

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2019-746
ADDRESS: 203 KING WILLIAM
LEGAL DESCRIPTION: NCB 739 BLK 2 LOT 11, 12 AND 13
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Pancoast, Aaron Sr - House
APPLICANT: Daniel Cruz/Design Coop
OWNER: Sarah Herr Roger Peter, Jr.
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: December 11, 2019
60-DAY REVIEW: February 10, 2020
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 203 King William.

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 applicant is requesting Historic Tax Verification at 203 King William. The property first appears on the 1896 Sanborn Map and is contributing to the King William Historic District. It is individually designated as the Pancoast House historic site.
- b. This property received Historic Tax Certification on December 5, 2018.
- c. The scope of work included selective demolition on the first and second floor, attic and dormer repairs, kitchen renovations, comprehensive interior remodel, custom millwork, roof replacement, electrical, plumbing, and HVAC work, interior painting, and masonry repair.
- d. Staff performed a site visit to this property on January 10, 2020. The work has been completed and staff commends the applicant for the rehabilitation efforts undertaken on this property.
- e. 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, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC in January 2020 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2020. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

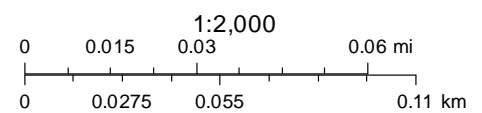
Staff recommends approval based on findings a through f.

City of San Antonio One Stop

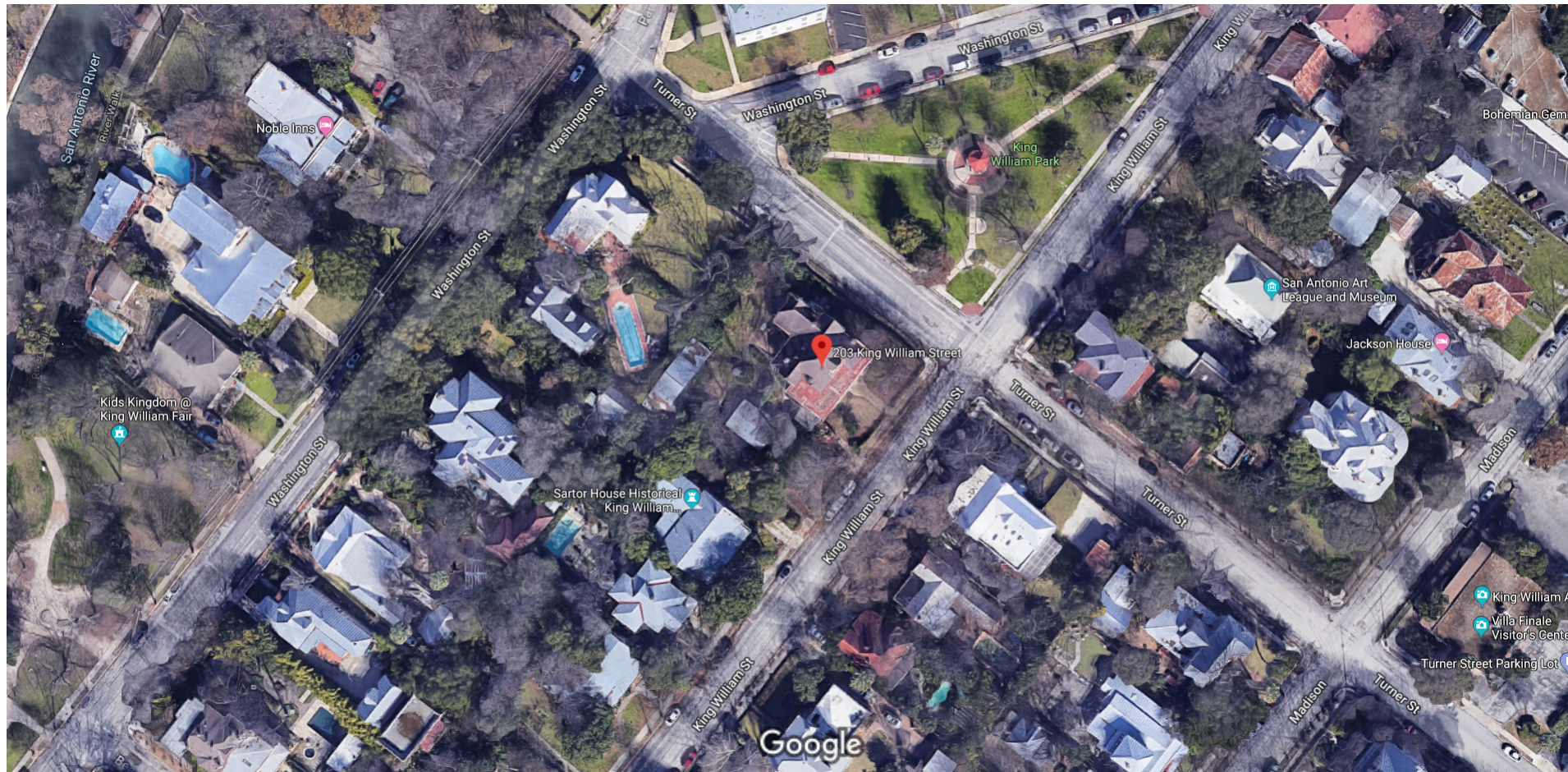


January 6, 2020

— User drawn lines



Google Maps 203 King William St



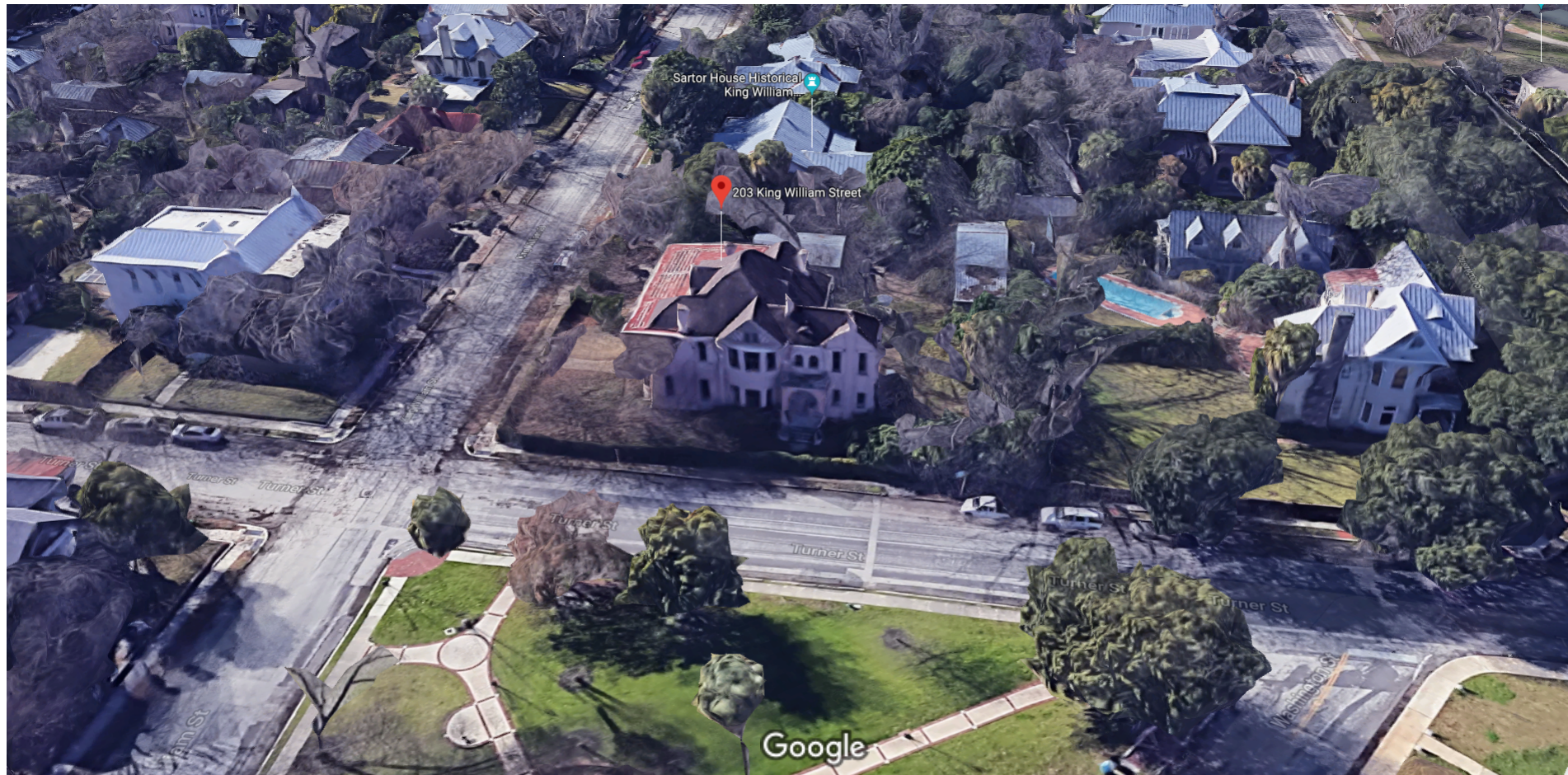
Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

Google Maps 203 King William St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 203 King William St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 203 King William St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 203 King William St



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

35

TURNER

31

896

739

740

BEAUREGARD

KING WILLIAM

MADISON

3635

742

743

E. SHERIDAN

38

GUENTHER'S MILLS (UPPER MILL)
7th FLOOR -
ONE DOUBLE SET GRAYS ROLL -
ONE BRANDELLER-ONE SEPARATOR -
ONE DRUM BEATER-ONE MILL -
ONE 1" - 4000 2000 10000 -
2nd FLOOR -
ONE CENTRIFUGAL REEL -
ONE SIFTING CHEST -
ONE SIFTING CHEST -
TWO CON. MILL BOLTS -
ONE CRUSHING DUST COLLECTOR -
ONE SIFTING 1/2 CRUS. PURIFIER -
RIGHT BENCHMAN & CLUCK BY OFFICE -
100 200 300 400 500 600 700 800 900 1000
ENTER BRANDELL & PAULS DISTRIBUTED -

ARSENAL

GUENTHER'S MILLS
UPPER MILL
CARRY 150 BBL'S PER HOUR

IRON BRIDGE

River

Scale of Feet

50 100 150 200 250 300 350 400 450 500 550 600 650 700 750 800 850 900 950 1000



CITY ST.

Scale of Feet



HISTORIC REHABILITATION APPLICATION: Part 2 of 2

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

DATE RECEIVED

Staff Initials: _____

Date of HDRC hearing: _____

Use this form :

AFTER WORK IS COMPLETED

1. **SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX VERIFICATION**
2. **CITY OF SAN ANTONIO FEE WAIVER PROGRAM**

This form is to be completed, signed, and filed with the City of San Antonio's Office of Historic Preservation prior to being heard by the Historic & Design Review Commission (HDRC). It will be scheduled according to the HDRC deadline schedule.

Please note that the tax incentive will begin the next available year following the HDRC hearing. OHP staff will notify Bexar County Appraisal District of the approved exemption at the end of the calendar year following verification. BCAD will and require property owners to submit a copy of the approval letter each year in order to claim the incentive.

REQUIRED DOCUMENTS

- ☐ Detailed written narrative explaining the completed work
- ☐ Itemized list of work completed both interior and exterior
- ☐ Completed time schedule
- ☐ Itemized list of final associated costs
- ☐ Color photos of the exterior and interior
- ☐ Color photo of the home from the street
- ☐ Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificates of Appropriateness (copies or case number)

Which program are you applying for? Check all that apply.

☐ City of San Antonio Fee Waiver Program ☐ Substantial Rehabilitation Tax Program (must be designated historic)

Property Address: _____ Zip code: _____

Legal Description: NCB _____ Block _____ Lot _____ Property ID: _____ Search BCAD if unknown.

Zoning Code: _____ Search COSA's One-Stop Map if unknown. Mark all that apply, if any:

☐ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: _____

Mailing address: _____ Zip code: _____

Phone number: _____ Email: _____

Applicant/Authorized Representative (Primary point of contact if different than owner): _____

Mailing address: _____ Zip code: _____

Phone number: _____ Email: _____

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

Options for the Historic Tax Incentive (must be designated historic)

Residential properties, may select from one of the two options below.

Commercial properties are only eligible for option 2, the Five Zero/Five Fifty incentive.

☐ **OPTION 1: 10 YEAR TAX FREEZE**

This exemption option freezes your COSA City taxes at the pre-improvement value (value at time of Certification) for ten (10) years. Therefore, your COSA City property taxes would be assessed based upon the value of the property before the substantial rehabilitation occurred.

☐ **OPTION 2: FIVE ZERO/FIVE FIFTY**

This option calls for the payment of zero COSA City taxes for five (5) years. For the subsequent five (5) years, the COSA City property taxes will be assessed at only 50% of the post-rehabilitation value of the property.

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, the applicant, acknowledge (PLEASE INITIAL ALL):

____ This form, nor the approval of Tax Verification does NOT take place of a Certificate of Appropriateness NOR a building permit. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department. If work that required a Certificate of Appropriateness is part of the proposed substantial rehabilitation that the property owner is responsible for obtain those proper approvals

____ Projects with unapproved work or that have exceeded the scope of approval at the time of Certification are ineligible for the tax incentive.

In accordance with the City of San Antonio Ordinances No. 52281 and/or 52282, I hereby swear that substantial rehabilitation of the property listed has been completed according to the criteria and standards of the City of San Antonio Historic and Design Review Commission.

I hereby authorize duly constituted representatives of the City of San Antonio to make an investigation of the property in compliance with the code requirements.


SIGNATURE OF APPLICANT

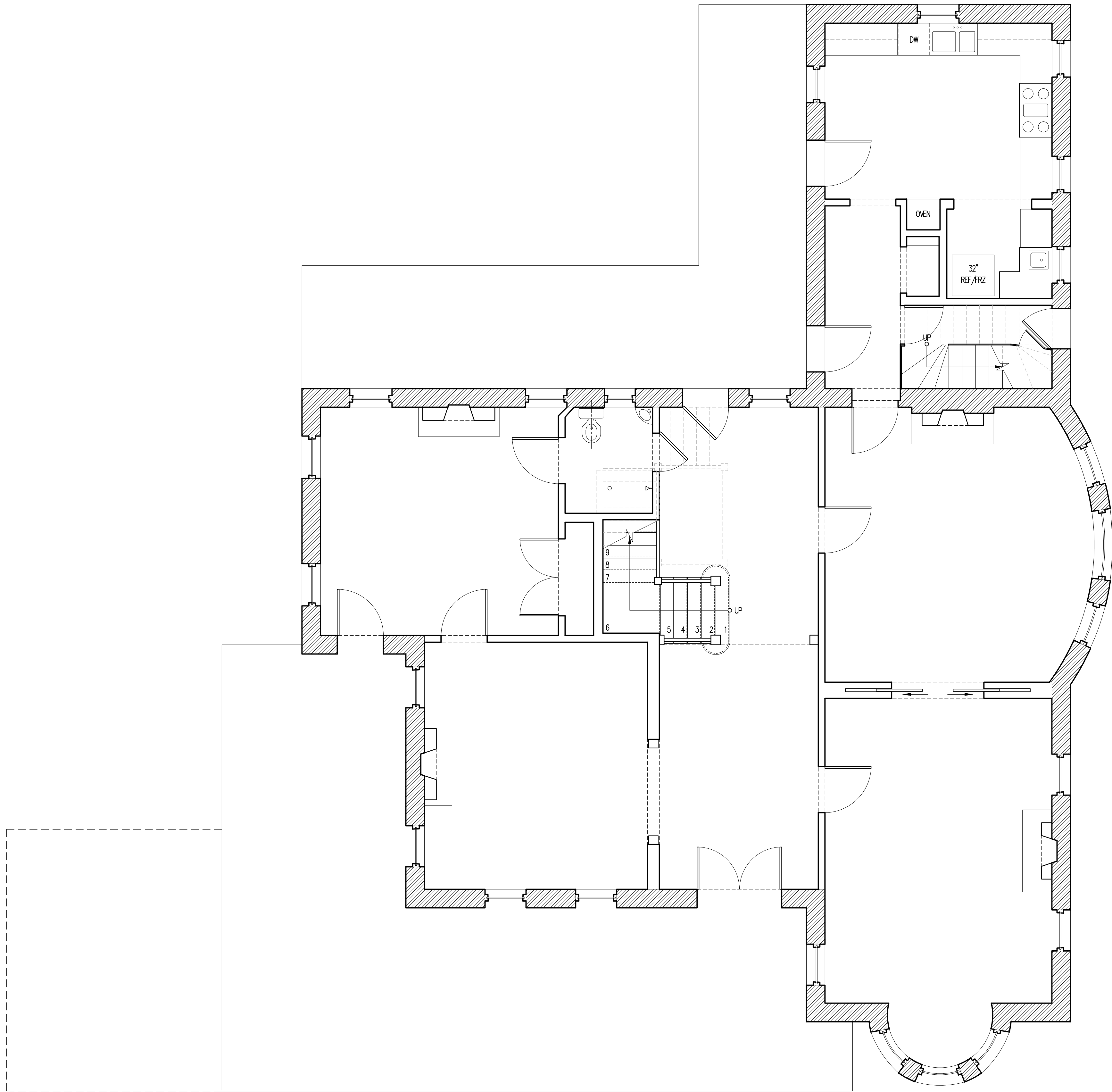
DATE

To submit, applicants MUST submit this form in-person to our counter at 1901 S Alamo.

203 King William

Narrative of completed work

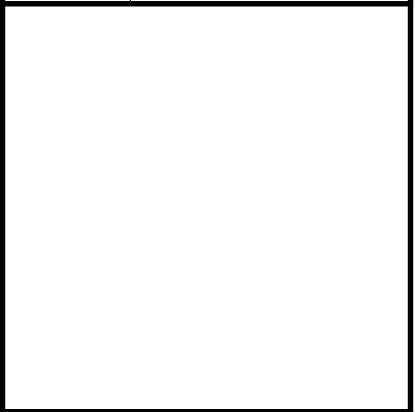
On January 7th, 2019 Design Coop began construction at 203 King William. Scope of work consisted primarily of interior renovations with minimal exterior modifications. Interior renovations included the reconfiguration of the Kitchen, Pantry, Powder, Laundry, Girls bath, Master bath, and Master closet. Refer to attached floor plans for more information on configuration changes. All interior plaster in disrepair was addressed, painted, and upgraded finishes were installed. Existing wood floors were sanded down, repaired and sealed. Design Coop also installed new wiring and electrical throughout the residence, new HVAC, and spray foam insulation within the attic. Exterior modifications included a new metal roof as well as updated electrical fixtures on the first and second level porches. Construction was completed on August 24th, 2019. Refer to the attached itemized list for a more descriptive summary of work completed.



1 FLOOR PLAN: FIRST FLOOR EXISTING CONDITIONS
SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR



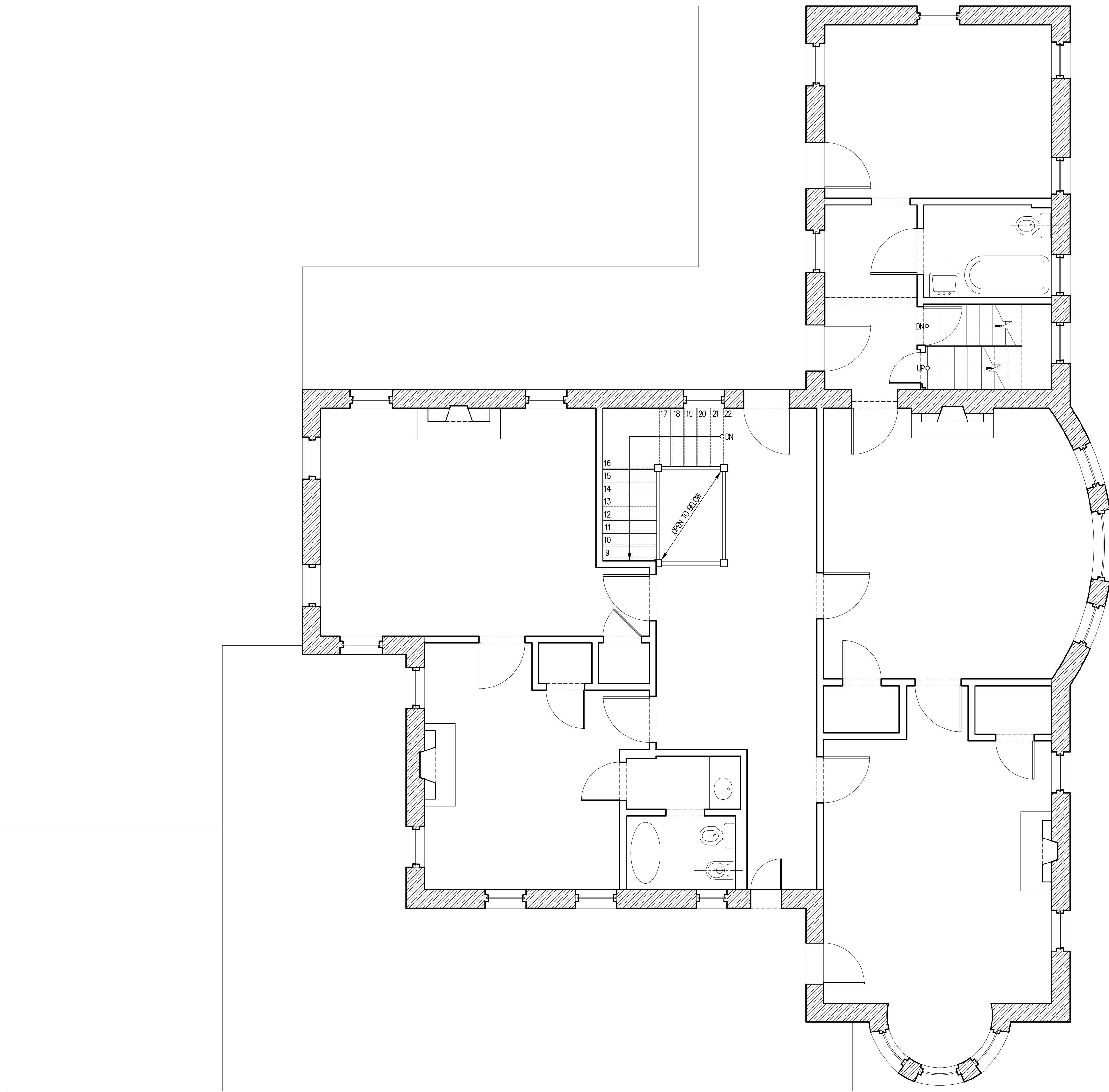
PROJECT OFFICE:
1114 SOUTH ST MARY'S STREET
SAN ANTONIO, TEXAS 78210

203 KING WILLIAM
SAN ANTONIO, TEXAS

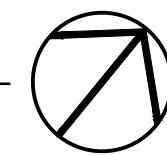
tel 210.281.9818
fax 210.281.9789
email jrp@poteetarchitects.com

DRAWN:DC
CHECKED:DC
APPROVED:
DATE: MAY 24, 2018
SHEET NO. FLOOR PLAN

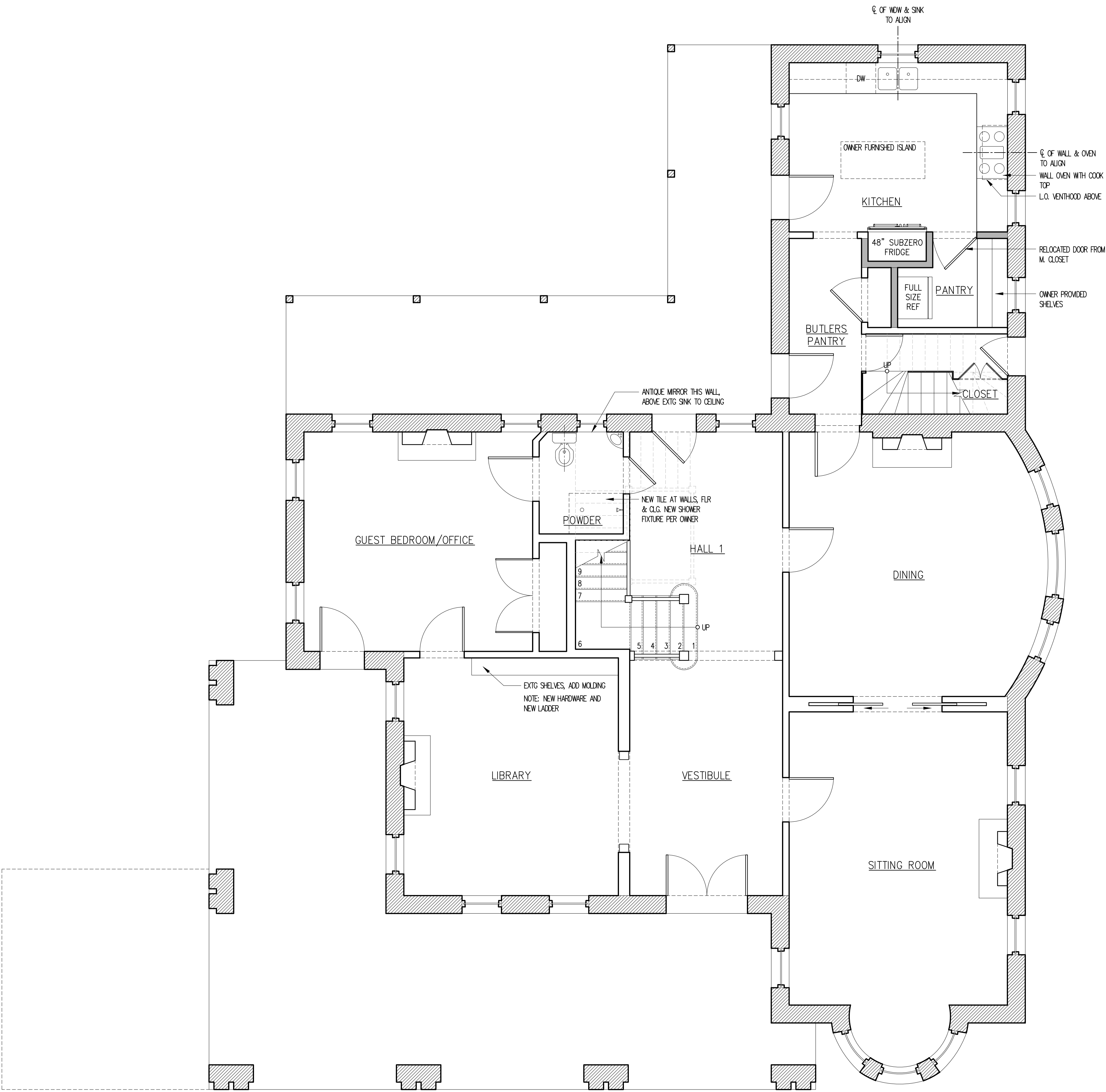
A1.0



1 FLOOR PLAN: SECOND FLOOR EXISTING CONDITIONS
SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR
PROJECT OFFICE: 1114 SOUTH ST MARY'S STREET SAN ANTONIO, TEXAS 78210	
poteet architects, lp	
tel 210.281.9818 fax 210.281.9789 email jlp@poteetarchitects.com	
203 KING WILLIAM SAN ANTONIO, TEXAS	
DRAWN:DC	
CHECKED:DC	
APPROVED:	
DATE: MAY 24, 2018	
SHEET NO. FLOOR PLAN	
A1.1	



1 FLOOR PLAN: FIRST FLOOR
SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR

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DESIGN COOP

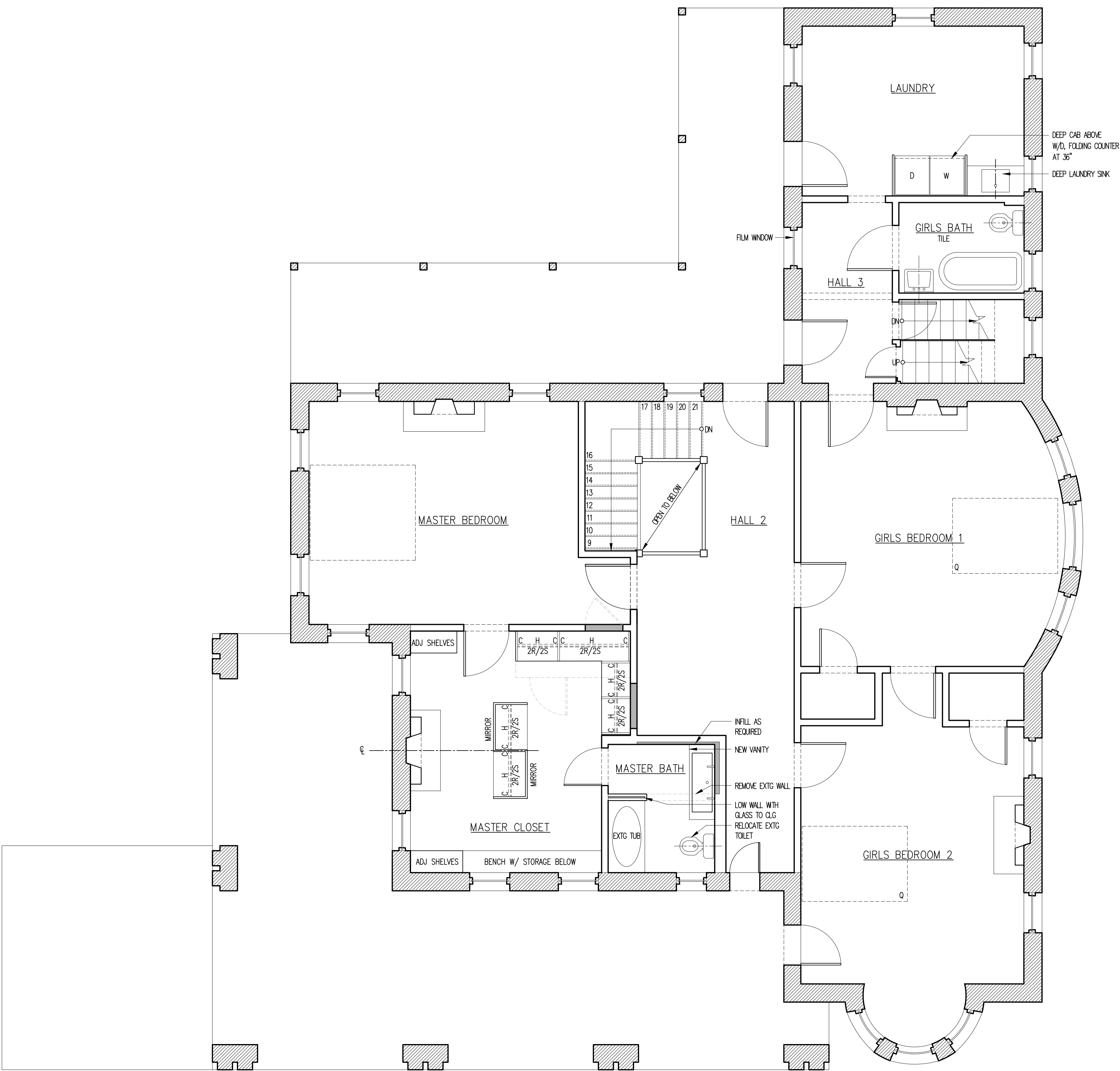
Tel: 210.714.8298
Fax: 210.720.8299
Email: topher@designcoop.com
PO BOX 90946
San Antonio, TX 78209

203 KING WILLIAM

SAN ANTONIO, TEXAS

DRAWN:DC
CHECKED:
APPROVED:
DATE: SEPT 10, 2018
SHEET NO. FLOOR PLAN

A1.0



1 FLOOR PLAN: SECOND FLOOR
SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR

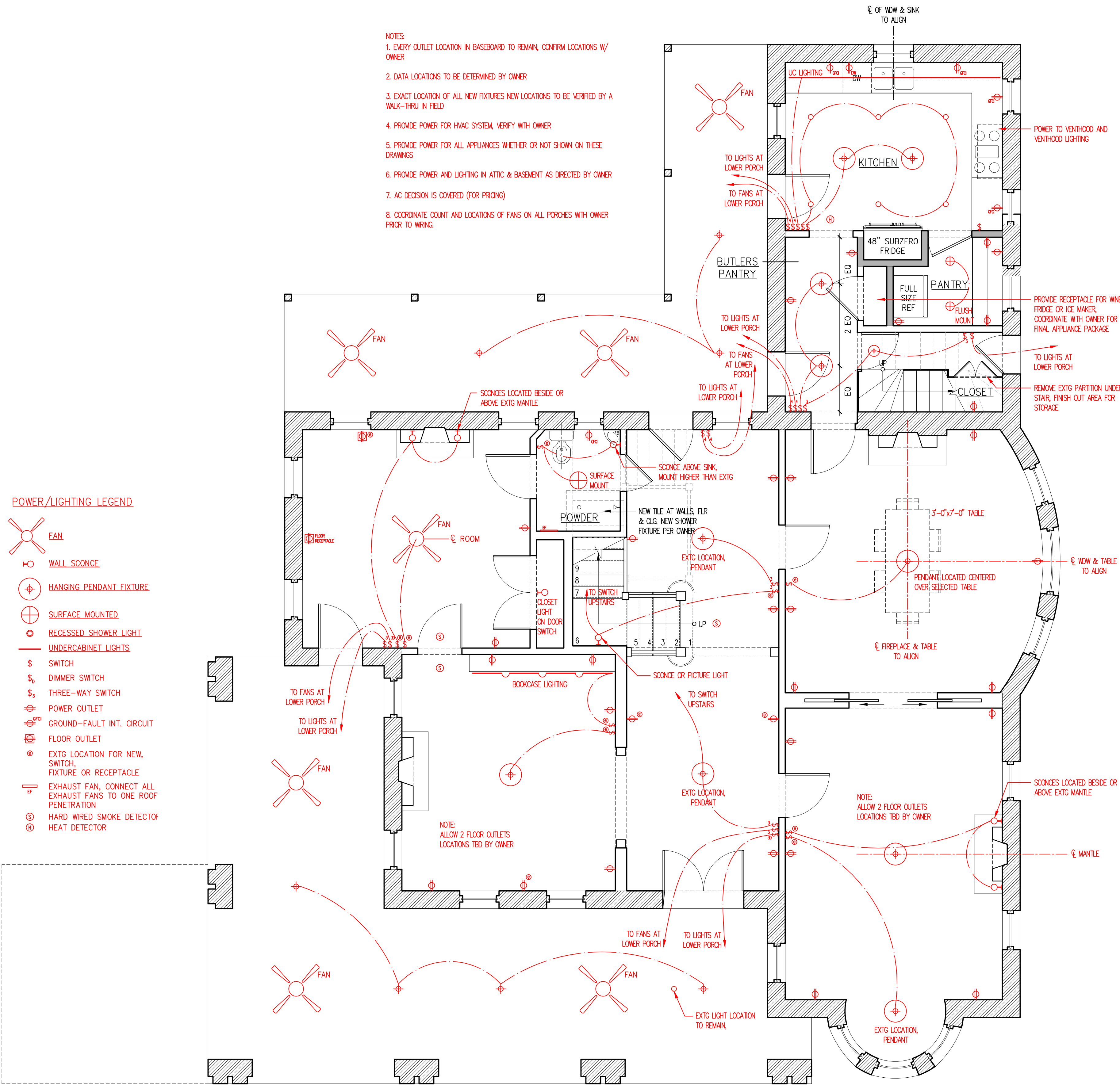
DESIGN COOP

203 KING WILLIAM
SAN ANTONIO, TEXAS

DRAWN: dc
CHECKED:
APPROVED:
DATE: SEPT 10, 2018
SHEET NO.
FLOOR PLAN

A1.1

Tel: 210.748.8298
Fax: 210.720.8299
Email: topher@designcoopso.com
PO BOX 90946
San Antonio, TX 78209



1 FLOOR PLAN: FIRST FLOOR POWER/LIGHTING
SCALE: 1/4" = 1'-0"



DATE	ISSUED FOR

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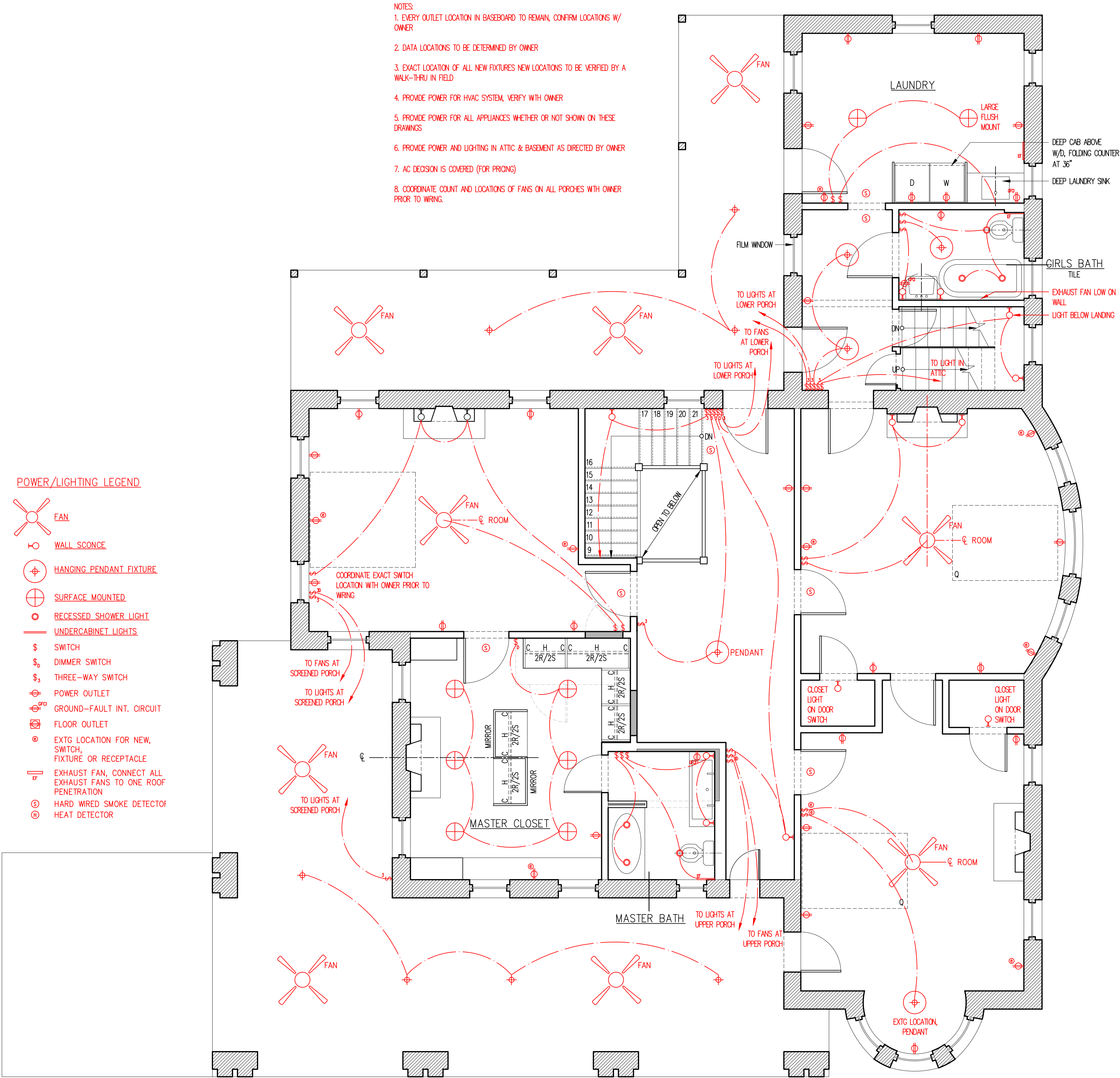
DESIGN COOP

Tel: 210.714.6298
Fax: 210.720.8299
Email: tophar@designcoop.com
PO BOX 90946
San Antonio, TX 78209

203 KING WILLIAM
SAN ANTONIO, TEXAS

DRAWN: dc
CHECKED:
APPROVED:
DATE: SEPT 10, 2018
SHEET NO. FLOOR PLAN

A4.0



1 FLOOR PLAN: SECOND FLOOR POWER/LIGHTING
SCALE: 1/4" = 1'-0"

DATE	ISSUED FOR

DESIGN COOP

Tel: 210.714.5295
Fax: 210.720.8299
Email: topher@designcoop.com
PO BOX 90946
San Antonio, TX 78209

203 KING WILLIAM
SAN ANTONIO, TEXAS

DRAWN: dc
CHECKED:
APPROVED:
DATE: SEPT 10, 2018
SHEET NO. FLOOR PLAN

A4.1



BEFORE



BEFORE





AFTER