

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No:

HDRC CASE NO: 2016-125
ADDRESS: 140 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1704 BLK 12 LOT 11
ZONING: MF33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Lazar Hausman/Hausman Homebuyers, Inc
OWNER: Lazar Hausman/Hausman Homebuyers, Inc
TYPE OF WORK: Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 140 E Magnolia.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(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:

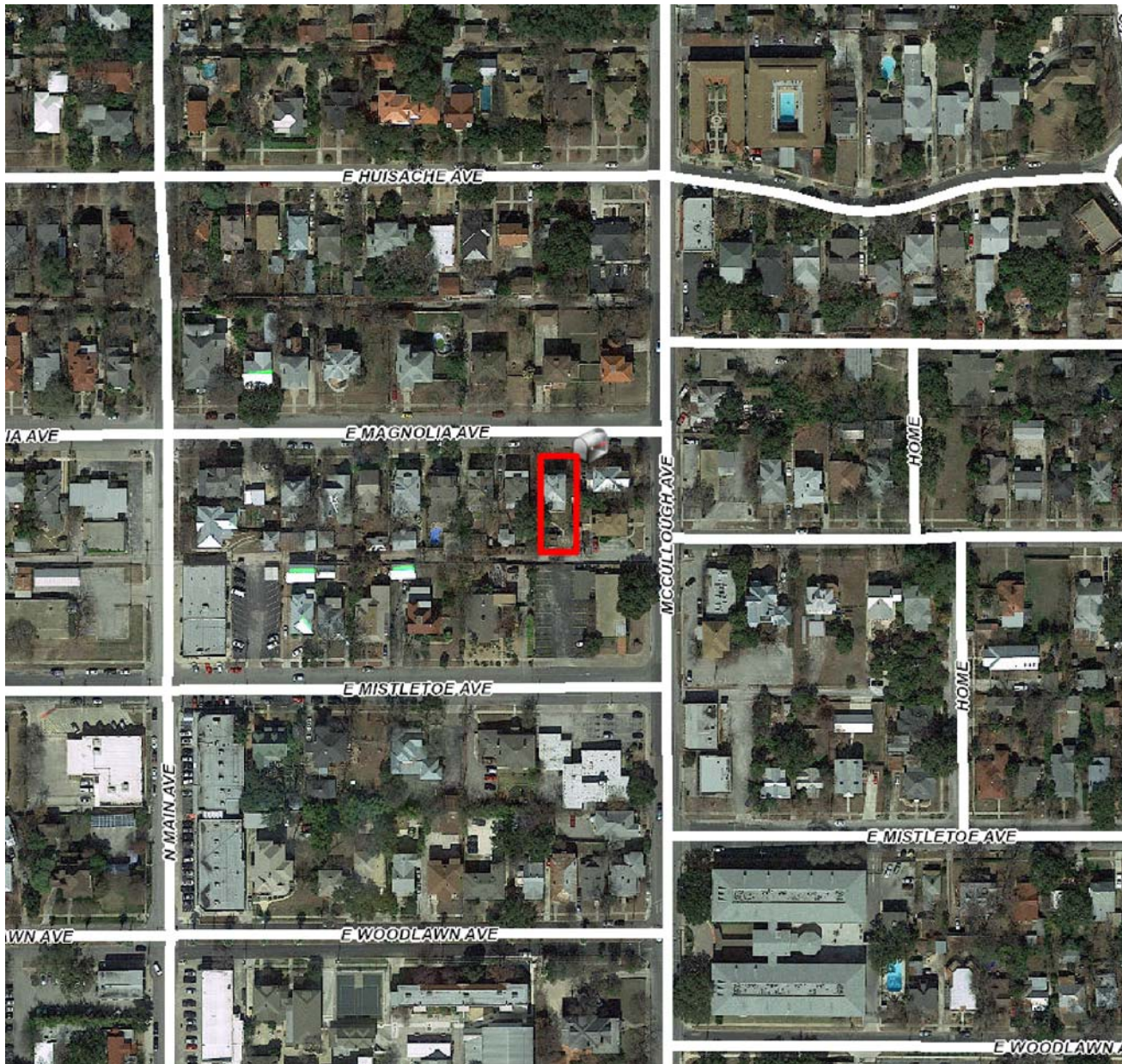
- a. The scope of work consists of siding repairs, roofing, exterior and interior painting, interior remodeling and the demolition and new construction of a rear accessory structure. Each of these items were approved by the Historic and Design Review Commission on February 18, 2015.
- b. The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including a cost estimate, timeline for project completion and a set of architectural documents.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 18, 2016

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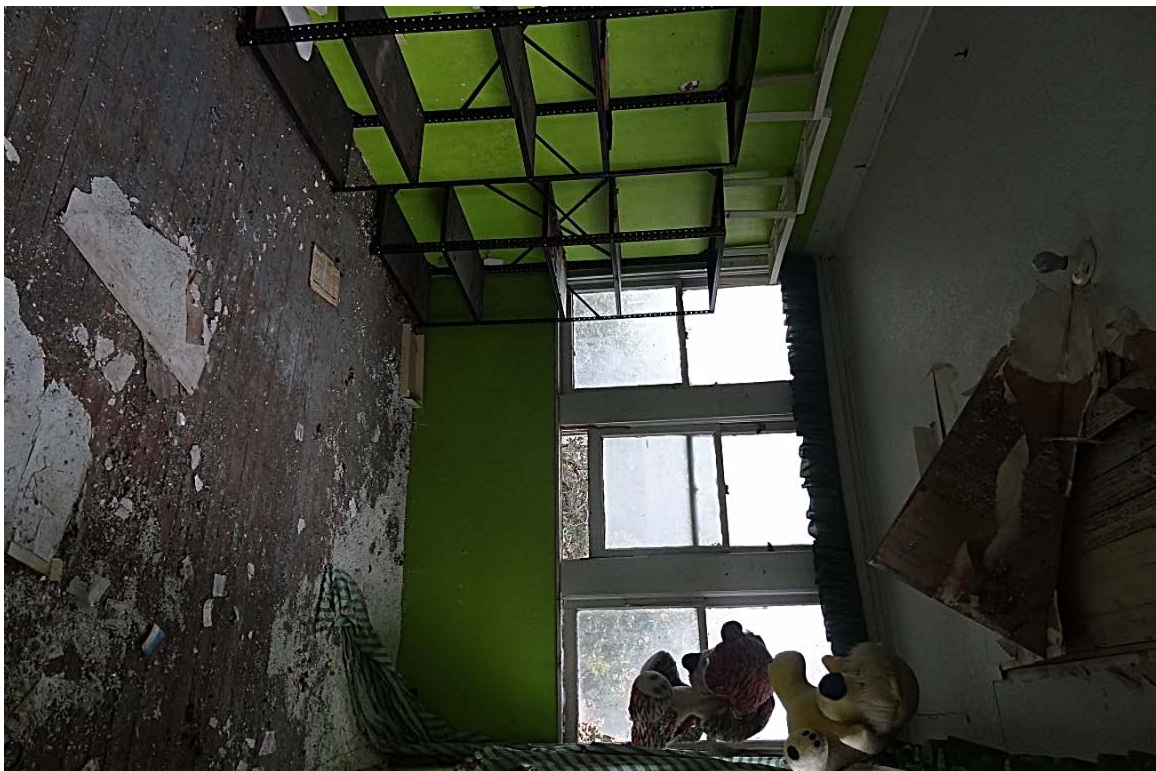
Fenestration changes



Interior view - downstairs enclosure



Interior view - Upstairs enclosure



Existing garage





Adjacent garage example

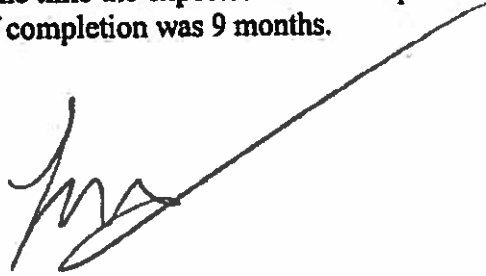


Existing shed

3/10/16

RE: 140 E MAGNOLIA TAX CERTIFICATION

This project has been previously approved by the HDRC on 2/18/15. The case number is 2015-056. The improvements are siding repairs, roofing and painting the exterior of the existing; interior remodeling of the existing; and demolition of the old garage to build a new garage. At the time the expected costs of improvement was roughly \$200,000. The projected time of completion was 9 months.

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List of repairs/improvements attached. Actual cost was \$274,256.21

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03/10/16

Hausman Homebuyers, Inc

Job Profitability Detail for 140 E MAGNOLIA

All Transactions

	<u>Act. Cost</u>
Service	
Appliances	5,528.03
Cabinets	13,174.85
Concrete/Flatwork	2,150.00
Contingency	1,057.35
Countertops	5,747.00
Demolition/Haul-Off	14,535.88
Electrical	17,779.00
Engineering Services	1,605.00
Fencing/Decks	2,997.50
Fireplace	1,618.00
Fixtures	
Light	3,316.28
Sinks	525.01
Total Fixtures	3,841.29
Flooring	
Wood	12,108.00
Total Flooring	12,108.00
Foundation	18,000.00
Framing	26,702.00
Garage	905.00
General Labor	2,602.50
Glass/Mirrors	1,417.68
Hardware	
Cabinet	346.51
Door	950.65
Misc	110.76
Total Hardware	1,407.92
Heat/Hvac	11,600.00
Inspections	9.00
Insulation	3,027.61
Insurance	3,394.10
Landscaping/Irrigat...	8,492.00
Loan Costs	6,915.98
Low Voltage Wiring	745.00
Lumber/Cornice	11,827.01
Masonry	1,400.00
Materials	588.10
Painting	19,490.17
Plan Design/Permit...	3,809.28

- and punch list items

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03/10/16

Hausman Homebuyers, Inc

Job Profitability Detail for 140 E MAGNOLIA

All Transactions

	<u>Act. Cost</u>
Plumbing	
Fixtures	3,159.96
L&M	13,000.00
Plumbing - Other	2,056.50
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Total Plumbing	18,216.46
Project Managment	12,000.00
Property	203,403.51
Roofing	14,485.00
Sheetrock	10,200.00
Site Work	2,690.00
Staging	1,774.25
Survey	675.00
Termite/Pest	768.50
Tile	
Labor	4,855.00
Materials	1,962.41
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Total Tile	6,817.41
Toilet	541.26
Trim	
Labor	5,700.00
Material	6,061.95
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Total Trim	11,761.95
Upkeep	2,619.00
Utilities	1,314.80
Windows	14,476.72
	<hr/>
Total Service	506,219.11
No item	21,811.95
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TOTAL	<u><u>528,031.06</u></u>

\$ 274,256.21
in improvements



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

February 18, 2015

HDRC CASE NO: 2015-056
ADDRESS: 140 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1704 BLK 12 LOT 11
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
APPLICANT: Lazar Hausman/Hausman Homebuyers Inc -
OWNER: Lazar Hausman -
TYPE OF WORK: Exterior alterations, Garage/carport, Roofing, Repair and Maintenance, Painting, Window replacement/fenestration changes, New Construction of Accessory Building

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Demolish existing garage and construct new garage 2. Remove non-historic siding to expose wood siding underneath. Repair and replace as needed. Paint exterior. 3. Remove existing stairway and door entering the house halfway up the staircase. Replace door with a window or siding. 4. Remove 5 windows on the rear and 3 windows on the left of the upstairs porch enclosure and infill with siding. Remove 3 windows on the rear and all windows on the left of the downstairs porch enclosure and infill with siding. 5. Replace metal roof. Replace areas that have composition shingles with metal.

FINDINGS:

a. The existing garage and shed are not of historic age and considered to be non-contributing to the historic district. The proposed demolition will cause no adverse effect. b. The proposed garage is consistent with location and setbacks of other garages along the block and is appropriate in size and massing. However, according to the Guidelines for New Construction garages should relate to the main building through the use of complementary materials. Matching the metal roof on the main house would be more appropriate and consistent with the guidelines. In addition, in order to maintain the current rear setback a variance may be required. c. According to the Guidelines for Exterior Maintenance and Alterations, exposing original siding that has been covered by another material is recommended. The proposed removal of existing non-historic siding to expose the original wood siding underneath is consistent with the guidelines. d. The existing side stair and entrance which leads halfway up the interior staircase is likely not original to the structure. Removal of this feature will not cause an adverse effect on the historic structure. The applicant has presented two options to address the existing wall opening after removal of the stair. Preserving the existing opening and installing a window instead of removing it is more in keeping with the Guidelines for Exterior Maintenance and Alterations. e. Consistent with the Guidelines for Exterior Maintenance and Alterations, existing window openings should be preserved. Although interior pictures provided by the applicant show that the porch enclosures are likely not original to the structure, the wood windows appear to have gained historic significance on their own. The proposed changes will drastically change the appearance of the rear of the structure and although these changes will not be highly visible from the street they should be avoided. If the current window layout does not work with the new interior layout covering some of the windows on the inside only would be more appropriate and consistent with the guidelines. f. The proposed metal roof replacement is in keeping with the Guidelines for Exterior Maintenance and Alterations as long as the specified metal roof detailing is used.

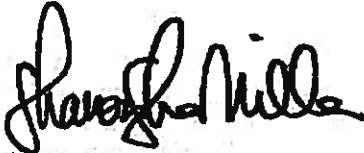
RECOMMENDATION:

1. Staff recommends approval based on findings a and b with the stipulation that the roof is metal. 2. Staff recommends approval as submitted based on finding c. 3. Staff recommends approval based on finding d with the stipulation that the door opening be covered with a window and not infilled with siding. 4. Staff does not recommend approval as submitted based on finding e. If existing windows do not work with the new interior layout staff recommends the applicant explore covering the windows from the inside only or explore ways to retain more windows on the exterior. 5. Staff recommends approval based on finding f with the following stipulations: a. Panels are 18-21" wide with seams no taller than 2" b. A double munched seam or low profile cap with no ridge vent are used

COMMISSION ACTION:

1. Approved as submitted in revised drawing with the stipulations that wood siding to match the house is used and final selection of garage door is submitted for approval prior to installation. 2. Approved as submitted. 3. Approved with the stipulation that the opening be covered with a wood window to match existing windows on the house. 4. Denial based on staff recommendations. 5. Approved with staff stipulations using double munched seam.

The applicant agreed to the stipulations on 2/25/2015.



Shanon Shea Miller
Historic Preservation Officer