

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-398
ADDRESS: 2119 N IH 35
LEGAL DESCRIPTION: NCB 1274 BLK 6 LOT 6
ZONING: C-1 H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Jesse Ibarra, IV
OWNER: Jesse Ibarra, IV
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 2119 N IH 35.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(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:

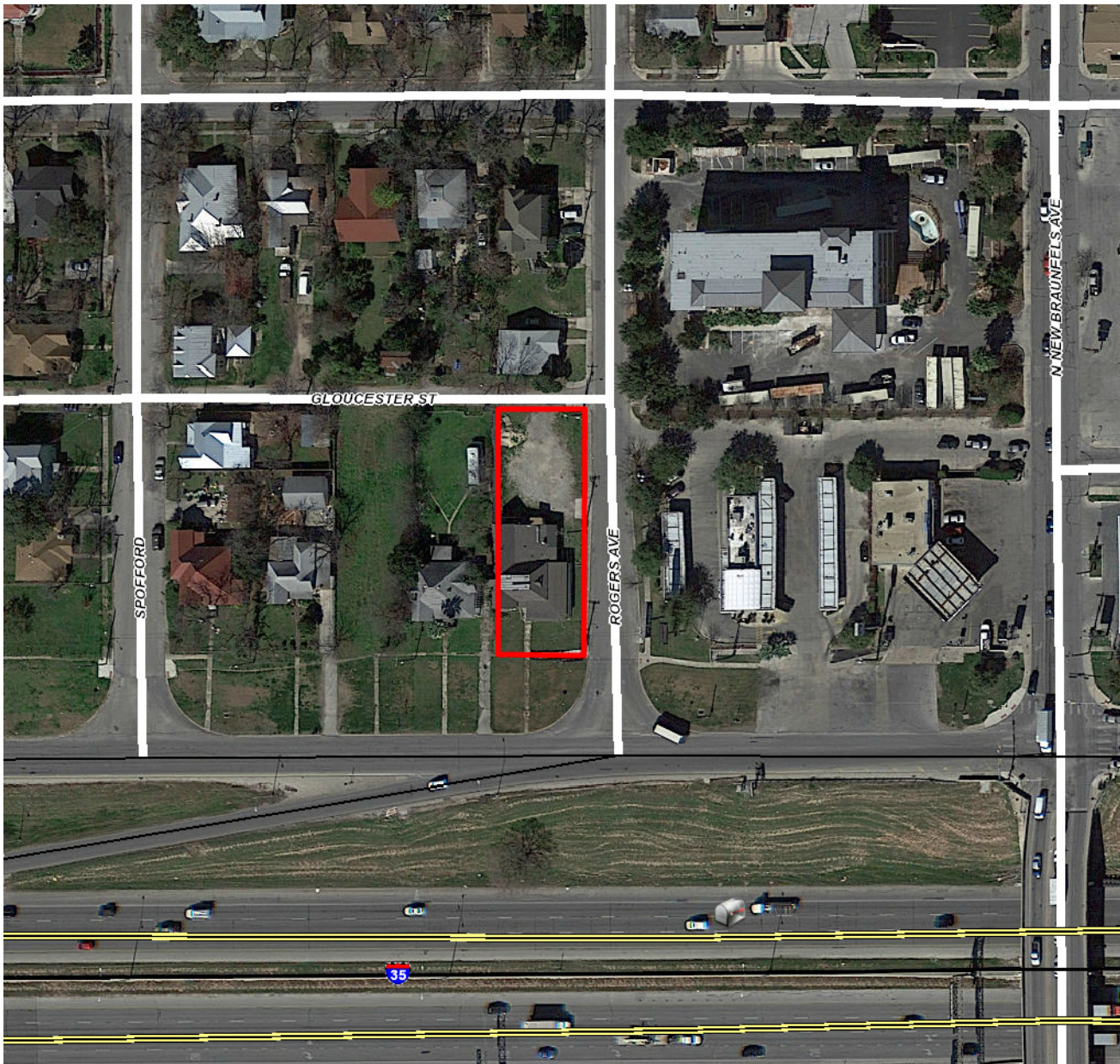
- a. The primary structure located at 2119 N IH 35 is a 1-story structure designed in the Queen Anne style. The structure originally functioned as a single family home, but has been used commercially for the past several decades. The home retains several elements of the Queen Anne style, including a dominant steeply-pitched front gable, prominent patterned brick chimney, and decorative detailing on the front door. The home has been modified over the years, including a front addition and the installation of asbestos siding over the original woodlap siding. The home is a contributing structure in the Monticello Park Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work largely consists of restoration work that is eligible for administrative approval, including the removal of a non-original enclosed front addition, removal of non-original siding and rehabilitation of original woodlap siding beneath, exterior repairs, and interior work.
- c. Staff conducted a site visit on August 4, 2017, to examine the conditions of the property. Foundation repair, stair reconstruction, siding replacement, and roof replacement had already been performed per previously-issued administrative Certificates of Appropriateness, and interior remodeling was taking place.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 2119 N IH 35
REQUEST: HISTORIC TAX CERTIFICATION
HEARING DATE: AUGUST 16, 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

**FOR
INFO**
210.872.0731







2119 IH-35 SA, TX 78208 – Government Hill Rehab

When we purchased the property in October 2016, the property was in major need of immediate rehab to prevent further deterioration.

The roof was leaking an incredible amount of water throughout the house. The long-term water damage caused the interior structure and walls to be damaged beyond repair. The first couple months of our rehab were strictly cleaning up the inside, disposing of debris left in the house and making the building secure.

The first project we started was the roof removal and replacement. Under the first layer of shingles there was a metal roof. In some parts of the roof there were 2 layers of metal and 2 layers of shingles, which made the initial removal very costly and time consuming. Once the removal was complete, we installed a standing seam metal roof with top of the line waterproofing underneath.

The next project we tackled was our plumbing issues. The main sewer line running out of the back of the house needed repair. In addition to the repair we decided to add new ADA accessible bathrooms. So when we dug up the sewer line for repair we added the new drain lines from the new toilets at the same time.

We also wanted to begin to repair the exterior of the property beginning with removal of the vinyl siding. The building was an eye sore being one of the few properties in the neighborhood with vinyl exterior. We could not afford to completely remove all the vinyl but we removed the majority of the vinyl and replaced it with tongue and groove long leaf pine siding on the North, East and South sides of the building, which are all street facing and would have the most impact.

Throughout the roofing project, siding removal and replacement, our contractors encountered a lot of rotted wood and insufficient carpentry work that needed to be removed and replaced. We addressed each and every one of these issues and repaired it correctly.

Additionally we have taken on repair of the wood skirting, rehanging security bars that were a safety hazard and unsafe wood stairs in the front and rear.

As you can see in the task list and rehabilitation plans we have a lot that remains to be complete but it is a work in progress.

Task List and Budget

<u>Finish out total</u>	<u>\$</u>	<u>93,616.00</u>	<u>Description of project</u>	<u>Timeline</u>	<u>Spent</u>
Standing seam metal roof install	\$	38,000.00	Remove old metal and shingle roofing. Replace with new standing seam metal roof throughout	Complete	\$ 30,000.00
Roof Permit	\$	283.00		Complete	\$ 283.00
Porch repair	\$	550.00	repair of existing porch wood	Complete	\$ 550.00
Emergency Exit porch	\$	1,000.00			
ADA accessible entrance ramp	\$	1,200.00			
Deck extension at main entrance	\$	5,300.00			
Entry Way Construction	\$	3,500.00			
Paved Parking Lot	\$	7,300.00			
Fencing and dumpster concealment	\$	1,500.00			
Vinyl Siding Removal	\$	2,400.00	removal and disposal of vinyl siding and insulation, N, E, W sides of the house	Complete	\$ 2,400.00
Original Siding repair	\$	1,900.00			
Power wash, sand, paint exterior	\$	6,000.00	Prep and Paint exterior	Complete	\$ 6,000.00
Security bars repair	\$	1,100.00	removal, repair, prep, paint, level patio security bars	Complete	\$ 1,100.00
Long Leaf Pine wood siding	\$	2,293.00	replacement wood/siding	Complete	\$ 2,293.00
Exterior carpentry work	\$	6,500.00	Facia, trim, T&G Siding, caulking, prep	Complete	\$ 6,500.00
Main Sewer line repair and toilet addition	\$	5,190.00	repair main sewer line on rear of house, add in 2 new toilets and 2 new sinks	Complete	\$ 5,190.00
Bathroom finish out, tile, fixtures	\$	7,650.00			
Skirting demo and repair/replacement	\$	1,950.00	Removal and disposal of rotting siding/wood, replacement wood and framing, rodent proofing	Complete	\$ 1,950.00
 Total Estimate of work	 \$	 93,616.00		 Total Investment to date	 \$ 56,266.00











