

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

HDRC CASE NO: 2017-372
ADDRESS: 609 HAYS ST
LEGAL DESCRIPTION: NCB 530 BLK 14 A5 EXC NW IRR 34.88 FT BY 68 FT
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Allison Hu
OWNER: Allison Hu
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 609 Hays.

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 609 Hays, a contributing structure to the Dignowity Hill Historic District.
- b. The applicant has received Administrative Certificates of Appropriateness for front porch restoration, roofing, wood element repair, wood decking, exterior masonry repair, door and window restoration, interior masonry repair, fireplace restoration, ceiling restoration and other rehabilitative scopes of work including interior improvements.
- c. The applicant received an Administrative Certificate of Appropriateness on June 27, 2016, for the installation of a standing seam metal roof with the stipulations that the roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. As installed, the roof features an unapproved, raised ridge vent with capped ends that is not in compliance with the approval on record. The ridge detail must be corrected or receive approval from the HDRC in order for the property owner to participate in the tax incentive program.

RECOMMENDATION:

Staff does recommend approval of Historic Tax Certification at this time. Staff recommends that the ridge detail be corrected or receive approval from the HDRC in order for the property owner to participate in the tax incentive program as noted in finding c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 19, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
REVIEW COMMISSION
ADDRESS: 609
REQUEST: [illegible]
HEARING DATE: [illegible] 10:00 AM - 3:00 PM
(210) 207-4035
ALL PUBLIC MEETINGS TAKE PLACE AT ONE N. ALAMO



Way

Fayn Way

Fayn Way

Fayn Way

N Hackberry

N Hackberry

609 Hays Street

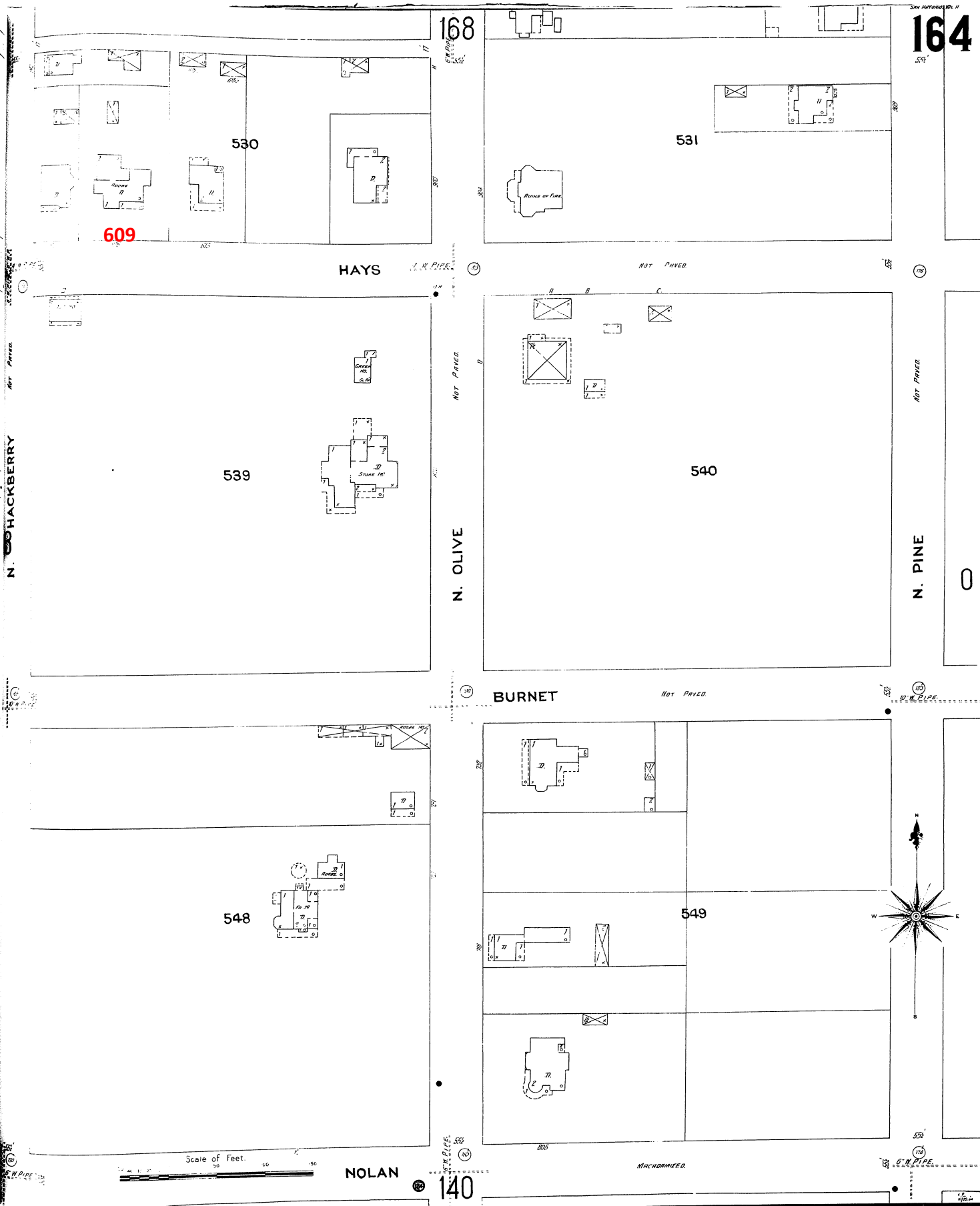
Hays St

Hays St

Hays St

Hays St

1904 SANBORN MAP



Statement of Anticipated Cost of Improvements

609 Hays Street, San Antonio, TX 78202

7.17.2017

Anticipated Date of Completion

2017

July	August	September	October	November	December
7	8	9	10	11	12

**Demolition of Non-Historic Elements
(those with adverse
affects on existing
structure)****TOTAL**

\$5,885

Demo Concrete Porch Slabs
Demo Drywall Furring Walls / Portion of 1980s Add-on**Exterior Restoration**

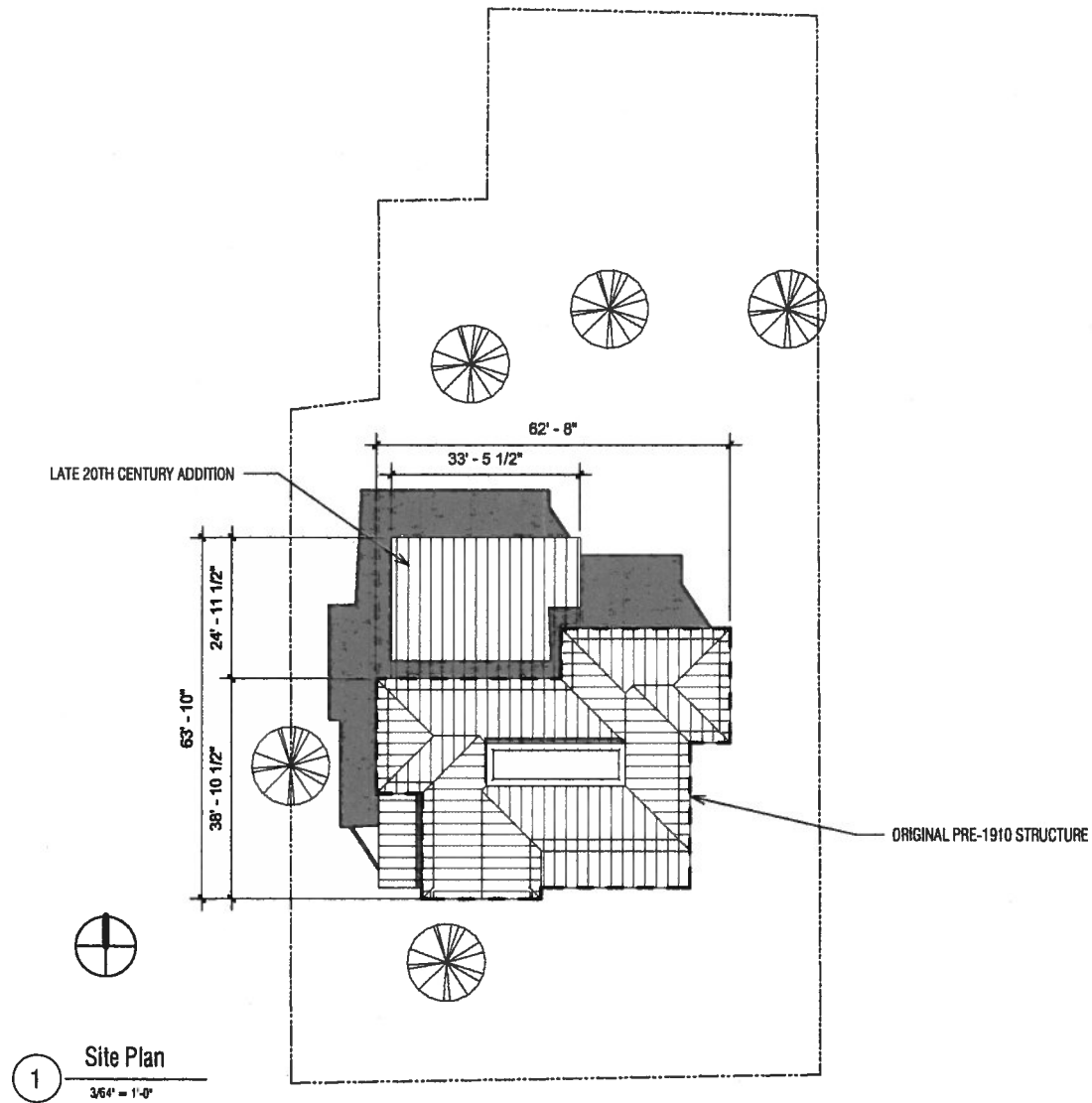
\$51,526

Metal Roof
Exterior Fascia / Soffits / Trim
New Wooden Porch Decks
Exterior Masonry Repointing / Restoration
Doors / Window Restoration / Rebuild**Interior Restoration**

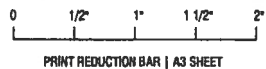
\$11,950

Interior Masonry Repointing / Restoration
Roof / Attic Ventilation
Fireplace Restoration
Celling Restoration

Anticipated Costs	\$70,361
Total Assessed Value of Property 2017	\$231,000
Percent Improvement / Total Value	30.46%



NT:



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Allison Hu, Registered Architect (TX)
609 Hays Street
San Antonio, TX 78202
allison@pseast.org

Rev.	AMENDMENT	DATE
1		
2		

609 Hays Street Rehabilitation
FOR REVIEW ONLY - NOT FOR CONSTRUCTION

SITE PLAN

SCALE: 3/64" = 1'-0"

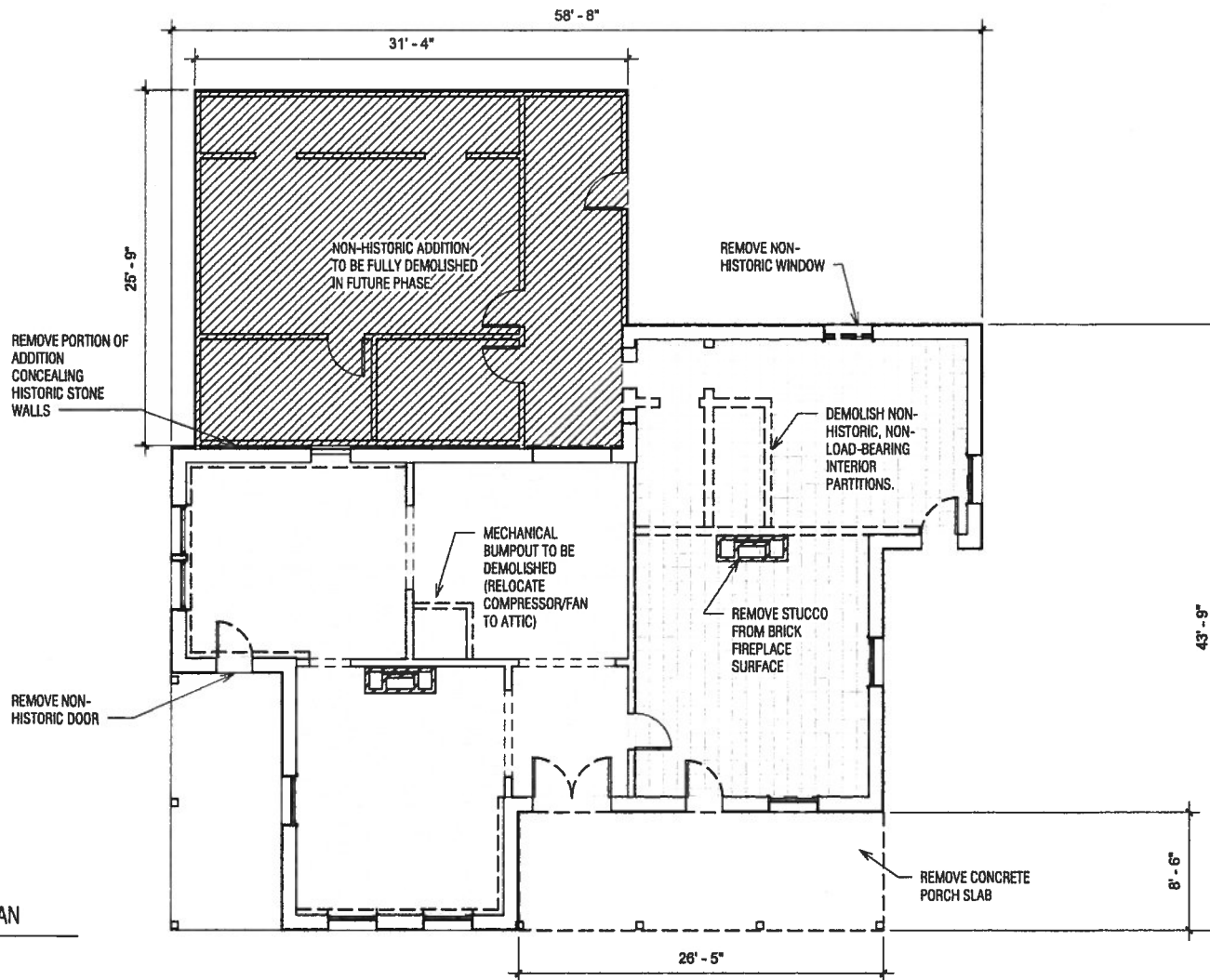
DRAWN: Author

JOB / DRAWING No.

001-00-A102

REVISION





1 DEMO PLAN
1/8" = 1'-0"



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609 Hays Street Rehabilitation
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DEMO PLAN

SCALE: 1/8" = 1'-0"

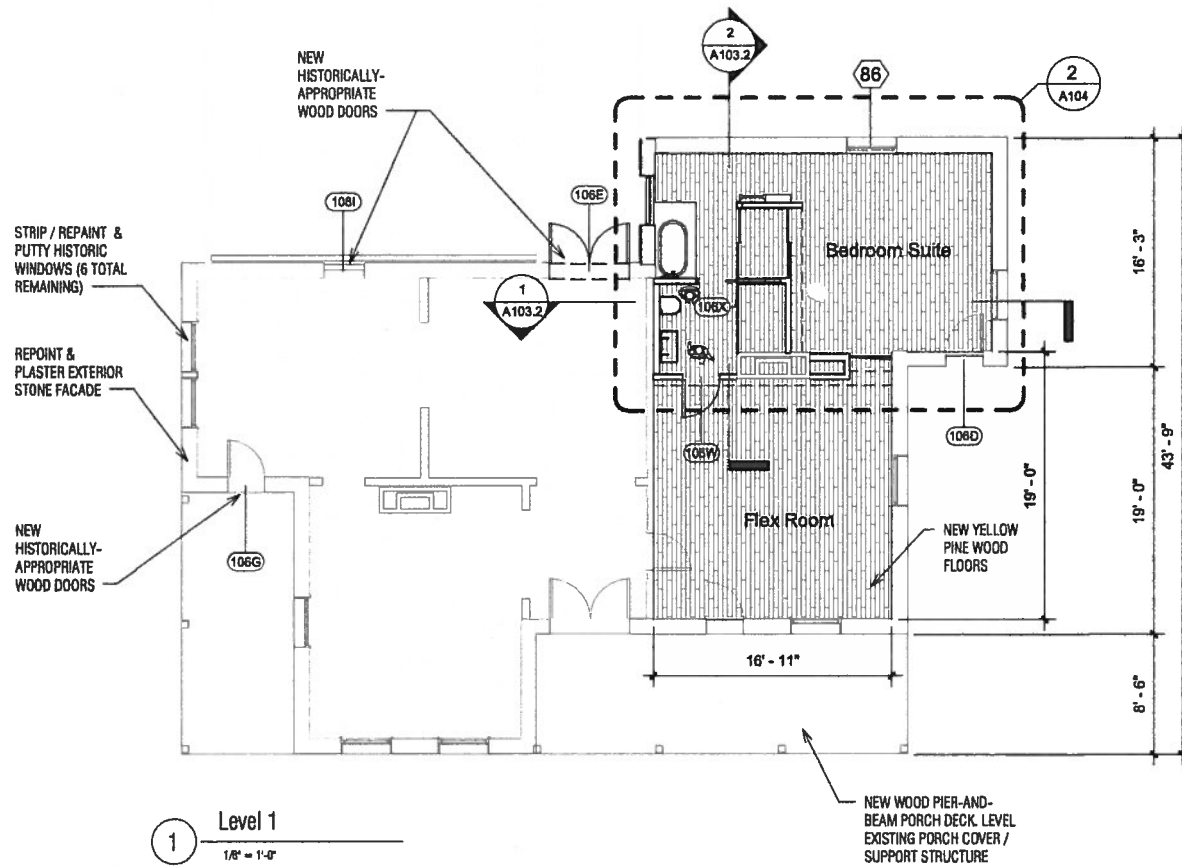
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001-00-A102.1

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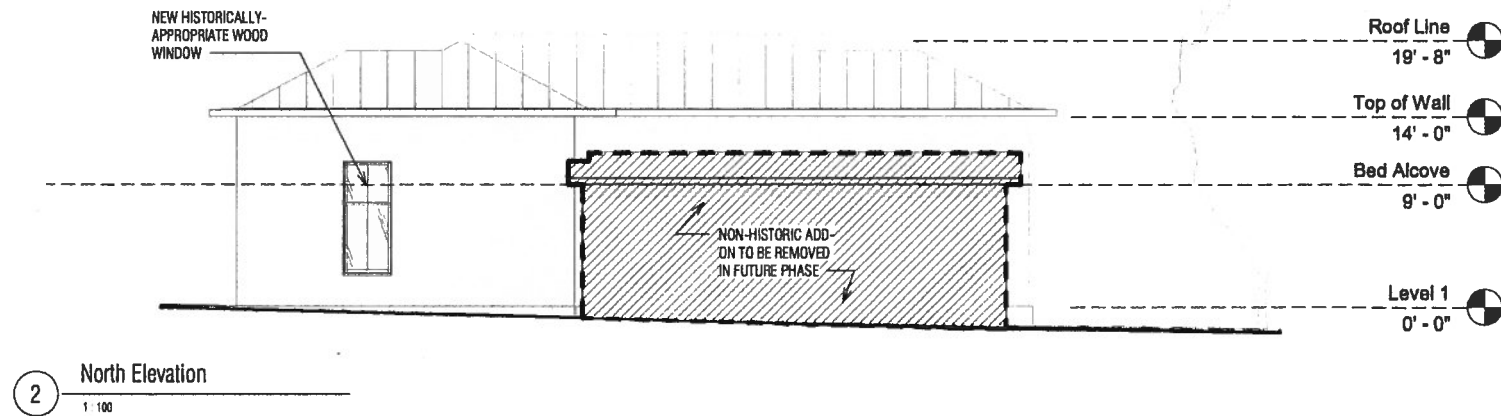
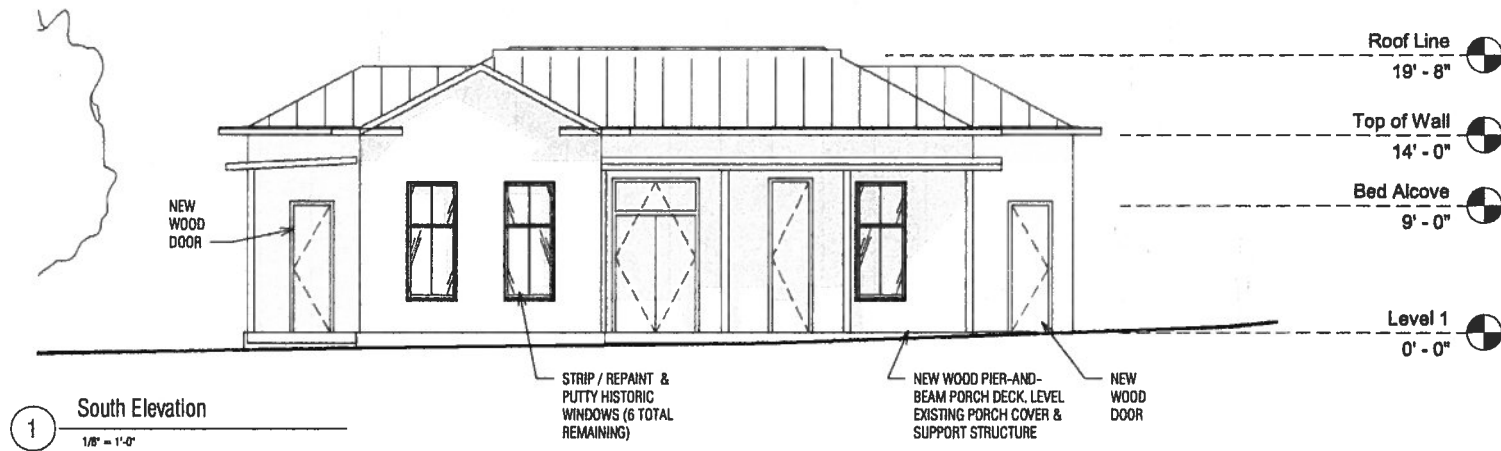
609 Hays Street Rehabilitation
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FLOOR PLAN

SCALE: 1/8" = 1'-0"

DRAWN: Author

JOB / DRAWING No. 001-00-A102.2
REVISION



JENT:



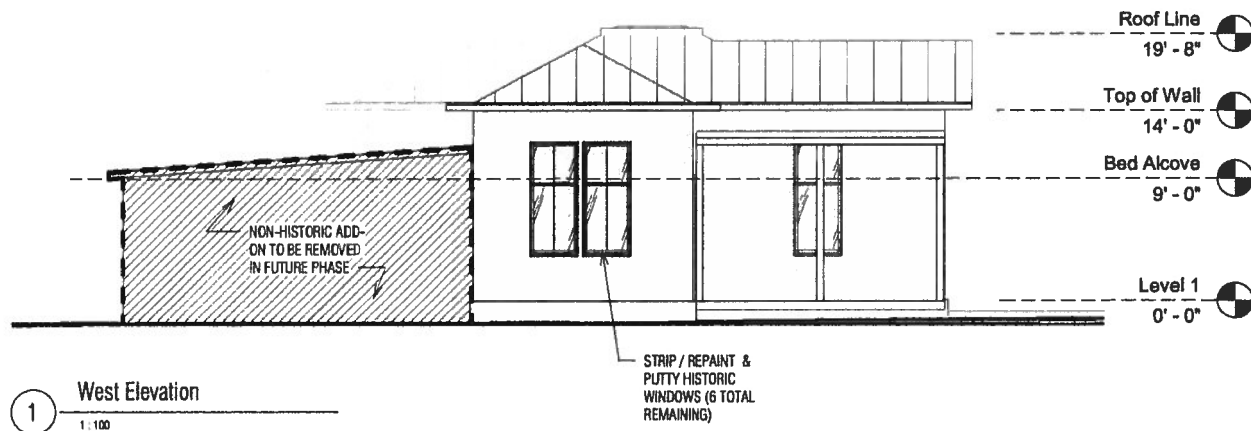
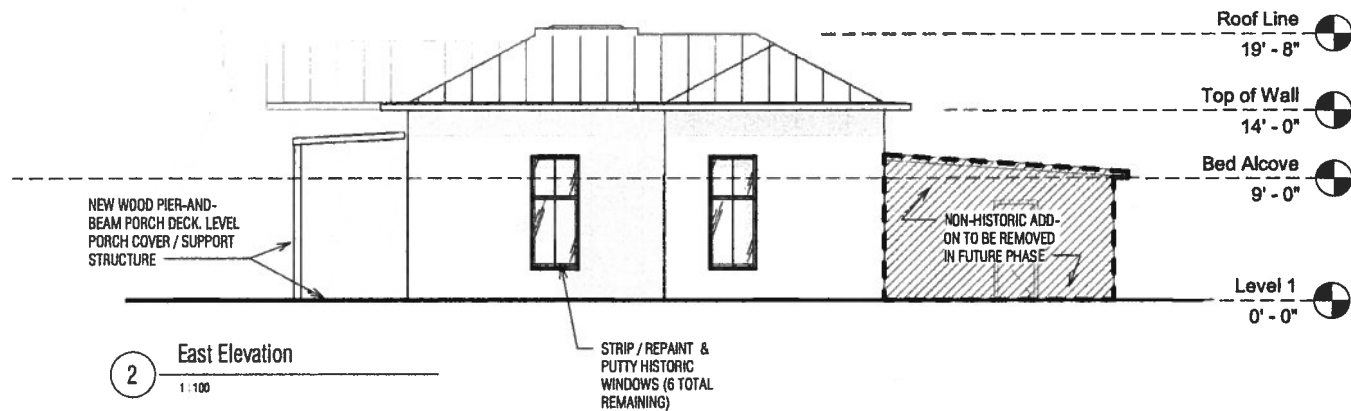
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aillson@pseast.org

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609 Hays Street Rehabilitation
FOR REVIEW ONLY - NOT FOR CONSTRUCTION
NORTH & SOUTH ELEVATIONS
SCALE: As indicated
DRAWN: Author

JOB / DRAWING No. **001-00-A103** REVISION



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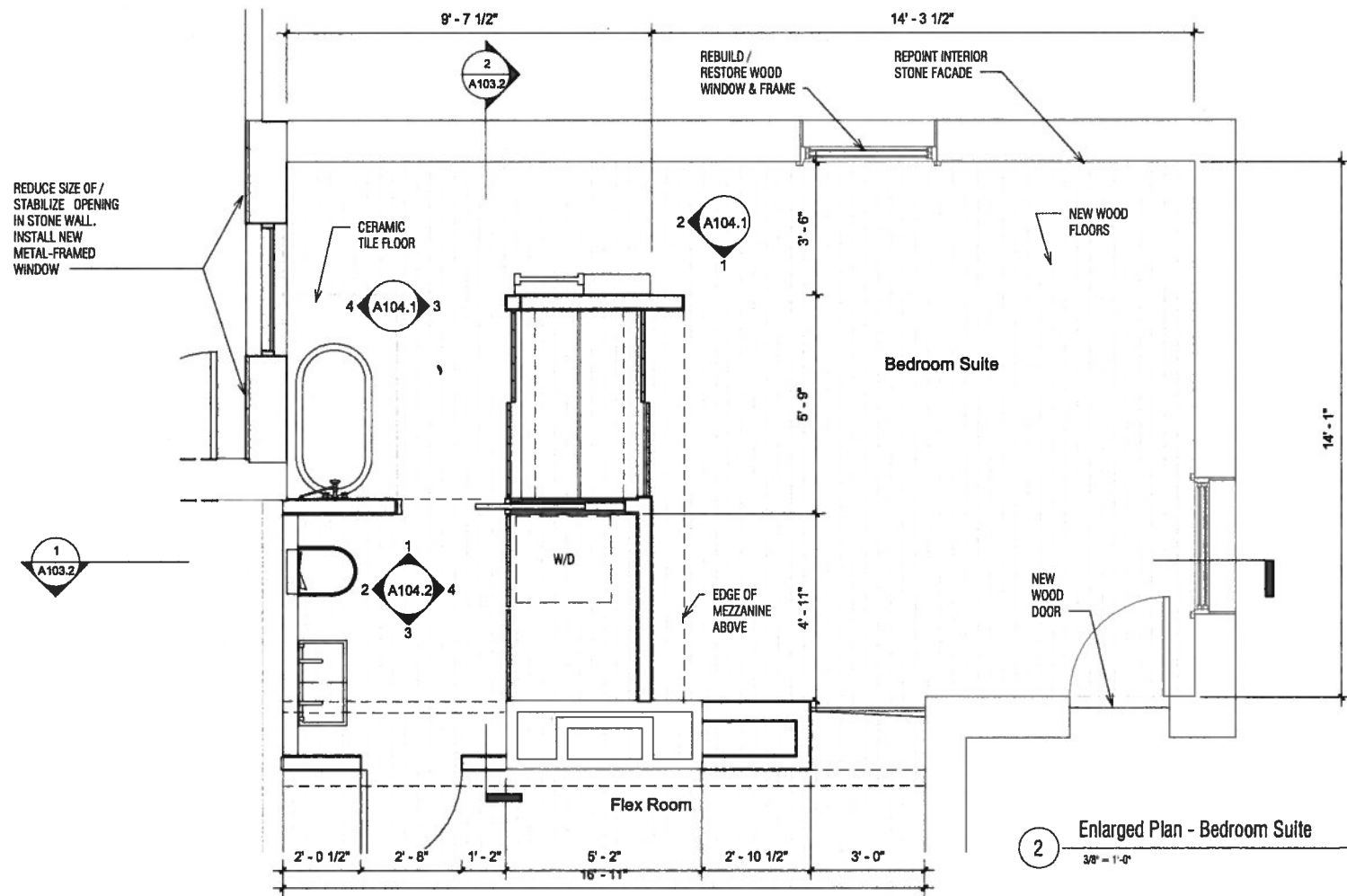
EAST & WEST ELEVATIONS

SCALE: 1 : 100

DRAWN: Author

JOB / DRAWING No. 001-00-A103.1

REVISION



JENT.

0 1/2" 1" 1 1/2" 2"

PRINT REDUCTION BAR | AS SHEET

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609 Hays Street Rehabilitation
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Enlarged Plan - Bedroom Suite

SCALE: 3/8" = 1'-0"

DRAWN: AH

JOB / DRAWING No.

001-00-A104

REVISION























609 Hays Street

Exterior Photos



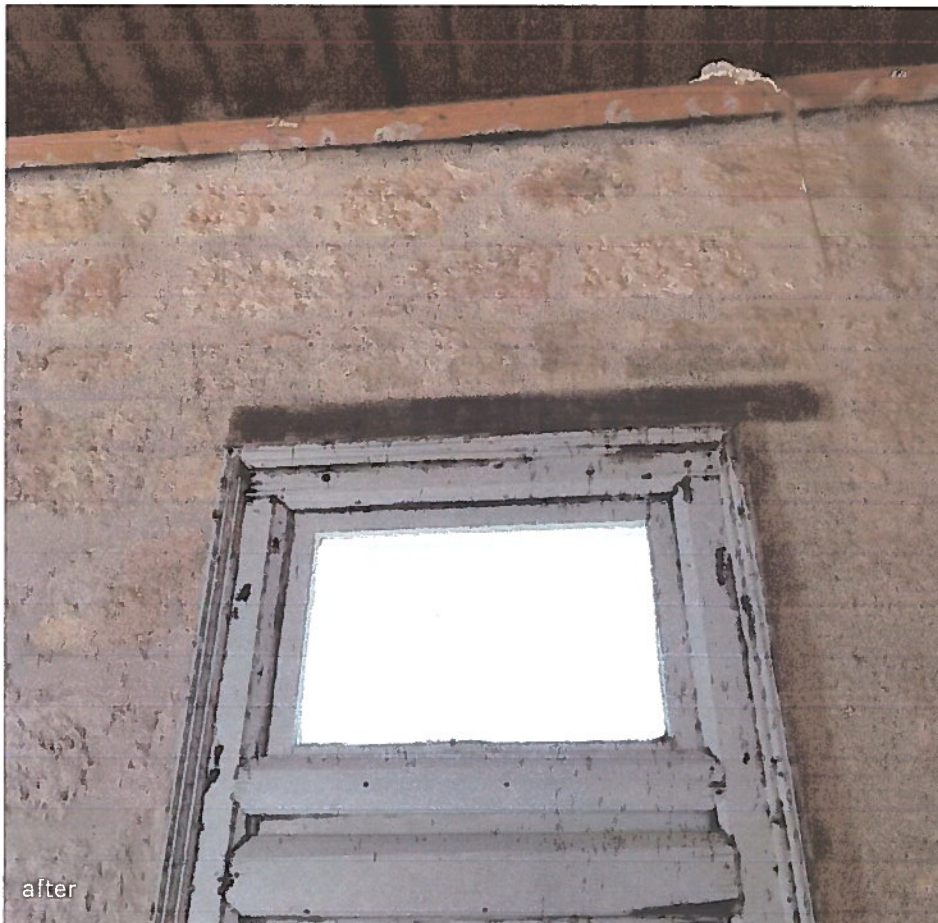
Exterior Photos



Example of existing exterior cement stucco finish (ca. 1960s) and painted stone lintels, sills, and cornerstones.

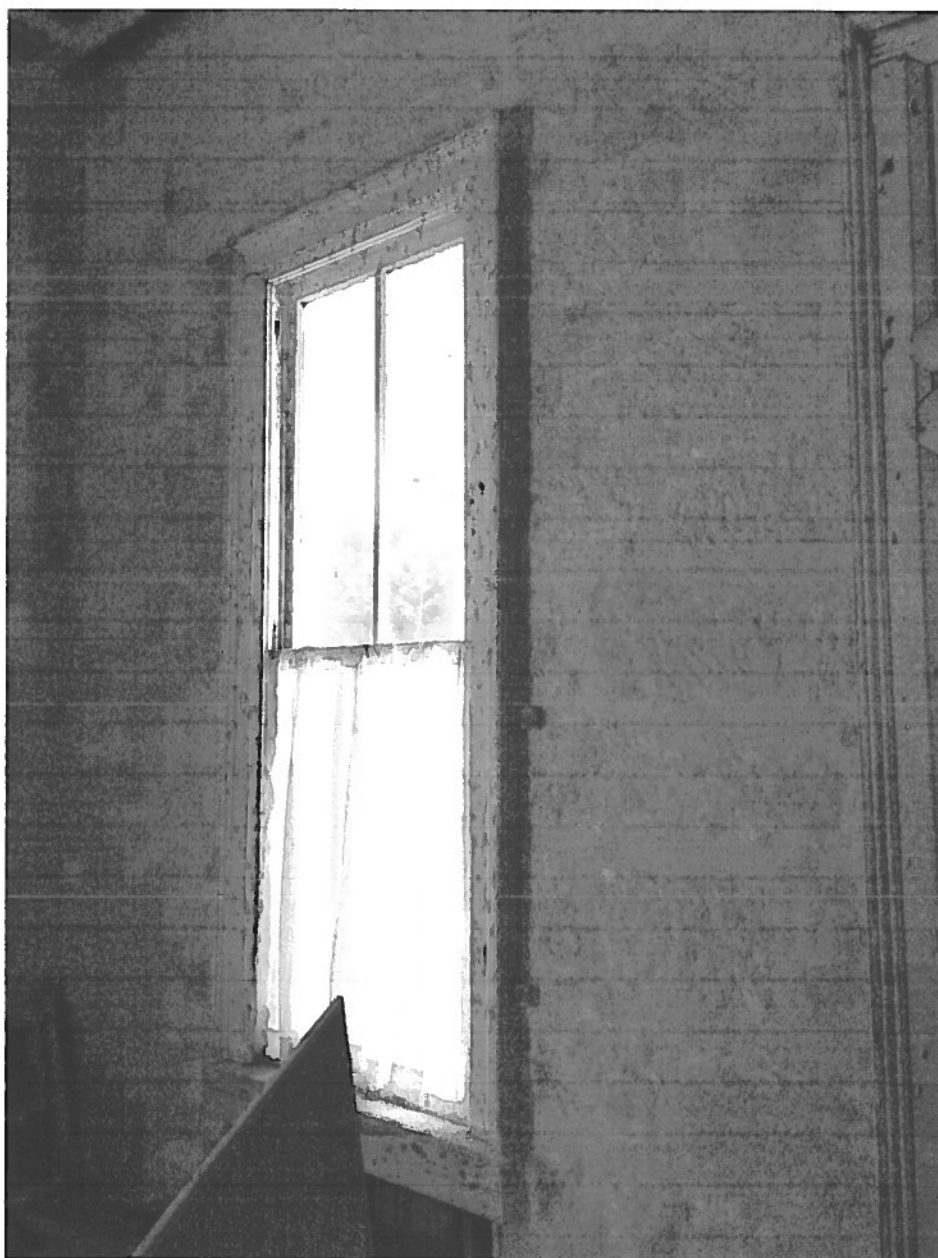
609 Hays Street

Photos - Recent Masonry Restoration



609 Hays Street

Photos - Recent Masonry Restoration



Example of structural masonry: exposed, repointed. Window re-leveled by Baltazar Espinosa, August 2016.