

HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

HDRC CASE NO: 2021-460
ADDRESS: 505 E PARK AVE
LEGAL DESCRIPTION: NCB 1752 BLK 5 LOT 8 & E 36.71 FT OF 7
ZONING: R-6, HS, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
LANDMARK: Individual Landmark
APPLICANT: Steven & Marcela Bates
OWNER: Steven & Marcela Bates
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: September 08, 2021
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 505 E Park.

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.

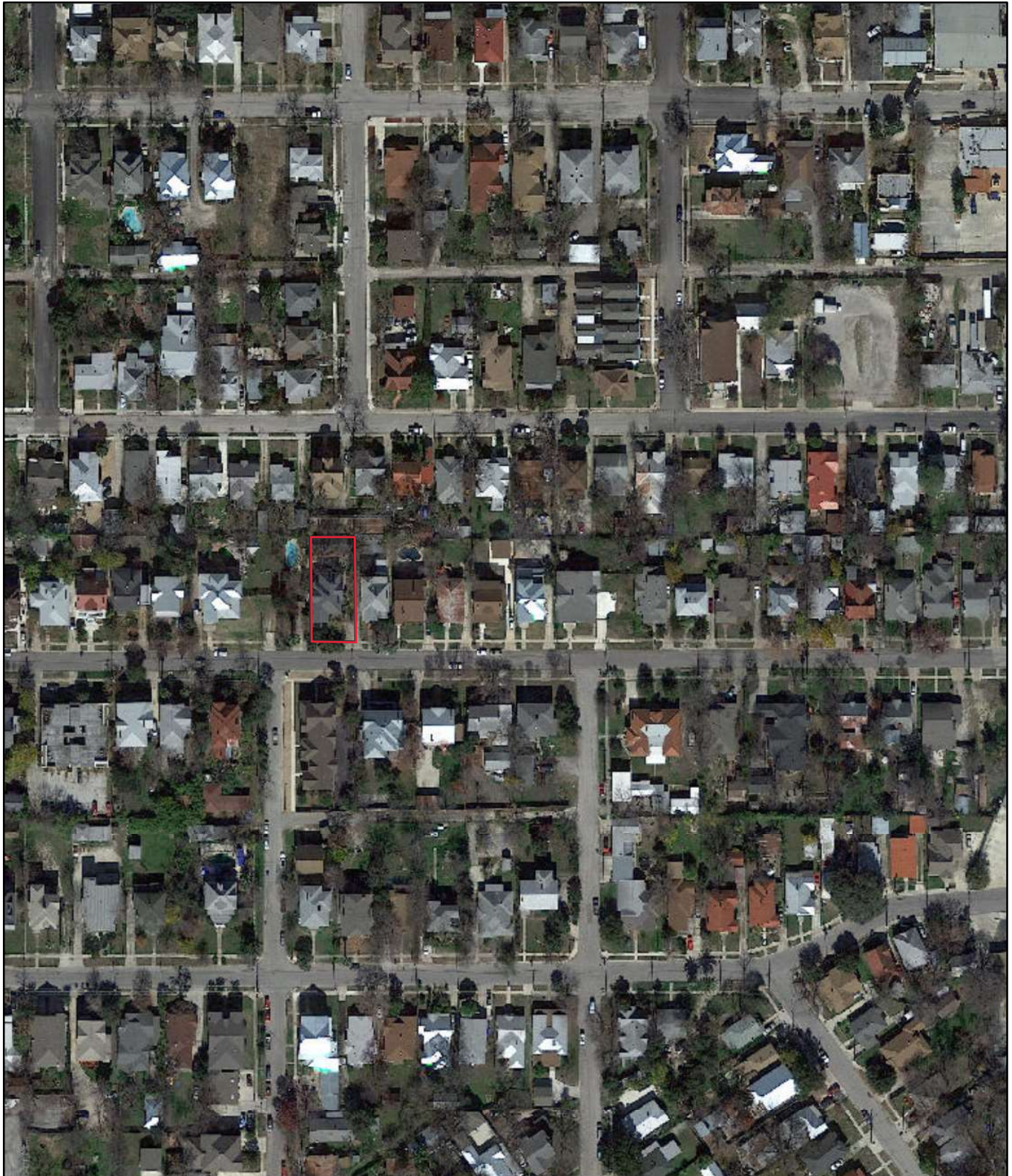
FINDINGS:

- a. The primary structure located at 505 E Park is a 2.5-story residential structure constructed circa 1920 in the Neoclassical style. The home features a primary hipped roof with a front gable over a 2-story porch, a prominent brick chimney, woodlap siding, and ganged wood windows, several with multi-lite top sashes. The structure is contributing to the Tobin Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, window repair and restoration, fenestration modifications, and interior painting. Certificates of Appropriateness are required for all exterior scopes of work.
- 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:

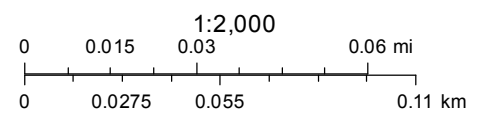
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



May 28, 2020

— User drawn lines



Construction Drawings

Kell & Marcela Bates

505 E. Park Avenue
San Antonio TX 78212

Construction Set 20 July 2021

W5 Project # 1807101

Architecture



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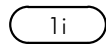


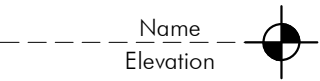
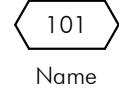


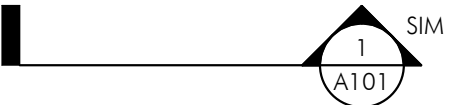



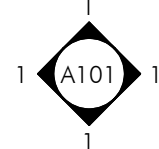
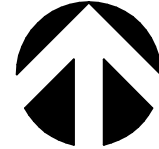



Kell & Marcela Bates

Construction Drawings

505 E. Park Avenue
San Antonio TX 78212

ARCHITECTURAL		
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STRUCTURAL

REFERENCE SYMBOLS	
	PLAN REFERENCE
	DOOR TAG
	ELEVATION REFERENCE
	GRID TAG
	LEVEL REFERENCE
	ROOM NUMBER AND NAME
	VIEW LABEL AND SCALE
	WINDOW TYPE REFERENCE
	SECTION REFERENCE
	CENTERLINE
	RATED WALL
	NON-RATED WALL
	INTERIOR ELEVATION REFERENCE
	NORTH ARROW
	REVISION TAG
	SPOT ELEVATION
	BREAK LINE

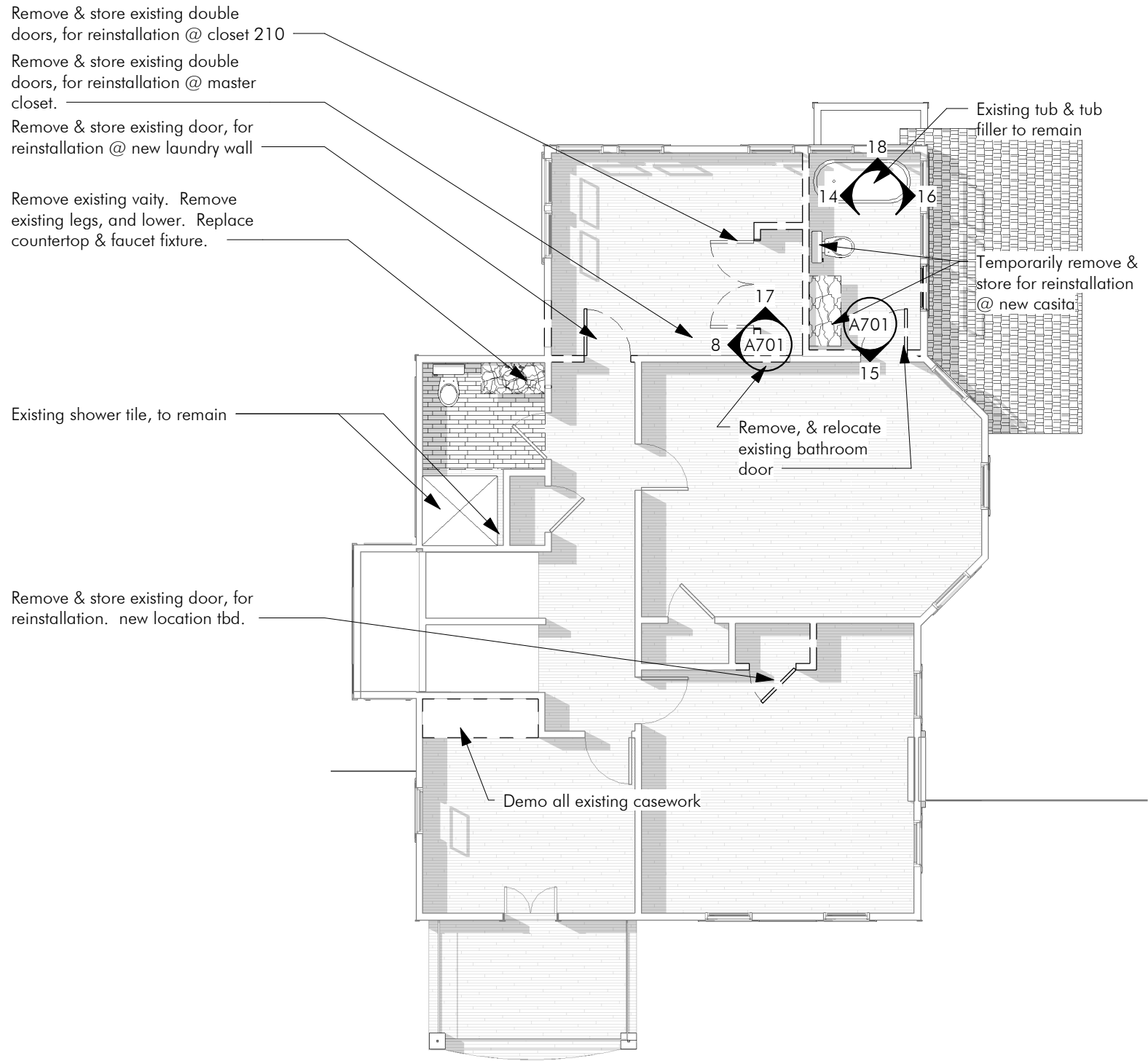
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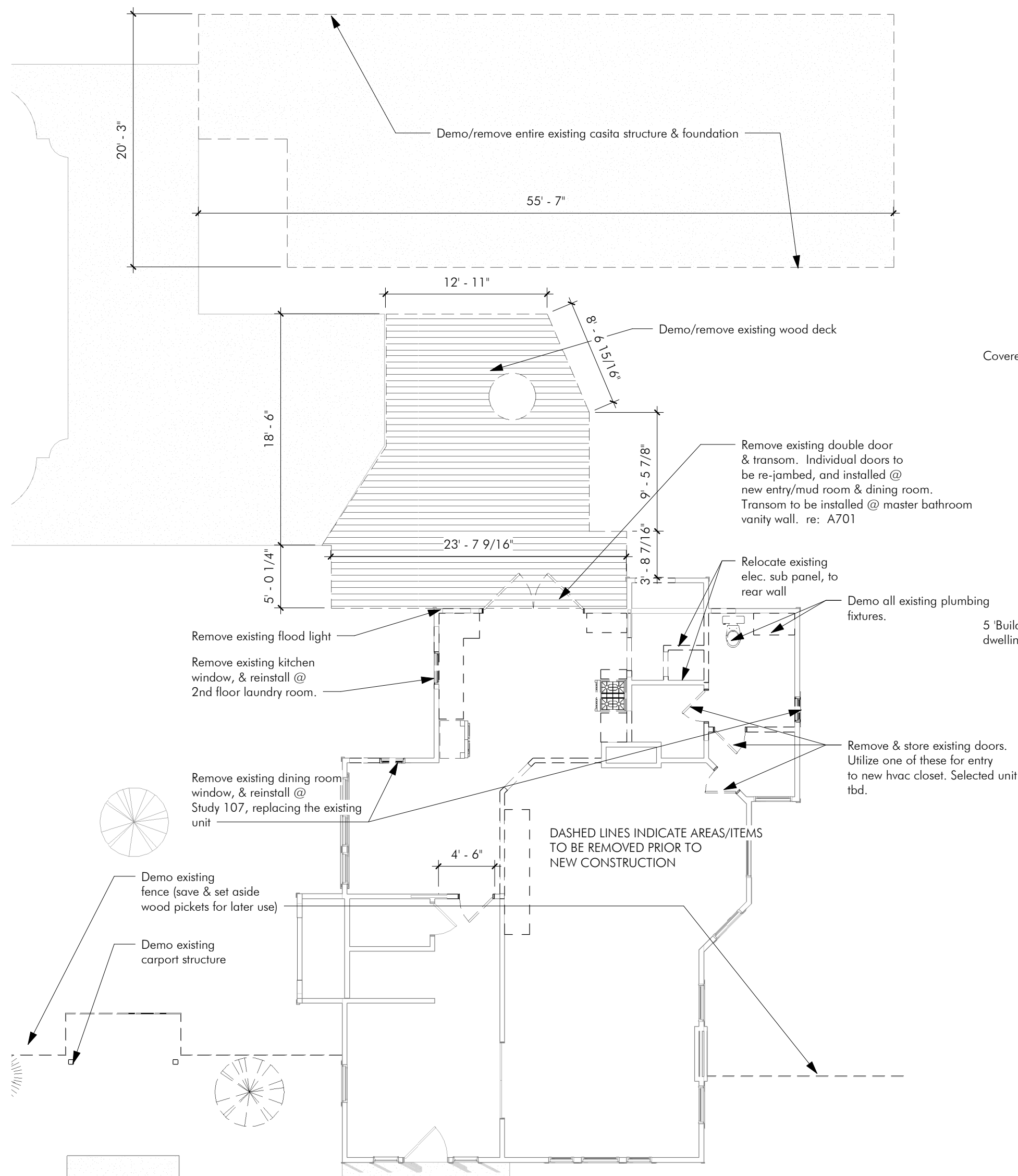
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Index, Symbols & Abbreviations

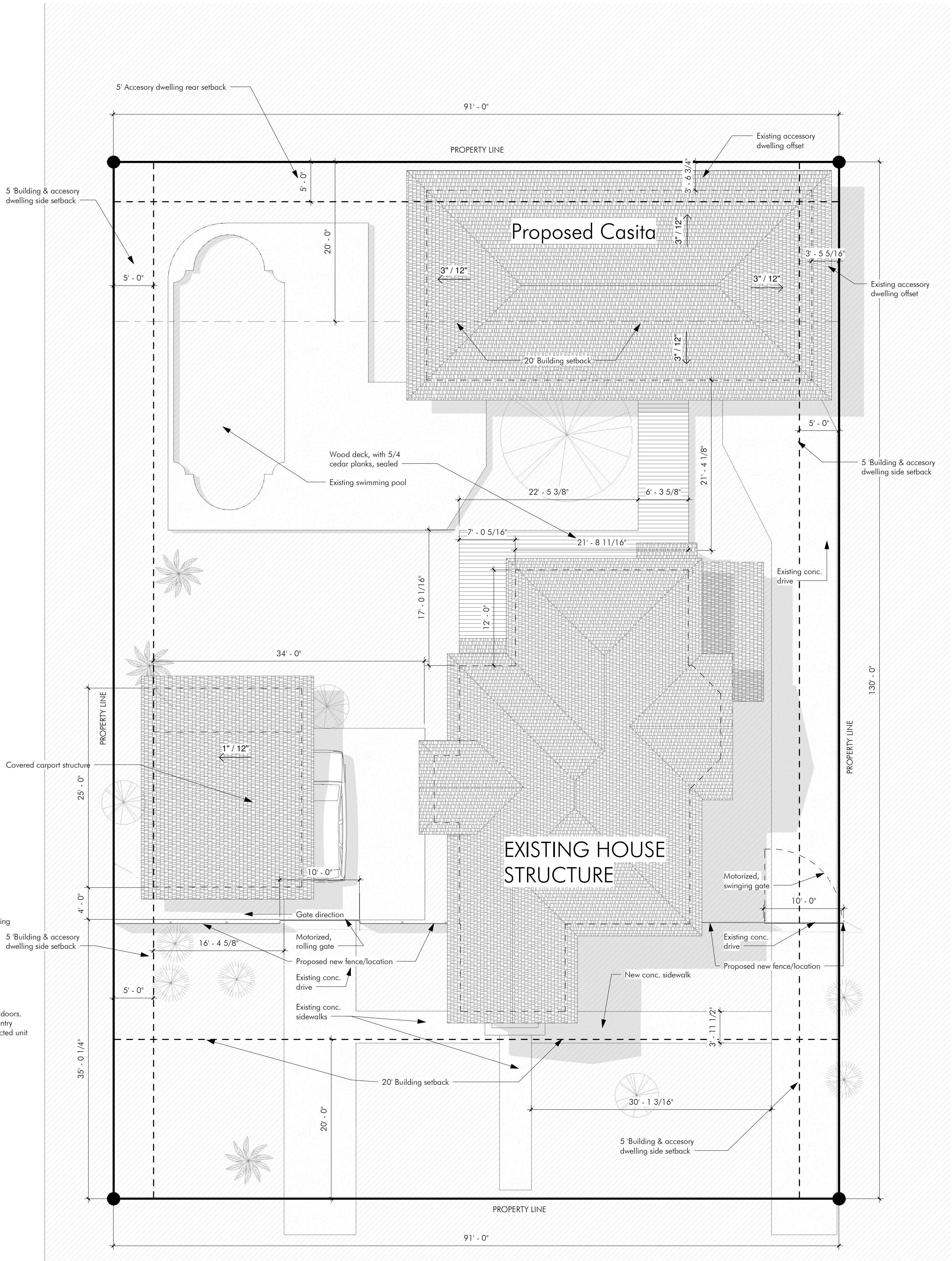
G101



3 Level 2 Demo Plan
SCALE : 1/8" = 1'-0"



2 Demo Plan
SCALE : 1/8" = 1'-0"



1 Site Plan
SCALE : 1/8" = 1'-0"



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Schematic Design Drawings

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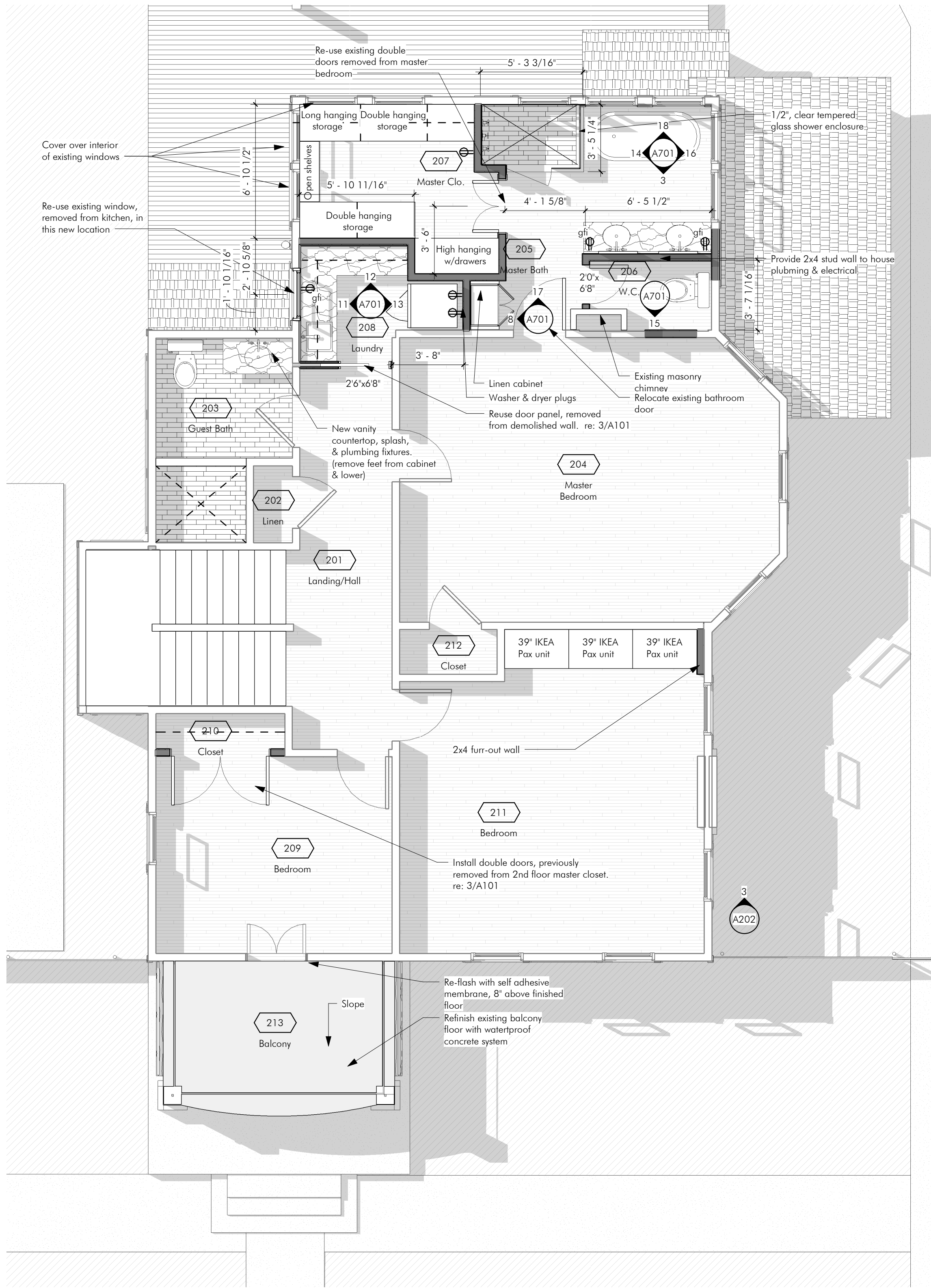
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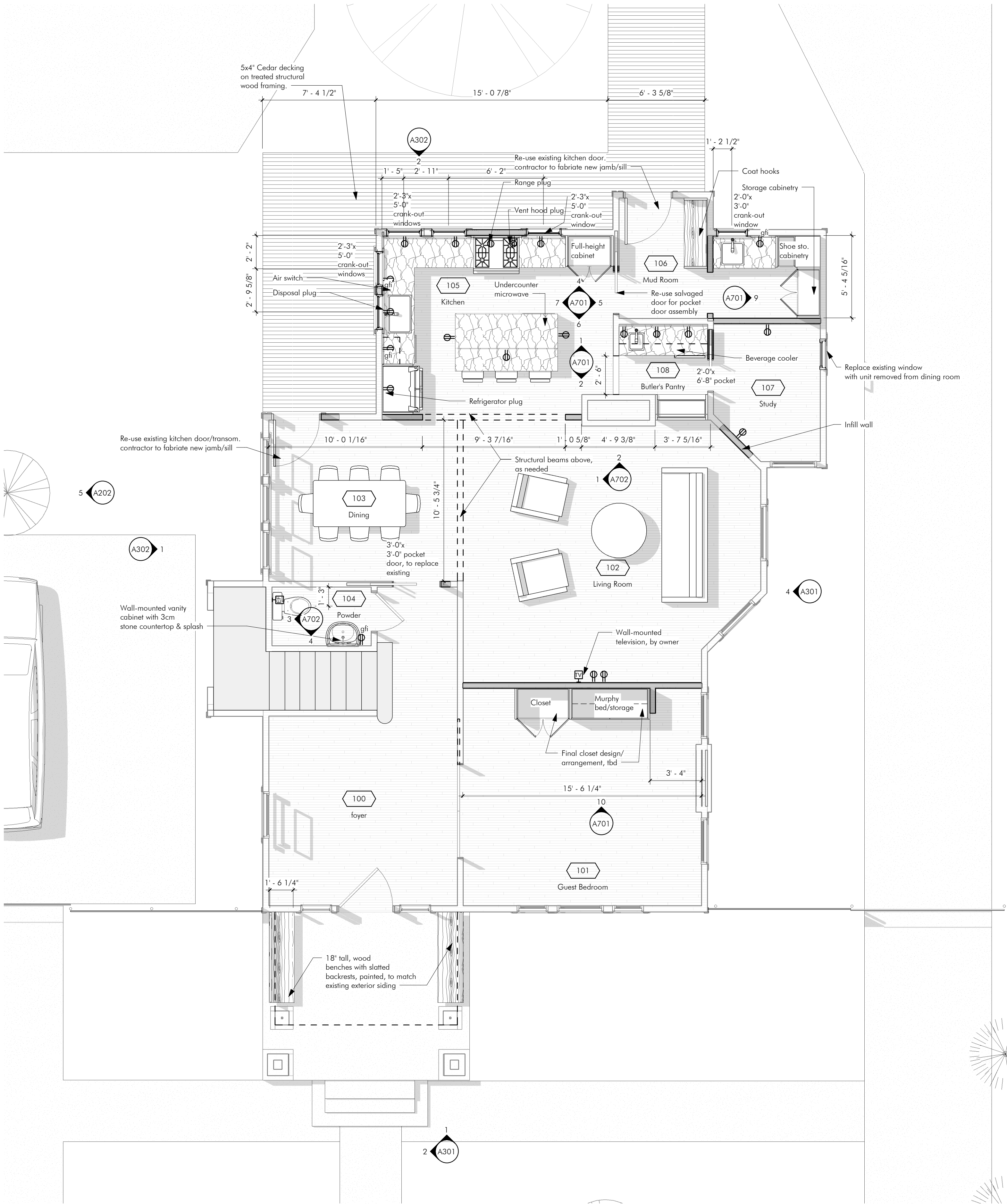
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Site Plan & Demo Plans

A101



2 Level 2 FF
SCALE : 1/4" = 1'-0"



1 Level 1 Floor Plan New
SCALE : 1/4" = 1'-0"



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First & Second Floor Plans

A201



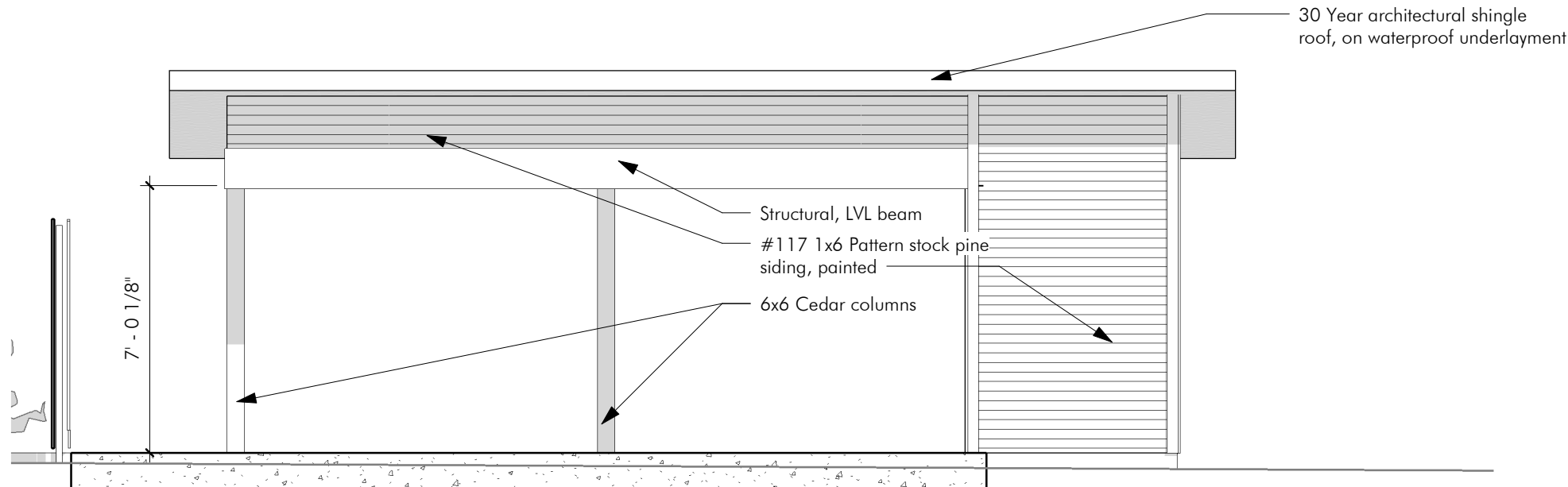
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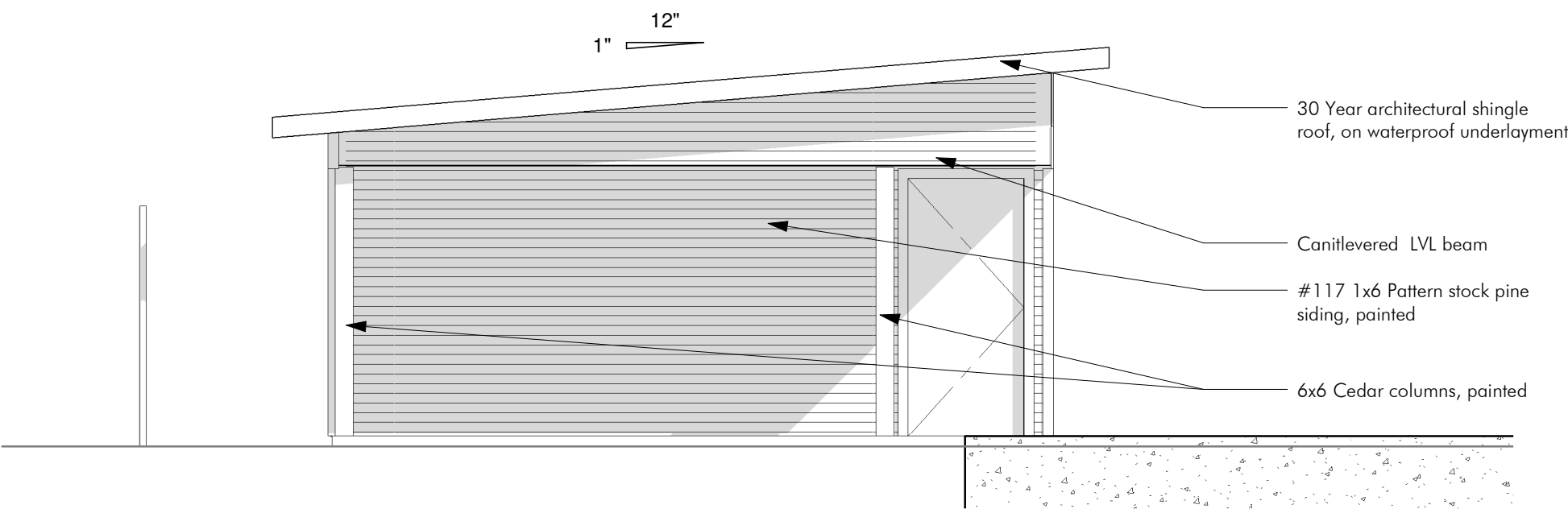
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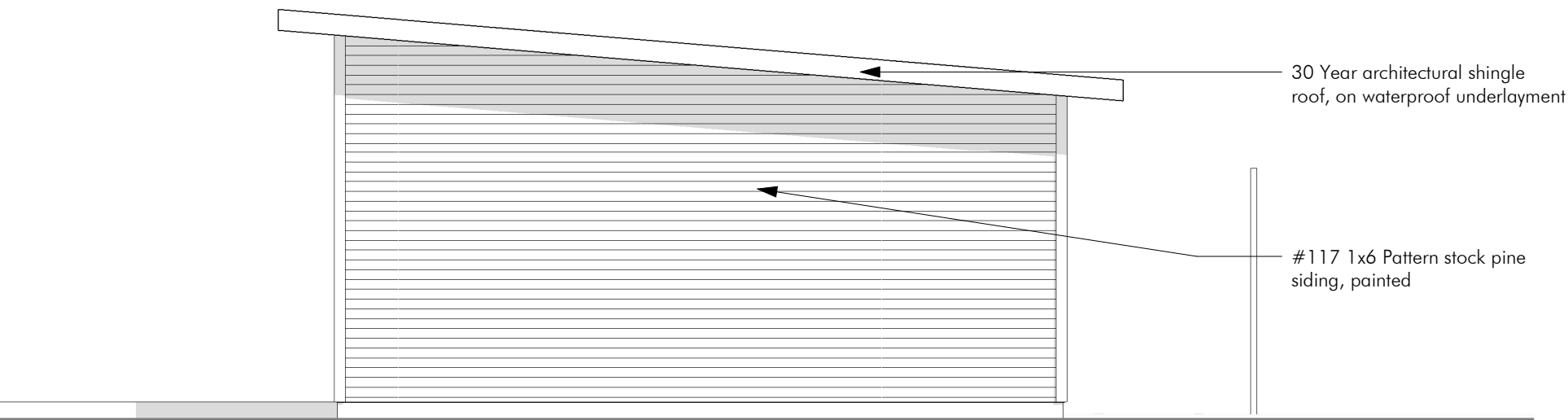
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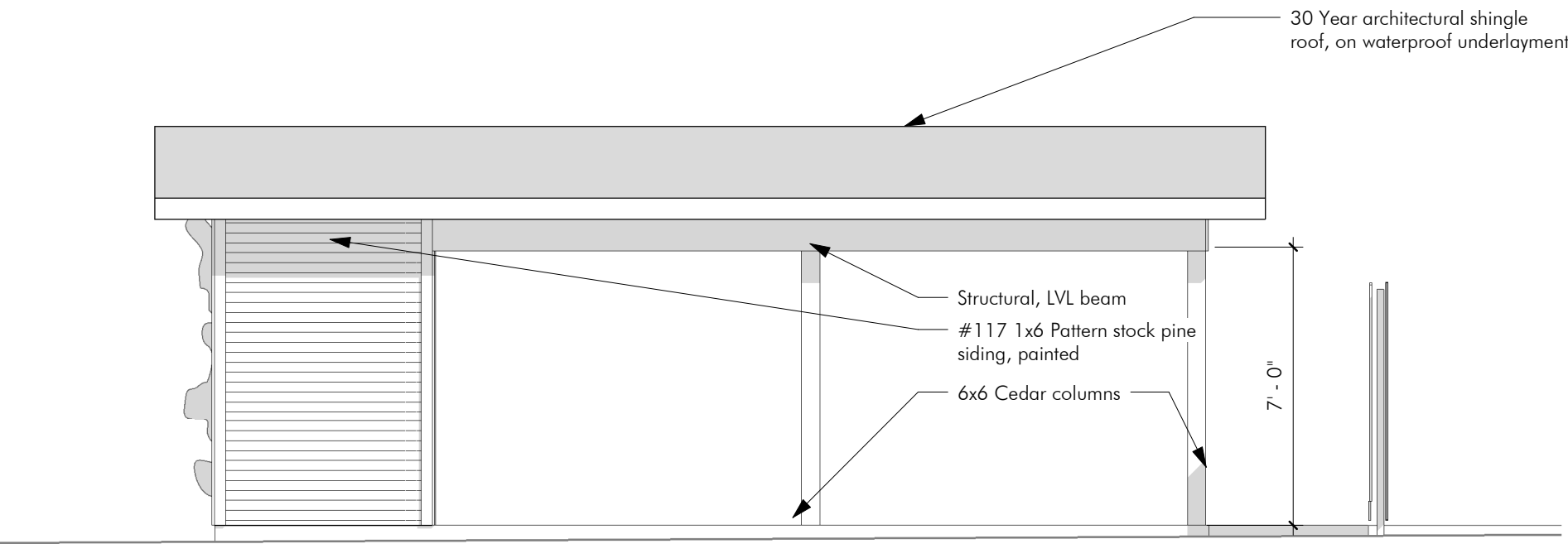
5 Elevation 14 - a
SCALE : 1/4" = 1'-0"



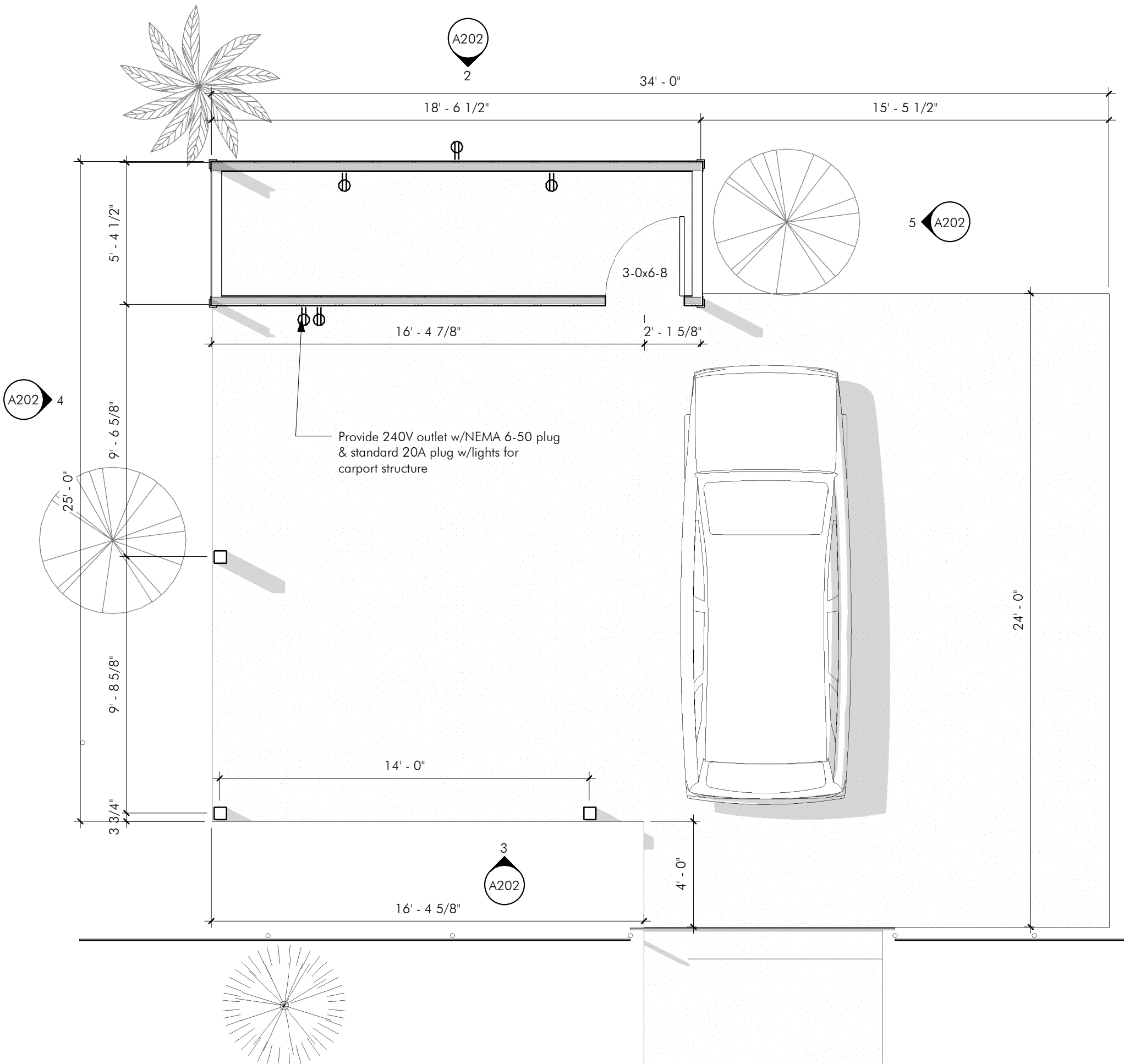
3 Elevation 12 - a
SCALE : 1/4" = 1'-0"



2 Elevation 11 - a
SCALE : 1/4" = 1'-0"



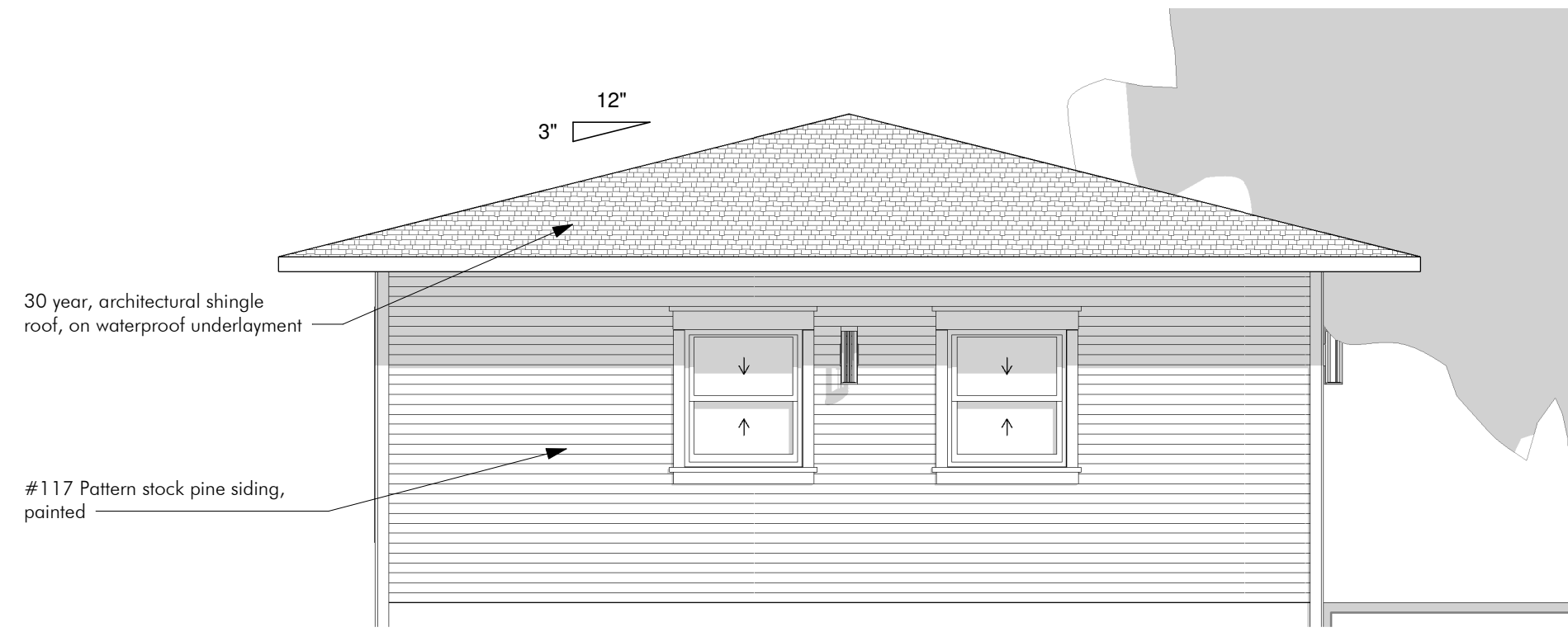
4 5 - a
SCALE : 1/4" = 1'-0"



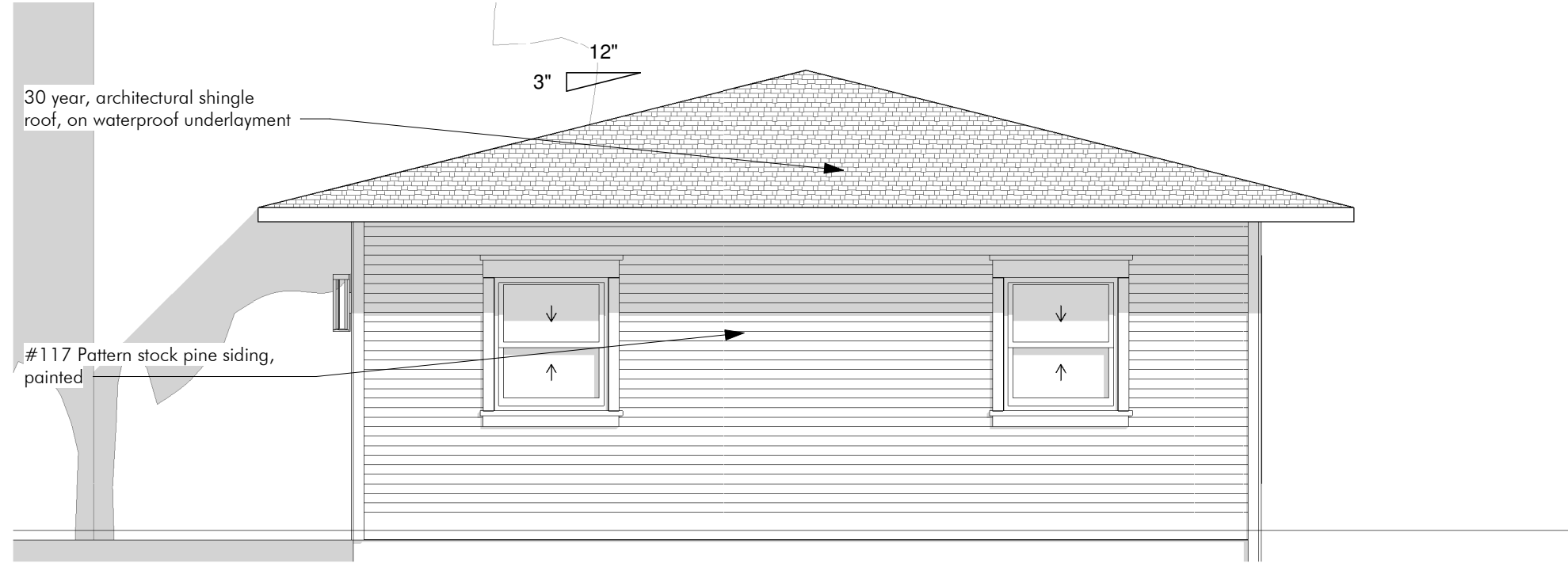
1 Carport Plan
SCALE : 1/4" = 1'-0"

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	#2112001	
	Covered Carport	

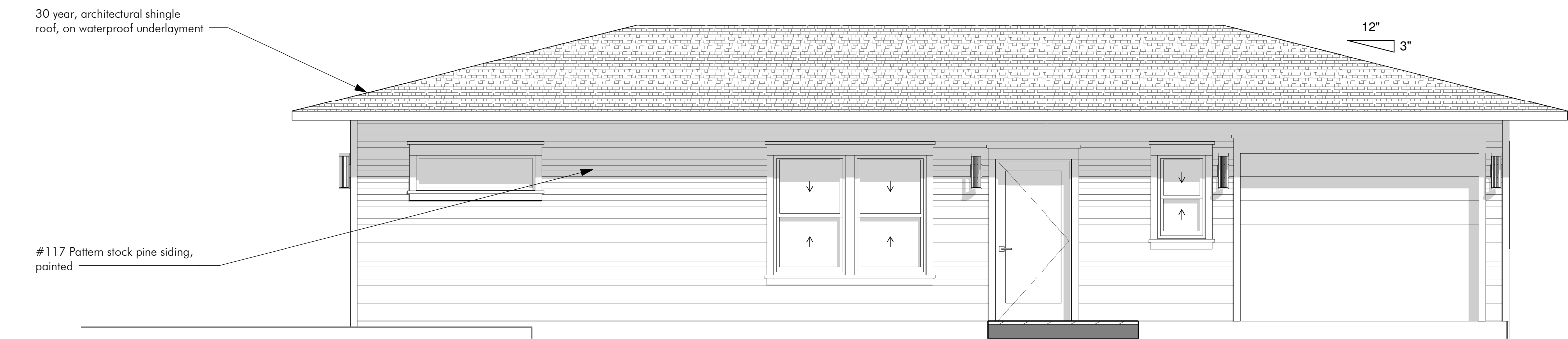
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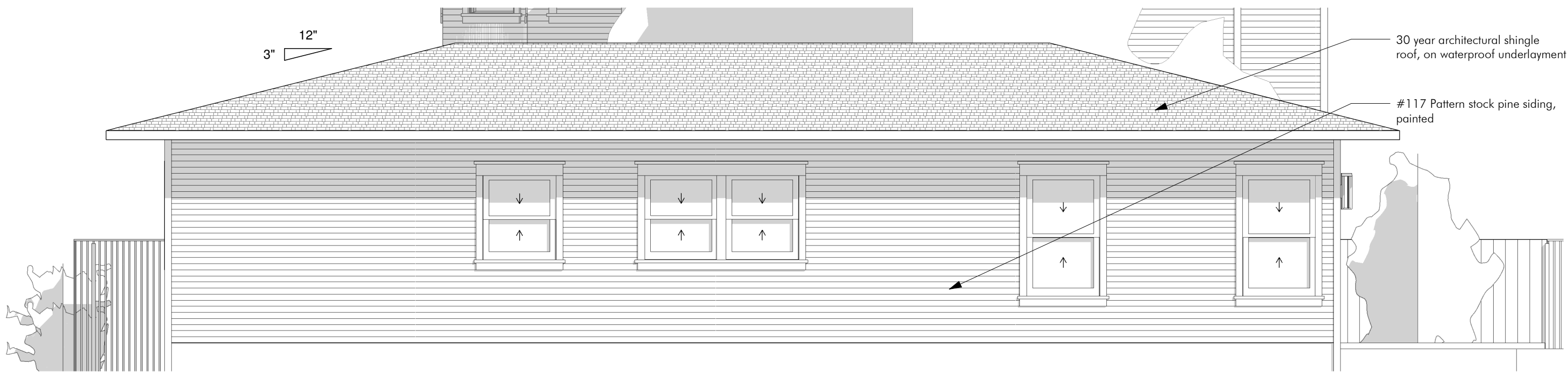
4 Elevation 5
SCALE : 1/4" = 1'-0"



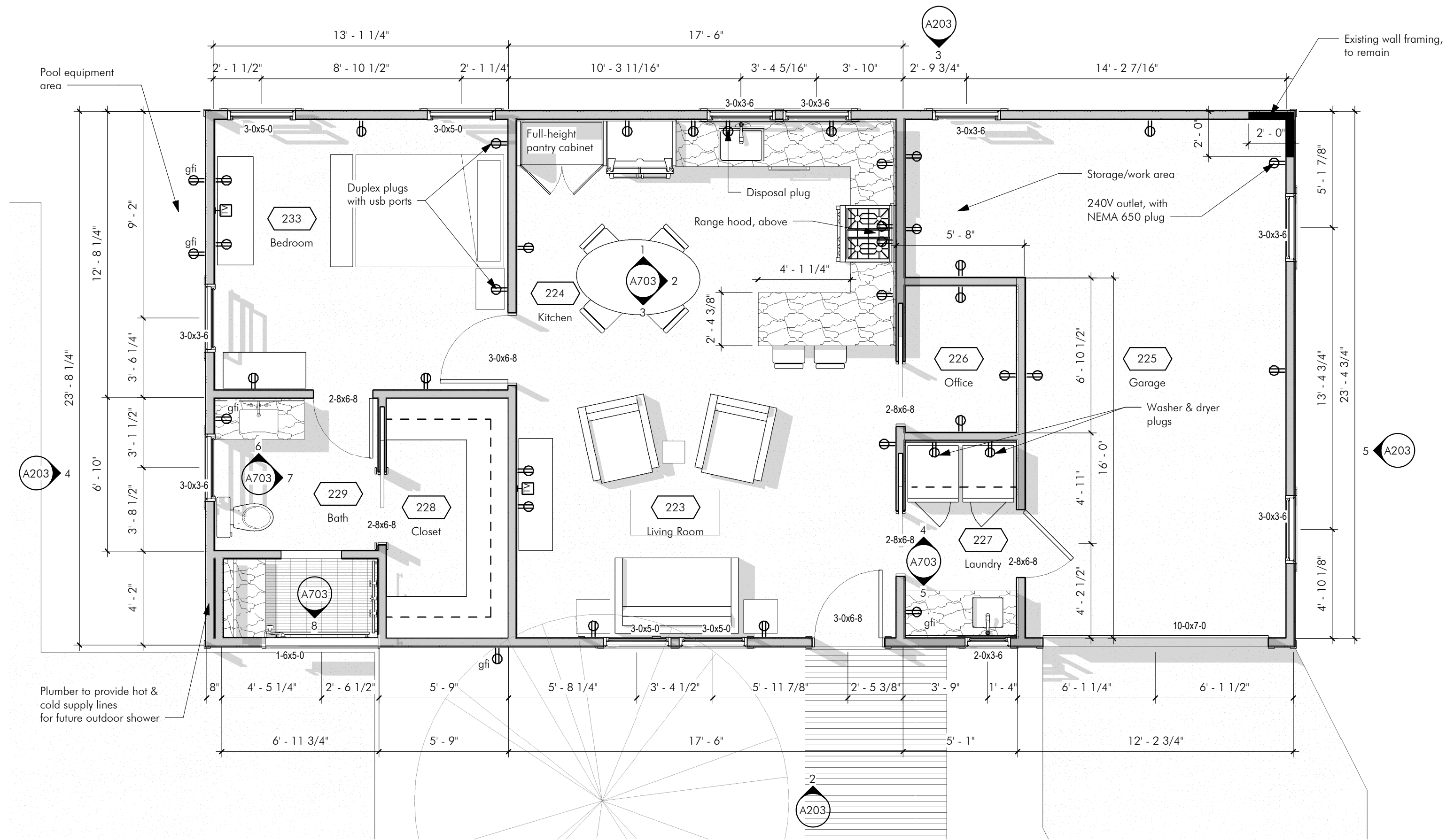
5 Elevation 6
SCALE : 1/4" = 1'-0"



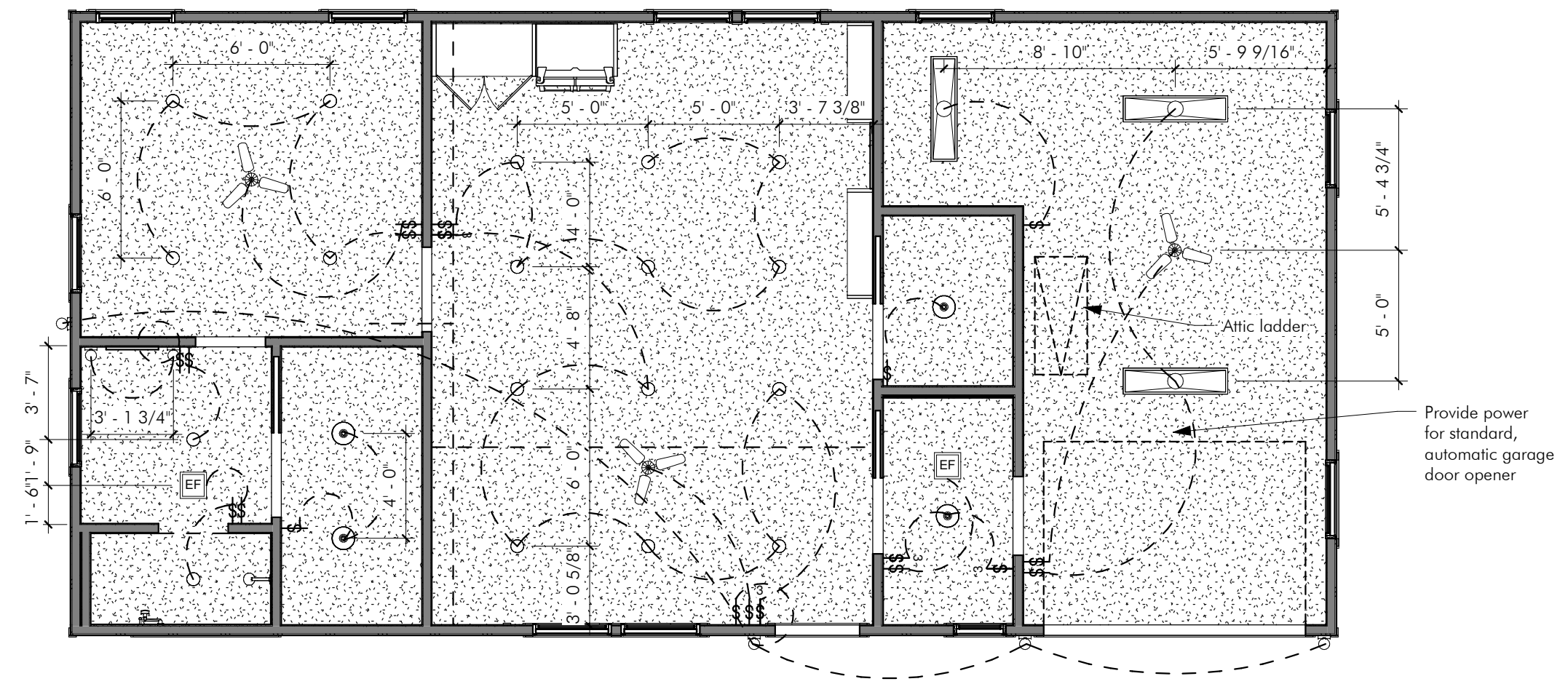
2 Elevation 4
SCALE : 1/4" = 1'-0"



3 Elevation 7
SCALE : 1/4" = 1'-0"



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



6 Casita RCP
SCALE : 3/16" = 1'-0"

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Casita Plan & Elevations

A203



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



2 Bench Elevation
SCALE : 3/8" = 1'-0"

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

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	Exterior Elevations	

A301



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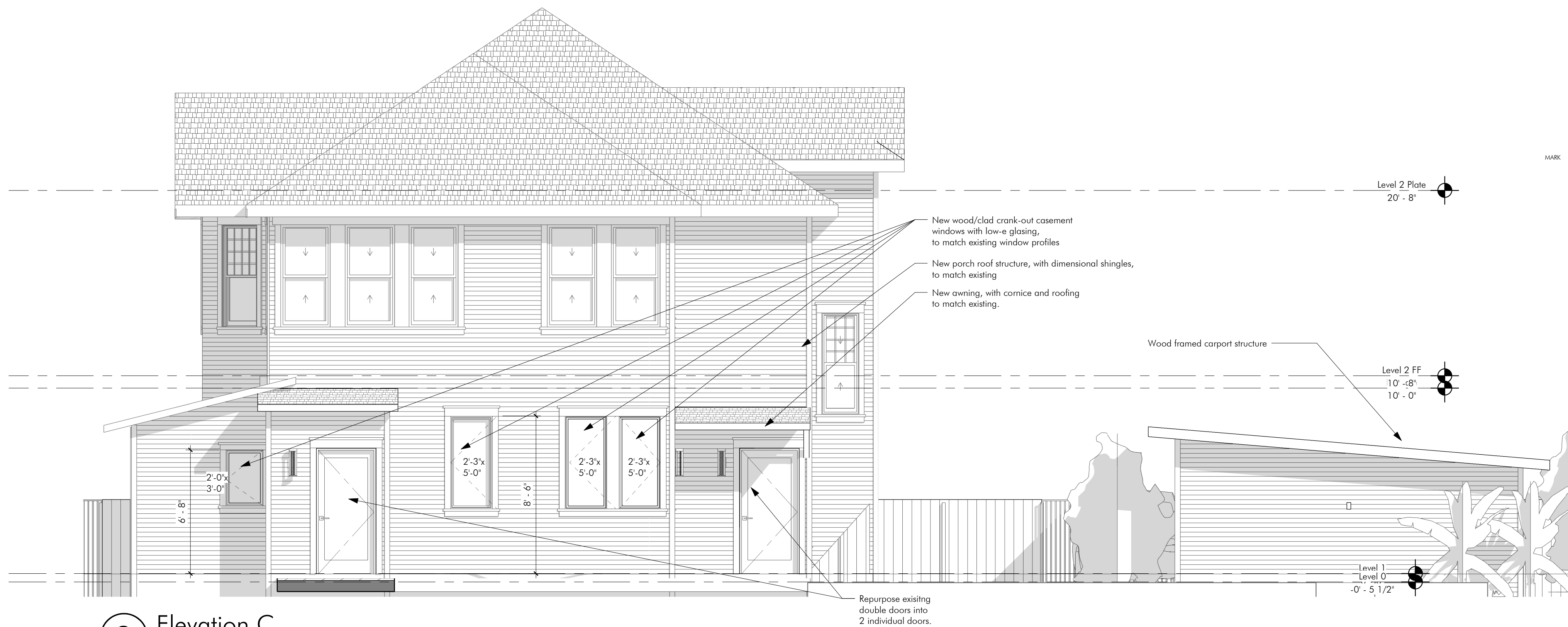
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1 Elevation B
SCALE : 1/4" = 1'-0"



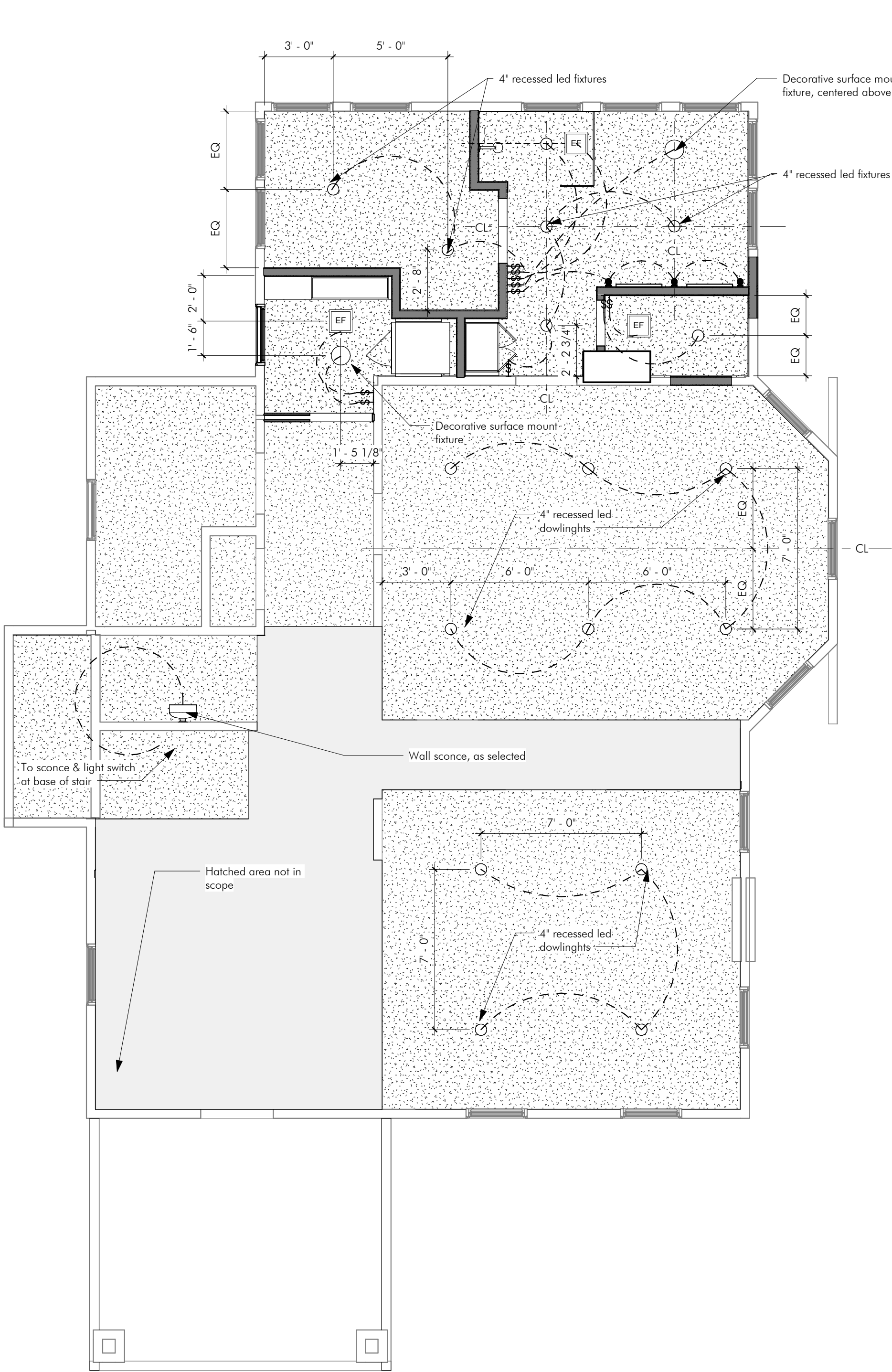
2 Elevation C
SCALE : 1/4" = 1'-0"

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	Exterior Elevations	

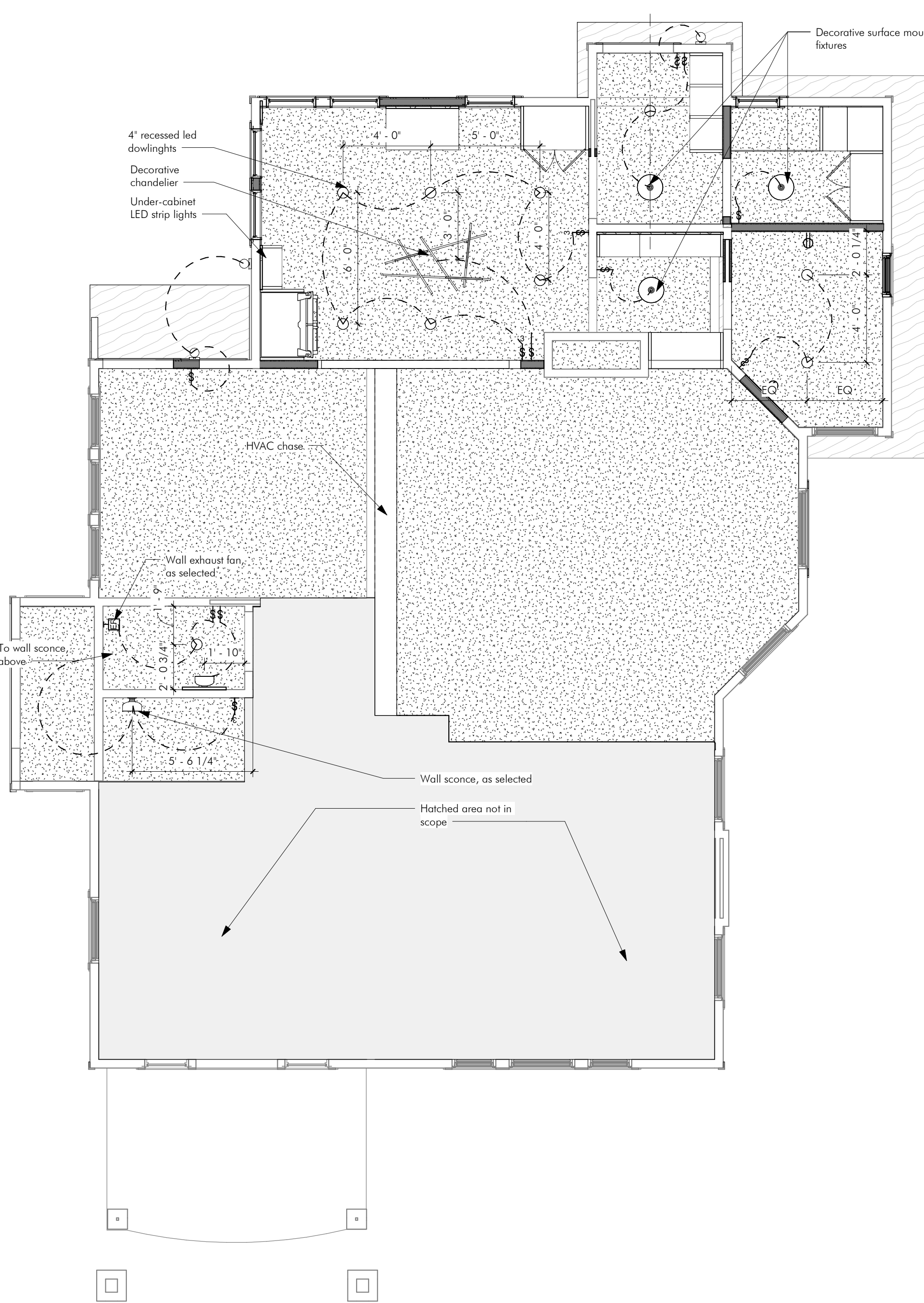
A302

LIGHTING SYMBOLS	
	110 WALL MOUNTED SWITCHED DUPLEX OUTLET
	110 FLOOR/CEILING MOUNTED DUPLEX OUTLET
	SWITCH
	TIMER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER
	RECESSED DOWNLIGHT
	RECESSED ADJUSTABLE DOWNLIGHT
	RECESSED WALL WASHER
	RECESSED LENSED DOWNLIGHT
	CEILING MOUNTED ADJUSTABLE DOWNLIGHT
	SURFACE-MOUNTED FIXTURE
	LARGE DECORATIVE PENDANT
	SMALL DECORATIVE PENDANT
	WALL SCONCE
	CLOCK RECEPTACLE (FOR PICTURE LIGHT)
	STEP LIGHT
	WALL-MOUNTED LAMP
	LAMP BY OWNER
	SUSPENDED LINEAR LIGHTING
	CEILING-MOUNTED LINEAR LIGHTING
	RECESSED LENSED LINEAR LIGHTING
	LINEAR STRIP LIGHTING
	EXHAUST FAN
	MOTION-TRIGGERED FLOODLIGHT
	WALL ART
	SCULPTURE

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



2 Level 2 RCP
SCALE : 1/4" = 1'-0"



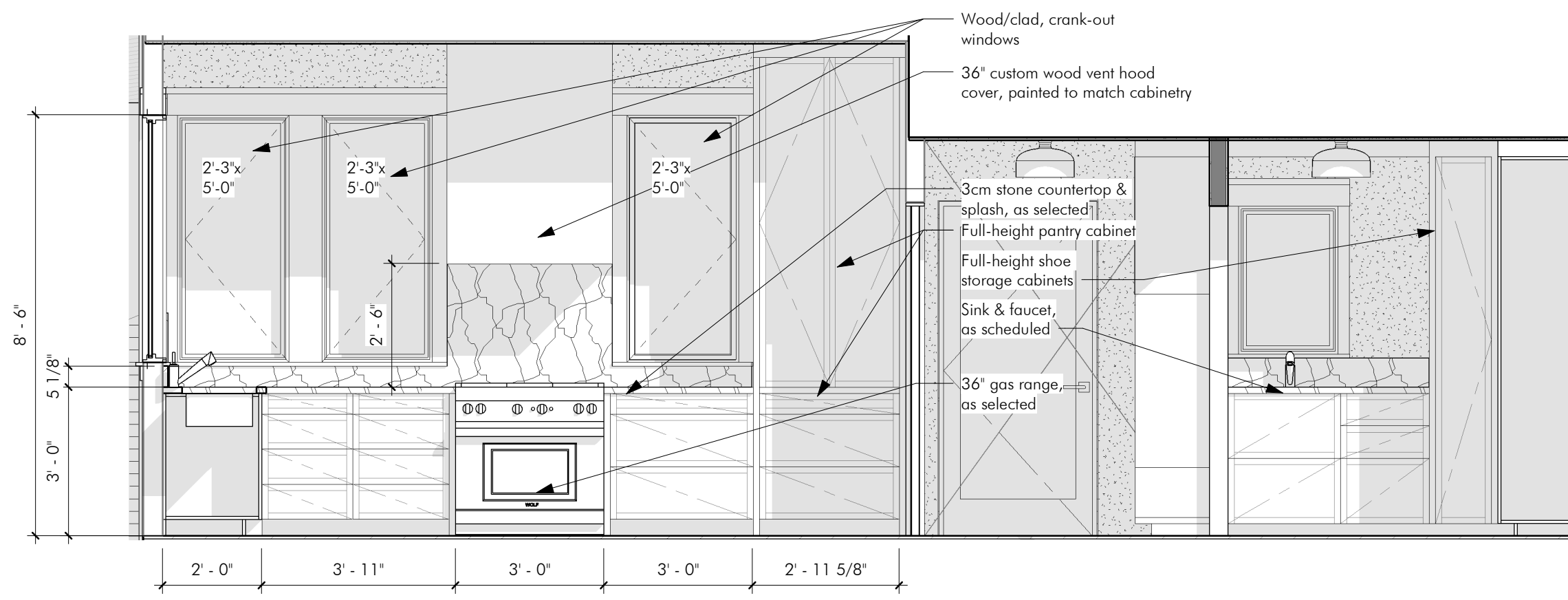
1 Level 1 RCP
SCALE : 1/4" = 1'-0"

REVISIONS		
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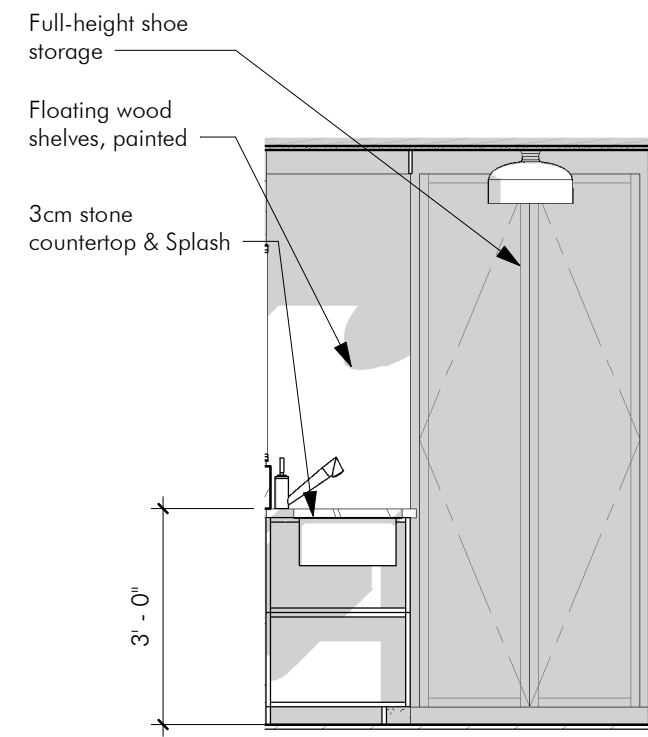
20 July 2021

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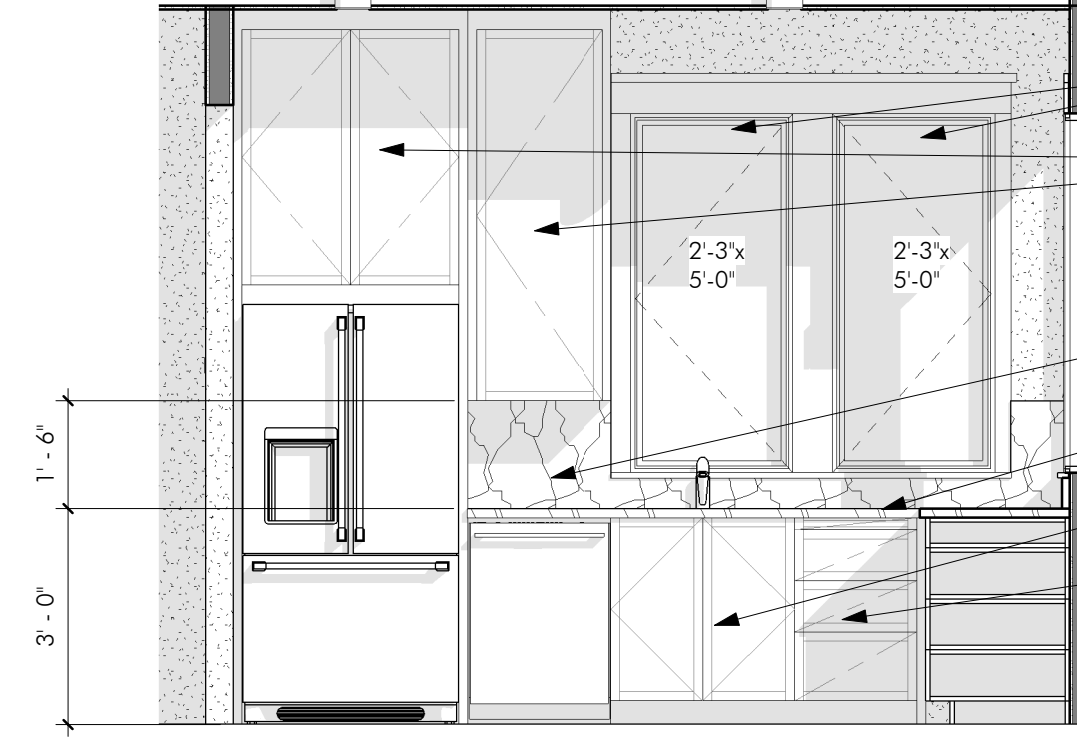
Reflected Ceiling Plans



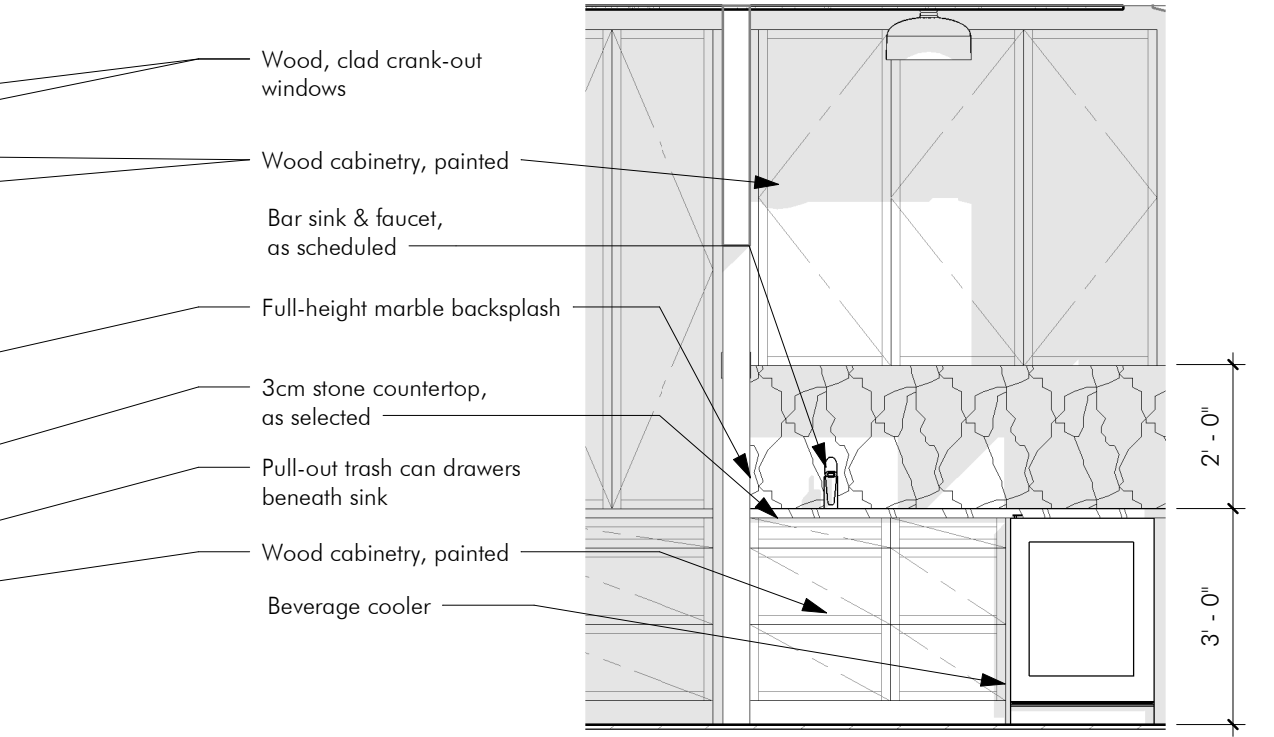
4 Kitchen-a
SCALE : 3/8" = 1'-0"



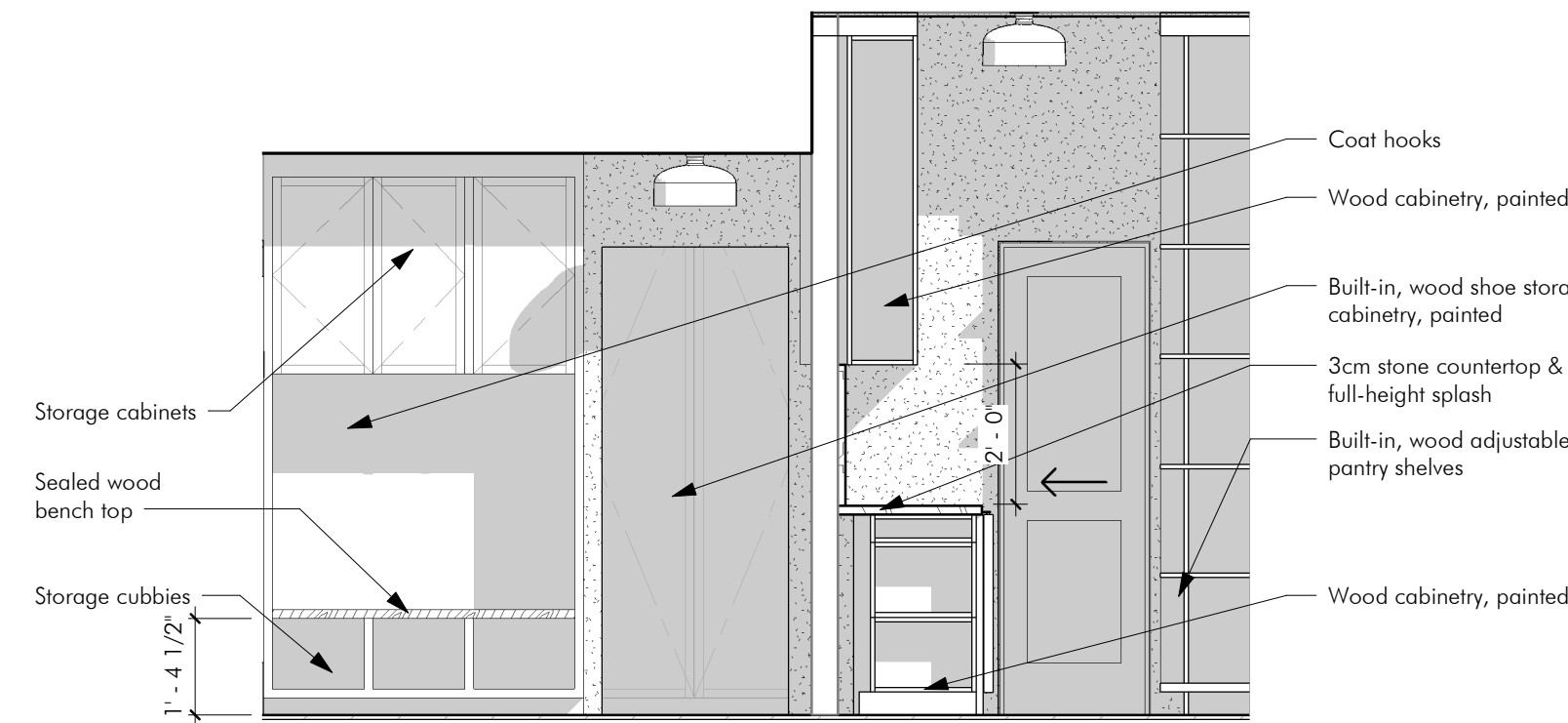
9 2 - a
SCALE : 3/8" = 1'-0"



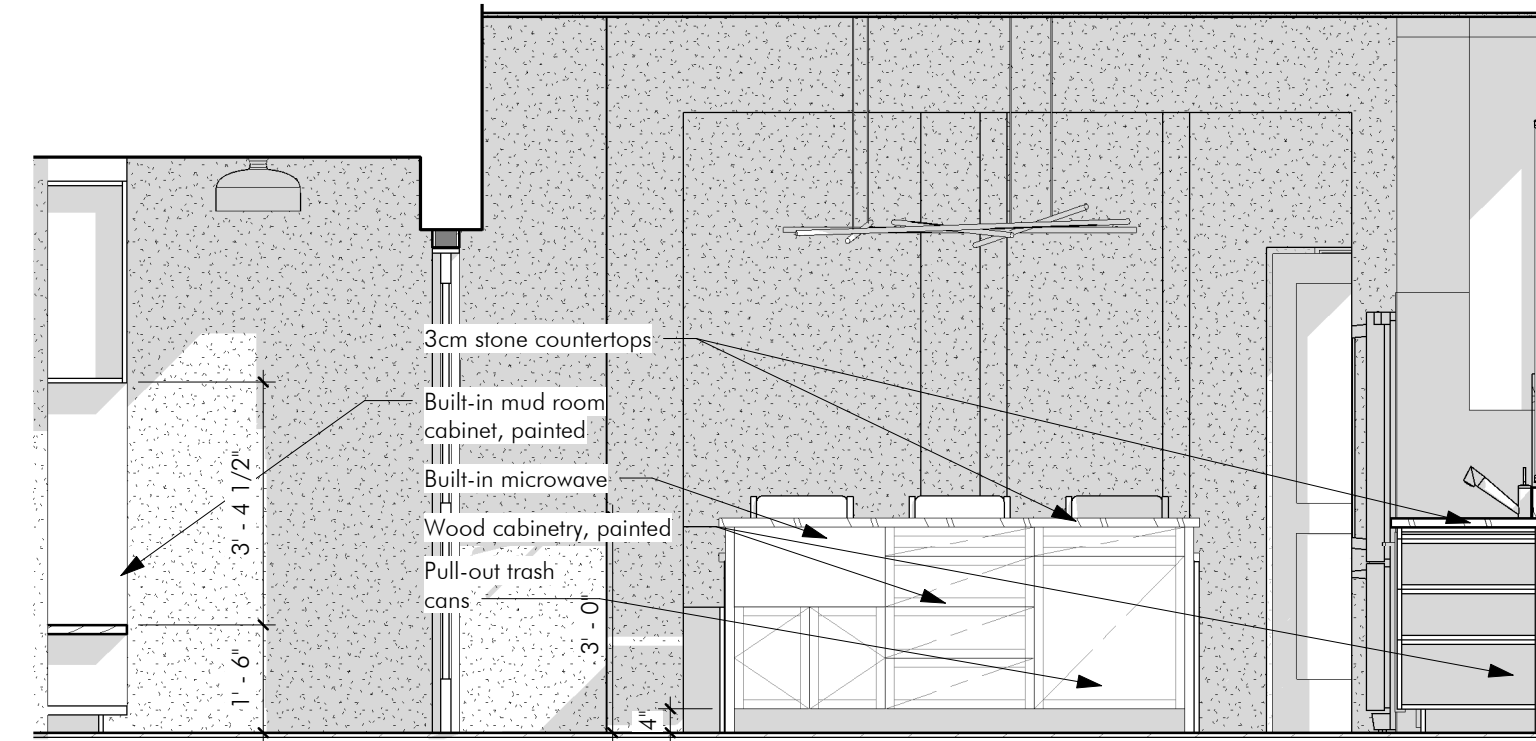
7 Kitchen-b
SCALE : 3/8" = 1'-0"



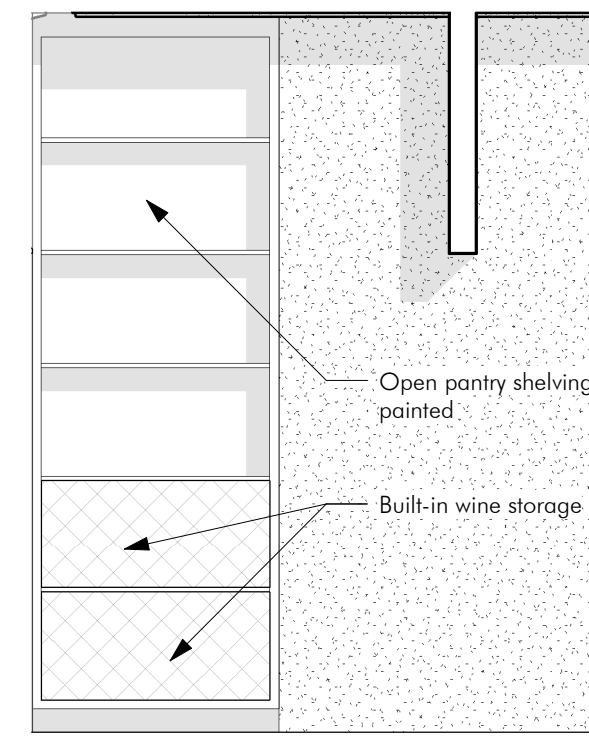
1 1 - a
SCALE : 3/8" = 1'-0"



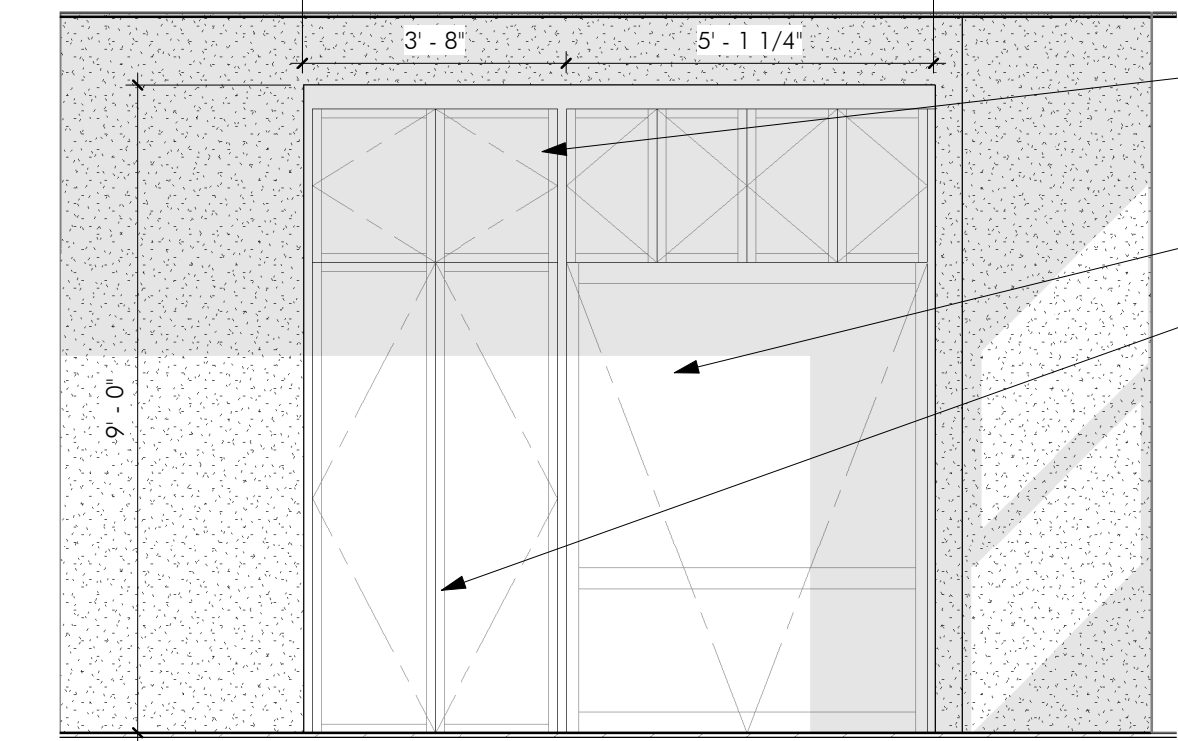
5 Elevation 1 - c
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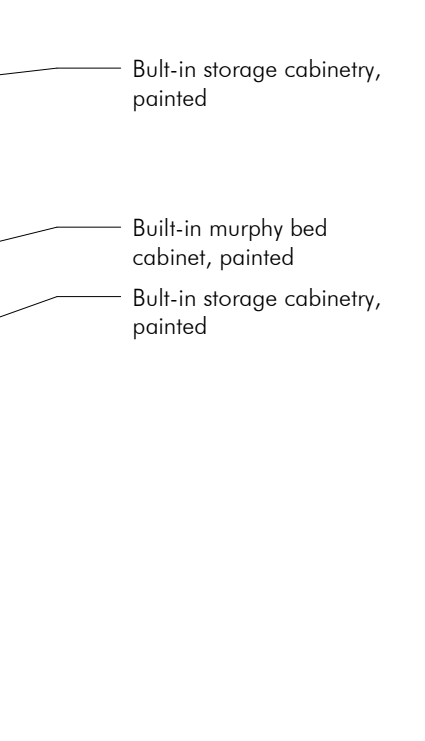
6 Kitchen-c
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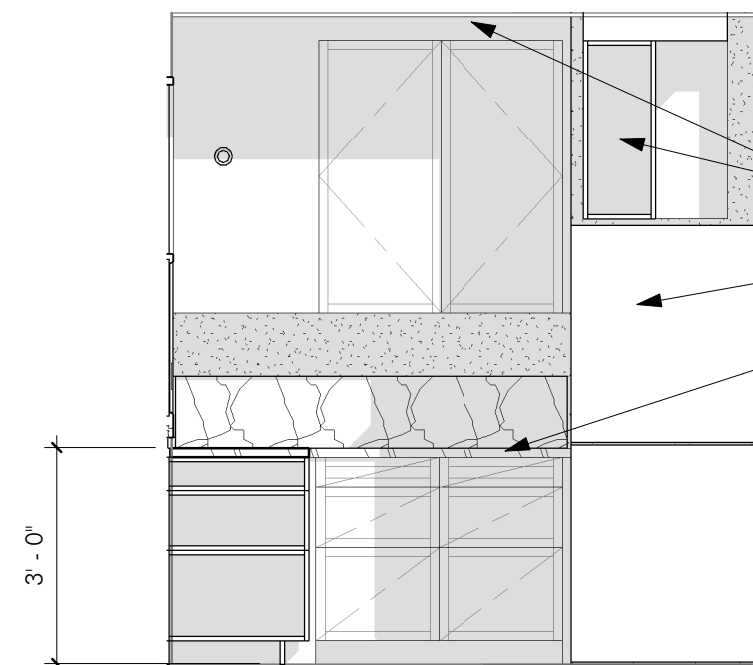
2 1 - c
SCALE : 3/8" = 1'-0"



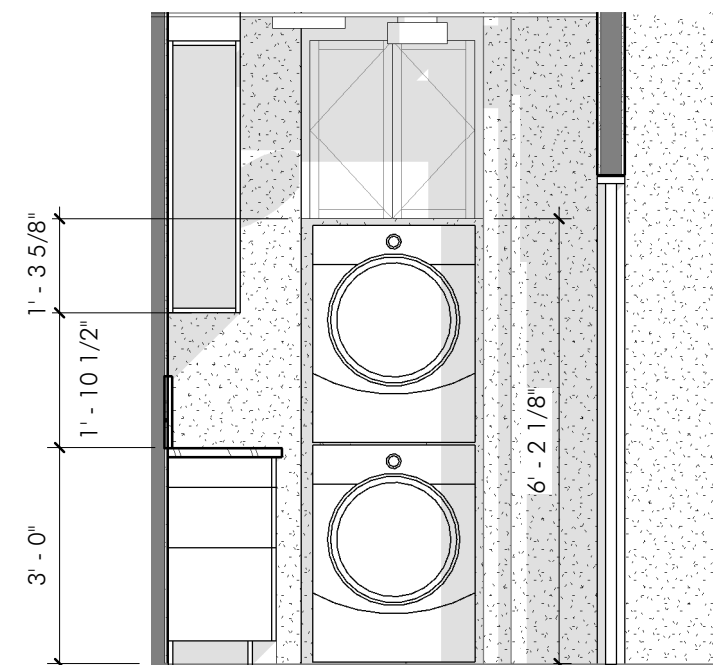
10 3 - a
SCALE : 3/8" = 1'-0"



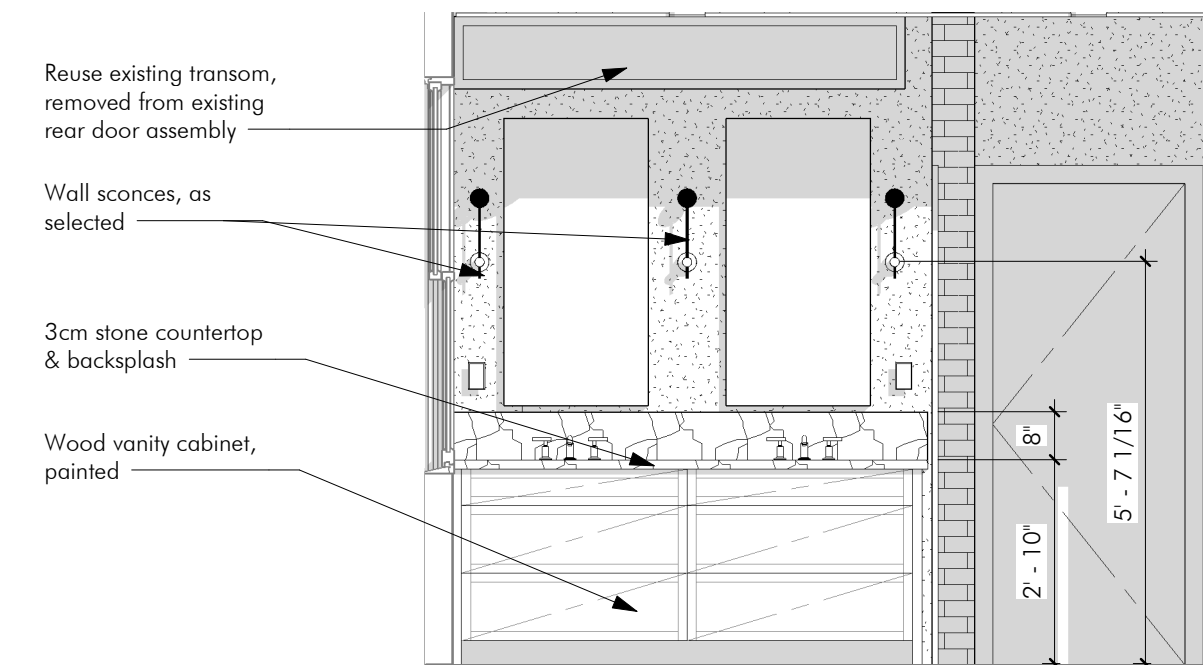
11 Laundry a
SCALE : 3/8" = 1'-0"



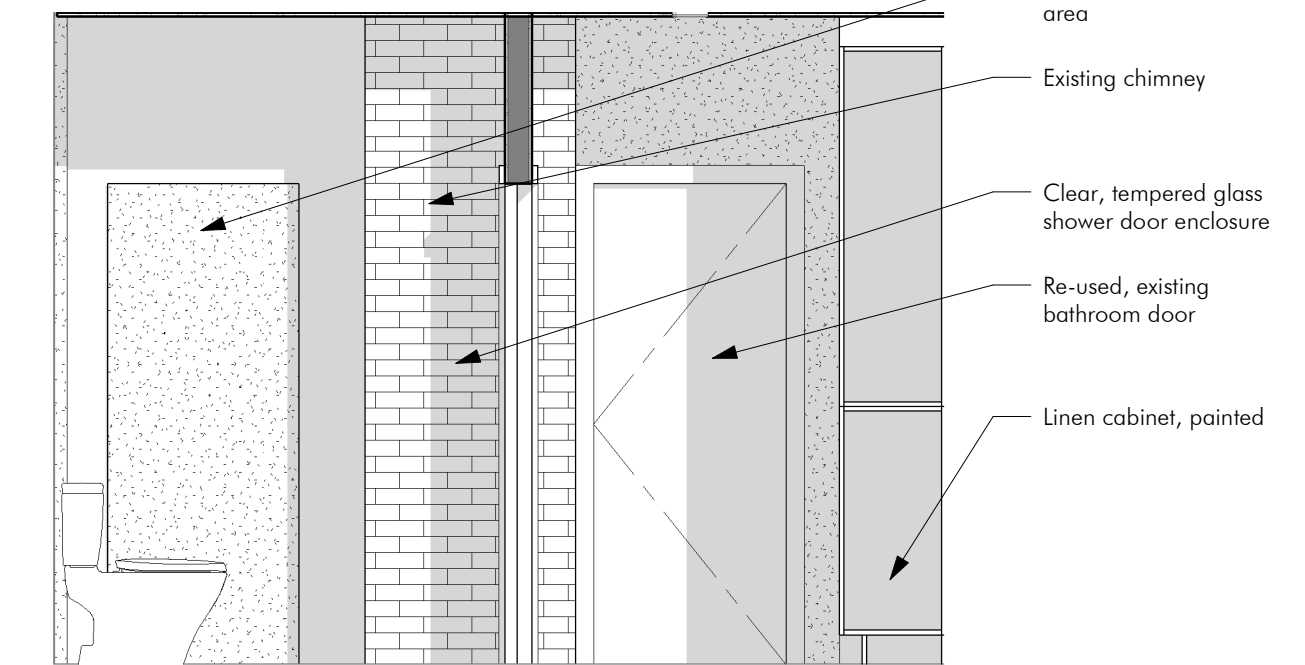
12 Laundry b
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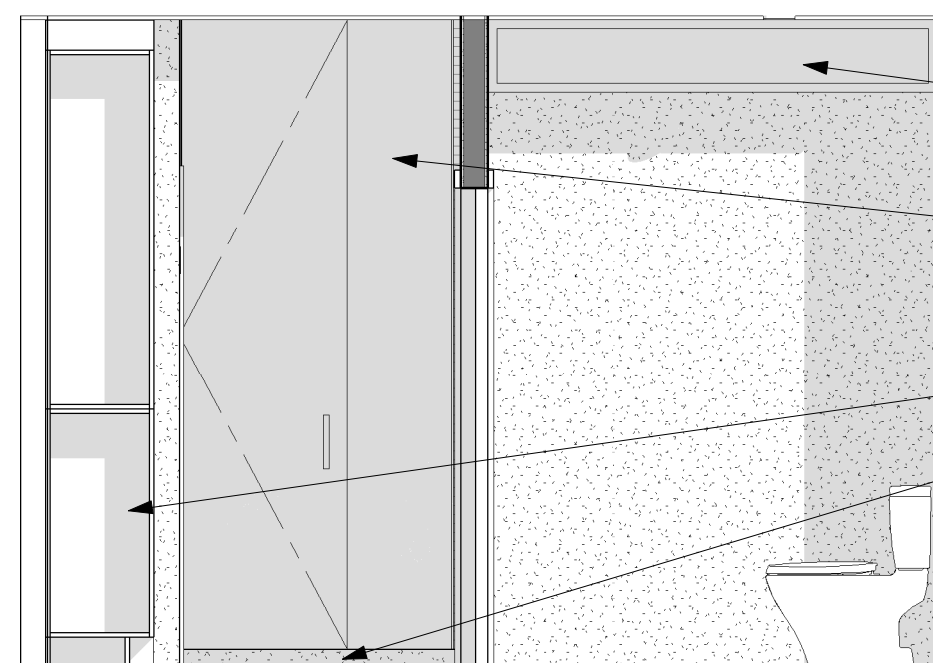
13 Laundry c
SCALE : 3/8" = 1'-0"



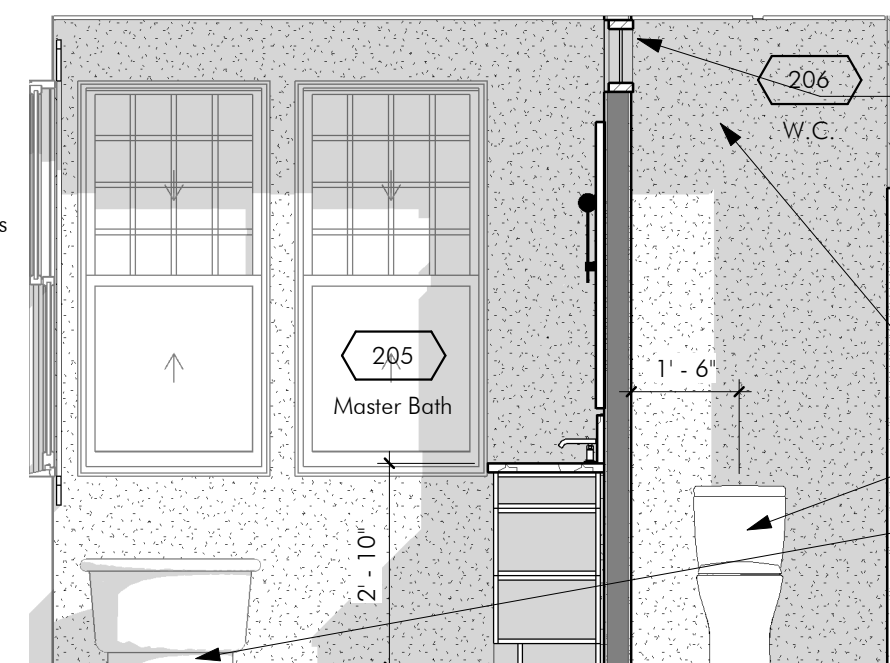
3 Master Bath a
SCALE : 3/8" = 1'-0"



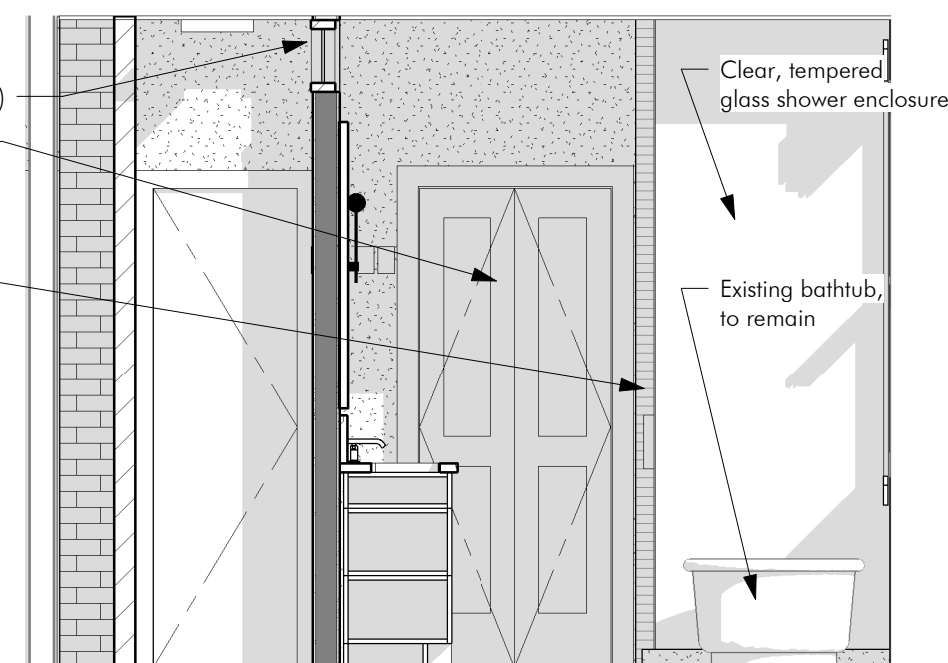
15 Master Bath b
SCALE : 3/8" = 1'-0"



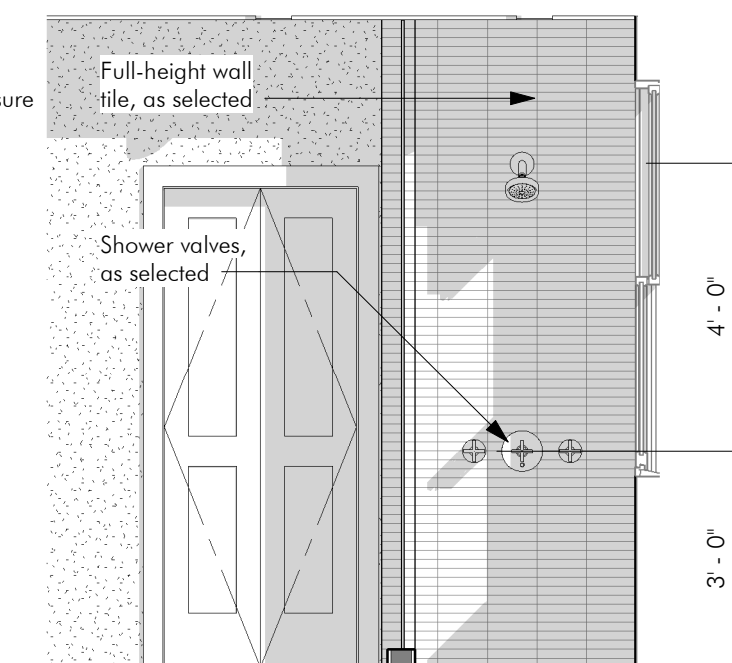
17 Water Closet
SCALE : 3/8" = 1'-0"



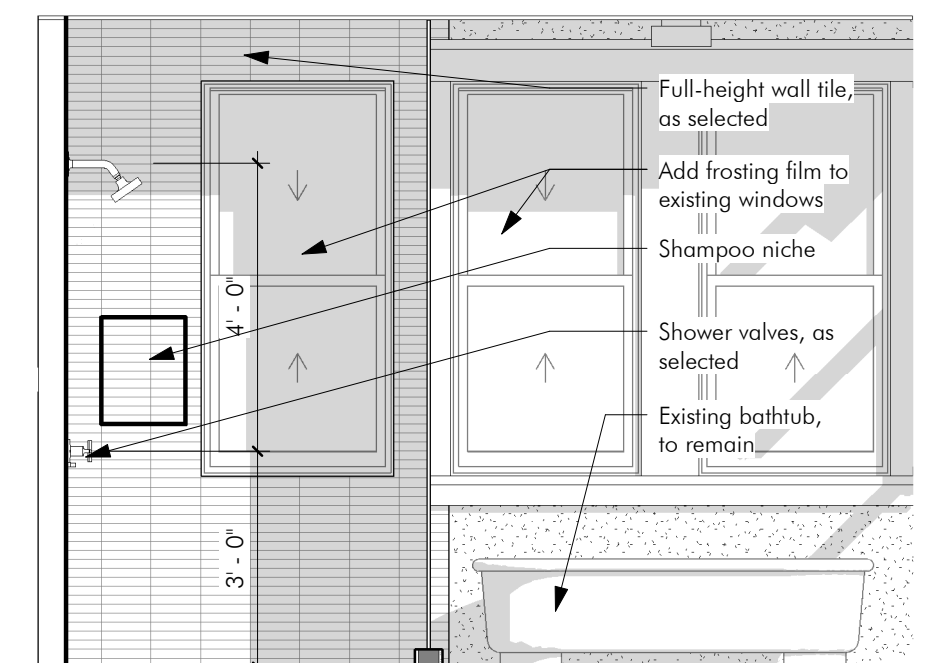
16 Master Bath d
SCALE : 3/8" = 1'-0"



14 Master Bath e
SCALE : 3/8" = 1'-0"



8 Shower-a
SCALE : 3/8" = 1'-0"



18 Shower-b
SCALE : 3/8" = 1'-0"

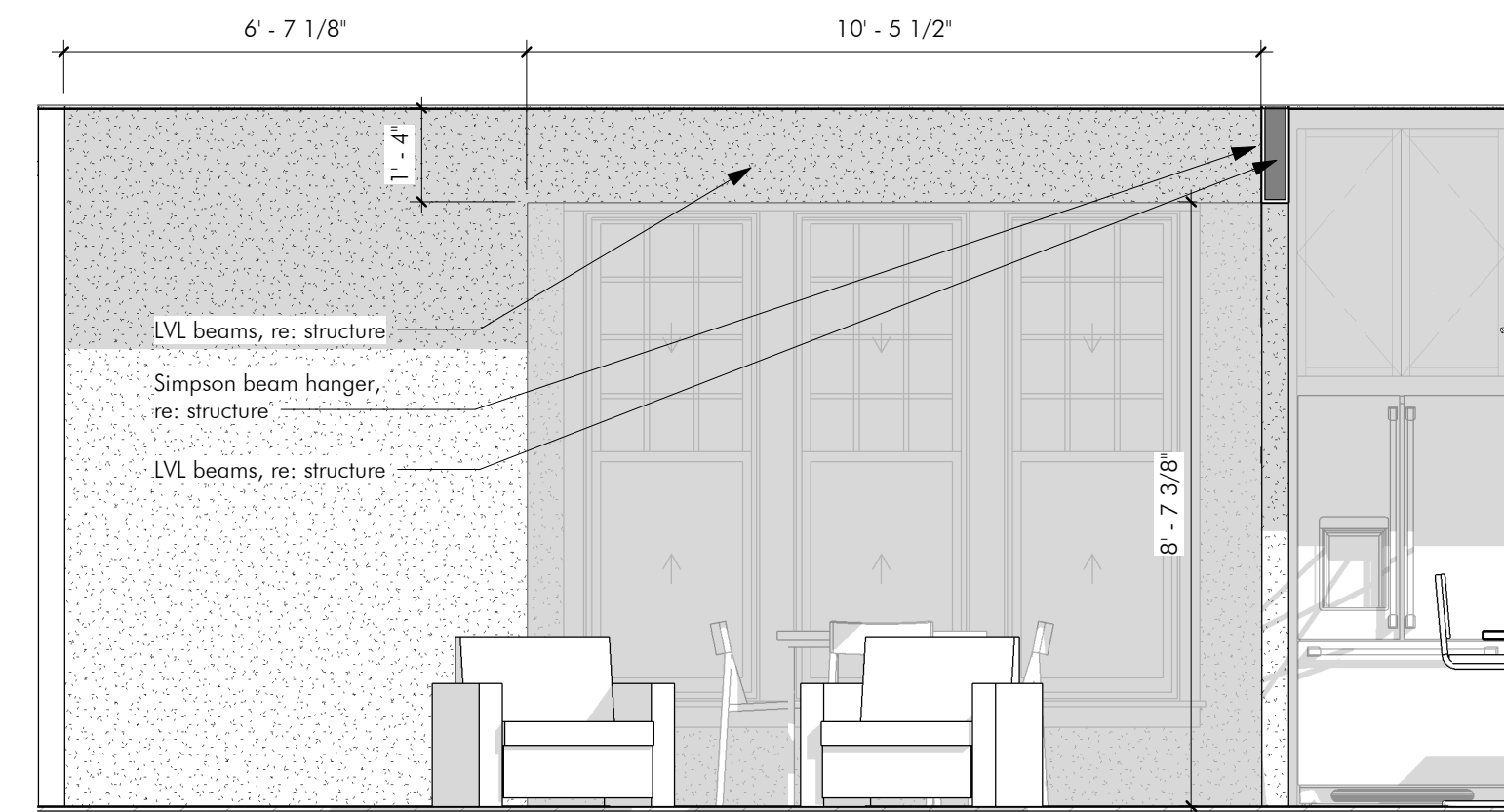
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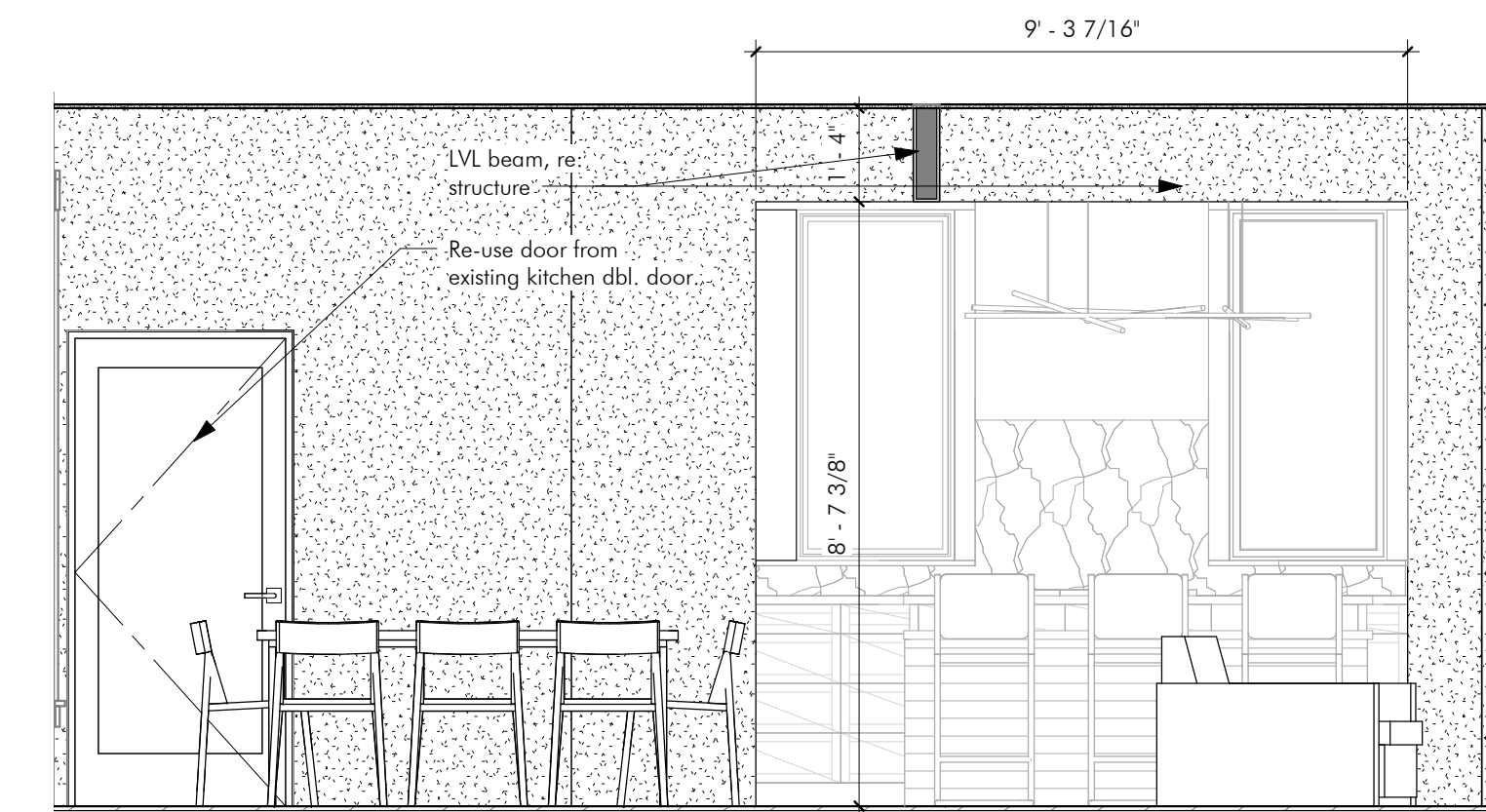
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Interior Elevations

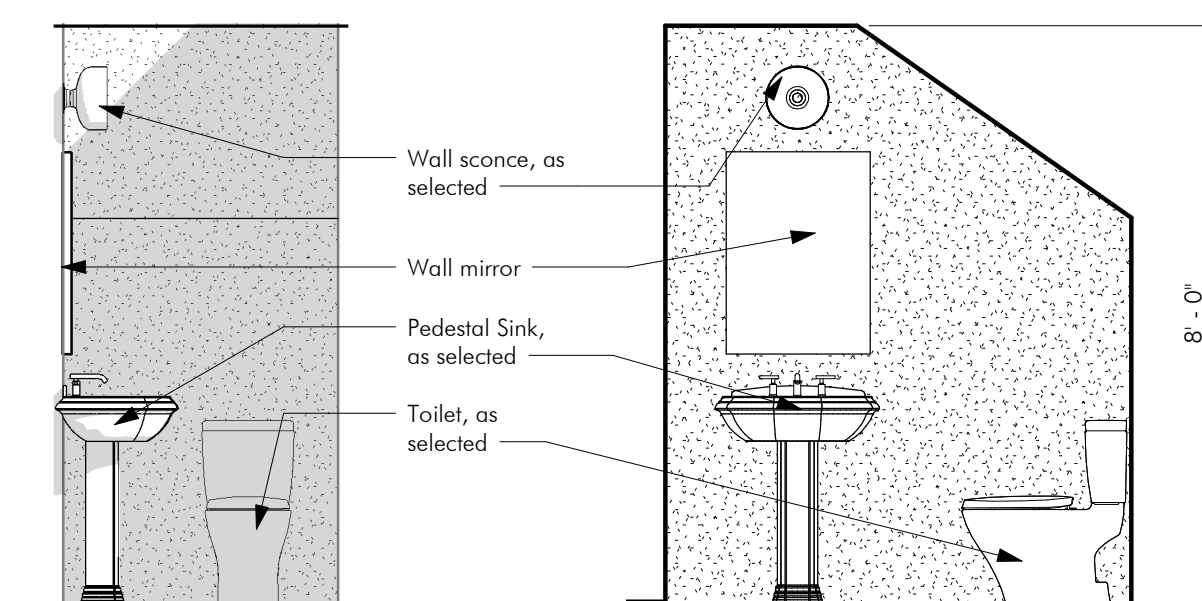
A701



1 Living Room
SCALE : 3/8" = 1'-0"



2 Dining Room
SCALE : $3/8" = 1'-0"$



3 Powder a
SCALE : 3/8" = 1'-0"

4 Powder b
SCALE : $3/8" = 1'-0"$

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Schematic Design Drawings

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Interior Elevations

A702



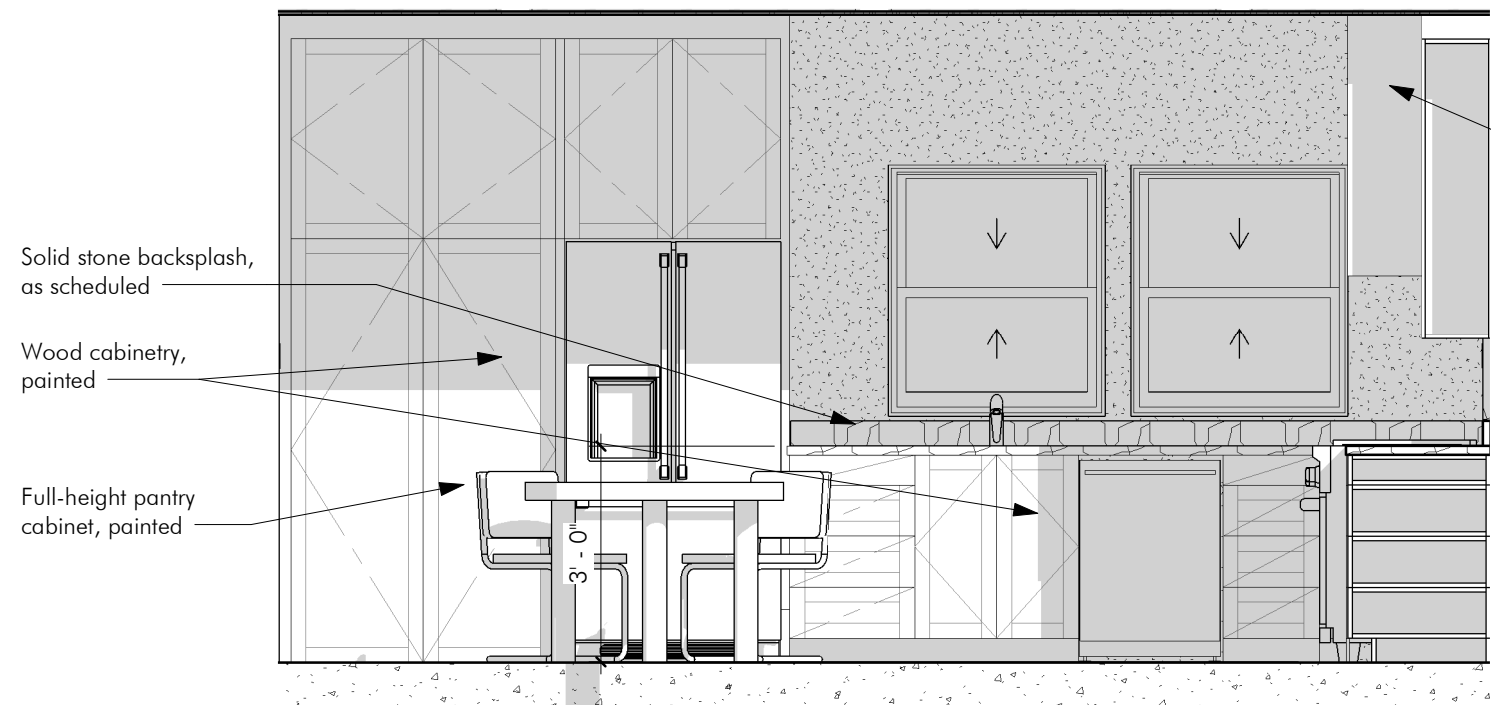
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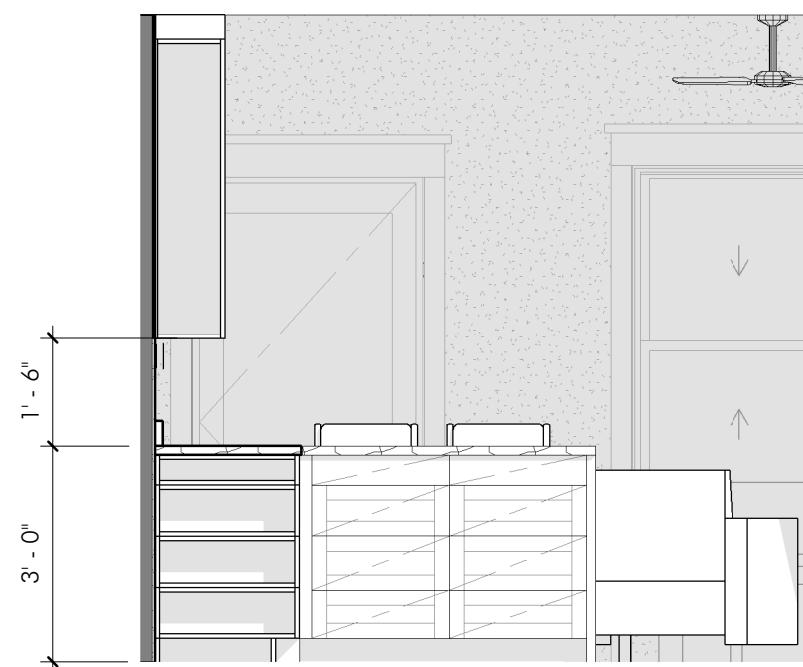
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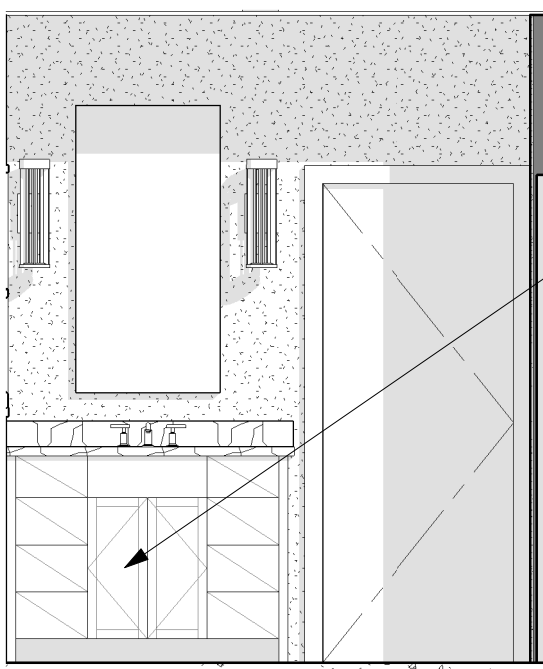
1 Casita Kitchen a
SCALE : 3/8" = 1'-0"



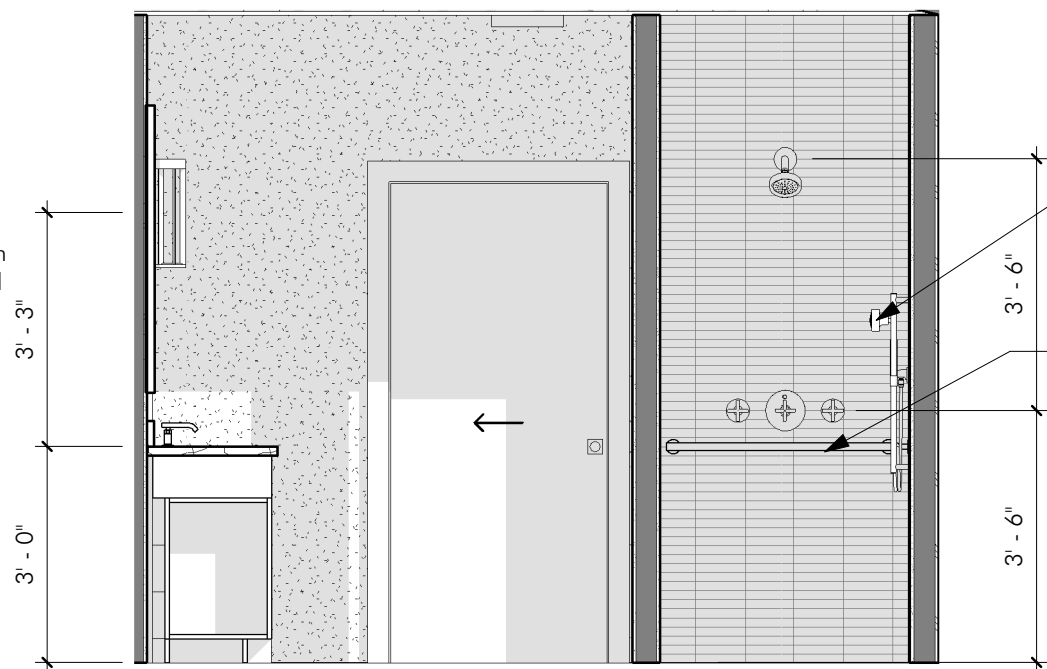
2 Casita Kitchen b
SCALE : 3/8" = 1'-0"



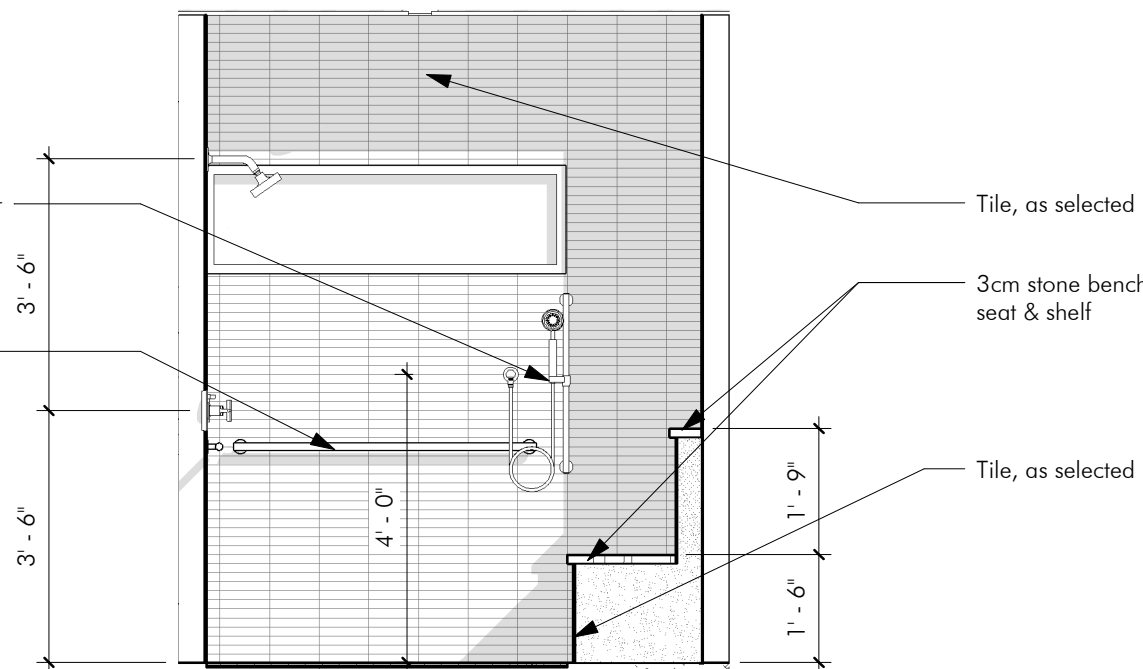
3 Casita Kitchen c
SCALE : 3/8" = 1'-0"



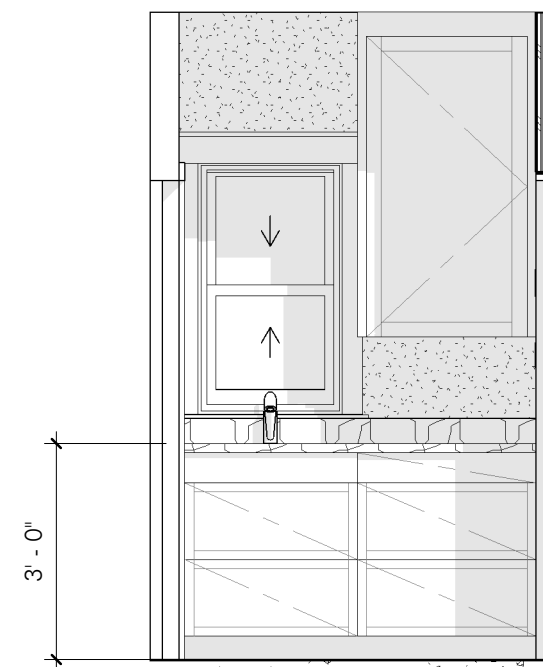
6 Casita Bath a
SCALE : 3/8" = 1'-0"



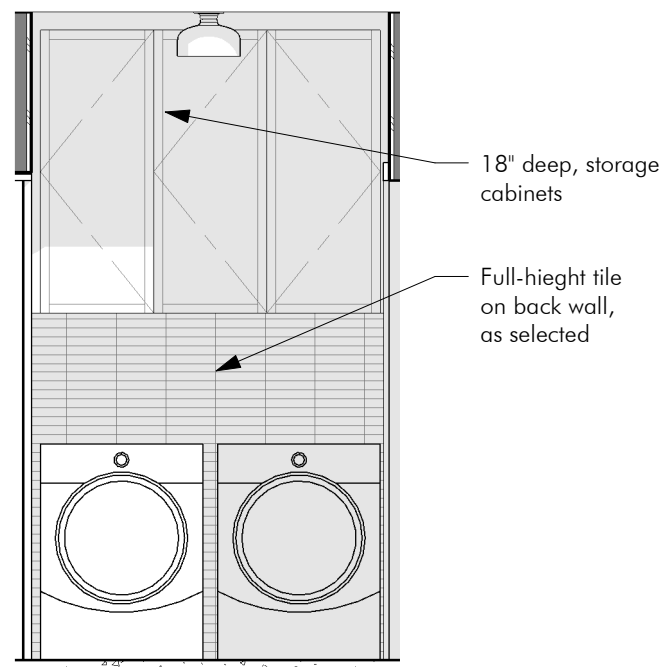
7 Casita Bath b
SCALE : 3/8" = 1'-0"



8 Casita Bath c
SCALE : 3/8" = 1'-0"



5 Casita Laundry a
SCALE : 3/8" = 1'-0"



4 Casita Laundry b
SCALE : 3/8" = 1'-0"

REVISIONS		
MARK	DATE	DESCRIPTION

16 June 2021

#2112001

Casita Interior Elevations

General Description for Scope of Work @ 505 E. Park (Main House)

8/6/21 Minor Repairs to include: Refurbish existing windows as needed Remove and relocate 9 interior doors Refinish all sheetrock in house Reframe / re-build 10 new/existing walls. Install new insulation. Paint and texture interior Install new cabinets in house Install new countertops Install new flooring in bathrooms and kitchen. Full renovation of Master Bathroom upstairs New restroom in under stair closet. New Sink and cabinetry in Laundry Room. New sink and cabinetry in Butlers Pantry. New sink, cabinetry, and appliances in kitchen. Refinish wood floors throughout. New laundry room upstairs with sink. Removing rear, double doors, and repurposing as single doors at rear entry & dining room. Removing a single window in the kitchen and replacing with 2 casement windows on the west kitchen wall, and installing 4 new casement windows in the south wall.

Zero (0): House Wide Updates

1. Foundation Repair
2. Electrical Updates as necessary
3. HVAC for ground floor
4. Repairing of drywall related to foundation restoration
 - a. Level 5 wall is desired based upon pricing
5. Repair/Sanding/Staining of floor throughout the house
6. Painting interior of the house
7. Maintenance/Repair of Windows ([17x (1st), 9x (2nd) historic, ~10x non-historic]

One (1) : Removal of Walls in Living Room/Kitchen Area

1. Demo/Removal of 8' of Load Bearing Wall, to include ducting and the coffers in order to restore 10' ceiling height throughout Living Room Area
2. Column (if required) to support end-point of LB Wall or Steel I-Beams to support loads from floor above
3. Determine Cost feasibility of carrying coffered ceilings into LR area

Two (2): Creation of Mud Room and Small Study

1. Demo of existing shower/toilet/sink area
 - a. Toilet to be reused in outside bathroom
2. Removal of 3x doors
 - a. Wall in existing space to LR
3. Demo of existing wall (non-LB)
4. Open up existing wall (frame out) between Pantry/Bathroom to create walk way into Mud Room/Office area
5. Construct new wall and Reinstall of Door to new Office/Study
6. Removal of existing HW system
 - a. Install Flash HW heater in/around water softener outside
 - b. Creation of wall to accommodate existing sewage pipe in wall (~8" thick)
7. Upgrade existing power panel
8. Install new entry door into Mud Room (Re-use of 1 of French Door from Kitchen)
 - a. Build of steps into Mud Room
9. Build out of new sitting bench in Mud Room w/hanging hooks and small open cabinet
10. Install of window removed from Kitchen or Dining area

Three (3): Kitchen Remodel

1. Removal of French Doors (to be used for new entry 1 each dining/mud room areas)
 - a. Construct new wall to replace opening
2. Removal of wall to increase Kitchen size
3. Demo of existing Kitchen cabinets/furnishings
 - a. Replacement w/Kitchen Aide equivalent appliances, drink fridge, steel farmer's sink
4. New cabinets in Kitchen (~30') (pull out drawer's S/M/L)
5. New Kitchen Island (~94") with cabinet underneath (open doors)
6. Create Pantry with drink island & small sink
7. Small secretary desk or small eating nook in kitchen?
8. Install of new large window 90" x 36" (historically appropriate to existing windows)

9. Removal/Relocation of window to Mudroom

Four (4): Dining Room Area

1. Removal/Relocation of Window on small wall (single window)
2. Install new entry door into Dining Room
 - a. Build of steps into DR with Hand Rails

Five (5): Powder Room

1. Demo of existing HVAC system and venting/exhaust
2. Take down of pedestal to ground level
3. Refinish of interior
4. New Toilet/small sink
5. Explore if there is ability to support shower in this space somehow

Six (6): Create Down Stairs Study

1. Build new wall (~15.5' x 10') to separate space between Living Room and New Study
2. Move ~ 4 outlets into new wall area

Seven (7): Master Bathroom Update

1. Remove existing cast iron tub
2. Remove existing Vanity (Reuse in Casita or Outdoor Bathroom)
3. Remove/Relocate existing toilet
4. Construct new walk in Shower
 - a. Window Treatment (smoke)
5. Install new vanity (2-sink)
6. Construct new WC
7. Create new entry way into Walk in Closet (Re-use small French doors from MBR)
8. Buildout California Closet w/hanging and his/hers drawers

Eight (8): Small Bed Room Repurpose

1. Remove small French doors to MBR
2. Demo existing Closet (Doors to be used in BR #3 or #4 for large closet)
3. Construct new wall to divide space to create WIC and Laundry Room
4. New water connections/sewage to be run from kitchen below on West wall
5. New 60A Dryer Connection, multiple new 20A connections (Gas Line for Dryer?)
6. Install Med grade cabinets (~8-10') w/wash sink (deep)
7. Door re-hung to swing to right into room

Nine (9): Second Bed Room


1. Demo built in desk
2. Widen Closet to mini-walk-in
3. Built-in CA Closet
4. Re-Hang Doors to French Style

Ten (10): Third Bed Room

1. Demo out sitting area
2. Built-in CA Closet
3. Re-Hang Doors from Small Bedroom

Eleven (11): Casita w/Attached Single Car Garage

1. Foundation Slab Re-pour
2. Frame out/build/windows/flooring/HVAC
3. Ikea Kitchen Build Out
4. Ikea Closet Build Out
5. Bathroom Build Out
6. Laundry Room Buildout w/shelves
7. Pool Pump Enclosure (modest)

	Name	Duration	Start	Finish	Predec...																																		
						105	Sep 2021	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022																											
						29	01	04	07	10	13	16	19	22	25	28	31	03	06	09	12	15	18	21	24	27	30	02	05	08	11	14	17	20	23	26	29	01	04



PROJECT / 505 E. PARK
CLIENT / BATES

JOB NO. / #
DATE / 3.31.21
SQ FT /
PER SF / #DIV/0!

DIV	CATEGORY	DESCRIPTION	LABOR				MATERIALS				FIXED BID	BUDGET	NOTES	PAID NOTES
1	General Requirements		# UNITS	U/M	\$/ UNIT	TOTAL	UNITS	U/M	\$/UNIT	TOTAL				
	Dumpster		EA			0	5	EA	600	3000				
	Restrooms					0				0				
	Permits & Insurance					0				0				
	Cleaning					0				0				
	Project Management		120	HRS	45	5400				0				
						0				0				
	subtotal					5400	3000							
2	Site													
	Sod		DAY			0		PALLET		0		TBD		
	Planting and Landscaping					0				0				
	subtotal					0	0							
3	Concrete													
	Foundation	per Engineer Plan				0				0			Leveling, new piers, replace beams as necessary	
						0				0				
						0				0				
	subtotal					0	0							
4	Masonry													
						0				0				
						0				0				
	subtotal					0	0							
5	Metals													
						0				0				
						0				0				
	subtotal					0	0							
6	Woods & Plastics													
	Framing	Labor & materials	3	DAYS	1500	4500		SF		4500				
	Trim Carpenter	Labor & materials	1275	SF	2	2550	1275	SF	2	2550			Base, trimming doors and windows	
		Hanging doors	200	EACH	6	1200								
						500				500			Closet trimout, etc	
	Casework	Kitchen		LF		0	20	LF	450	9000				
		Kitchen - Full				0	11	LF	450	4950				
		Murphy Bed / Bookcase					9.6	LF	200	1920			Murphy Bed	
		Master Vanity		LF		0	5	LF	350	1750				
		Closet		LF		0	26	LF	200	5200				
		Laundry		LF			5	LF	300	1500				
		Bar					5.5	LF	400	2200				
		Mudroom					3	LF	300	900				
		Rear Entry Mudroom					4.5	LF	250	1125				
	subtotal					8750	36095							
7	Thermal & Moisture													
	Roofing		SQS	75		0		SQS	125	0				
	Batt Insulation	R13 Fiberglass batt @ exterior walls		LF	1	0		LF	1	0				
	Batt Insulation	R38 @ roof		SF	1	0		SF	1	0				
	subtotal					0	0							
8	Doors & Windows													
	New Exterior Doors					0								
	New Interior Doors	Swing				0	4	EA	275	1100				
	New Interior Doors	Pocket				0	1	EA	450	450				
	Windows	Repairing historic windows				0								
						0				0				
	subtotal					0	1550							
9	Finishes													
	Drywall	Walls		SHEET	25	0	0	SHEET	7.5	0				
		Ceilings		SHEET	25	0	0	SHEET	12	0				
		REsmooth level 4	20	SHEET										
	Flooring	Master Bathroom	100	SF	7.5	750	110	SF	6	660			WOOD?	
		Master Shower Floor Tile	12	SF	15	180	15	SF	15	225			Fixed cost for Shower pan	
		Wood refinish- Downstairs	1400	SF	3.5	4900		SF		0			Sand, stain, seal	
		Wood refinish- upstairs	925	SF	3.5	3237.5							Sand, stain, seal	
		Closet	90	SF	7.5	675	99	SF	6	594			WOOD?	
	Walls (Tile and other)	Shower	80	SF	12.5	1000	88	SF	5	440			Other materials; grout and prep	
		203 Bathroom	40	SF	15	600	44	SF	5	220				
	Hardware Allowance	Cabinet Pulls		LS		0				0				
	Hardware Allowance	Interior Door		EA		0	250	EA	4	1000				
	Hardware Allowance	Exterior Door		EA		0		EA		0				
	Painting	Exterior & Interior												
	Countertops					0	105	SF	80	8400			Material and Fabrication; kitchen, mudroom, laundry, master bathroom	
	Glass	Shower enclosure				0				0				

				subtotal	11342.5	11539
15	HVAC & Plumbing					
	HVAC	Central			0	0
	Plumbing	Labor			0	0
		Allowance			0	0
	Gas	New line to HVAC				
				subtotal	0	0
16	Electrical					
	Electical Wiring	Labor, Materials, and recessed fixtures	SF	0	SF	0
	Lighting Allowance			0	1	0
				subtotal	0	0
17	Demolition					
	Demolition		1500	2	DAYS	3000
					0	0
				subtotal	3000	0

Column Sub-total
Construction Contingenc
Sub-tot

Sub-tot
Overhead & Prof
Sub-tot
Sales Tax on total contrac
TOTAL

CASIT/
PROJECT TOTAL

Exclusions

O/H Costs

Master Tub Master Tub Filler Master Shower Fixture Master Two Sinks Master Toilet Master Two Sink Fixtures Gas?	
Moving wiring, new plugs, new light fixtures in selected areas. Scope to be refined.	





























