

# HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

**HDRC CASE NO:** 2018-457  
**ADDRESS:** 917 HAYS ST  
**LEGAL DESCRIPTION:** NCB 1654 BLK B LOT 13  
**ZONING:** R-5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Allan & Julie Boudin  
**OWNER:** Allan & Julie Boudin  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** August 31, 2018  
**60-DAY REVIEW:** October 30, 2018

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 917 Hays St.

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualifications.*

(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:

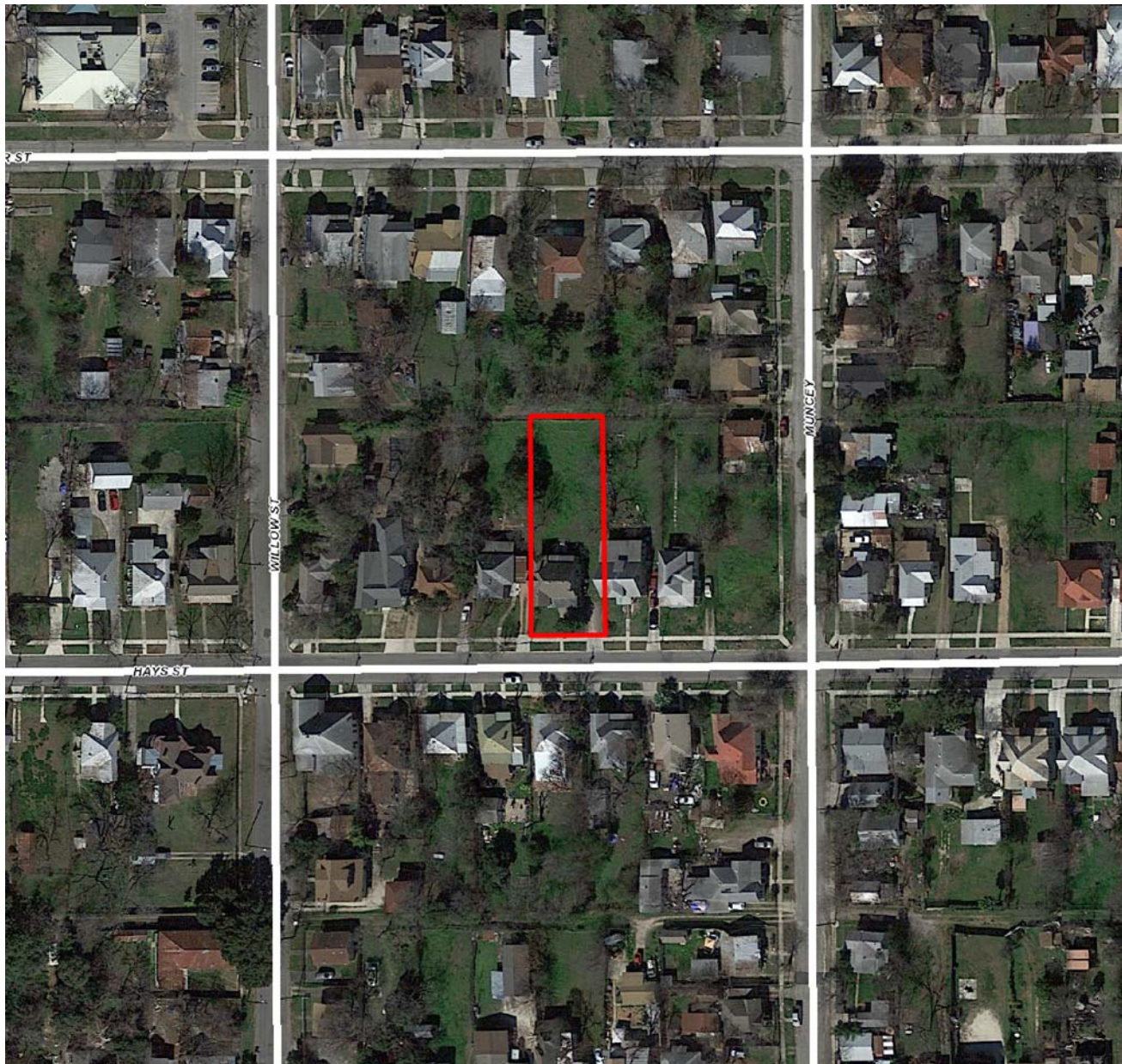
- a. The primary structure located at 917 Hays St is a 1-story single family home constructed in approximately 1935 in the Craftsman style. The structure retains several original elements that are characteristic of the Craftsman style, including a primary front gable configuration, gable vent, several original wood windows, and an exterior chimney. The home is contributing to the Dignowity Hill Historic District.
- b. The scope of work consists of various items that are eligible for administrative approval or are confined to the interior, including repair and replacement of siding, skirting repair, wood floor restoration, and a comprehensive interior remodel including HVAC, electrical, wiring, and fixtures. The applicant also removed a brick flue prior to receiving approval and is in the process of reconstructing a portion based on an HDRC determination.
- c. Staff conducted a site visit on July 11, 2018, to examine the exterior conditions of the property. The work is currently in progress, including a complete interior remodel and replacement of mismatched wood siding.
- 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 with the stipulation that the applicant adhere to previous HDRC stipulations for the scope of work, including the reconstruction of an exterior brick flue. If these stipulations are not met, the property will be ineligible for the Historic Tax Incentive.

## CASE MANAGER:

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

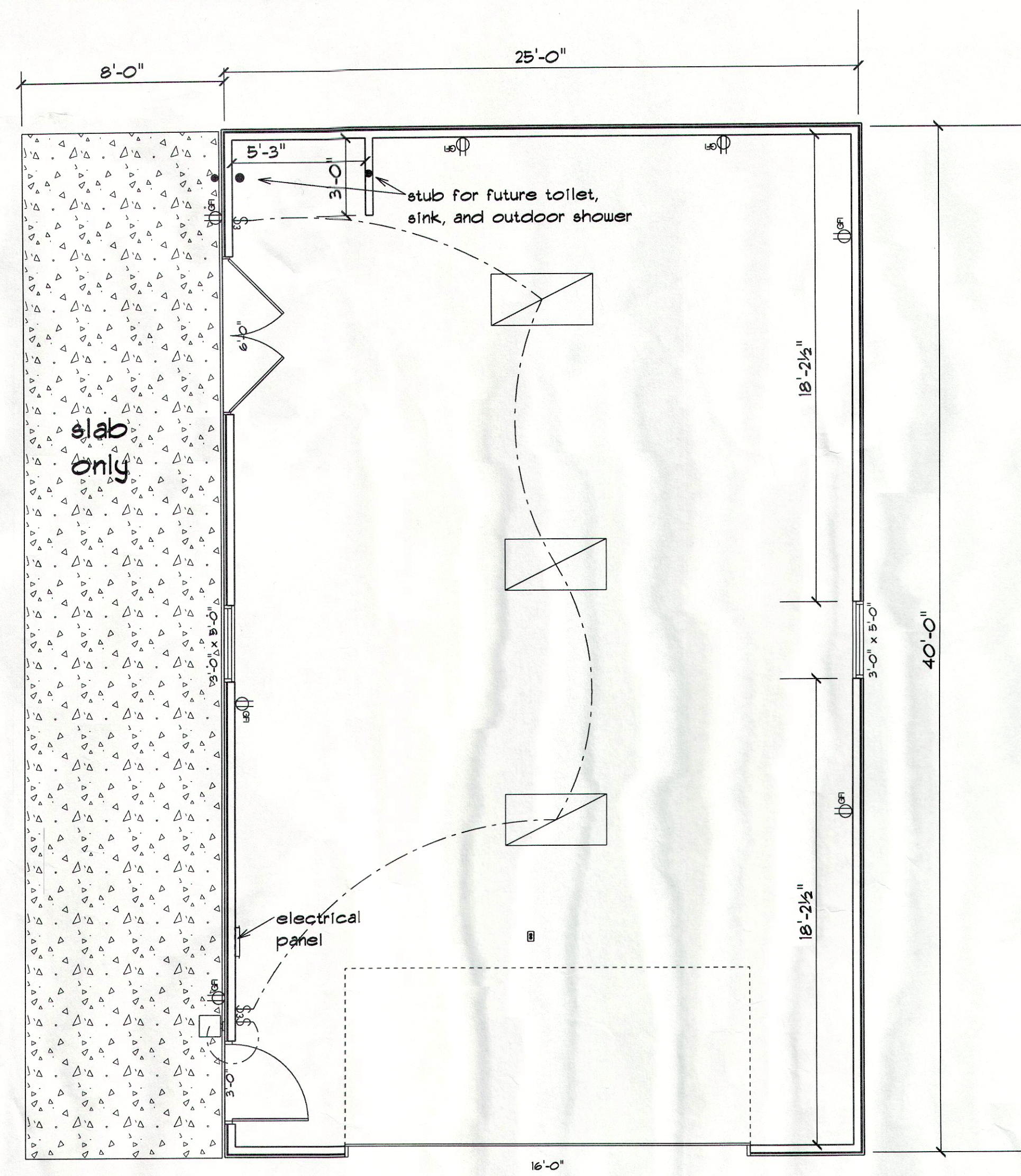
Printed: May 22, 2018

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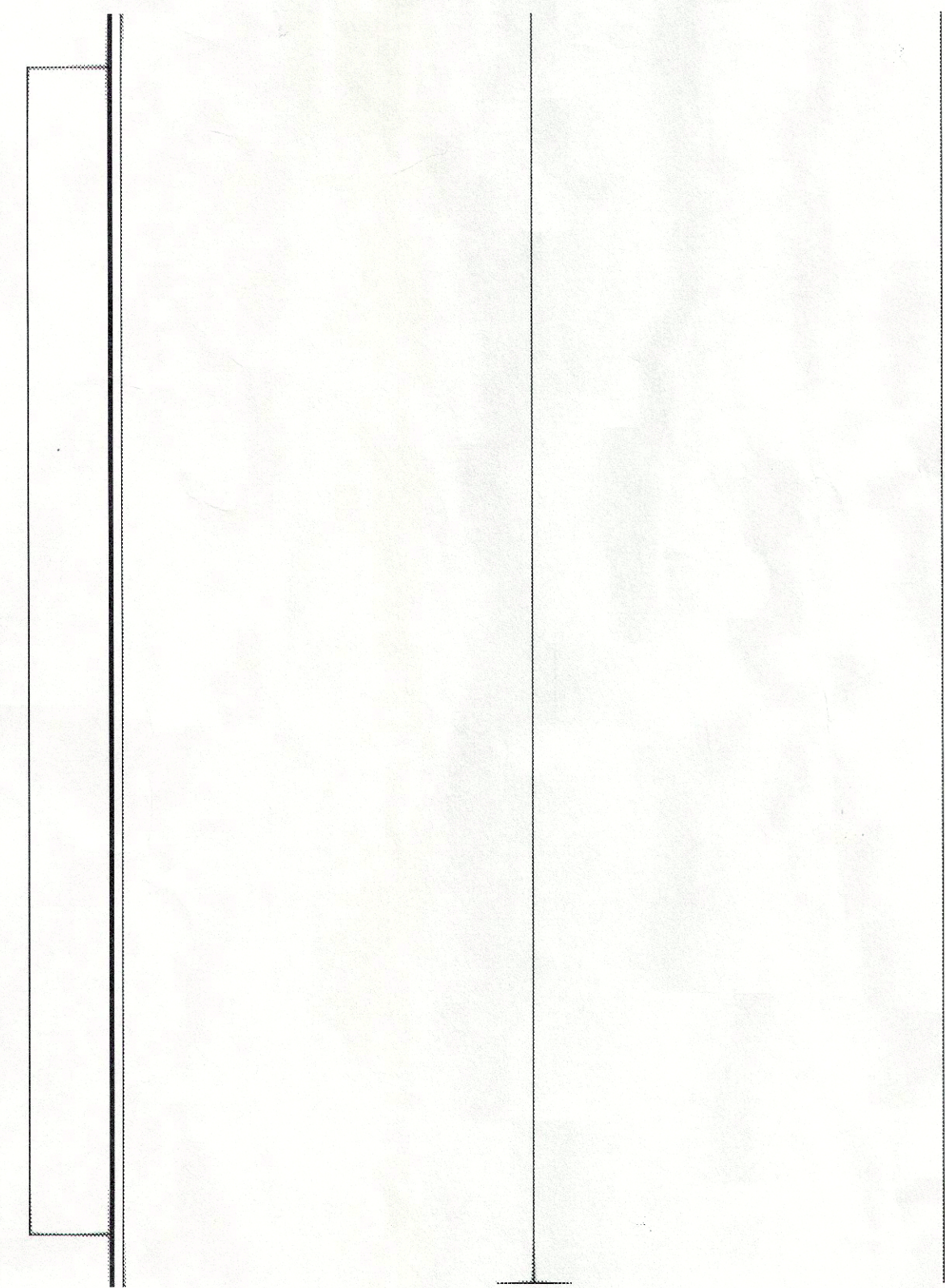




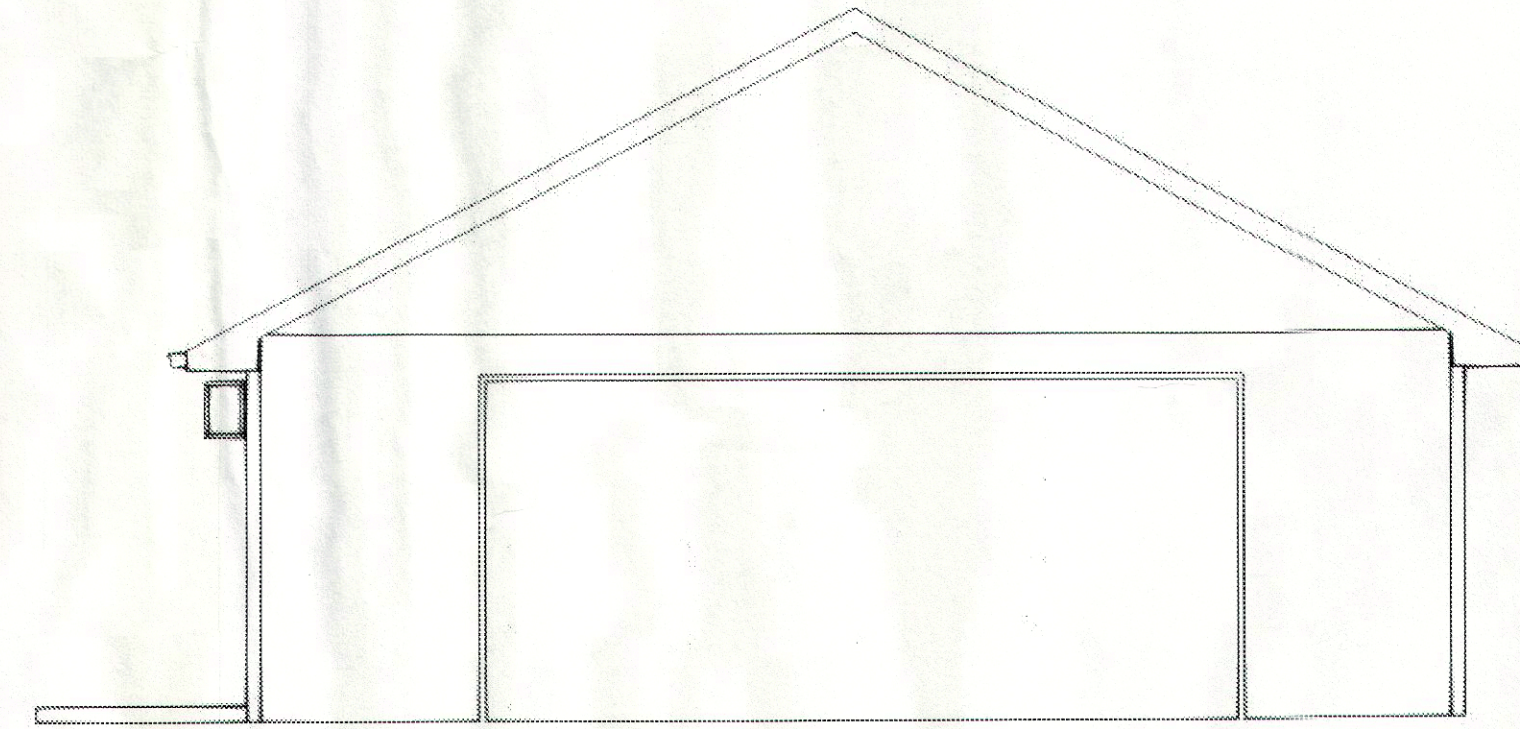




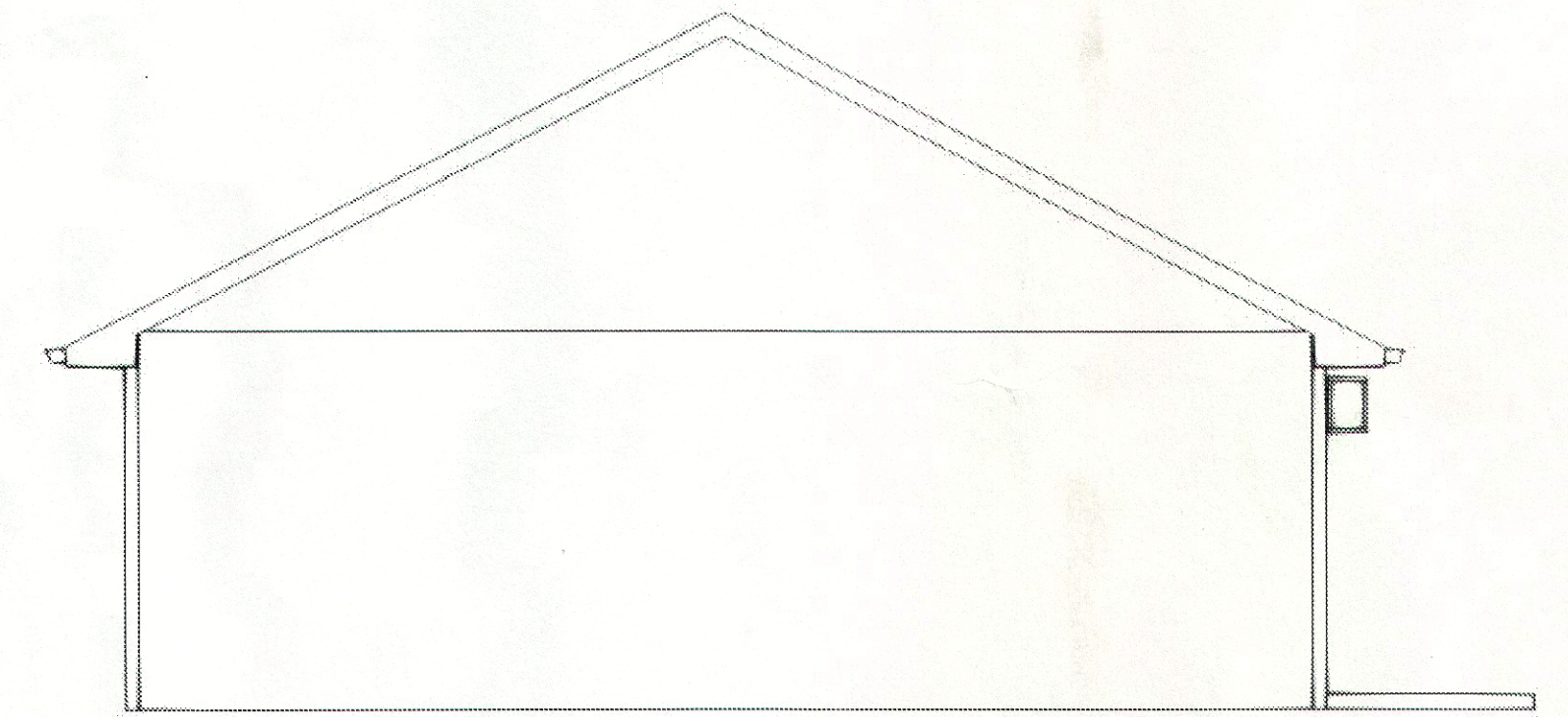
**Detached garage-CM**  
SCALE: 1/4" = 1'-0"



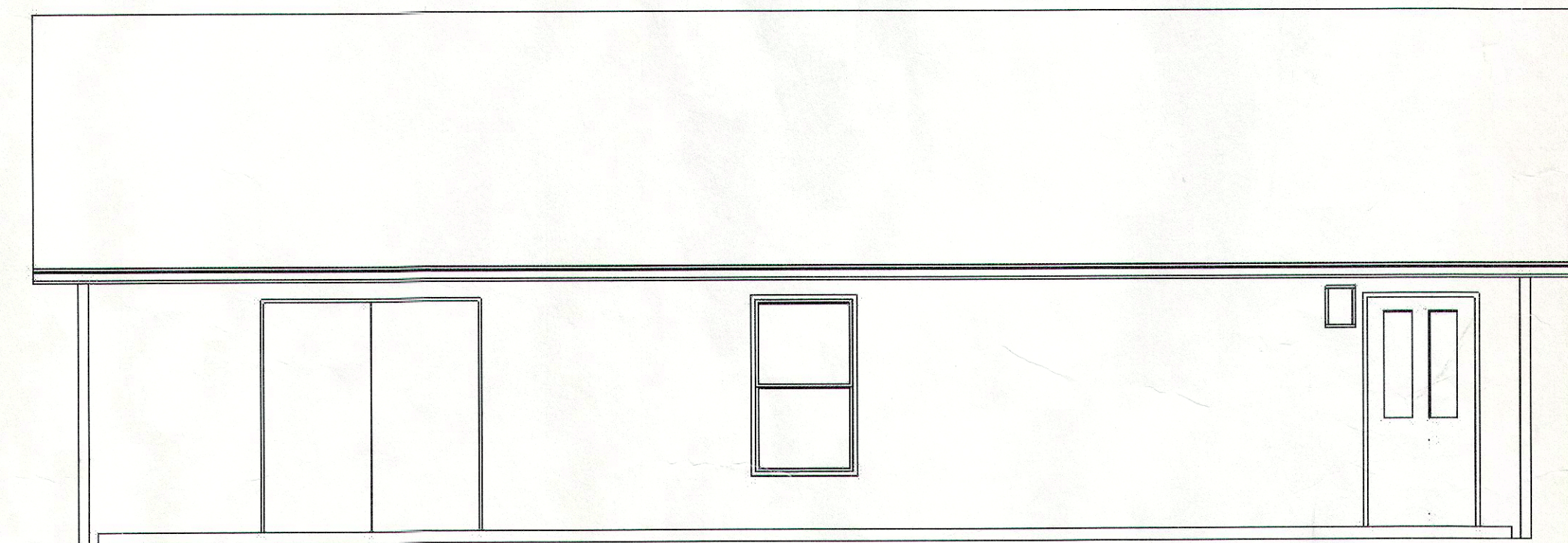
**Elevation Top**  
SCALE: 3/16" = 1'-0"



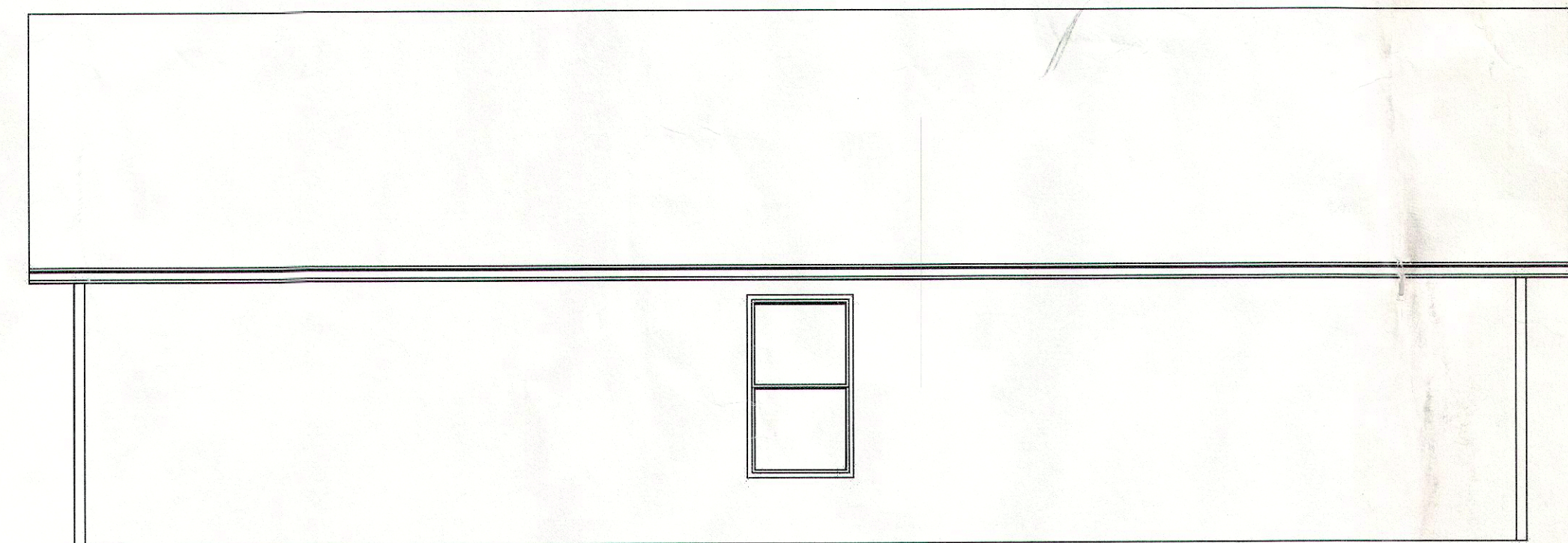
**Elevation Front**  
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**Elevation Rear**  
SCALE: 1/4" = 1'-0"

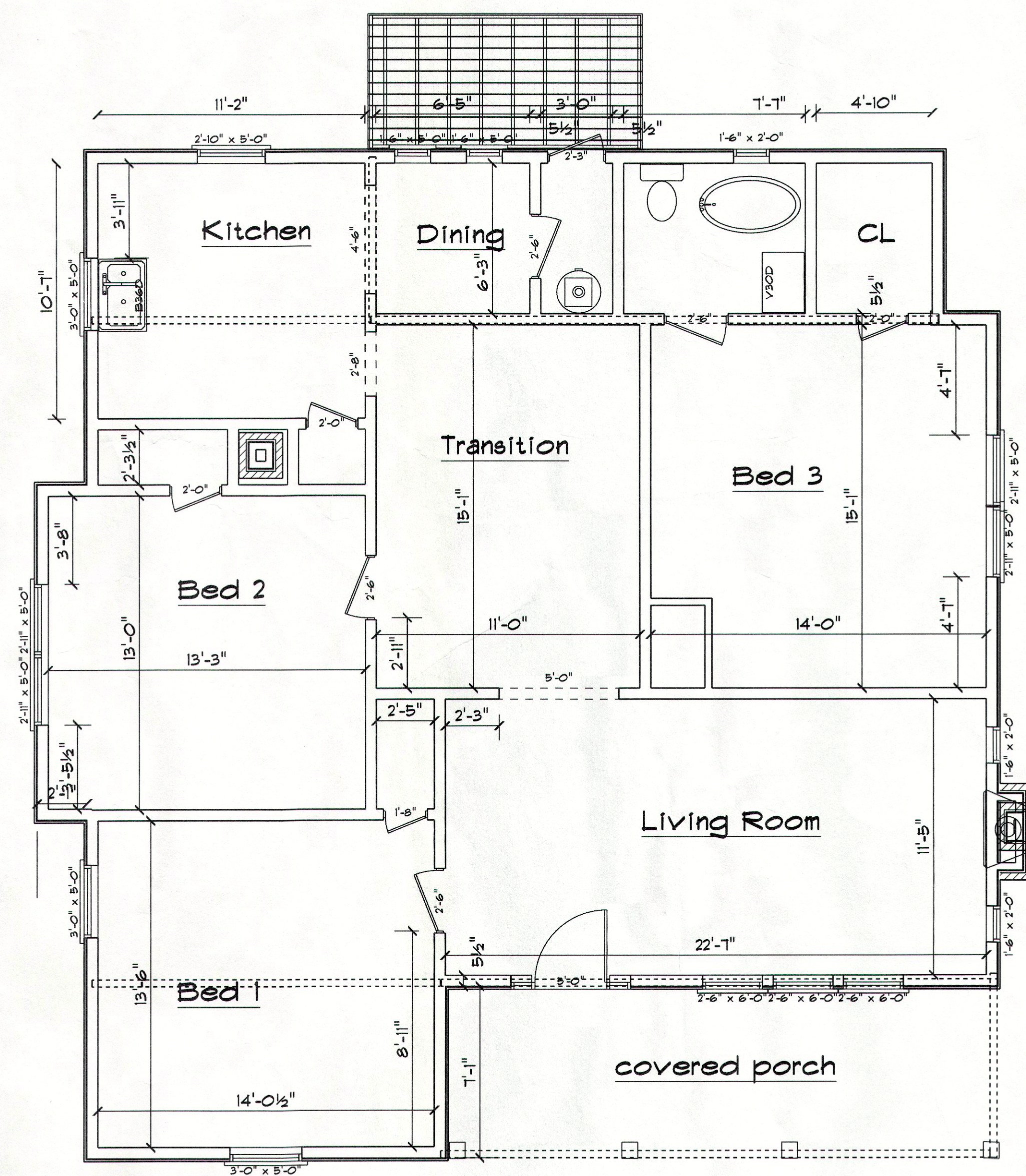


**Elevation Left**  
SCALE: 1/4" = 1'-0"

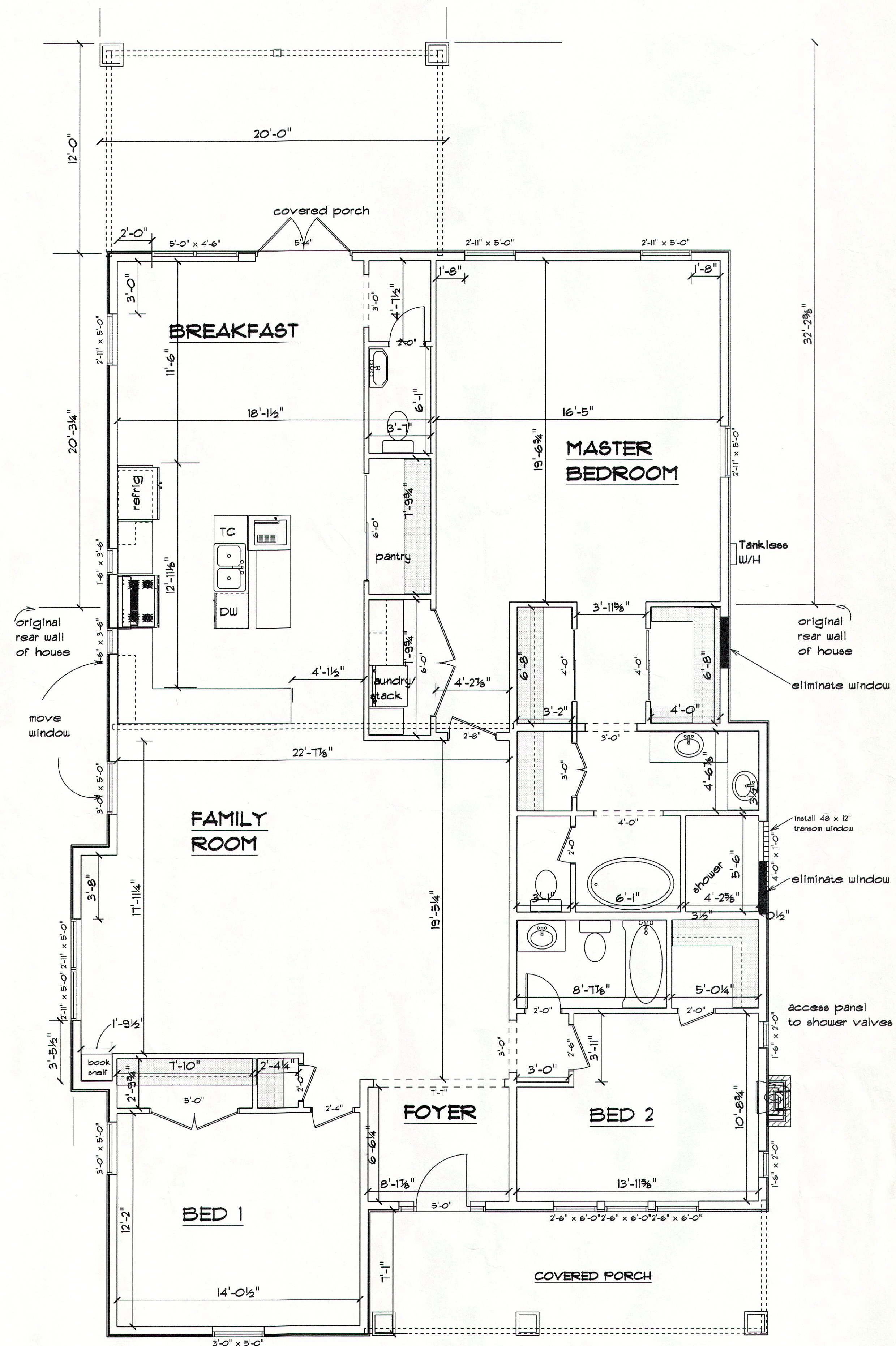


**Elevation Right**  
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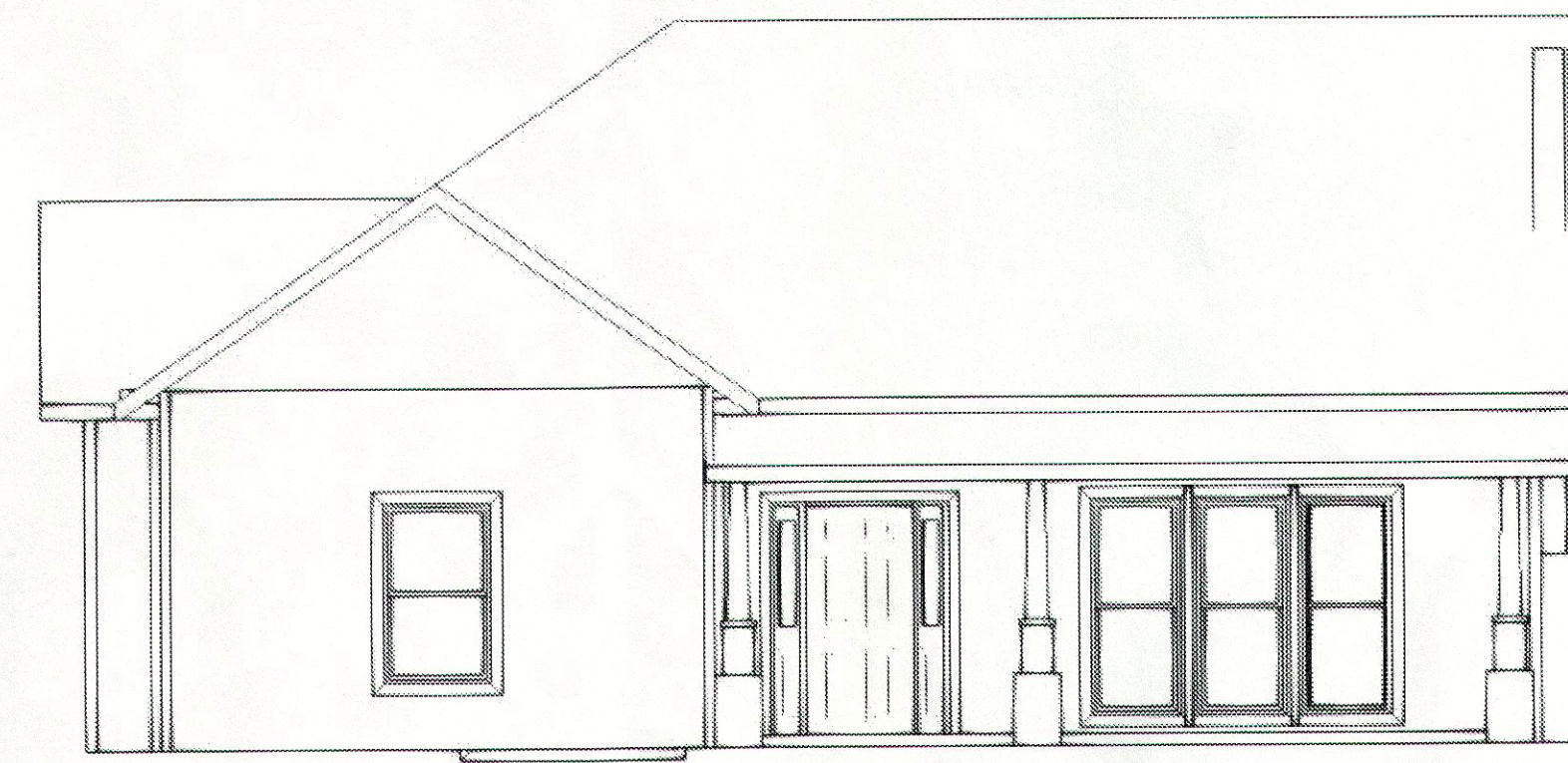


Existing  
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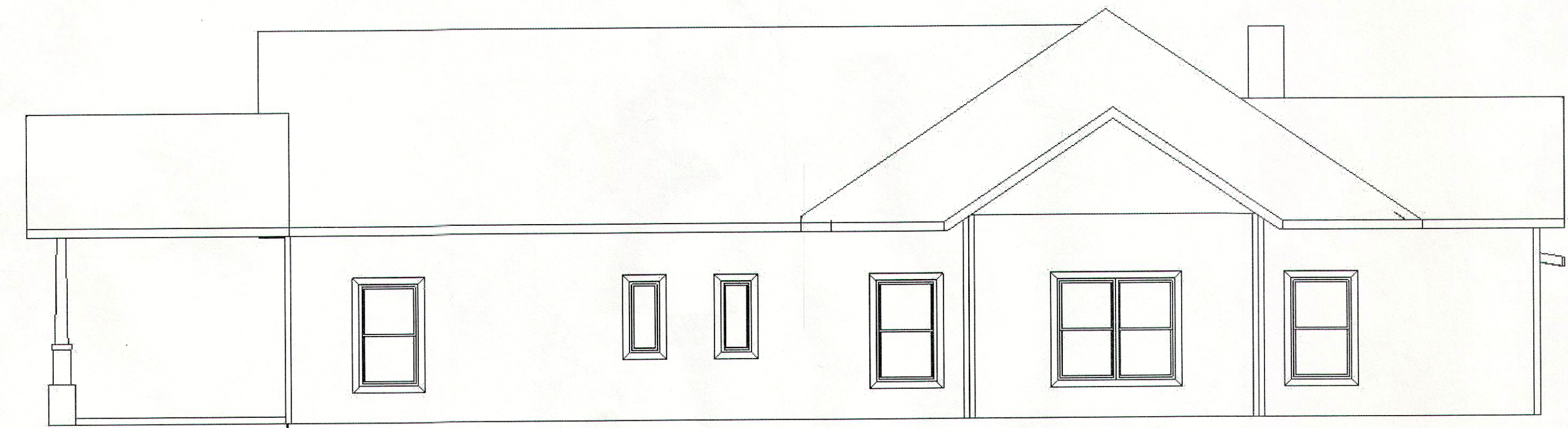


Proposed-CM3  
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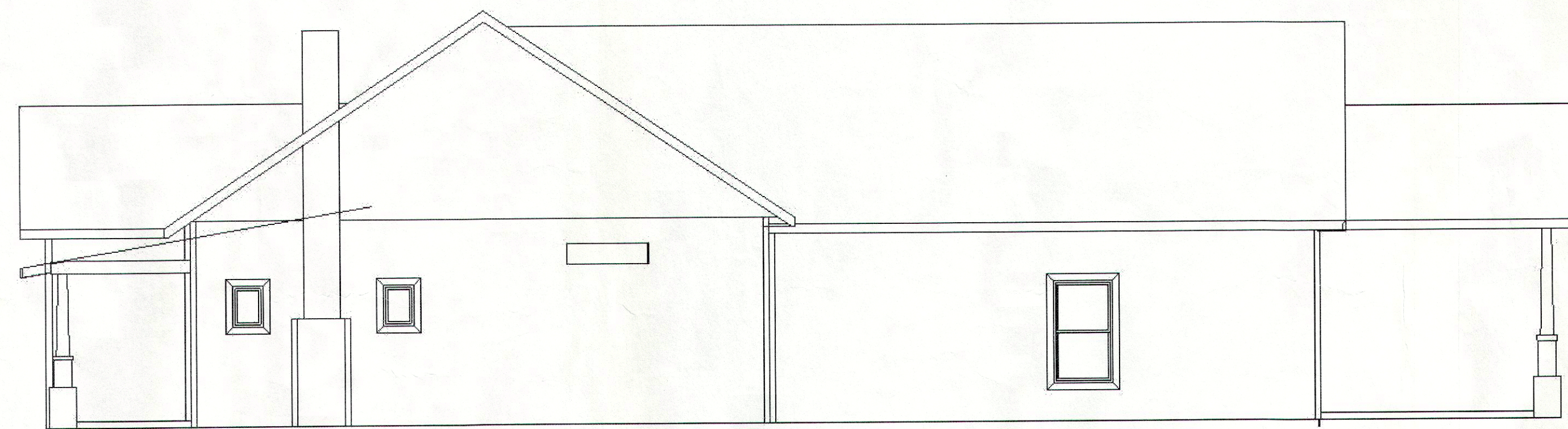




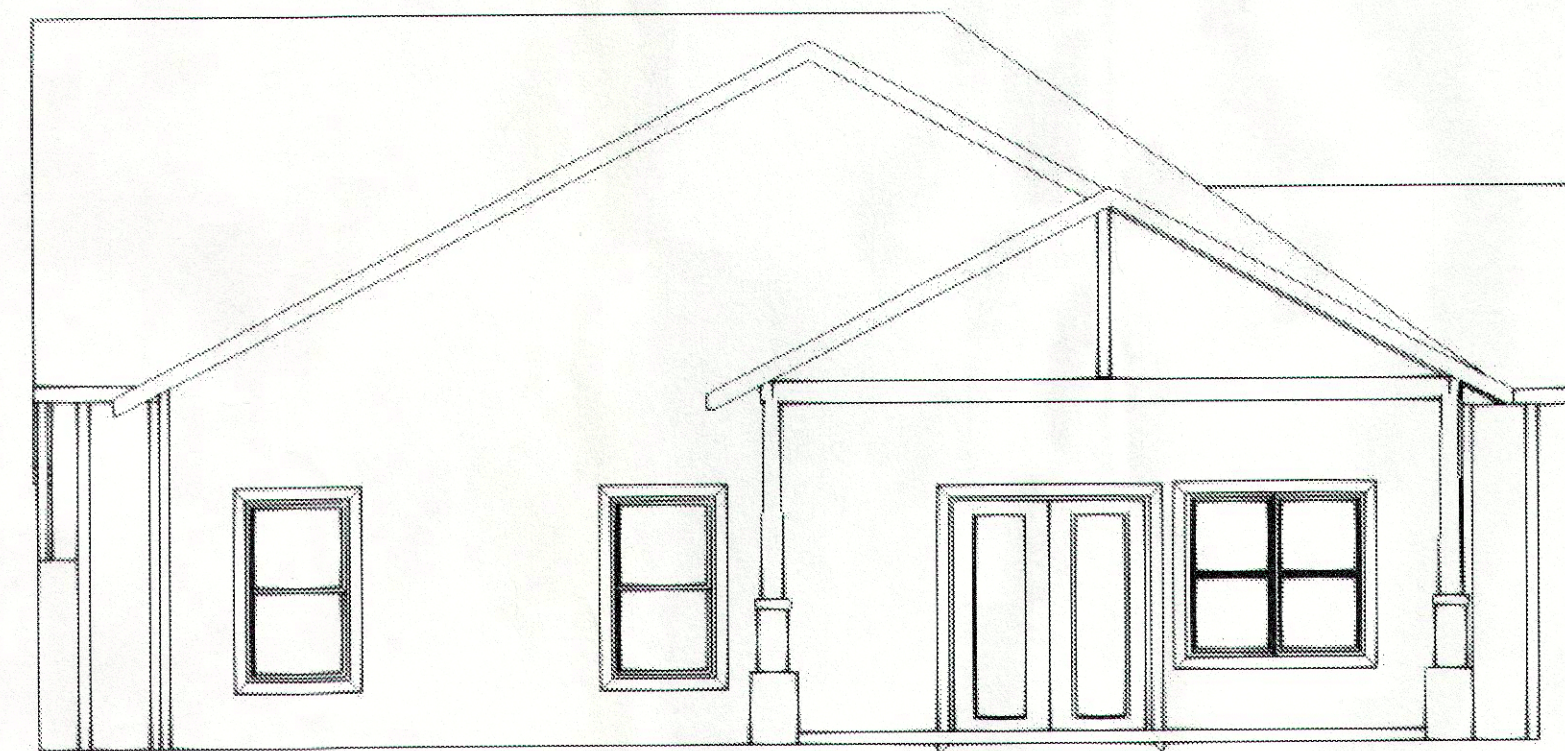
**Elevation Front**  
SCALE: 3/16" = 1'-0"



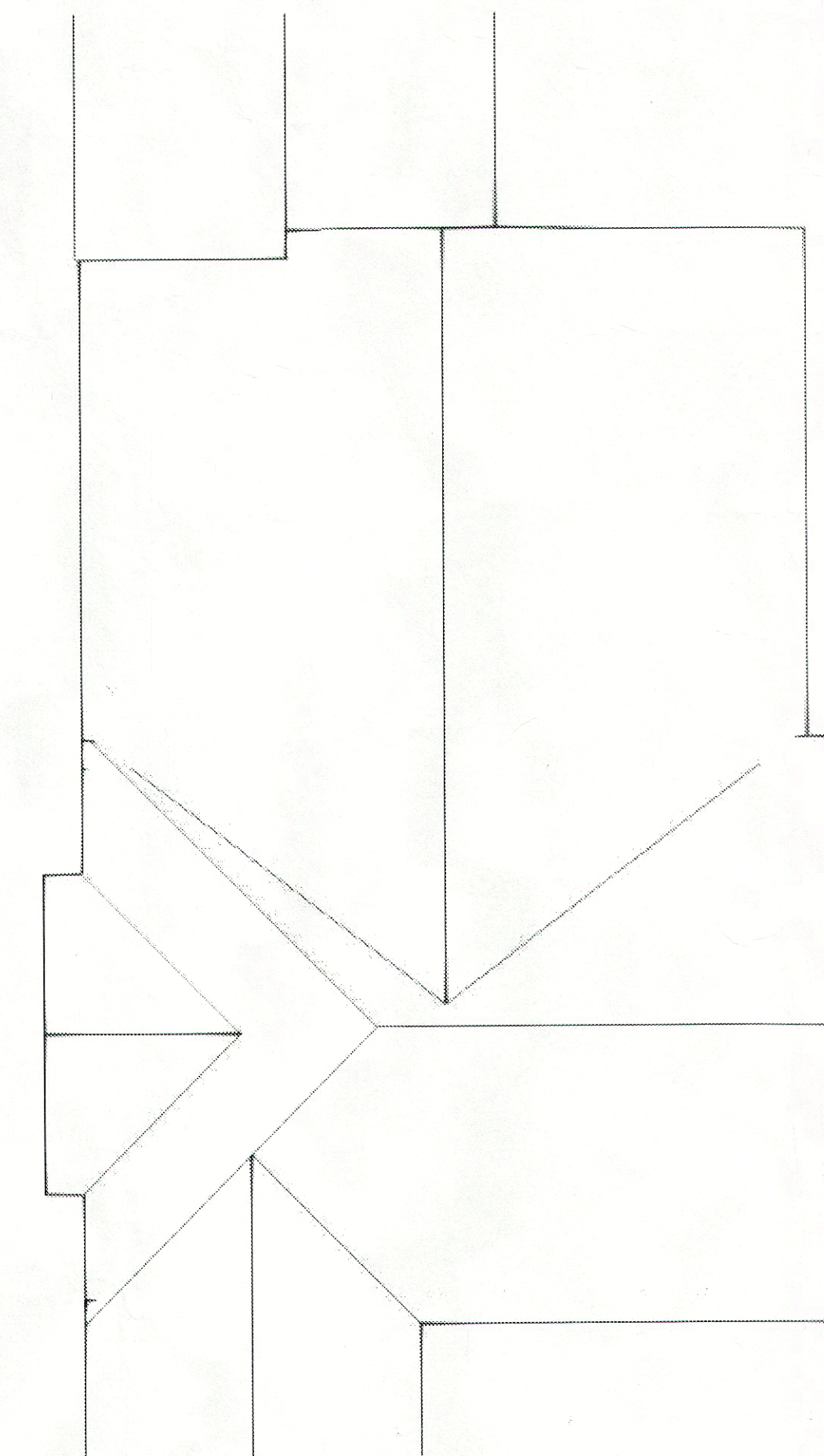
**Elevation Left**  
SCALE: 3/16" = 1'-0"



**Elevation Right**  
SCALE: 3/16" = 1'-0"



**Elevation Rear**  
SCALE: 3/16" = 1'-0"



**Elevation Top**  
SCALE: 1/8" = 1'-0"