

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-571
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 Verification
APPLICATION RECEIVED: October 23, 2017
60-DAY REVIEW: December 22, 2017

REQUEST:

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

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. 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. The structure is contributing to the Government Hill Historic District. The applicant is requesting Historic Tax Verification. The property received Historic Tax Certification on August 16, 2017.
- b. The scope of work included in the scope submitted for the incentive largely consisted of restoration work that is eligible for administrative approval, including foundation repair, stair reconstruction, removal of non-original siding and rehabilitation/repair of woodlap siding beneath, exterior repairs, roof replacement, and interior work.
- c. Staff performed a site visit to this property on November 2, 2017. Staff commends the applicant for the

rehabilitation efforts undertaken on this property.

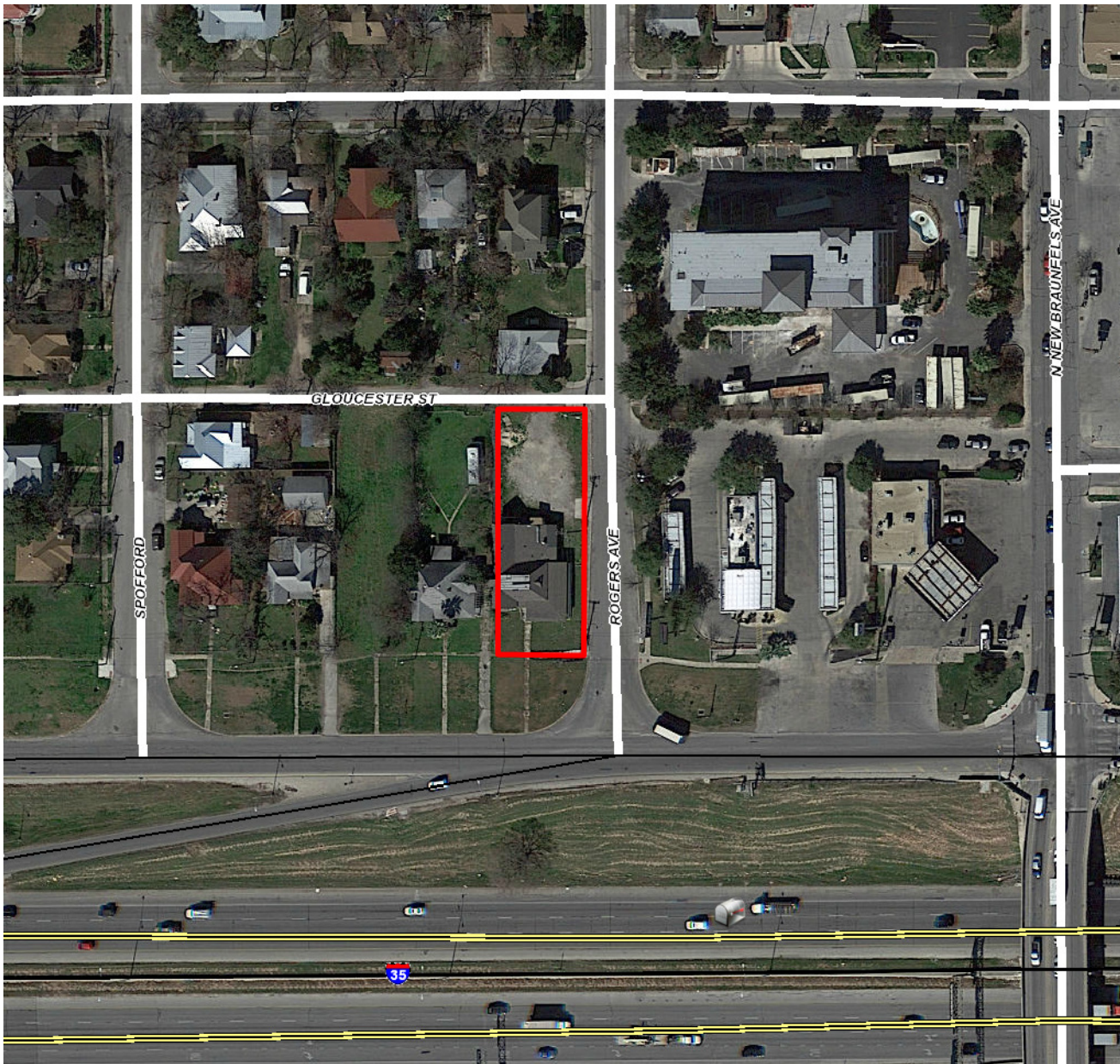
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.
- e. The approval of Tax Verification by the HDRC in 2017 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2018.

RECOMMENDATION:

Staff recommends approval based on findings a through e.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 03, 2017

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**FOR
INFO**
210.872.0731

**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

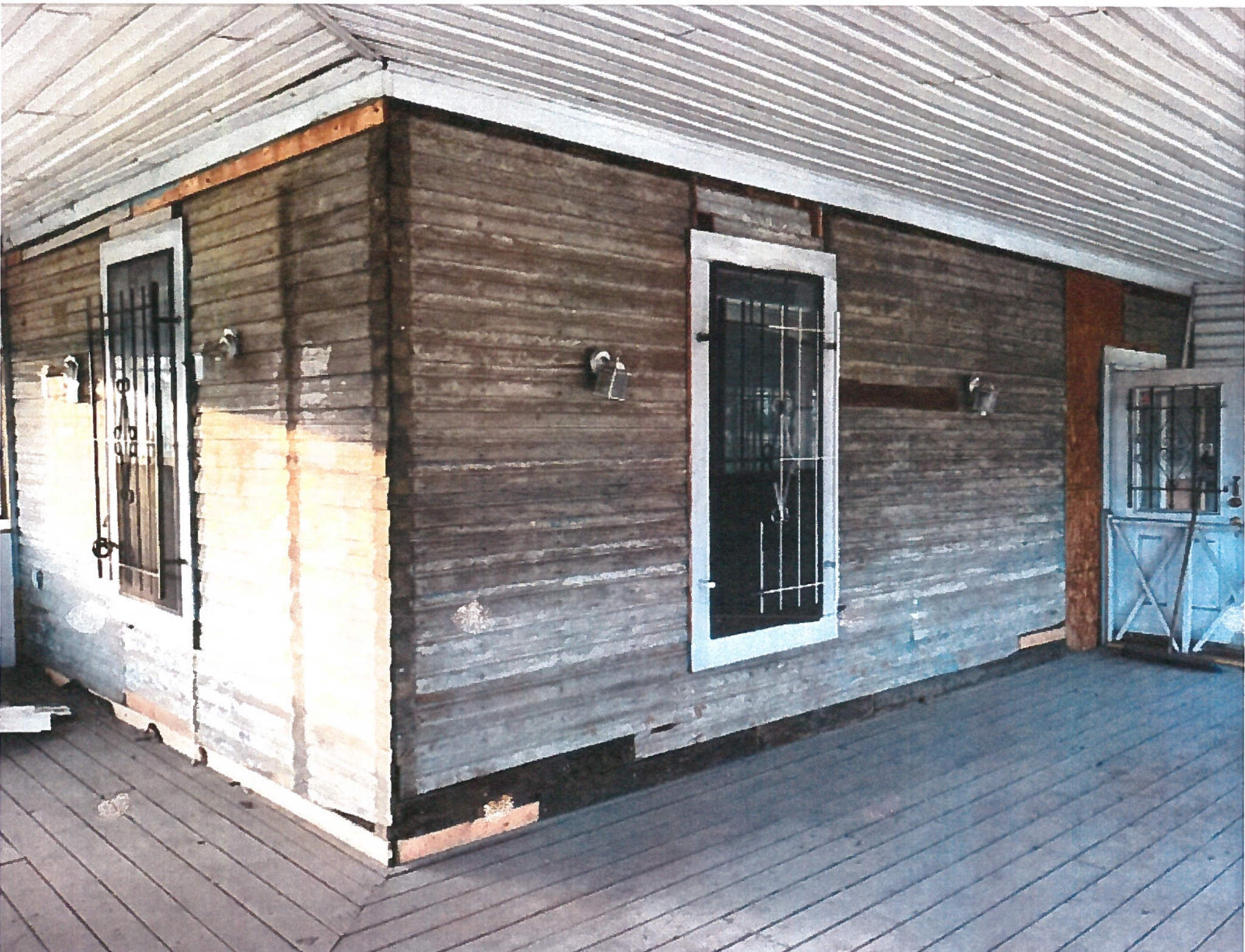






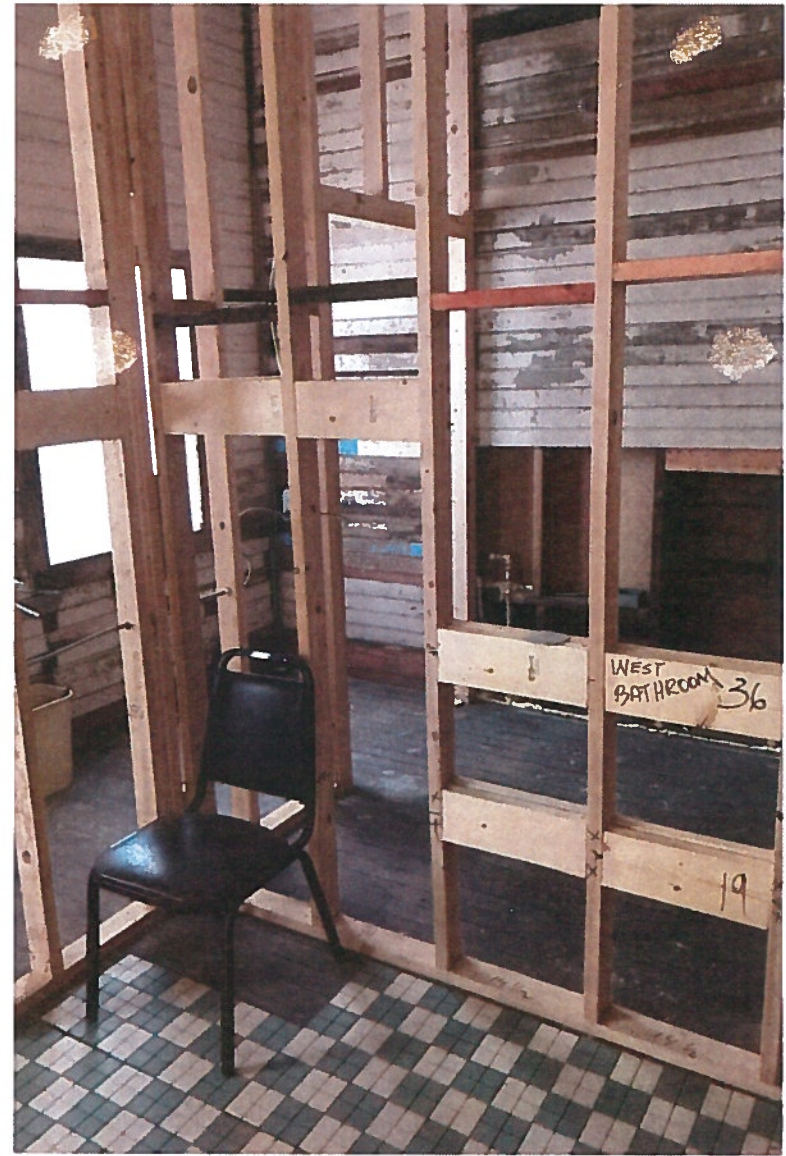












Task List and Budget

<u>Finish out total</u>	<u>\$</u>	<u>128,416.00</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
<u>Future Tenant Improvement</u>					
Kitchen Rehab	\$	15,000.00			
New lighting fixtures throughout	\$	4,200.00			
Add an additional 5 ton AC unit	\$	11,000.00			
Bar restoration, flooring, walls and plumbing	\$	4,600.00			
Foundation reinforcements		TBD			
Attic insulation		TBD			
Total Estimate of work	\$	128,416.00		Total Investment to date	\$ 56,266.00

NO. 1678545

CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES DEPARTMENT

DATE: 12/21/2010

CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the building located at:

Address of Location 2119 N IH 35

Lot: 6

Block: 6

NCB: 1274

has been inspected and the following occupancy thereof is hereby authorized:

Occupant Group: A2

Occupant Load: 80

Occupant: LUIS BELTRAN

Description of Business: RESTAURANT WITH NO ALCOHOL SALES

DBA Name: AGUASCALENTES TAQUERIA #2 (EFF. 4/6/2011)



DIRECTOR OF DEVELOPMENT SERVICES

**CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES DEPARTMENT**

2119 N IH 35

SAN ANTONIO TX 78208-0000

MAXIMUM OCCUPANT LOAD

80

12/21/2010

NO. 1678545



DIRECTOR OF DEVELOPMENT SERVICES