

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-288
ADDRESS: 835 LAMAR ST
LEGAL DESCRIPTION: NCB 1368 BLK 5 LOT 22
ZONING: R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Anita Ortiz
OWNER: 835 Lamar Land Trust/9 Locals Investments
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 835 Lamar.

APPLICABLE CITATIONS:

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:

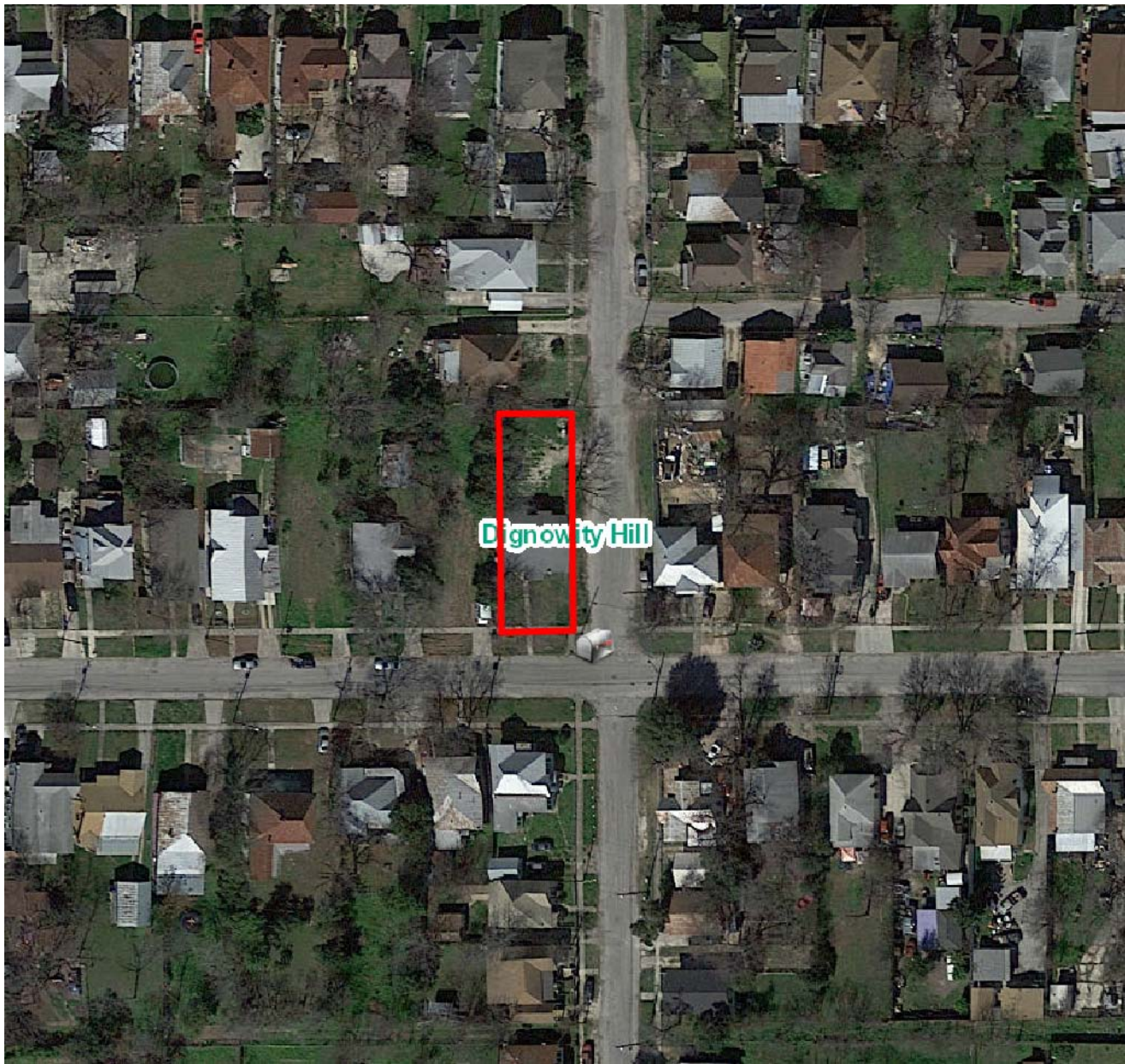
- a. The applicant is requesting Historic Tax Certification for the property at 835 Lamar in the Dignowity Hill Historic District. The structure was constructed circa 1957.
- b. The applicant has received approval from the Historic and Design Review Commission to install a new shingled roof, replace the existing windows, repair the stucco façade and perform other exterior repairs. In addition to these exterior repairs, the applicant has installed new mechanical, electrical and plumbing systems and has performed numerous interior upgrades.
- c. The requirements for Historic Tax Certification outlined in UDC Section 25-618 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.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 09, 2017

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835

2































Project Costs for 835 Lamar, 78202

General Contractor - BRC Remodeling. Repairs completed:	\$88,500
New Foundation	
Addition of approx 250 sf	
Install new windows	
Redo stucco over complete house	
Insulation	
Install complete HVAC system	
New Plumbing throughout and under house	
Complete new electrical throughout house	
Interior/exterior paint	
Wood floor refinish	
Demo and framing work	
Install new kitchen and bath cabinets	
Install interior and exterior doors	
Extend front roofline for full house porch	
Deck in backyard	
Sheetrock/tape float/texture	
Privacy fence	
 Paid and completed by owner:	
New 30 year dimensional shingle roof	\$5,000
Back yard gate	\$500
Landscaping front and back/stone parking pad	\$1,500
Carpet in bedrooms	\$1,600
Purchase of materials:	
Granite for kitchen and baths	\$2,600
Kitchen and bath cabinets	\$5,000
All lighting fixtures/ceiling fans	\$1,000
All door knobs/handles	\$400
Tile for bathrooms and trim kits	\$600
Kitchen sink and faucet	\$200
 Total	 \$106,900

Timeline: Property started Jan 2017 and complete June 2017

Built in 1957, this vacant and vandalized property sits on the corner of Lamar and Muncey in historic Dignowity Hill. Currently a 2 bedroom, 1 bath duplex, we plan to rehab and transform it into a 4 bedroom, 2 bath single family home. The home is 1320sf.

The scope of work on this property leaves nothing untouched. The major external changes to the property include:

- ☐ **Addition.** We plan to add approximately 250sf on the back right corner of the home. This will allow us to enlarge a new master suite, complete with a walk in closet, large master bath, and utility room. The addition will coincide with foundation repairs to the original house. All foundation is pier and beam.
- ☐ **Porch.** We plan to extend the roofline along the front of the home to add an approx 4ft wide porch. The current metal supports will be replaced with 4x4 wood beams and railing.
- ☐ **New roof.** We plan to remove the current 3-tab roof with a 30 year dimensional shingle roof.
- ☐ **Stucco.** The current stucco has been patched, is cracked, and has bullet holes. We plan to repair and add a new layer of smooth stucco around the house, including the addition. A light gray color for the stucco will compliment white trim and a bright teal door.
- ☐ **Windows.** The current windows are rusted through and have been cut in areas and are unsalvageable. We plan to replace with vinyl, double pane windows with grilles between the glass. The bathroom windows will be removed for privacy, security, and to avoid water issues as they currently sit in the shower area.
- ☐ **Doors.** New front and back doors will be added. The front door will be craftsman style.
- ☐ **Fence.** The property currently has a wood fence on 2 sides. We plan to remove the chain link fence from the third side and replace with wood (6ft privacy fence). A wood gate will be added.
- ☐ **Deck.** To finish out the backyard, we plan to add an approximate 10x10 wood deck in the back.

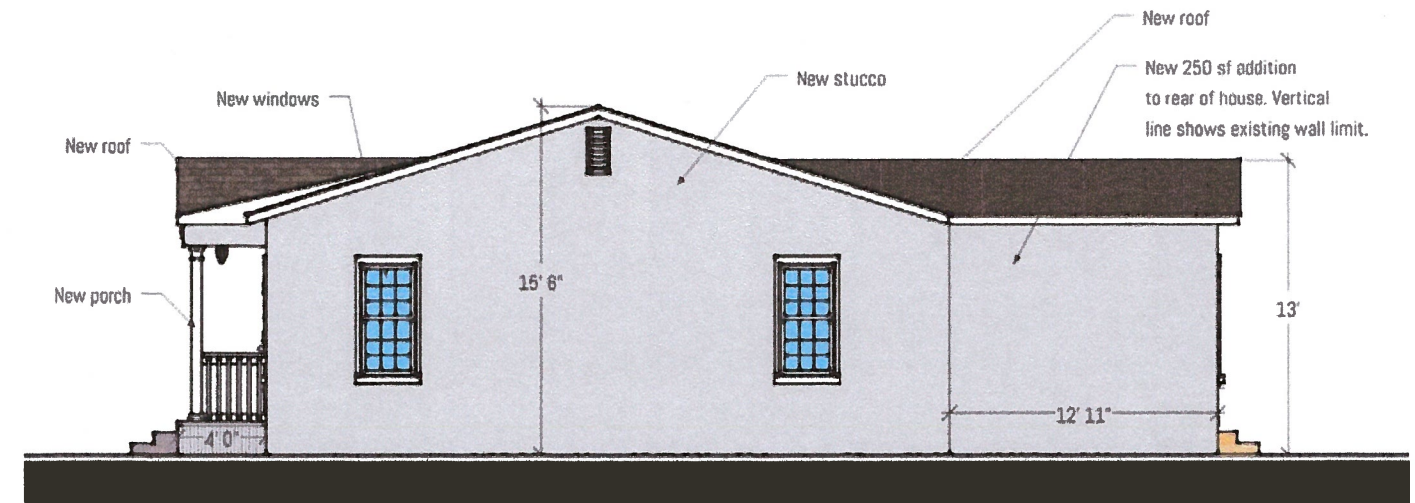
In addition, internal changes are also substantial. New electrical, HVAC, and plumbing will be added. Bathrooms will be completely redone, including enlarging a new master bath. Existing wood floors will be refinished where possible, with tile added in wet areas. New kitchen cabinets with granite or quartz countertops, stainless steel appliances and an island will be added. Finally, new lighting, ceiling fans, and accessories will finish out the project. Landscaping in the front will include new sod, plants, and mulch.



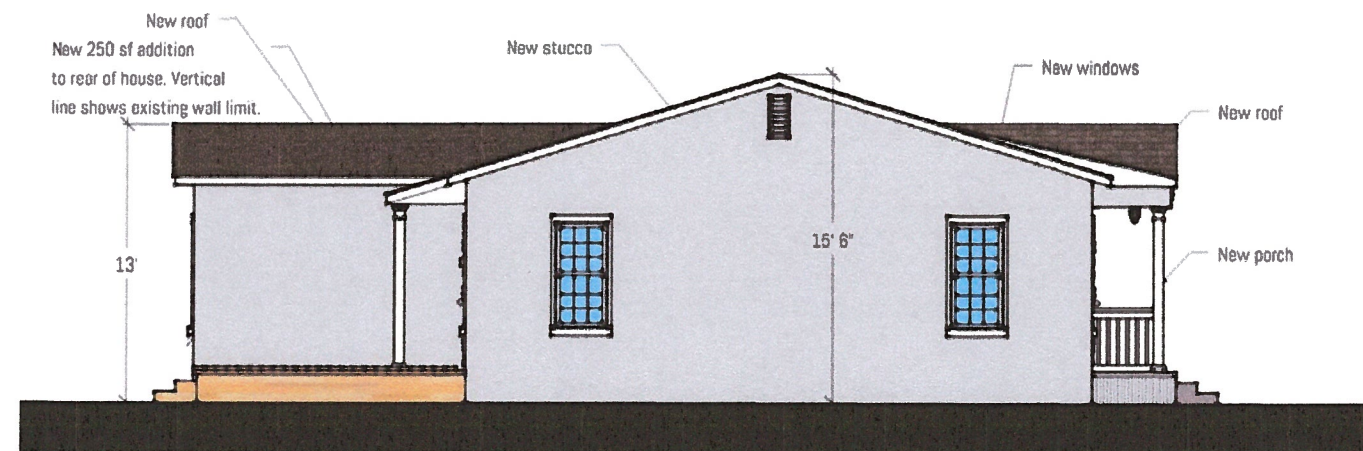
NARRATIVE + SCOPE OF WORK



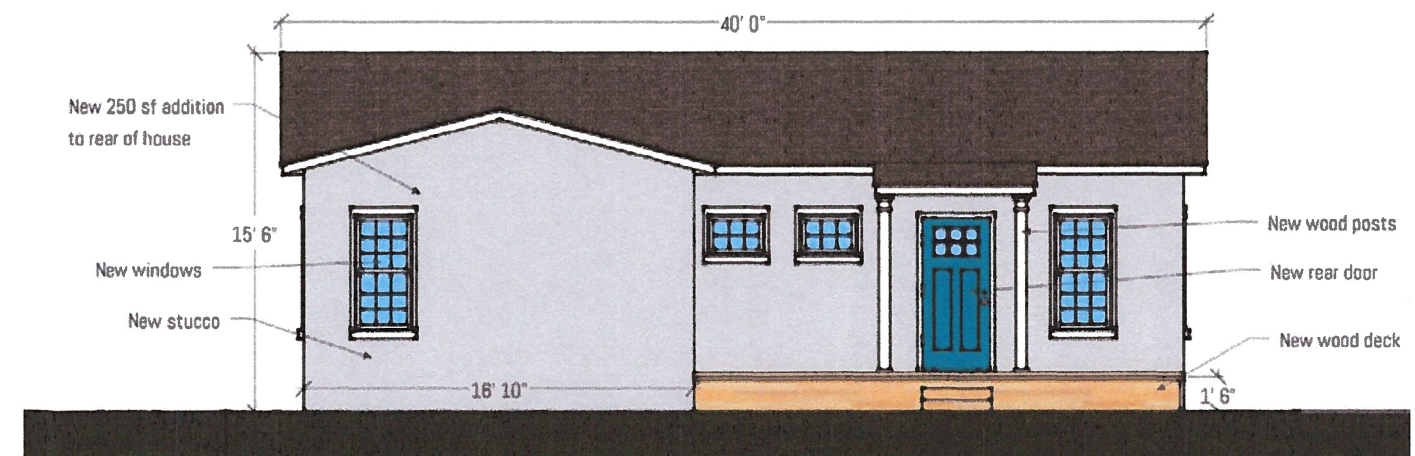
ELEVATION SOUTH



ELEVATION EAST



ELEVATION WEST



ELEVATION NORTH



PROPOSED ELEVATIONS

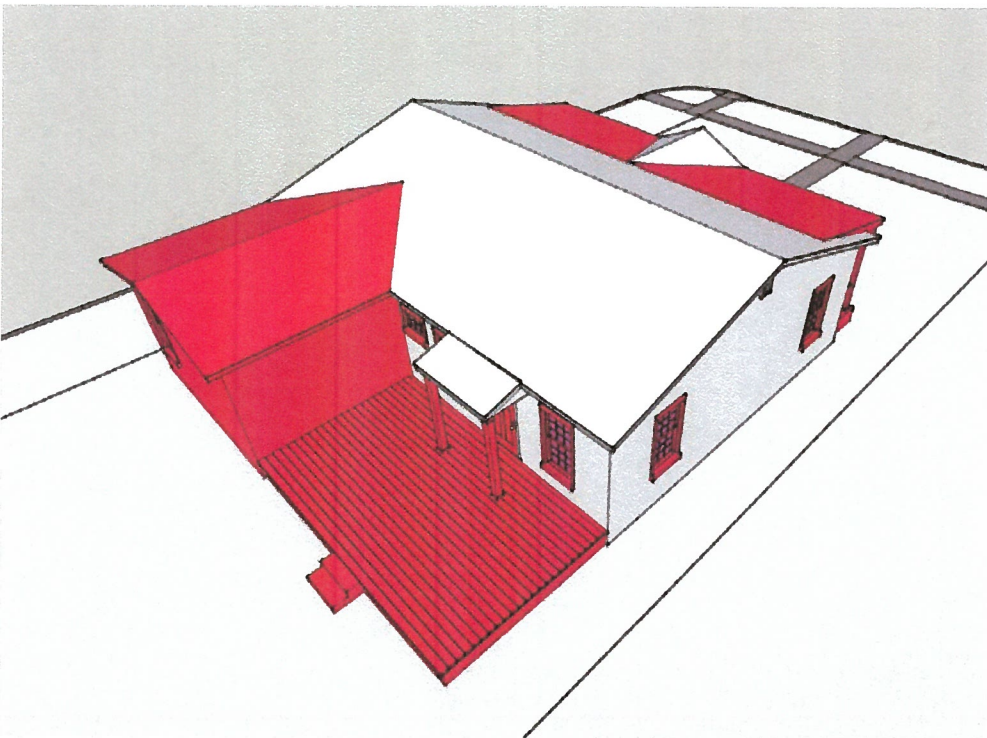
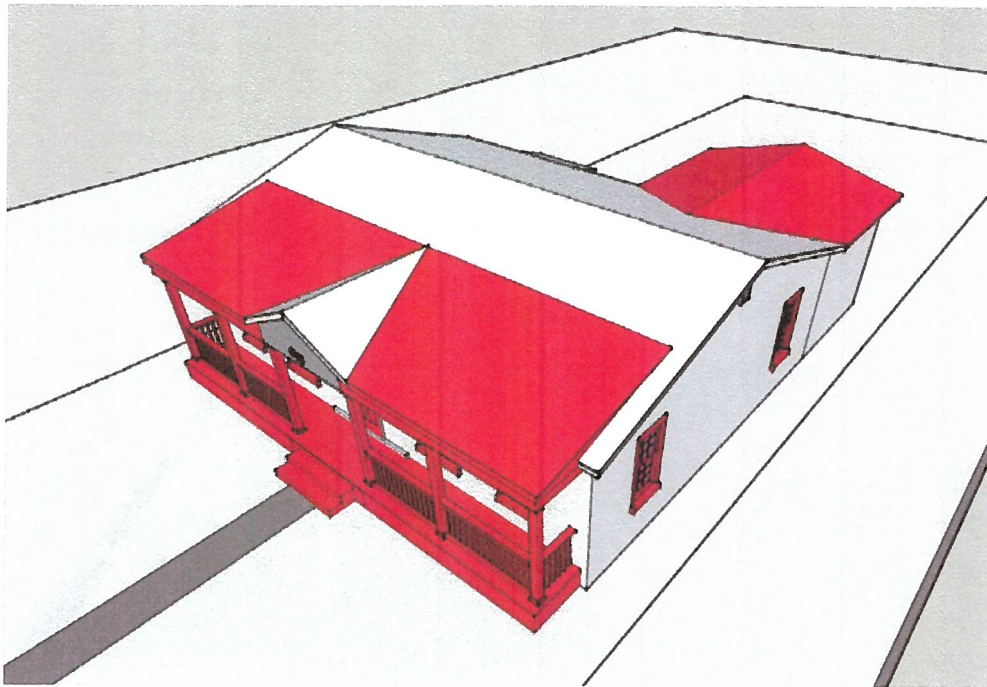



PROPOSED RENOVATIONS:


- NEW STUCCO EXTERIOR
- NEW DOORS/WINDOWS
- FRONT PORCH ADDITION
- REAR ROOM EXTENSION
- REAR DECK

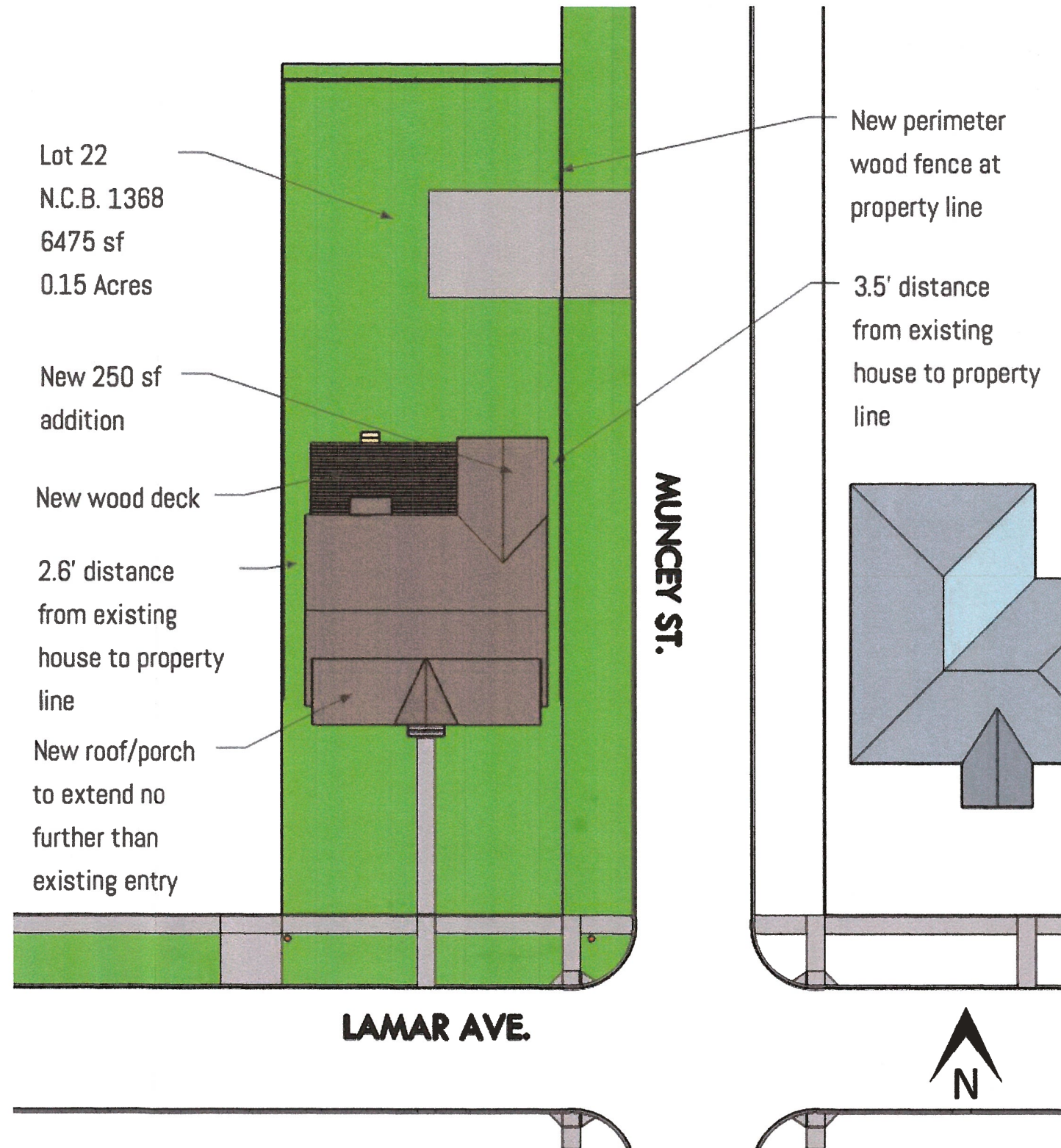


PROPOSED RENOVATION



EXISTING MASS: 

PROPOSED MASS: 



PROPOSED SITE PLAN + DIAGRAM

The scope of work on 835 Lamar includes everything from foundation to roof, new stucco, an addition, new plumbing/electrical/HVAC and more.

Addition to Property - Install the necessary piers for an approximate 225-250 sf addition to the back right of the property. This addition will allow for a larger master bedroom suite and a utility room. A gable roof will be installed on the addition.

Front Porch – Extend the roofline on both sides to create a porch running almost the full width of the house. 4x4 wood beams will be added for support. Railing added. See architect rendering.

Roof – Replace the existing 3 tab roof with a dimensional shingle roof. Color of Weathered Wood.



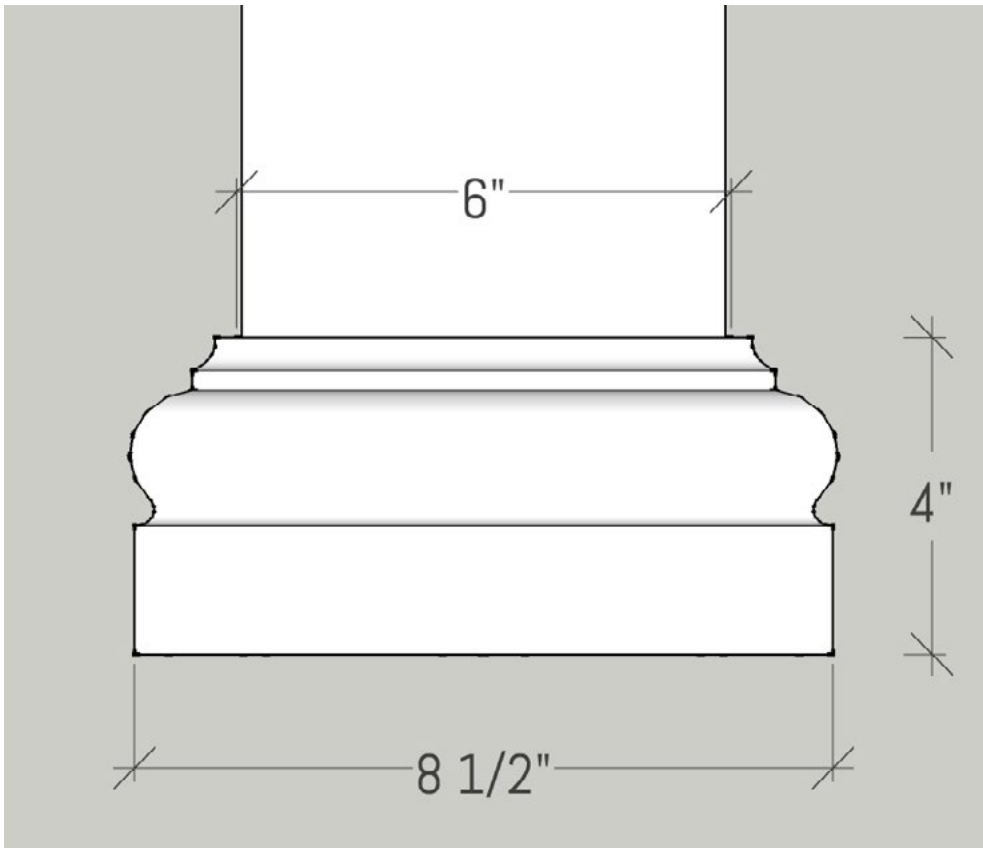
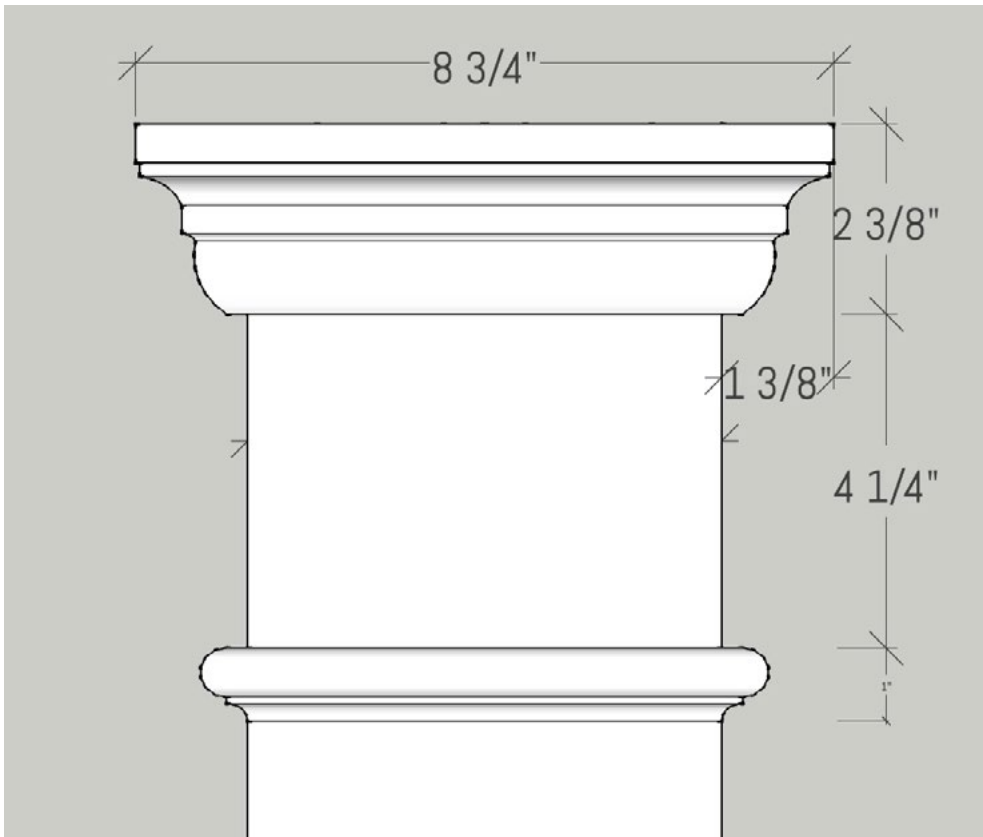
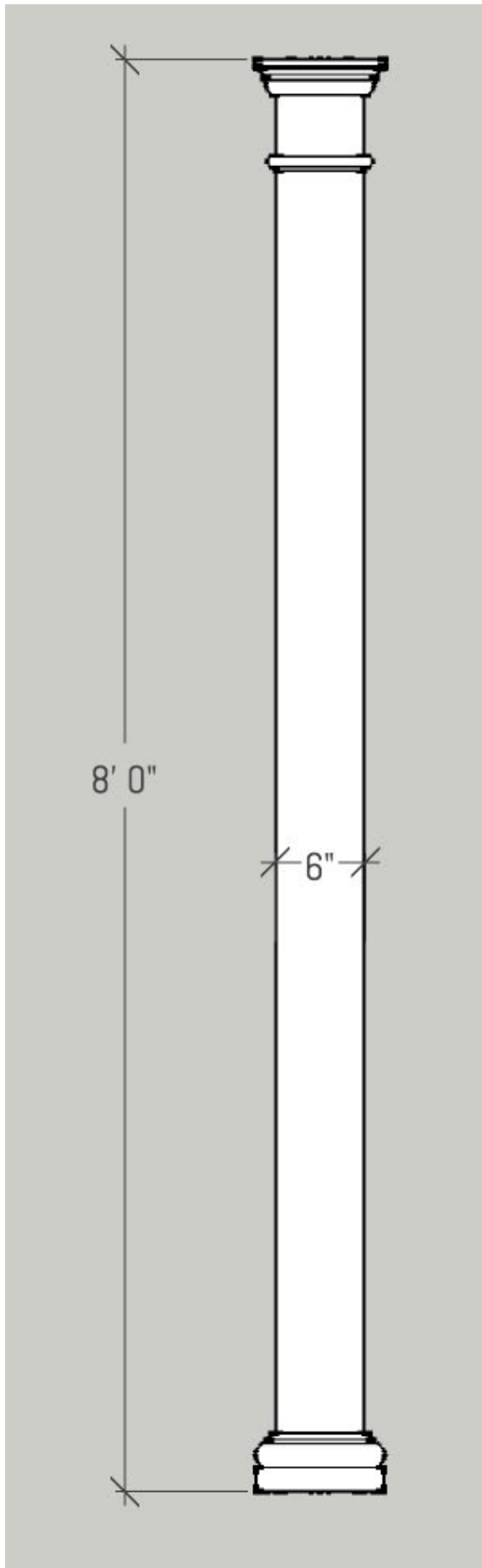
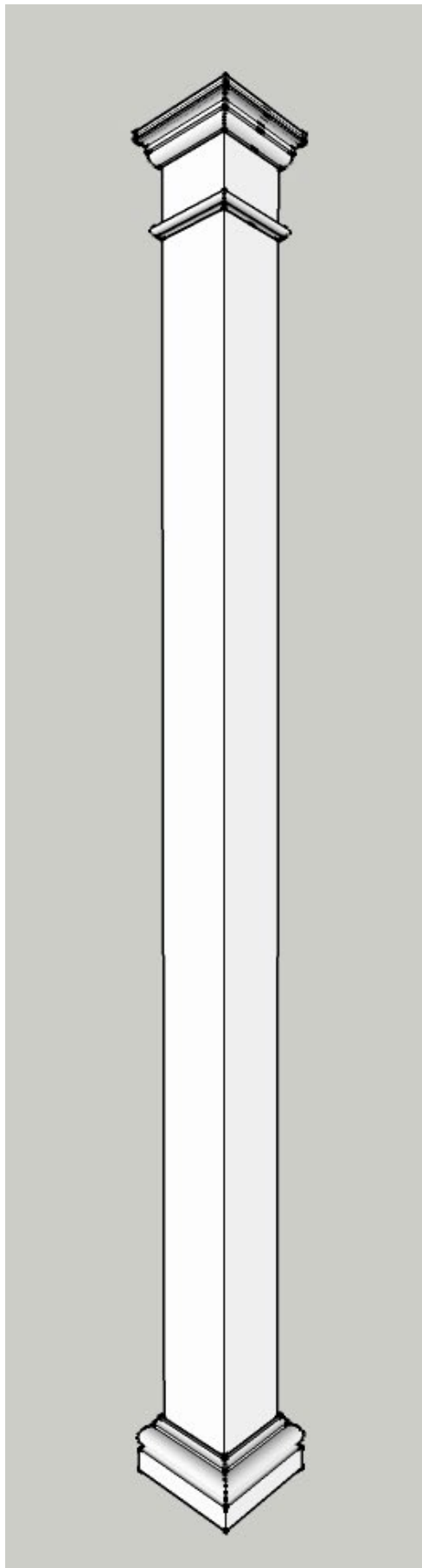
Windows – The existing metal windows are rusted through and are not salvageable. Vandalism throughout the years has led to intentional cutting of key components of the windows to gain access. They are not functional. Replace with vinyl windows with grids. Windows will be removed or relocated in the back area to accommodate the addition to the house. Windows in the bathroom will be completely removed and covered with stucco on exterior.



Stucco – The existing stucco is cracked and riddled with bullets. Previous owners attempted to cover it and we cannot repair it to the original brick pattern stucco. The house will be completely recovered in smooth stucco in a light gray color. See architect rendering.



Existing framing depth of windows will be maintained.



POST DETAILS

