

## HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2016

Agenda Item No: 02

**HDRC CASE NO:** 2016-169  
**ADDRESS:** 202 KING WILLIAM  
**LEGAL DESCRIPTION:** NCB 740 BLK 3 LOT 1 AND 2  
**ZONING:** RM4 H HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Nelson, Malvina - House  
**APPLICANT:** Juan Fernandez  
**OWNER:** Juan Fernandez  
**TYPE OF WORK:** Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 202 King William.

### APPLICABLE CITATIONS:

*UDC Section 35-618 Tax Exemption Qualifications:*

*(e) Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

### FINDINGS:

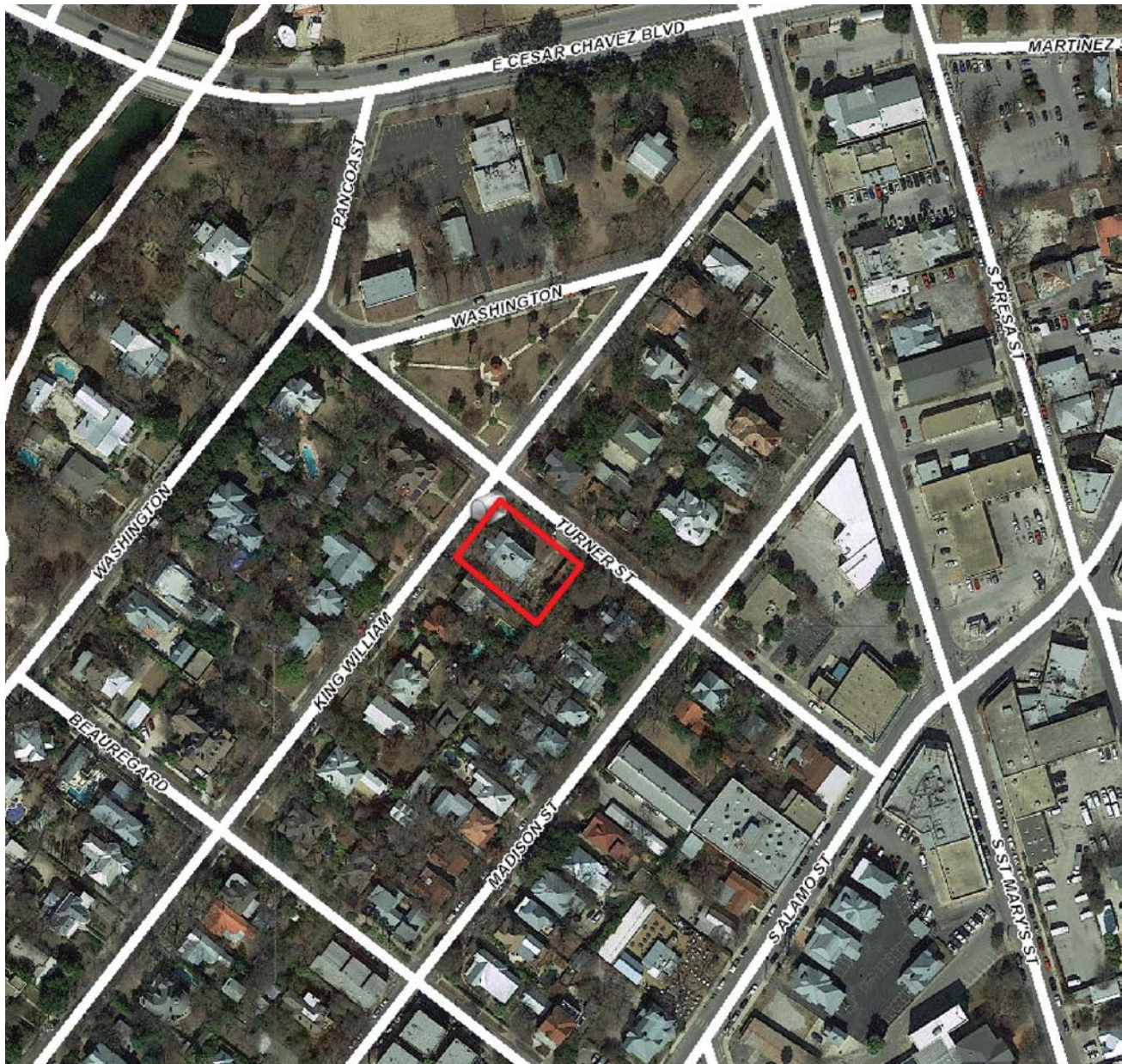
- a) This property received Historic Tax Certification on March 19, 2014.
- b) Staff performed a site visit to this property on May 6, 2016. Staff commends the applicant for the rehabilitation efforts undertaken on this property.
- c) The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.
- d) The approval of Tax Verification by the HDRC in 2016 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2017.

### RECOMMENDATION:

Staff recommends approval based on findings a through c.

### CASE MANAGER:

Cory Edwards



## Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2016

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

January 15, 2014

**HDRC CASE NO:** 2013-284  
**ADDRESS:** 202 King William  
**LEGAL DESCRIPTION:** NCB 740 BLK 3 LOT 1 AND 2  
**HISTORIC DISTRICT:** King William Historic District  
**LANDMARK DISTRICT:** Yes  
**APPLICANT:** Juan M. Fernandez 1501 S. Flores  
**OWNER:** CVF LLC  
**TYPE OF WORK:** Exterior Maintenance and Alterations, Historic Tax Certification

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for final approval to:

1. Restore the front of the home to its 1904 layout. In 1904/1905, according to Sanborn maps and an existing historic photograph, the home had a full width, two story front porch with a central portion which curved outward. Currently the home has a small, central front porch with curved steps. The applicant proposes to reconstruct the full width front porch based on the existing historic images.
2. Rehabilitate an existing rear addition to create more distinction between the original home and the addition. By 1904, this home had an L-shaped footprint with the rear ell on the east side of the property. A 1971 addition filled in the "L", creating a rectangular footprint. The applicant proposes to rehabilitate this later addition, installing horizontal lap siding and new windows. Most of the proposed new windows will maintain the same proportions as the windows on the historic home, with larger glazed areas at the rear of the structure adjacent to a proposed patio with a flat roof supported by simple columns.
3. Demolish the existing rear carriage house and salvage the materials.
4. Construct a new detached carport/study. The proposed new structure will be behind the main house, on the southeast corner of the site facing Turner St. which runs along the east side of the property. It will have be two stories with a metal gable roof.
5. Install a new 4 foot tall, front yard wood picket fence with simple pickets and a new 6 foot tall horizontal wood privacy fence on the east side of the rear yard.
6. Historic Tax Certification

### FINDINGS:

- a. An application for this scope of work was reviewed by the Design Review Committee on September 10, 2013. At that time, the committee noted concern over the proposed carport and study structure, discussing its potential impact on views of the home from Turner St. and suggesting that it be oriented in a similar way to the existing carriage house to help minimize the visual impact from the public right-of-way and maintain views of the historic main structure. The committee welcomed rehabilitation of this home, particularly the reconstruction of the full width front porch, which may have been designed by Atlee B. Ayres. The committee did not indicate any concerns with the proposed modifications to the existing rear addition.
- b. The HDRC heard this request on September 18, 2013, at which time the applicant chose to withdraw the request and return to the Design Review Committee for further discussion to address the concerns raised, particularly regarding the proposed accessory structure which faces Turner St. and the treatment of the existing 1971 rear addition to the main house.
- c. This revised application was reviewed by the Design Review Committee on September 24, 2013. The committee found that either reorienting the proposed one story accessory building to follow the rear property line or decreasing the footprint by making it two stories respond to the concerns raised previously, noting that two story accessory structures are not uncommon in the King William Historic District. The committee also noted that more definitive drawings will be required in order to receive approval from the full



Commission, indicating that the scale presented in the drawings is somewhat misleading and that the fenestration on the proposed accessory structure still has to be worked out to make sure it is appropriate for the site.

d. This application received conceptual approval as submitted on October 16, 2013.

e. Staff performed a site visit to this property on January 7, 2014. The structure is in need of substantial rehabilitation both inside and out. This home has seen numerous additions over the years and evidence of its original form can be seen on the interior. At some point, this home was divided into several apartments. The proposal to rehabilitate the structure and return it to a single family home is appropriate and consistent with the intent of the Substantial Rehabilitation Tax Incentive.

f. According to the King William Historic District survey, the home at 202 King William was built c.1890. A single story home also appears on the 1873 bird's eye view map of San Antonio. At some point between 1873 and 1890, this home was either demolished and replaced with the home that currently stands on this property or it was incorporated into the structure that stands today.

g. This home first appears on the 1896 Sanborn map. At that time, the house was listed as two stories with a full width, two story front porch and a single story rear addition on the west side of the rear façade. According to this map, there were several small accessory structures on the property. On the 1904 Sanborn map, the one story rear addition is gone and the home has an L-shaped footprint with the rear ell extending from the east side of the rear façade. This map also shows the front porch as having a central portion which curves outward and no accessory buildings are shown. The 1912 Sanborn map shows the house as having a rectilinear front porch and a two story rear accessory structure.

h. Staff finds that the proposal to reconstruct the front porch of this home to its 1904 appearance is appropriate and based on historic photographs of the structure, consistent with the Historic Design Guidelines for Exterior Maintenance and Alterations, Section 7.B.v.

i. The proposal to remove the existing siding on the 1971 rear addition and replace it with horizontal wood siding will help create a visual distinction between the original house and the later construction, consistent with the Secretary of the Interior's Standards for Rehabilitation number 9. Similarly, there is a strong precedent for using wood siding on a rear addition to a historic masonry structure.

j. Similarly, staff finds that the revised proposal for fenestration on the existing rear addition, which incorporates vertically oriented windows similar in dimension to those on the historic structure, is a contemporary interpretation of the historic windows and is appropriate and consistent with the Historic Design Guidelines for Additions, Sections 4.A.ii and 4.A.iii.

k. The existing carriage house, while it appears to be of historic age, has been modified from what appears on the Sanborn maps and is in a state of extreme disrepair, constituting a loss of significance as defined in the UDC Section 35-614.c.

l. Staff finds that demolishing this building and reusing the materials onsite is appropriate and in keeping with the Historic Design Guidelines for New Construction, Section 3.B.i.

m. There is no real consistency in garage/accessory building orientation along Turner St.

n. Staff concurs with the overall findings of the second Design Review Committee meeting on September 24, 2013, that the revised two story accessory structure is appropriate and addresses the concerns raised about proximity and impact on the main house.

o. The proposed two story accessory building relates to the historic home in terms of its massing, form and character, consistent with the Historic Design Guidelines for New Construction, Sections 5.A.i and 5.A.iii.

p. The proposed double hung 3 ft x 6 ft windows on the new accessory structure are appropriate in terms of their configuration and dimension in relation to the windows on the historic home, consistent with the Historic Design Guidelines for New Construction, Section 5.A.iv.

q. The proposed front and rear yard fencing is appropriate and in keeping with similar examples throughout the King William Historic District in terms of design, materials, and height, consistent with the Historic Design Guidelines for Site Elements, Section 2.B.

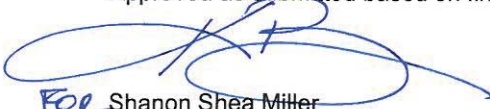
r. The applicant has met all requirements of the City's tax certification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.

**RECOMMENDATION:**

1. Staff recommends approval as submitted based on findings g and h.
2. Staff recommends approval as submitted based on findings i and j.
3. Staff recommends approval as submitted based on findings k and l.
4. Staff recommends approval as submitted based on findings m-p.
5. Staff recommends approval as submitted based on finding q.
6. Staff recommends approval as submitted based on findings e and r.

**COMMISSION ACTION:**

Approved as submitted based on findings a through r.

  
For Shanon Shea Miller  
Historic Preservation Officer



## CVF homes Account List

Account	Type	Detail type	Description	Balance
202 King William:Architectural and Engineering	Other Current Assets	Inventory		7,144.00
202 King William:Back deck	Other Current Assets	Inventory	Back deck	11,731.27
202 King William:Bathrooms	Other Current Assets	Inventory		19,303.74
202 King William:Building Materials	Other Current Assets	Inventory	Building Materials	81,102.09
202 King William:Cabinets	Other Current Assets	Inventory	Cabinets	37,188.70
202 King William:Concrete	Other Current Assets	Inventory	Concrete	8,581.29
202 King William:Countertops	Other Current Assets	Inventory	Countertops	8,239.12
202 King William:Demolition and cleaning	Other Current Assets	Inventory	Demolition and Cleaning	47,138.82
202 King William:Drywall 202 King William	Other Current Assets	Inventory	Drywall 202 King William	33,029.56
202 King William:Electric	Other Current Assets	Inventory	Electric	29,018.27
202 King William:Exterior Fence	Other Current Assets	Inventory	Exterior Fence	8,000.00
202 King William:Foundation	Other Current Assets	Inventory	Foundation	18,924.58
202 King William:Front porch	Other Current Assets	Inventory	Front porch	37,526.03
202 King William:HVAC 202 K W	Other Current Assets	Inventory	HVAC 202 K W	39,392.45
202 King William:Insulation 202 King W	Other Current Assets	Inventory	Insulation 202 K W	15,349.46
202 King William:Interior Doors	Other Current Assets	Inventory	Interior Doors 202 KW	11,367.11
202 King William:Interior Framing	Other Current Assets	Inventory	Interior Framing	25,902.47
202 King William:Interior Stairs	Other Current Assets	Inventory	Interior Stairs	12,335.00
202 King William:Inventory	Other Current Assets	Inventory	Electric	0.00
202 King William:Kitchen appliances	Other Current Assets	Inventory	Kitchen appliances	33,280.86
202 King William:Miscellaneous	Other Current Assets	Inventory	Micellaneous	7,893.19
202 King William:Paint	Other Current Assets	Inventory	Paint	30,722.35
202 King William:Permits and Applications	Other Current Assets	Inventory	Permits and Applications	845.46
202 King William:Plumbing	Other Current Assets	Inventory	Plumbing	26,369.30
202 King William:Portable Toilet	Other Current Assets	Inventory	Portable Toilet	1,645.44
202 King William:Roofing	Other Current Assets	Inventory	Roofing	29,613.00
202 King William:Siding	Other Current Assets	Inventory	Siding	5,000.00
202 King William:Stairs and railings	Other Current Assets	Inventory		0.00
202 King William:Structural Design	Other Current Assets	Inventory	Structural Design	5,000.00
202 King William:Structured Wiring	Other Current Assets	Inventory	Structured wiring	9,235.16
202 King William:Tile	Other Current Assets	Inventory	Tile	12,445.67
202 King William:Tree Trimming	Other Current Assets	Inventory	Tree Trimming	800.00
202 King William:Trim	Other Current Assets	Inventory	Trim	8,265.35
202 King William:Windows	Other Current Assets	Inventory	Windows	44,666.77
202 King William:Wood Floors	Other Current Assets	Inventory	Wood Floors	19,515.00
<b>Total improvements costs</b>				<b>686,571.51</b>

Wednesday, Apr 27, 2016 03:45:24 PM PDT GMT-5





## Plan Reviews/Permits/Inspections For An Address

Permits for address 202 king william

House Number:

Street:   
SUITE: 201

Bldg/Suite:

Example: 2 or BLDG:2 or

[List Plan Reviews/Permits/Inspections For An Address](#)

[Reset](#)

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
<a href="#">1088224</a>	202 KING WILLIAM	SOPHIE J GONZALEZ	02/15/2005	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1514509</a>	202 KING WILLIAM	RICHARD SOLIS SOLIS GEN CONTR, INC. VINCENT SOLIS		OPEN	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1617470</a>	202 KING WILLIAM	MR. BAILEY		OPEN	MECHANICAL PERMIT APPLICATION	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1789920</a>	202 KING WILLIAM	JUANITA M GONZALEZ		OPEN	GARAGE SALE PERMIT	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1873971</a>	202 KING WILLIAM	CVF, LLC CVF LLC JUAN M FERNANDEZ	09/14/2015	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1933949</a>	202 KING WILLIAM	GL HUNT SA, LLC THOMAS A LEFFEW	12/16/2015	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1980790</a>	202 KING WILLIAM	CVF, LLC CVF LLC JUAN M FERNANDEZ	09/14/2015	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2008848</a>	202 KING WILLIAM	CARLOS PLUMBING RICARDO (UMBRELLA) PENA	08/31/2015	CLOSED	GENERALPLUMB	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2021248</a>	202 KING WILLIAM	CARLOS PLUMBING RICARDO (UMBRELLA) PENA	11/12/2014	CLOSED	SEWER	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2038226</a>	202 KING WILLIAM	A&E A/C & HEATING LLC A&E AIR CONDITIONING & HEATING ROY C EKLUND	08/13/2015	CLOSED	MECHANICAL PERMIT APPLICATION	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2041098</a>	202 KING WILLIAM	CARLOS PLUMBING RICARDO (UMBRELLA) PENA	08/31/2015	CLOSED	GASPERMIT	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2042256</a>	202 KING WILLIAM	RICHARD'S ELECTRIC STATE MASTER ELECTRICIAN LIC.	09/04/2015	CLOSED	GENERL	<a href="#">Inspections</a>	<a href="#">Reviews</a>



RICHARD MATA, JR

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