

## HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 18

**HDRC CASE NO:** 2017-033  
**ADDRESS:** 293 W HERMOSA  
**LEGAL DESCRIPTION:** NCB 9016 BLK 8 LOT E 65.5 OF W 70 FT OF 7A THRU 10A & S 15 OF E 65.5 OF W 70 OF 6A  
**ZONING:** R-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** Gene Gordon  
**OWNER:** Ironclad Bulls Com, LLC  
**TYPE OF WORK:** Historic Tax Certification, replace garage doors  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install one double steel door at rear of the garage and receive the Historic Tax Certification.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

*UDC Section 35-618. Tax Exemption Qualifications:*

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
- (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
- (1) State the legal description of the property proposed for certification;
  - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
  - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
  - (4) Include a statement of costs for the restoration or rehabilitation work;

- (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
- (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
- (7) Include a detailed statement of the proposed use for the property; and
- (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(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.
- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

- (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

**FINDINGS:**

- a. The main structure is a one-story minimal traditional home with a stone façade. It is a contributing structure in the Olmos Park Terrace Historic District, and was designated in 2007.
- b. There are two existing historic swinging wooden garage doors with 8 window lights total. This garage door faces San Pedro Avenue. The proposed new replacement garage doors are steel with window lights and carriage style. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i, preserve historic doors, are when deteriorated beyond 50% replace in-kind matching profile, configuration, material and design. Staff made a site visit on January 24, 2017, and found the existing doors are in need of repair but are repairable.
- c. The applicant is requesting Historic Tax Certification for the property located at 401 North Drive. The scope of work consists of repairs to windows, siding, electrical, plumbing, cleaning of stone, exterior painting, kitchen and bathroom updates, drywall, and new HVAC. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs. Once the work is complete, the applicant will need to submit after photos, itemized list of costs and work complete, and proof of permits pulled. Staff visited the site January 24, 2017.

**RECOMMENDATION:**

Staff recommends approval based on findings a through c with the following stipulations:

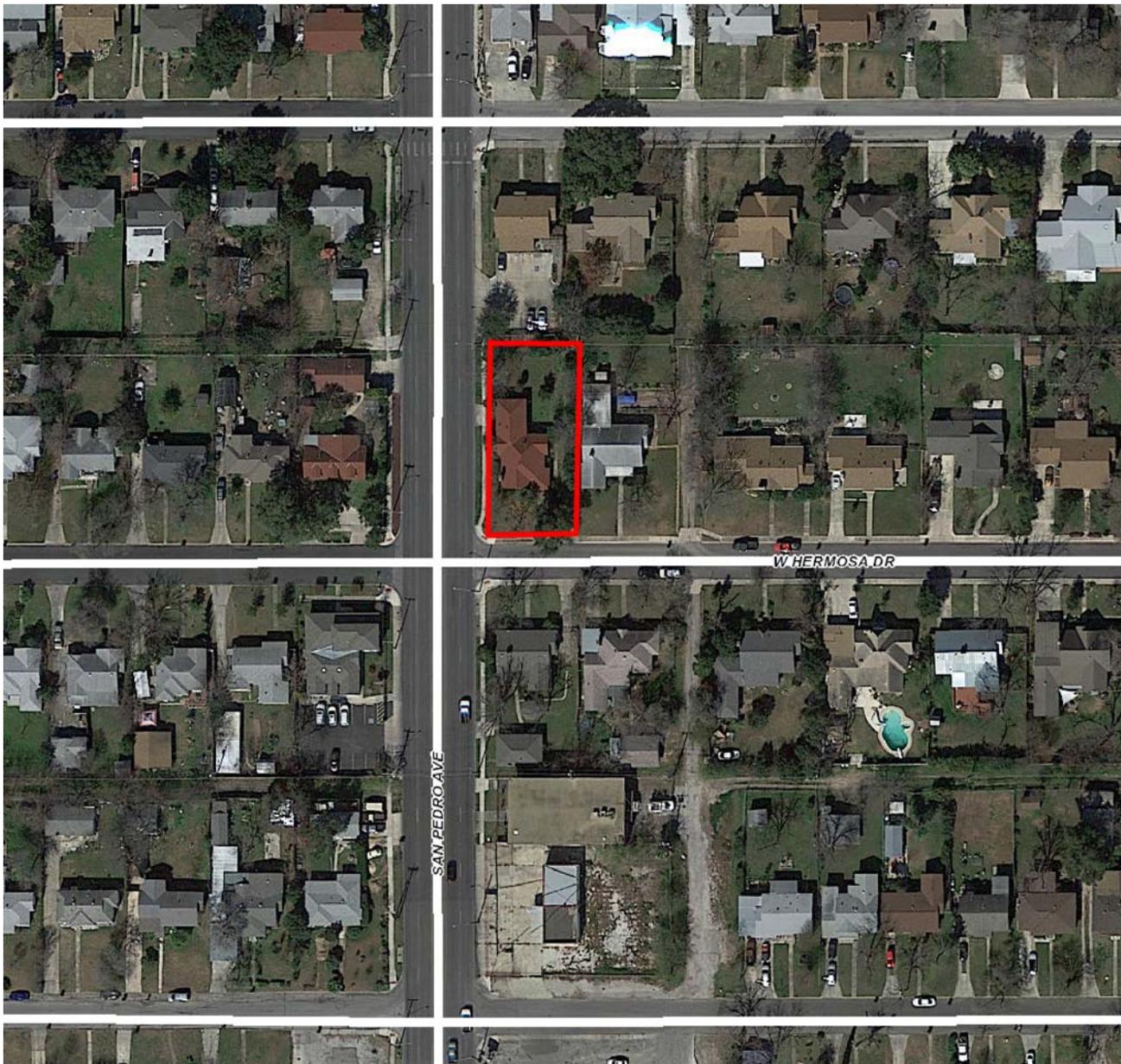
1. That the applicant repair the existing doors.

If the commission approves the replacement of the existing historic doors, staff recommends the approval include the following stipulations:

1. That the replacement doors be made of wood.
2. That the replacement doors match the existing in terms of configuration, detail, profile, and dimension. The replacement doors do not have to swing.

**CASE MANAGER:**

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 24, 2017

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2025 HOUSING & COMMUNITY DEVELOPMENT  
DEPARTMENT OF HOUSING  
CITY OF HOUSTON  
HOUSING & COMMUNITY DEVELOPMENT  
1111 HOUSTON STREET, SUITE 1000  
HOUSTON, TEXAS 77002  
PH: 713.772.2222  
WWW.HOUSTONHOUSING.COM

Project description to replace garage doors at 293 W. Hermosa Dr.

Replace garage doors with carriage style remote control steel doors that closely resemble original wooden doors. The garage is at the side of the house and not visible from the front of the house. There are currently non-repairable 8' and 7' side by side wooden doors with non-repairable hinges. Even if the doors and hinges could be repaired they could not be adapted for remote control opening.

Remote control doors are required given the proximity of the garage to San Pedro Ave. There is not sufficient room to pull over and open the door without impeding traffic on San Pedro Ave.

Our objective is to maintain the historical nature of the garage as well as comply with the norm of houses in Olmos Park Terrace.

We have consulted with Sears and Precision door to replace the doors with new wooden doors. New doors would have to be custom made. The cost per door will exceed \$5,000.00. There are no custom wooden doors in Olmos Park Terrace as are found in more upscale neighborhoods. When the original doors remain, the garages have either been converted to living areas or used for storage and not to pull vehicles in and out.

Our project would maintain the historic look of carriage style doors while allowing us to use the garage for its original intent and that is to house vehicles.







A man wearing a red jacket and blue jeans is standing on the lawn, looking towards the house.

A house with a stone and wood exterior, featuring a covered porch area.

A green dumpster with some illegible text on its side.

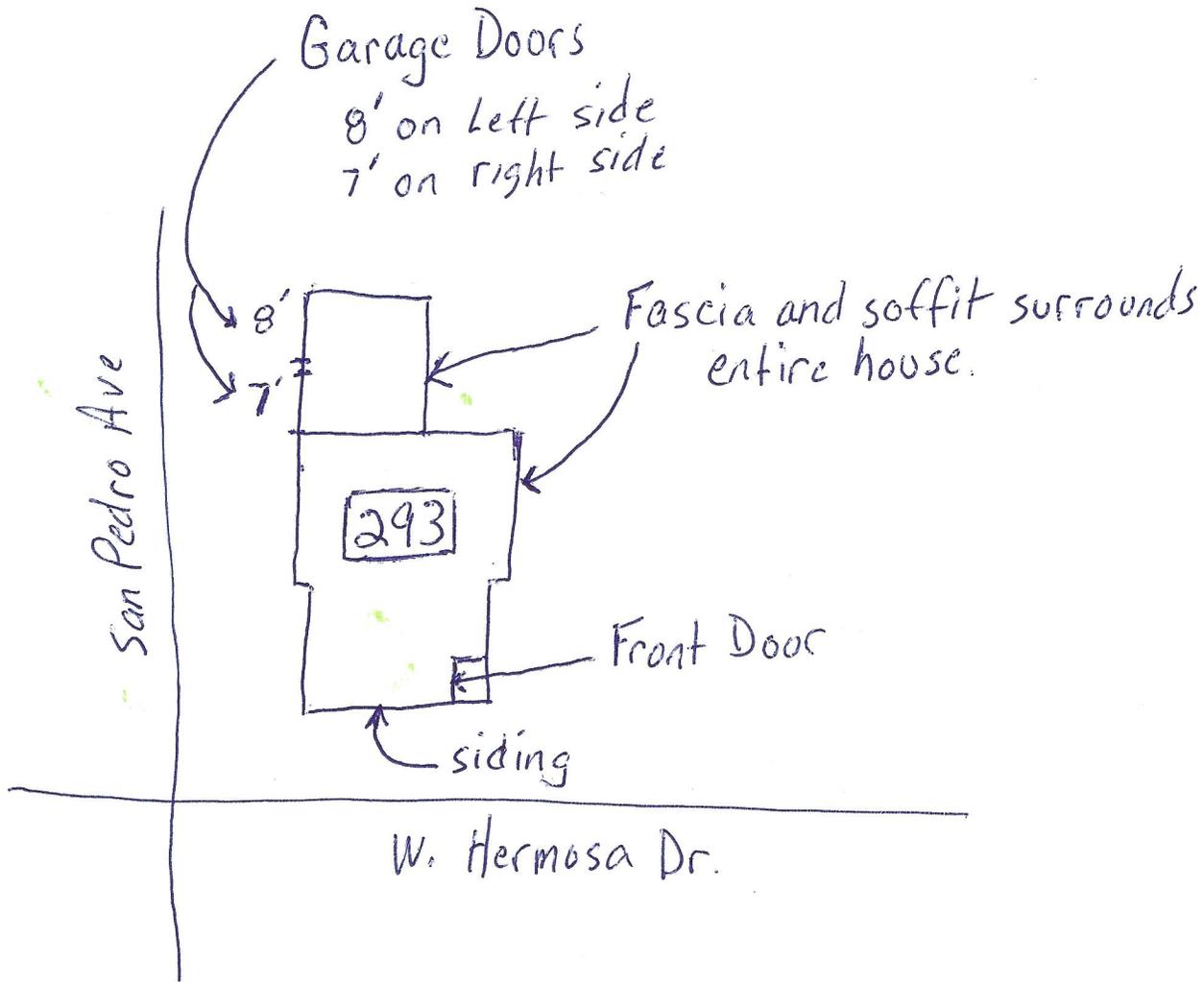
TECL 27886  
MAC'S E  
210-63





San Pedro

WEST SIDE OF HOUSE



293 W. Hermosa Dr.



1004

1004

1004



Front side of house



Sent from Yahoo Mail on Android

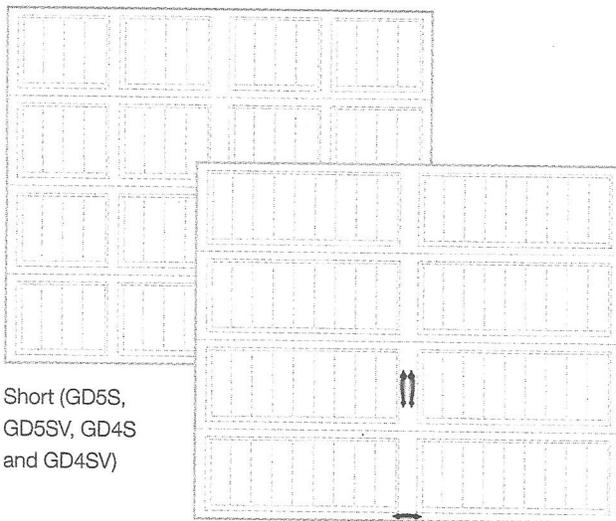
Rear wall of garage  
Dimensions: 20' x 9'



Model GD4S, Short Windows with Square Grilles, Spade Lift Handles, Step Plates and Optional Decorative Spade Strap Hinges.

# VINTAGE style with updated APPEAL

## DOOR DESIGNS



Short (GD5S, GD5SV, GD4S and GD4SV)

Long (GD4L and GD4LV)

GD5S/GD5SV available 5'0"–18'0" wide in 2" increments (excludes 10'2"–11'4" and 14'8").  
 GD4S/GD4SV available 5'0"–20'0" wide in 2" increments (excludes 10'2"–11'4" and 14'8").  
 GD4L/GD4LV available 7'8"–20'0" wide in 2" increments (excludes 10'2"–11'4" and 14'8").  
 All doors available 6'0"–16'0" high in 3" increments.  
 Standard hardware shown above.

## COLORS



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

\* Not available on Models GD4L and GD4LV.  
 Due to the printing process, colors may vary.

## CUSTOM PAINT OPTION



Color Blast™ offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable factory finish has been thoroughly tested and is backed by a five-year warranty.



*North/East side of house*

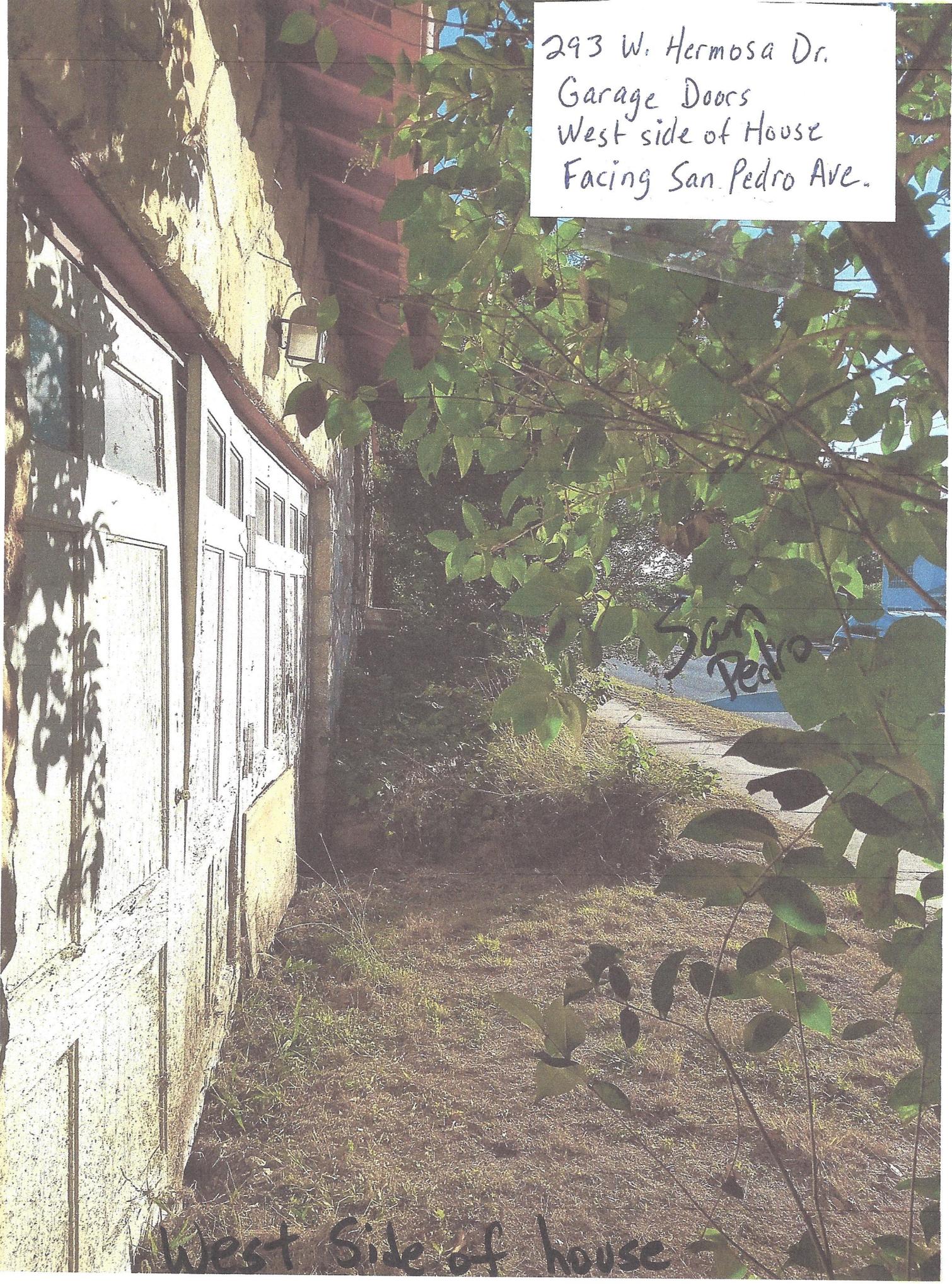


South/East side of house

293 W. Hermosa Dr.  
Garage Doors  
West side of House  
Facing San Pedro Ave.

San Pedro

West Side of house



Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709



Filed in the Office of the  
Secretary of State of Texas  
Filing #: 802300699 09/26/2015  
Document #: 632374200003  
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**Certificate of Formation  
Limited Liability Company**

Filing Fee: \$300

**Article 1 - Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

**Ironclad Bulls.com, LLC**

**Article 2 - Registered Agent and Registered Office**

A. The initial registered agent is an organization (cannot be company named above) by the name of:

**United States Corporation Agents, Inc.**

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

Street Address:

**9900 Spectrum Drive Austin TX 78717**

**Consent of Registered Agent**

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

**Article 3 - Governing Authority**

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below:

Managing Member 1: **Gene Lynn Gordon**

Title: **Managing Member**

Address: **226 Rabbit Run San Antonio TX, USA 78260**

**Article 4 - Purpose**

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

# Bexar CAD

## Property Search Results > 431358 SANTIAGO RHONDA & KIZER JONAS III for Year 2016

### Property

#### Account

Property ID:	431358	Legal Description:	NCB 9016 BLK 8 LOT E 65.5 OF W 70 FT OF 7A THRU 10A & S 15 OF E 65.5 OF W 70 OF 6A
Geographic ID:	09016-008-0060	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

#### Location

Address:	293 W HERMOSA DR SAN ANTONIO, TX 78212	Mapsc0:	582D5
Neighborhood:	OLMOS PK TERR HISTORIC	Map ID:	
Neighborhood CD:	57214		

#### Owner

Name:	SANTIAGO RHONDA & KIZER JONAS III	Owner ID:	2983535
Mailing Address:	824 COUNTY ROAD 333 GRANGER, TX 76530-5179	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$124,680	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$32,280	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$156,960	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$156,960	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$156,960	

### Taxing Jurisdiction

Owner:	SANTIAGO RHONDA & KIZER JONAS III
% Ownership:	100.0000000000%

Total Value: \$156,960

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	\$156,960	\$156,960	\$24.64
08	SA RIVER AUTH	0.017290	\$156,960	\$156,960	\$27.14
09	ALAMO COM COLLEGE	0.149150	\$156,960	\$156,960	\$234.11
10	UNIV HEALTH SYSTEM	0.276235	\$156,960	\$156,960	\$433.58
11	BEXAR COUNTY	0.293250	\$156,960	\$156,960	\$460.29
21	CITY OF SAN ANTONIO	0.558270	\$156,960	\$156,960	\$876.26
57	SAN ANTONIO ISD	1.512600	\$156,960	\$156,960	\$2,374.17
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$156,960	\$156,960	\$0.00
Total Tax Rate:		2.822495			
				Taxes w/Current Exemptions:	\$4,430.19
				Taxes w/o Exemptions:	\$4,430.19

## Improvement / Building

<b>Improvement #1:</b>	Residential	<b>State Code:</b>	A1	<b>Living Area:</b>	1318.0 sqft	<b>Value:</b> \$124,680
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - SB	SB	1939	1318.0
AG	Attached Garage	A - SB		1939	270.0
PA	Terrace (patio slab)	A - SB		1939	180.0
OP	Attached Open Porch	A - NO		1939	176.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.2218	9660.00	70.00	138.00	\$32,280	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$124,680	\$32,280	0	156,960	\$0	\$156,960
2015	\$117,350	\$32,280	0	149,630	\$0	\$149,630
2014	\$96,120	\$32,280	0	128,400	\$0	\$128,400
2013	\$84,310	\$32,280	0	116,590	\$0	\$116,590
2012	\$82,950	\$32,280	0	115,230	\$0	\$115,230

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/23/2016	SWD	Special Warranty Deed	SATEX FINANCIAL LLC	IRONCLAD BULLS COM LLC	18224	252	20160233417
2	11/22/2016	GWD	General Warranty Deed	SANTIAGO RHONDA & KIZER JONAS III	SATEX FINANCIAL LLC	18222	1168	20160232862

3	5/10/2015	OTHER	Other	KIZER JONAS ALEXANDER JR L/E	SANTIAGO RHONDA & KIZER JONAS III	17559	0470	20150221129
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**2017 data current as of Jan 16 2017 12:34AM.**  
**2016 and prior year data current as of Jan 13 2017 3:36PM**  
**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**  
**For website information, contact (210) 242-2500.**

	Inspection Checklist	Yes	No	Comments	Est Cost
1	Does the house need a roof?	X		Damage from foundation repair	\$ 1,000.00
2	Does the house need exterior painting/repair?	X		Wood siding facing soffit paint	\$ 675.00
3	Do the windows need to be replaced?		X	louvers removed - window/screens repaired 15 X \$135 - screen replaced X6 \$50	\$ 2,025.00
4	Does the foundation need repair?	X		Colunga Constr.	\$ 9,500.00
5	Does the garage need repair?	X		front doors need repair - new door in rear - concrete floor	\$ 4,000.00
6	Does the yard need cleaned up?	X		Tree removal/Driveway foundation/drainage	\$ 500.00
7	Does the heating/AC need repair?	X		Replace Furnance and AC	\$ 5,500.00
8	Does the plumbing need repair?	X		Plumbing labor/parts/fixtures	\$ 3,400.00
9	Does the electrical need updated?	X		whole house	\$ 8,185.00
10	Does the house need to be cleaned out?	X		Dumpster and labor	\$ 2,000.00
11	Does the house need interior paint?	X		Sheet rock and paint	\$ 6,778.53
12	Does the house need carpet\vinyl?	X		Kitchen and dining tiled - refinish wood rest of house	\$ 3,000.00
13	Does the kitchen need repair?	X		Granite tops back splash - Lowes cabinets/vanity/install	\$ 3,000.00
14	Does the kitchen need appliances?	X		Stove, microwave, dishwasher - installation	\$ 2,003.00
15	Do the baths need repair	X		shower surround	\$ 1,300.00
16	What interior modifications need to be done?	X		walls - baseboards door knobs	\$ 3,745.00
17	Holding Costs			Utilities, insurance taxes	\$ 1,100.00
18	Miscellaneous	X		Lighting fixtures ceiling fans	\$ 850.00
19	Miscellaneous		X	Mason - pillars cracks garage door removal	\$ 2,100.00
20	Miscellaneous				
21	Miscellaneous			interior demo - clean	\$ 2,130.98
22	Miscellaneous			Kitchen cabinets/install	\$ 6,691.50
	Total:				\$ 69,484.01

## Time Schedule for Restoration/rehabilitation of 293 W. Hermosa

11/20/16 – Purchase 293 W Hermosa

11/26/16 – Property clean up inside and out

12/2/16-12/12/16 – Foundation work

12/22/16 – Electrical Rough In

12/23/16 – Water System check

12/28/16 – 1/12/17 – HVAC

1/09/17 – Interior Demo started

1/16/17 – 2/09/17 – Interior sheet rock/painting/flooring

1/26/17 – Projected completion of electrical

2/2/17 – 2/09/17 – Stone work repair

2/23/17 – Complete house interior

3/2/17 -Complete Landscaping/Driveway

3/9/17 – Complete garage renovation/door installation

3/17/17 – House move in ready



*North/East side of house*



*South/East side of house*



Front side of house







