

HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

HDRC CASE NO: 2021-584
ADDRESS: 327 FLORIDA ST
LEGAL DESCRIPTION: NCB 3007 BLK 5 LOT 16
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Shawna Walker/ROC Acquisitions
OWNER: Shawna Walker/ROC Acquisitions
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: November 05, 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 327 Florida.

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 327 Florida is a 1-story residence constructed circa 1910 in the Queen Anne style. The home features a composition shingle hip roof with a front gable, a central brick chimney, wood cladding, divided lite and one-over-one wood windows, and a full-width front porch with Corinthian columns. The structure is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, HVAC, electrical, and plumbing upgrades, foundation repair, roof replacement, wood window and door repair, fence installation and repainting. 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:

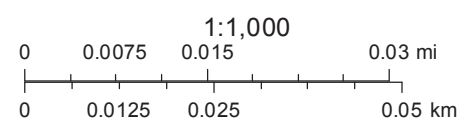
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

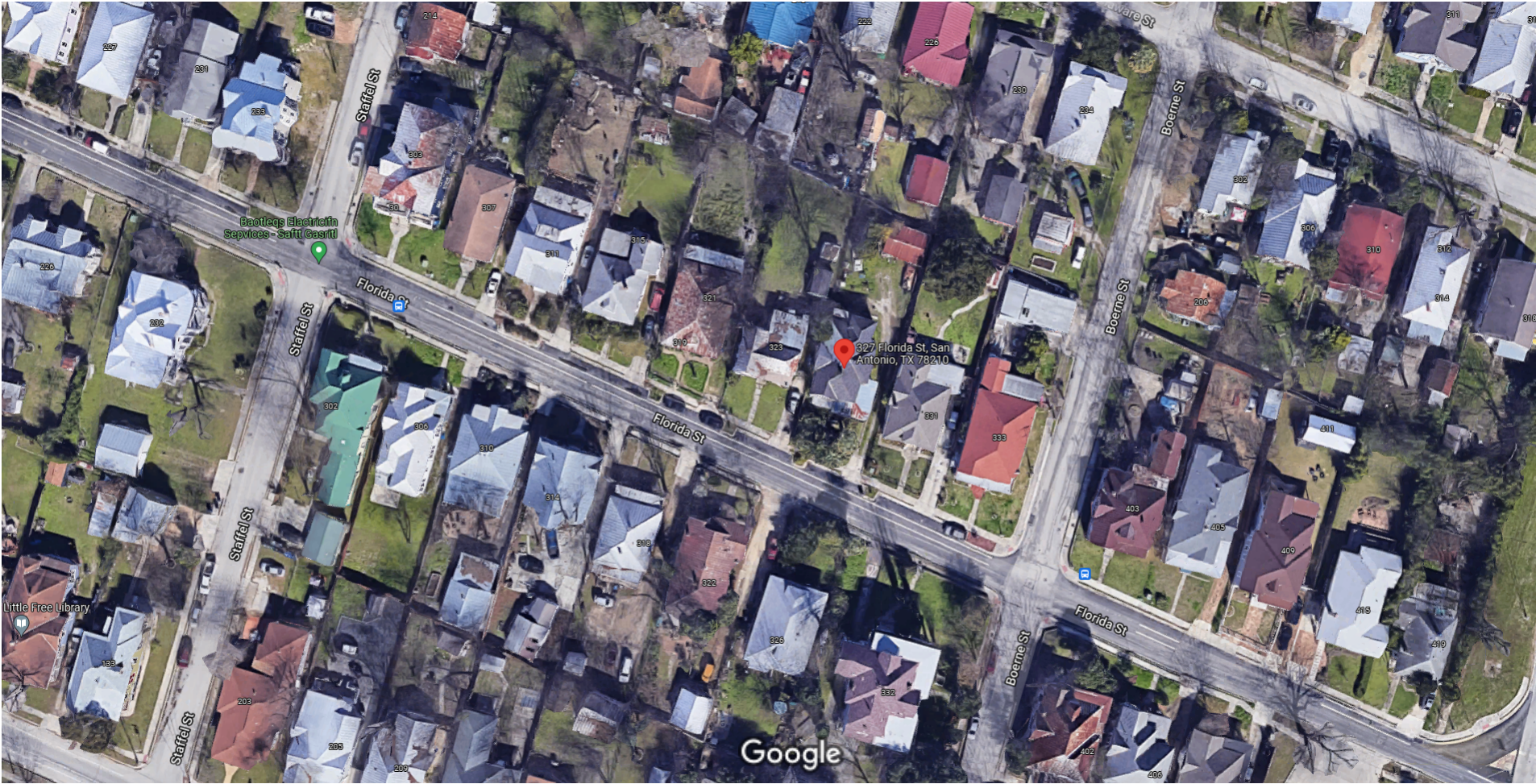


November 12, 2021

— User drawn lines

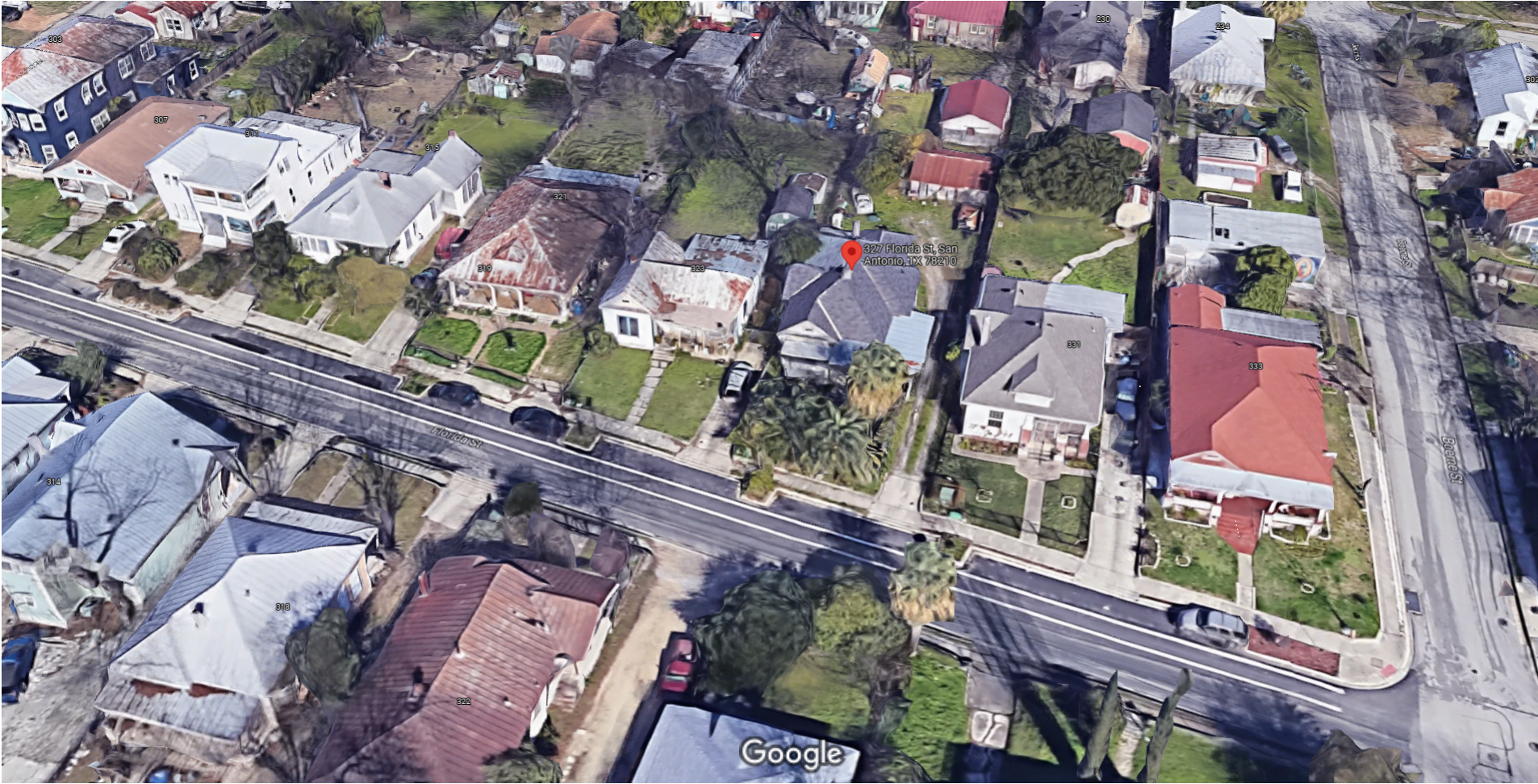


Google Maps 327 Florida St



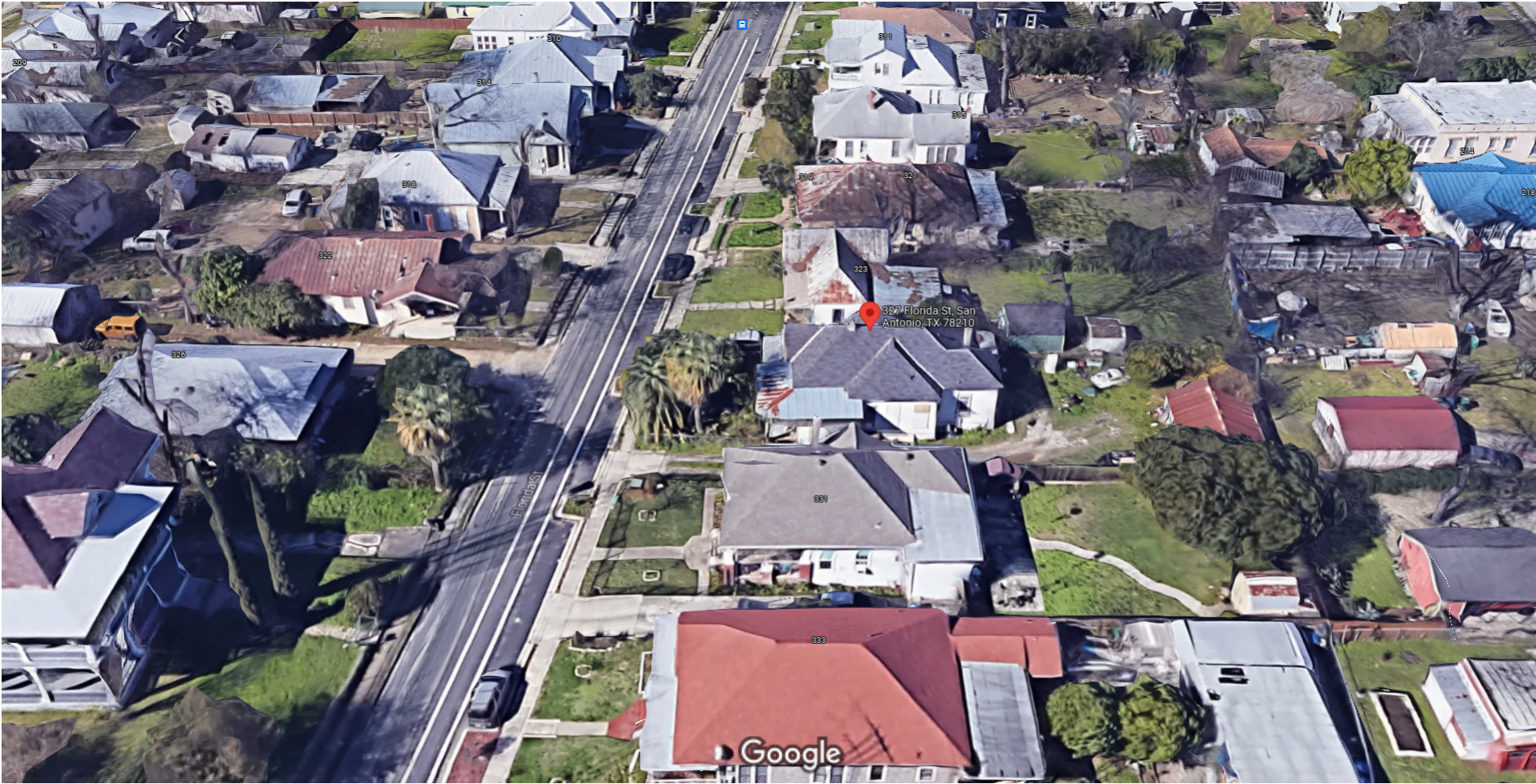
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Google Maps 327 Florida St



Imagery ©2021 Google, Map data ©2021 20 ft

Google Maps 327 Florida St



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Google Maps 327 Florida St



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327 FLORIDA ST.

HISTORIC REHABILITATION APPLICATION PART I

- THIS PROPERTY SEEMS TO HAVE SOME NEOCLASSICAL STYLE WITH THE CORINTHIAN CAPITALS IN THE FRONT BUT WE WOULD LIKE THE HISTORICAL BOARD TO HELP US LABEL THE ARCHITECTURE STYLE.
- YEAR BUILT: 1913
- ZONED – R-6
- APPROXIMATELY 1700 SQUARE FEET INTERIOR
- APPROXIMATELY 7800 SQUARE FEET LAND
- OWNER : SHAWNA WALKER



EXTERIOR RESTORATION PLANS

- Completely redo the foundation – all the cedar piers and wood beams underneath were rotten and need to be replaced with new wood concrete piers. Siding will continue down to the ground.
- Exterior roof is beyond repair. Add a new standing-seam metal roof (if approved) or use composition shingles which are what is on the house now
- Repair and repaint the exterior wood siding, front door and windows. We will keep the original wood pattern on the house. Rotten wood around windows will be replaced. Repainted with Sherwin Williams Exterior Satin finish paint.



EXTERIOR RESTORATION CONTINUED

New fence around the property either a wood picket or a wrought iron like the neighbors on either side (see photos)

- Repair Front doors and add Porch lights on either side of the front door

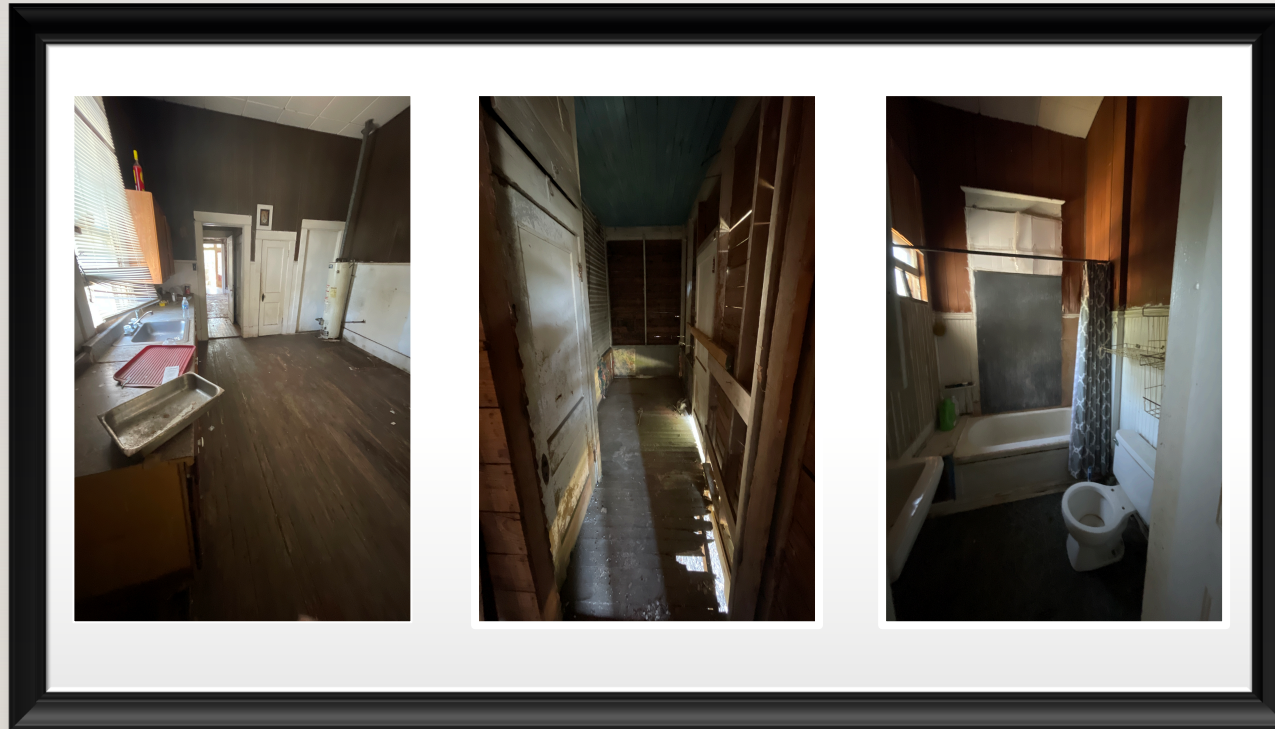


RESTORATION OF INTERIOR

- Remove all sheetrock and paneling and install brand new sheetrock
- Where shiplap is exposed that is restorable – it will be sanded, stained, and sealed
- All trim restored, repaired and repainted
- All interior doors replaced with solid wood craftsman style doors, new hinges, new handles
- Original hardwood exposed, sanded, stained, and clear coat.
- Where wood is rotten, long leaf pine wood will be added to match the existing floor
- Original tub will be resanded epoxied and used again



INTERIOR RESTORATION CONTINUED



- Brand new HVAC to be added
- Brand new electric from the city pole to the panel inside
- Brand new plumbing from the city connection to the fixtures inside to include new water lines, new sewer lines, new gas lines

RESTORATION – INTERIOR CONT.

- New Kitchen to include:
 - New appliances
 - New Cabinets
 - New Countertops
 - Pantry
 - Dining room
- Electric updates:
 - New Light fixtures – to include upgraded ceiling fans in every room
 - New plugs, new light switches, LED lights,
 - Up to code GFCI outlets
 - New wiring
 - New dryer plug and washer plug

RESTORATION – INTERIOR CONT.

- New Plumbing to include
 - Customer shut off valve
 - New water lines
 - New Tankless gas water heater
 - New sewer line (if original is not intact)
 - New fixtures
- New HVAC to include
 - All new system installed in the attic
 - Exterior unit to be located on the side of the property.
 - New Duct lines in the attic

RESTORATION OF INTERIOR CONTINUED

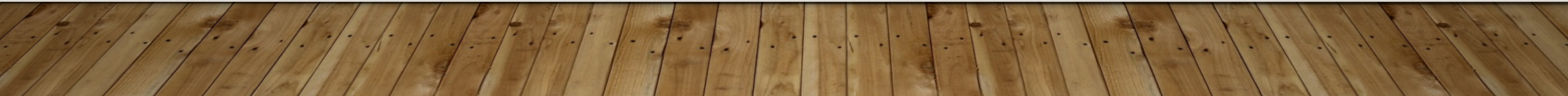
- Remove any mold, damaged wood etc.
- Add new laundry area
- Bathroom- add new fixtures, tile, faucets etc.
- Remove all trash, furniture, cars, and dispose of all unwanted items that were left – will take 3 dumpsters and 5 days of labor for demo crew



Detailed Written Narrative Explaining the Proposed Work

We plan on cleaning up the property from over 100 years of neglect.

The property needs to be looked at by an engineer to make sure everything is structurally sound. The foundation had wood rot and was completely caving in the middle. All underneath had to have new wood and new concrete piers installed. The front Corinthian columns will need to be restored. One was broken and in pieces under the house. The pillars will need to be filled with wood filler and supported. The front porch is completely rotten and falling in. We will replace that wood with like kind wood. The steps have crumbled in the front and need to be redone. The exterior siding will remain the same we will just replace the wood that is damaged and run the siding all the way to the ground to cover the pier and beams. The exterior will have fresh paint on the trim, door, and siding. The original door will be restored and painted. All glass that is broken in the windows and doors will be repaired. The interior has beautiful hardwood floors throughout which we will try to salvage. There is an original tub that we will also try to restore. Some of the trim will be salvaged. The shiplap on the interior will be used in decorative ways and also to keep the strength of the walls inside. The attic will be inspected to make sure all the trusses and everything are still holding strong – added straps, wood, and beams to make sure it's safe before adding a new roof. (we may change to metal if approved by historical). The driveway and fence will be added at the end. We hope to once again, beautify another historical home in Lavaca.



Projected time schedule once all approvals come in from Historical

1. October 1, 2021 – Foundation
2. October 1-15th. - Demo Interior
3. October 30- Nov. 15. - Exterior – remove all debris in yard and remove old wood
4. Oct. 15-30th – Start rough in for MEPs, Have home sprayed for termites, bugs
5. Oct. 30- Nov. 15 Frame interior
6. Nov. 15- Nov. 30. Frame exterior and add new siding to match existing
7. Dec. 1-15. Sheetrock, mud tape texture interior
8. Dec. 15-30. Paint walls interior, add lights, and finishes
9. Jan 1-15 Add HVAC, Insulation, Cabinets, Countertops
10. Jan. 15-30th – Refresh driveway and walkways, install fence and install new roof
11. Close out permits
12. The projected costs for this project is \$.

