

## HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

**HDRC CASE NO:** 2019-573  
**ADDRESS:** 119 ADAMS ST  
**LEGAL DESCRIPTION:** NCB 931 BLK LOT 17 AND 18  
**ZONING:** RM-4,HS, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Koehler House  
**APPLICANT:** Nicole Corwin/Tatanka  
**OWNER:** Jarod and Celeste Oliver  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** September 20, 2019  
**60-DAY REVIEW:** November 19, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 119 Adams St.

### 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 119 Adams located in the King William Historic District. Historic Tax Verification is also being heard for this property at the October 16, 2019, HDRC hearing.
- b. SCOPE OF APPROVED WORK - A number of rehabilitative scopes of work have been approved including: exterior alterations to match historic elements, modification of an addition, and enclosure of a balcony. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical, plumbing, and mechanical improvements, and interior finishes.
- c. TIMELINE OF COMPLETION - The project began in July 2017, and was completed by October 2019.
- d. ITEMIZED LIST OF COST - The applicant submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification.
- e. CERTIFICATION REQUIREMENT - The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of costs, and a timeline for completion.

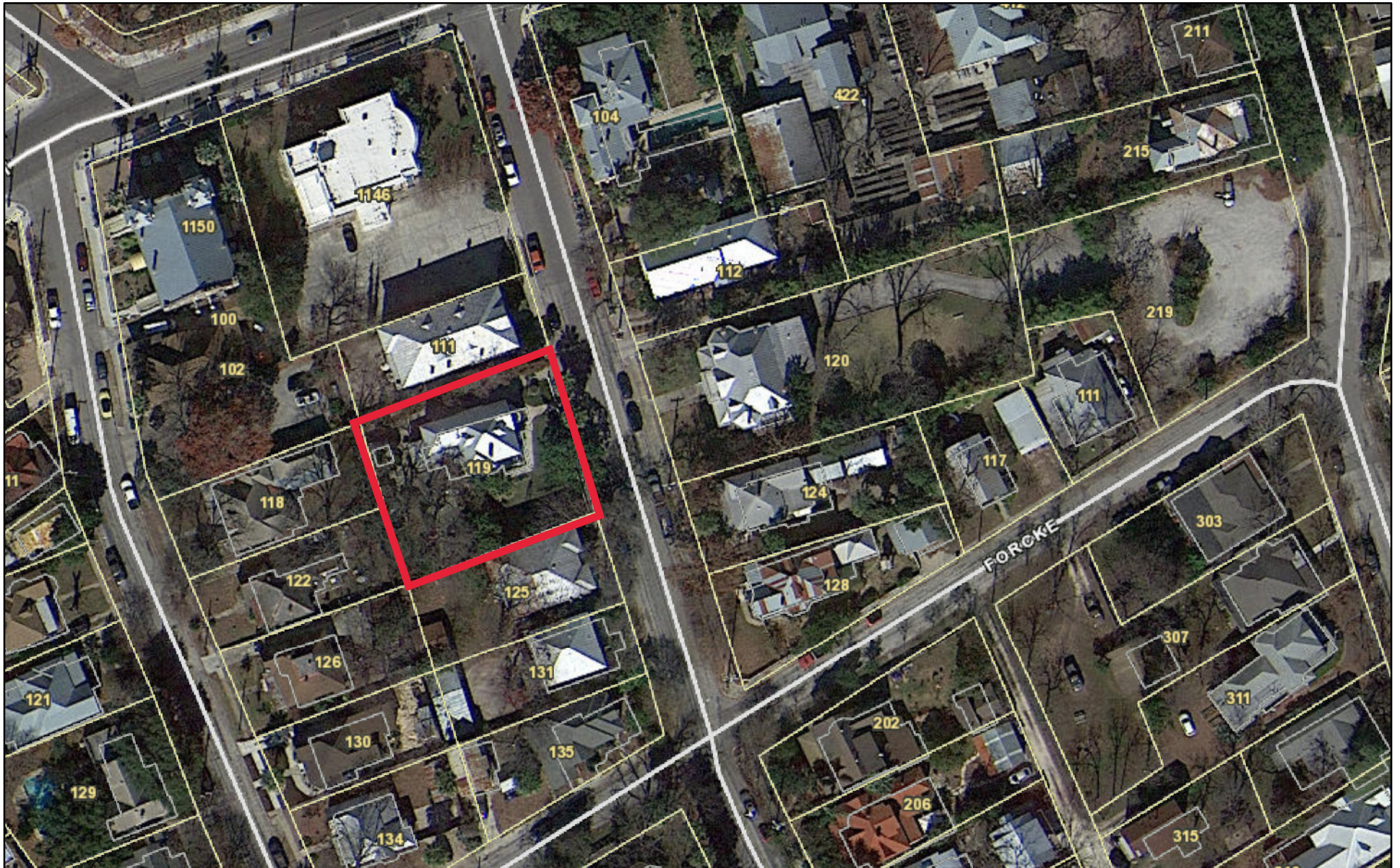
- f. TAX INCENTIVE PERIOD - Approval of Tax Verification by the HDRC in 2019 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2020.

**RECOMMENDATION:**

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



# 119 Adams



October 3, 2019







Tapatio Vegan Tacos

E Johnson St

S Alamo St

Espronceda Law

Wicks St

Alamo Methodist Church

Shivers & Shivers

119 Adams Street

Adams St

San Antonio Teachers Council

Forcke St

mth Art Objects

Forcke St

Adams St

Google







11th Art Objects

119 Adams Street

San Antonio  
Teachers Council



Map

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119 Adams St  
San Antonio, Texas  
Google  
Street View - Mar 2019



Google







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**Pre-Remodel Exterior, Front**  
wood shutters to be repaired and replaces as needed, new paint throughout, wood railing & detailing to be repaired





**Pre-Remodel Exterior, Northwest Corner**  
wood shutters to be repaired and replaces as needed, new paint throughout, wood railing & deck to be repaired





**Pre-Remodel Exterior, Southwest Corner**

Wood deck and spa to be removed, 2nd floor to be added onto and balcony relocated. Leaded glass windows to be relocated..





**Pre-Remodel 1st Kitchen**  
wall dividing kitchen from living to be removed, all new kitchen finishes, fixtures and cabinets.





**Pre-Remodel 1st Mudroom/Laundry & Living**

reconfigure mudroom & laundry relocated, door to dining rm relocated & new cased opening to dining, relocated leaded windows.





**Pre-Remodel 1st Powder Room**  
to be reconfigured . all new finishes and fixtures





**Pre-Remodel 2nd Floor Guest Bathroom A**  
to be reconfigured into guest bath and laundry room, all new finishes and fixtures.





**Pre-Remodel 2nd Floor Guest Bathroom B**  
to receive new flooring and paint, restored and repair fixtures





**Pre-Remodel Master Suite & Balcony**  
New layout and all new finishes and fixtures, doors to be reused





**Project** Historic Rehabilitation Application  
**Location** 119 Adams St. San Antonio, Tx 7821  
**Owner** Jarod & Celeste Oliver

**Representative** Nicole Corwin  
tatankanicole@gmail.com  
**Date** 09/19/19

## Rehabilitation Narrative & List of work performed

### 1 REMODEL & ADDITION

Approximately 3,000 SF of the existing home was remodeled. Much of the remodel affected the rear southwest and west of the building, an undocumented addition to the original Koehler House designed by Atlee Ayres in 1902.

**a Exterior**—The exterior remodel included removal of an existing deck and spa, a new covered deck addition, window & door relocation and additions, southwest balcony layout modifications and new roofing addition.

- i** The new covered deck, located at the rear of the house in between the main house and the new accessory dwelling, is constructed of painted wood, synthetic decking and a multiwall polycarbonate roof. The deck serves as the new back entrance into the home.
- ii** All removed windows and doors were relocated throughout the remodel and new accessory dwelling. All new windows and doors are of wood construction and similar proportions to the originals.
- iii** The southwest balcony location was reoriented over the structure below to increase the 2<sup>nd</sup> floor master suite interior square footage. The modified balcony included new doors, new painted wood columns, railing, wood siding, wood decking with TPO underlayment and new electrical fixtures.
- iv** The new galvalume standing seam hip roof addition was necessary to cover the modified balcony and master suite. The new standing seam is the same panel width as the original roofing.

**b Interior**—The interior remodel included the 1<sup>st</sup> floor kitchen, living room, pantry, mudroom, powder room, and 2<sup>nd</sup> floor laundry room, guest baths and master suite. Careful attention was paid to respect finishes and character of the original home. Whenever possible materials were reused, newly installed materials were reclaimed, and non-reclaimed materials were selected for their longevity and sensitivity to the original materials. Poorly crafted or failing additions and modifications were removed.

- i** The 1<sup>st</sup> floor remodel removed all failing undocumented additions. New foundation piers, structural joist, beams, decking, framing and columns were installed.
- ii** The 2<sup>nd</sup> floor interior remodel reconfigured an undocumented bathroom and closet remodel to become a new laundry room and new guest bathroom. Updated plumbing and flooring in the original bathroom. As well as modify an existing guest bedroom, bathroom and balcony to become the new master suite.
- iii** All non-original tile and soft wood flooring throughout the house was removed and replaced with reclaimed solid long leaf pine flooring, finger jointed into the original existing long leaf. All new long leaf pine door thresholds were made to match existing.



- iv All removed existing 6 panel wood doors were relocated throughout the remodel and accessory dwelling.
- v A combination of closed and open cell spray foam insulation was installed under the newly added and existing roof.
- c MEP— All the MEP systems throughout the house were upgraded.
  - i The HVAC system was upgraded, and the 1<sup>st</sup> floor supplies were relocated from furr downs in the ceiling to the floor.
  - ii All nob & tube electrical wiring was removed and replaced with Romex. All original electrical fixtures remained, and new electrical fixtures added.
  - iii All existing plumbing lines affected by the remodel were replaced with PEX. There were no original historic plumbing fixtures in the areas of the remodel, so new fixtures were selected throughout.

## 2 NEW CONSTRUCTION

A 1200 SF, 2 story accessory dwelling and garage located at the rear setback of the property; 600 SF 1<sup>st</sup> floor with a 2-car garage and storage and 600 SF 2<sup>nd</sup> floor conditioned living space.

- a Exterior—The exterior materials and proportions are visually subordinate and respectful of the historic homes character. Architectural detailing of the frieze, dormer and skirting are simplified versions of the original home.
  - i Windows and doors salvaged from demolition on the main house were incorporated in the new building. All new windows and doors are of wood construction and similar proportions to the originals.
  - ii The siding is a smooth finish lap siding hardi board.
  - iii The galvalume hipped standing seam roof and hipped dormer materials match the new roofing addition on the main house.
  - iv A simple exterior stair with steel railing accesses the 2<sup>nd</sup> floor living space.
  - v The two garage doors are similar proportions to those traditionally found in the neighborhood.

## 3 MAINTENANCE (PRESERVATION, RESTORATION, AND RECONSTRUCTION)

- a Exterior— Careful attention was paid to preserve the longevity and maintain the original character of the historic home.
  - i Windows —Preserved historic windows and reapplied glazing putty as needed.
  - ii Shutters — Preserved historic window shutters when applicable. Replaced missing shutters with new shutters to that match existing.
  - iii Siding — Replaced rotten wood siding with matching profile siding.
  - iv Balconies — Preserved historic architectural detailing around front and side balconies. Replaced rotten wood deck, balusters and railing to match existing.
  - v Gutters — Replaced all existing gutters and downspouts.
  - vi Front fence — Replaced existing front fence with new fence replicated to match.
  - vii Paint — Entire building was repainted with siding and trim colors to match existing.



Edward Diaz Construction, LLC  
446 Queen Anne Ct  
San Antonio, TX. 78209

**Construction Schedule for 119 Adams St.  
4/9/2018**

**Note: The official amended start date was 3/2/2018. The contract states the duration of project as 395 days. The most recent change order has added 7 days to the project with extra labor and site meetings/delays due to a re-examination of foundation/framing, etc.**

**As of this updated schedule, the date of substantial completion would be 4/9/2019 – exactly 365 days from today. It is my sincere hope that we will reach project completion before this date by 60 days or more. However, due to the level of detail and possibility for delays and complications, this current schedule could easily take 4 to 6 weeks longer. This would still be within the time frame.**

**Completed to Date:**

**General Site work and protection. Removal of Pecan Tree. Demolition complete. Framing of Master Bedroom/Bath walls, Bath 02 walls, Bath 01. Perimeter frame of Mud Room built. Ceiling above kitchen LVLs and additional 2x12s installed. Window framing in Kitchen North & West walls, M. bath west wall, Utility room.**

**Change Order for Living Room floor framing & Plumbing at Bath 01 west wall (demoed wall) approved. Foundation footings for 15 piers including some extra to accommodate C.O.#1 excavated. Inspected by Moises Cruz on 4/6.**

**April 9 – end of month**

**Complete piers and complete C.O.#1, Continue framing at Main House. Install steel beams and headers, living room walls, floor framing above living room, M. Bed walls and M. porch framing. At Carriage House, form survey by Greaves.**



**Form for Carriage House foundation. Rough-in plumbing at C.H. Install three AC line sets in C.H. form. Trench and install Electrical service line for C.H.**

## **May**

**Roof framing at Main House. Complete foundation at C.H. and begin framing. Goal is to be ready for Framing/Sheathing inspections at Main House and C.H. by end of May, early June. Rough-In plumbing and Electrical begin.**

## **June**

**HVAC rough-ins, complete Plumbing & Electrical Rough-ins. Roofing at Main House and C.H. TPO at M. Bed porch. Tyvek wrap, flash, and install windows/doors. Porch foundation and beams completed. Exterior siding, soffits, etc. at C.H. and Main House. Also in June we should measure for Millwork and try and get this started. Insulation by end of month. Partial electrical inspection for later work at porch.**

## **July**

**Drywall and continue work on exterior. Begin work at Porch. Painting at exteriors of C.H. and Main House at west wall, mud room, living room & M. porch. Garage Doors installed.**

## **August**

**Complete Porch and polygal roof. Floor patching and install, interior trim work, install cabinetry. Tile work. Begin Painting at interior.**

## **September**

**Trim Carpentry continued, Countertops installed, plumbing and lighting fixtures trimmed out. Fence.**



**October/November/December –**

**Complete interior detailing, Glass & Mirrors. Hardware install. Sand & finish floors, etc. Exterior work on Main House. Punch-listing, etc.**

**January 2019**

**Re grade driveway, general site clean-up, Painting, Punch-listing.**

**Feb 2019**

**Complete project.**

**Actual Date of Substantial Completion according to Contract, adding for C.O.#1:  
April 9, 2019**