

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-564
ADDRESS: 732 N OLIVE ST
LEGAL DESCRIPTION: NCB 549 BLK 9 LOT ARB A-14
ZONING: R-6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Neelesh Narurkar
OWNER: Neelesh Narurkar
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: October 19, 2018
60-DAY REVIEW: December 18, 2018
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 732 N Olive.

APPLICABLE CITATIONS:

Sec. 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.
- (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.
- (f) Historic Preservation Tax Exemptions.
 - (1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:
 - A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
 - B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.
- (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 732 N Olive, located in the Dignowity Hill Historic District. The applicant is simultaneously requesting Historic Tax Verification for the property at the December 5, 2018 HDRC hearing.
- b. A number of rehabilitative scopes of work have been approved including front porch reconstruction, masonry and limestone repair, installation of a new standing seam metal roof, replacing aluminum windows with new wood windows, porch improvements, door replacement, replacement of a rear accessory structure, sidewalk repairs, and driveway improvements with a front gate. The aforementioned scope of work was approved in 2012-2013 and performed by 2016. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. The project began in April 2012 and was completed by November 2018.
- c. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
- d. 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, an itemized list of

cost, and a timeline of completion.

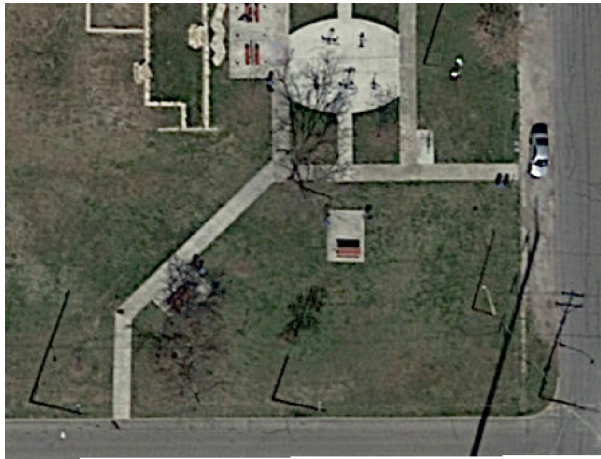
- e. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:

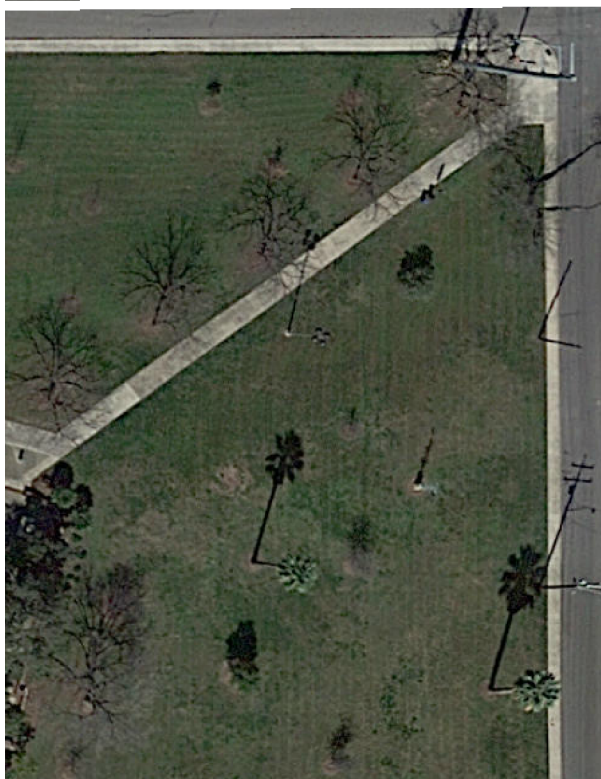
Staff recommends approval of Historic Tax Certification based on findings b through d with the stipulation that all work is approved prior to Verification.

CASE MANAGER:

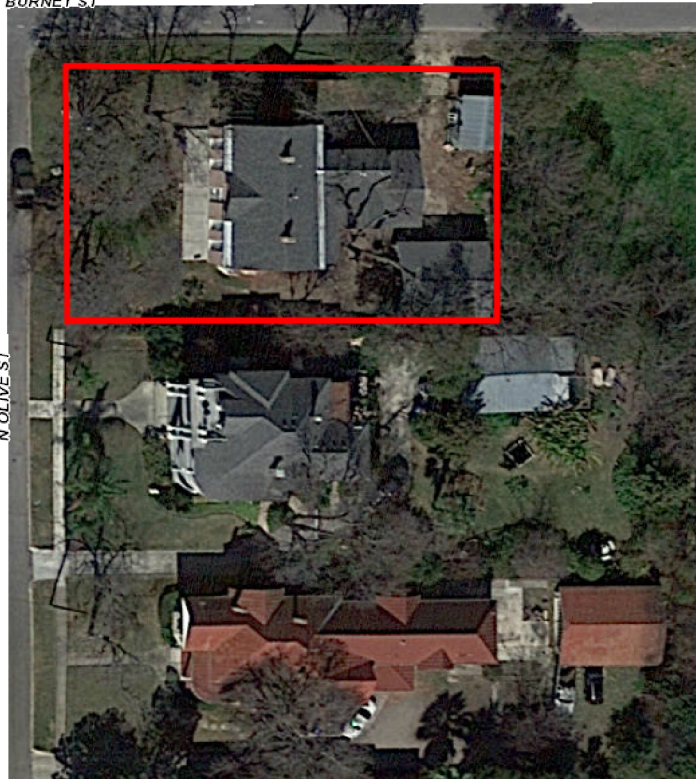
Huy Pham



BURNET ST



N OLIVE ST

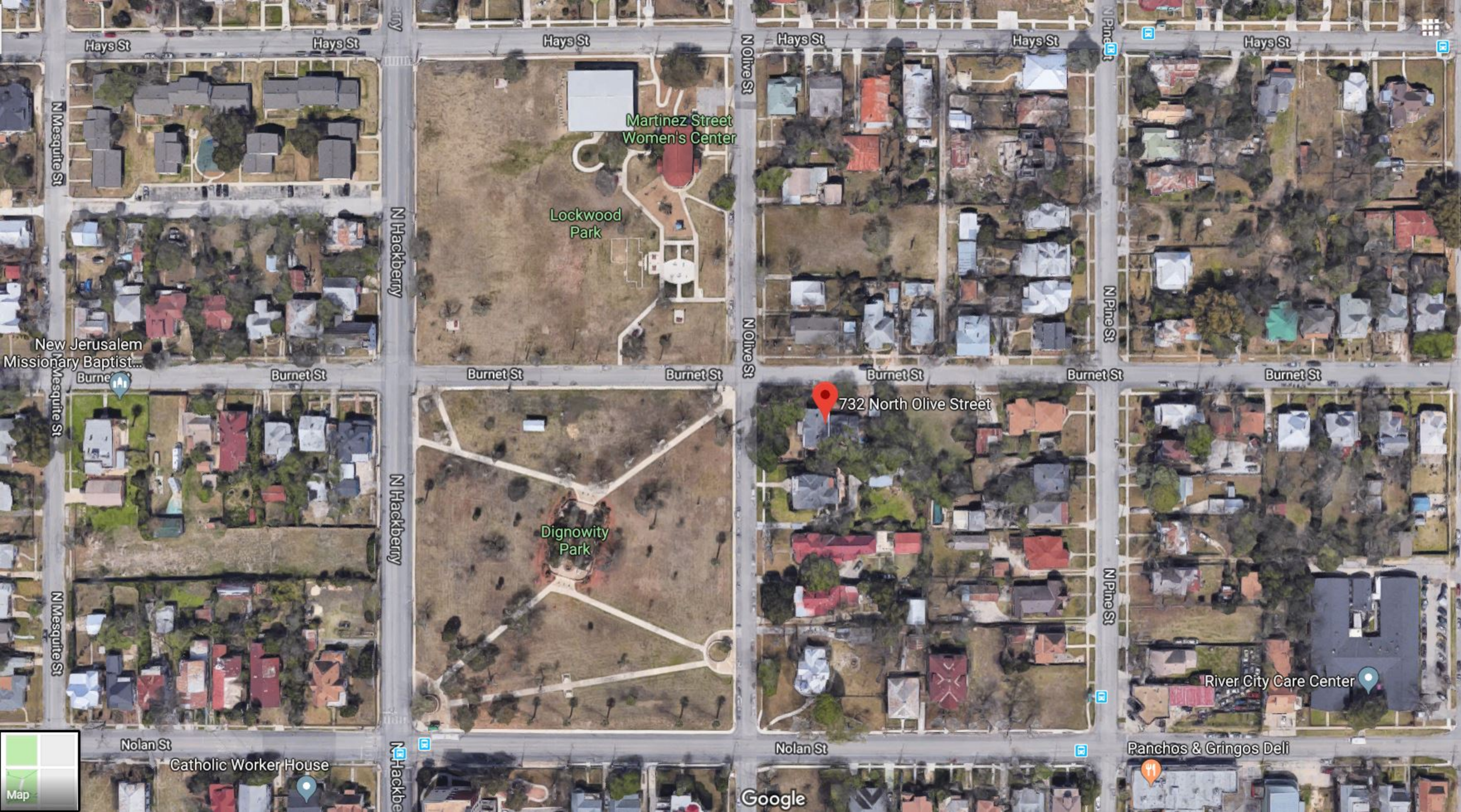


732 N Olive

Powered by ArcGIS Server

Printed: Nov 14, 2018

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Hays St

Hays St

Hays St

Hays St

Hays St

Hays St

N Mesquite St

N Hackberry

N Olive St

N Pine St

Martinez Street
Women's Center

Lockwood
Park

New Jerusalem
Missionary Baptist...
Burne

Burnet St

Burnet St

Burnet St

N Olive St

Burnet St

Burnet St

Burnet St

N Mesquite St

N Hackberry

N Mesquite St

Dignowity
Park

732 North Olive Street

N Pine St

River City Care Center

Nolan St

Catholic Worker House

Nolan St

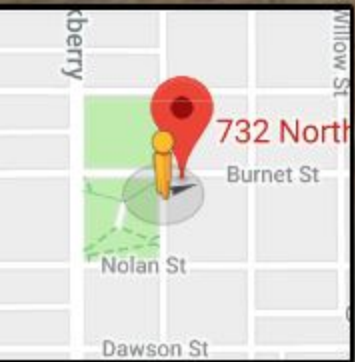
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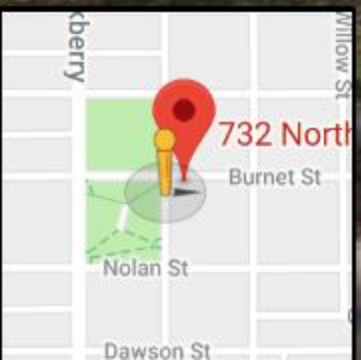
Google





732 North Olive Street





Timeline for the Olive house Restoration:

Started June 2012 - Ended December 2017





CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

July 06, 2012

HDRC CASE NO: 2012-181
ADDRESS: 732 N. Olive
LEGAL DESCRIPTION: NCB 549 BLK 9 LOT ARB A-14
HISTORIC DISTRICT: Dignowity Hill Historic District
APPLICANT: Sue Ann Pemberton, FAIA 133 W. Mistletoe
OWNER: Neelesh & Belinda Narurkar
TYPE OF WORK: Historic Tax Certification

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval for:

Historic Tax Certification

The scope of work was approved by the HDRC on April 4, 2012.

RECOMMENDATION:

Staff recommends approval as submitted. The applicant has met all requirements of the City's historic tax certification process and has furnished evidence to that effect to the Historic Preservation Officer.

This recommendation is consistent with UDC Sec. 35-618.d:

COMMISSION ACTION:

Approved as submitted.

Anna Glover

for Shanon Peterson
Historic Preservation Officer



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

April 03, 2013

HDRC CASE NO: 2013-088

ADDRESS: 732 N Olive

LEGAL DESCRIPTION: NCB 549 BLK 9 LOT ARB A-14

HISTORIC DISTRICT: Dignowity Hill Historic District

APPLICANT: Stan Dodd 66705 Whitby rd

OWNER: Neelesh and Belinda Narurkar

TYPE OF WORK: New construction of garage and driveway

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish existing one car garage.
2. Remove existing wood fencing to construct a new driveway. The proposed new driveway will be 12 ft. wide closer to the street and will flare out closer to the garage to allow access.
3. Construct a new two car garage. The proposed garage will be 30'x25' with a gable composition shingle roof. The walls of the proposed garage will be board and batten siding. The garage overhead door will be wood.
4. Install a 6 ft. high motorized gate across the front of the driveway.

FINDINGS:

- a. According to the Dignowity Hill Historic District survey, the house at 732 N. Olive was built in 1874 in the Victorian Italianate style.
- b. According to the Sanborn Maps the existing garage building was built after 1952. It is not a contributing structure to the Dignowity Hill Historic District.
- c. Historically, the property had an accessory building near its south east corner. Corner properties along Burnet Street and Olive Street typically have accessory buildings to the rear of the main structure that are accessed through side streets. Building an accessory structure at this location follows the development pattern of the area.
- d. The proposed garage will use materials that complement the main structure. The massing, size and scale of the proposed garage will not overwhelm or cause adverse effect to the existing structure or its context.
- e. Ribbon driveways are generally more appropriate to use in historic districts than a solid concrete driveway. Driveways found along Burnett Street are either ribbon or unpaved driveways with a simple apron at the street. Although the location of the proposed driveway is appropriate, reducing the amount of concrete helps maintain the overall character of the property and therefore a solid concrete driveway is not appropriate at this location consistent with the Guidelines for Site Elements 5.B.i.
- f. An existing fence surrounding the back yard of the property exists. Installing a motorized gate at this location is appropriate in this case.

RECOMMENDATIONS:

1. Staff recommends approval of item 1 as submitted based on finding a.
2. Staff does not recommend approval of item 2 as submitted based on finding e. Staff recommends that an unpaved driveway or a ribbon driveway no wider than 10 feet and a simple apron at the curb is used instead.
3. Staff recommends approval of item 3 as submitted based on findings c and d.
4. Staff recommends approval of item 4 as submitted based on finding f.

COMMISSION ACTION:

Approval of staff recommendations with the stipulation that drive be a 10' ribbon driveway filled in with pavers and a concrete parking pad.

Applicant agreed to the stipulation at the HDRC meeting on April 3, 2013.



Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

April 04, 2012

HDRC CASE NO: 2012-098
ADDRESS: 732 N. Olive
LEGAL DESCRIPTION: NCB BLK 9 LOT ARB K-4
HISTORIC DISTRICT: Dignowity Hill Historic District
APPLICANT: Sue Ann Pemberton/ Mainstreet Architects 133 W. Mistletoe
OWNER: Neelesh & Belinda Narurkar
TYPE OF WORK: Exterior changes including recreate front porch, roof, and carport

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Reconstruct west front porch
- 2) Repoint and replace masonry and deteriorated limestone
- 3) Install new standing seam metal roof
- 4) Remove existing aluminum windows and sliding glass doors at rear, reconfigure and install new wood windows and doors
- 5) Reframe non-original enclosed porch and bay to new gable with pitch to match original house
- 6) Remove non-original T-111 siding at previous porch enclosures and install new board and batten siding
- 7) Restore all wood windows and front doors
- 8) Install new sidewalk at front of house to street
- 9) Relocate garage door from north elevation to south elevation of non-original garage

The applicant is requesting conceptual approval to

- 1) Return with final design and colors
- 2) Remove chain link fence and install new metal fencing and motorized gate
- 3) Construct new carport on east end of house
- 4) Install new driveway ribbons to new carport
- 5) Install new swimming pool
- 6) Repaint all wood surfaces-will return with color selection

RECOMMENDATION:

This project was reviewed by the Design Review Committee on March 29, 2012. At the meeting, the committee was supportive of the project, including the reconstruction of the original front porch and the items indicated for conceptual approval.

Item 1) Staff recommends approval as submitted. According to the 1912 San born maps, the house originally had a one story porch running the entire width of the house. This porch was original to the house, and was built c. 1874-1876

Item 2) Staff recommends approval as submitted

Item 3) Staff recommends approval as submitted. Standing seam metal roofs were a common feature of homes of this era, and will be in keeping with the historic character of the house and neighborhood.

2012-098
4/4/12

Item 4) Staff recommends approval as submitted. The existing windows and doors are not an original feature of the house. The proposed work will be compatible with the historic architecture of the house, and be noticeably delineated from the historic fabric of the house.

Item 5) Staff recommends approval as submitted. The existing bay and rear addition is not original to the house. The proposed new gable will be compatible with the historic architecture, and be noticeably delineated from the historic fabric of the house.

Item 6) Staff recommends approval as submitted. The new siding will be compatible with the historic architecture of the house and will also be noticeably delineated from the historic fabric of the house.

Item 7) Staff recommends approval as submitted. The restoration of the original windows and doors will enhance the historic fabric of the house.

Item 8) Staff recommends approval as submitted. The installation of a new sidewalk will not adversely impact the historic fabric of the home and will be compatible with the historic character of the home and neighborhood.

Item 9) Staff recommends approval as submitted. The garage is not original to the house, and the moving of the garage door from the north to the south elevation will not compromise the historic integrity of the house.

Item 9) Staff recommends approval as submitted

Items for Conceptual Approval

Staff recommends approval if items 1-6 as submitted.

This recommendation is consistent with the Secretary of the Interior's Standards numbers 6, 7, 9, and 10.

COMMISSION ACTION:

Approved as submitted.



Shanon Peterson
Historic Preservation Officer