of main sewer line. All gas lines, water lines will be replaced. Plumbing fixtures included. Navien tankless water heater included. Faucets, sinks and tubs included.	1		
Bathroom Tile Waterproof all wet areas. Build all shower pans as needed. Tile all locations required by Architect.	1		
Electrical Re-wire existing structures and new structures up to current IBC standards. Provide and install up to 65 LED can lights. All main panels and sub-panels are included. We will use Decora switches and child proof plugs.	1		

ACTIVITY	QTY	RATE	AMOUNT
HVAC Provide and install a 5 ton HVAC System to main structure. Install (2) 1 ton mini-split units to rear structures.	1		
Septic Systems	1		
Framing Provide and install all framing material. Frame-in new addition from sub-floor to roof and dry/inn. Replace any rotten framing in front existing structure. We will use all standard Yellow Pine wood material. We will provide green tags from the COSA for framing and fire blocking inspection.	1		
Driveway	1		
Roofing/Decking Provide and install 1/2 " solar board to all decking, from existing to new structures. Provide and install metal stand and seam roof.	1		
Windows Provide and install per Architects drawings.	1		
Insulation Provide and install R13 batted insulation to all exterior walls. Install blow in insulation in attic to R-30 rating.	1		
Drywall/Plaster Install 5/8" fire rated dry wall to all ceilings of existing and new additions. Provide and install 1/2" dry wall to all perimeter and interior walls. Finish to a level 4. Smooth wall, no texture.	1		
Cabinets Provide and install all wood cabinetry to Architect's drawings.	1		
CTOPS/Backsplash New Construction and Rehab Install and provide level 1 Quartz to kitchens/bathrooms.	1		
Exterior Finish Out Provide and install wood laps siding to new structures and repair siting to the existing building. Install all soffits. Provide and install seamless gutters as needed.	1		
Paint Paint interior/exterior of home. We will use Behr Premium Paint. All doors, trim, windows and ceilings included.	1		
Doors Provide and install interior/exterior doors as per Architect's drawing.	1		
Garage Overhead Door	1		
Utilities	1		
Fireplaces-Indoor/Outdoor	1		
Floor Covering Sand, stain and seal in existing home. Provide and install flooring to match existing home.	1		
Terrace/Balcony	1		
Stairway System	1		
Specialty Items	1		

ACTIVITY	QTY	RATE	AMOUNT
Glass shower door.			
Trim Provide and install all trim interior/exterior.	1		
Swimming Pool	1		
Landscaping Provide and build deck to include ramp.	1		
Allowance Packages Soft cost allowance for electrical fixtures.	1		
Clean Up	1		
Stone Apartment Build 480 SQ stone apartment at rear, price not including main sewer tap in.	1		
TOTAL			

Accepted By

Accepted Date

Sepulveda Residence | SCHEDULE

DATE: 01-31-2020

DESIGN

- | | |
|-------------------|--|
| 01.31.2020 | Submit drawings to HDRC for final approval |
| 02.03.2020 | Meet w/ King William Neighborhood |
| 02.28.2020 | Submit Construction Documents for Permit |

CONSTRUCTION

- | | |
|-------------------|---------------------|
| 04.06.2020 | Begin Construction |
| 02.26.2021 | Finish Construction |