

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

HDRC CASE NO: 2020-377
ADDRESS: 802 N OLIVE ST
LEGAL DESCRIPTION: NCB 540 BLK 11 LOT W 127.7 FT OF A-11
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Lloyd & Yvette Briseno
OWNER: Lloyd & Yvette Briseno
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: August 21, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 802 N Olive.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(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.

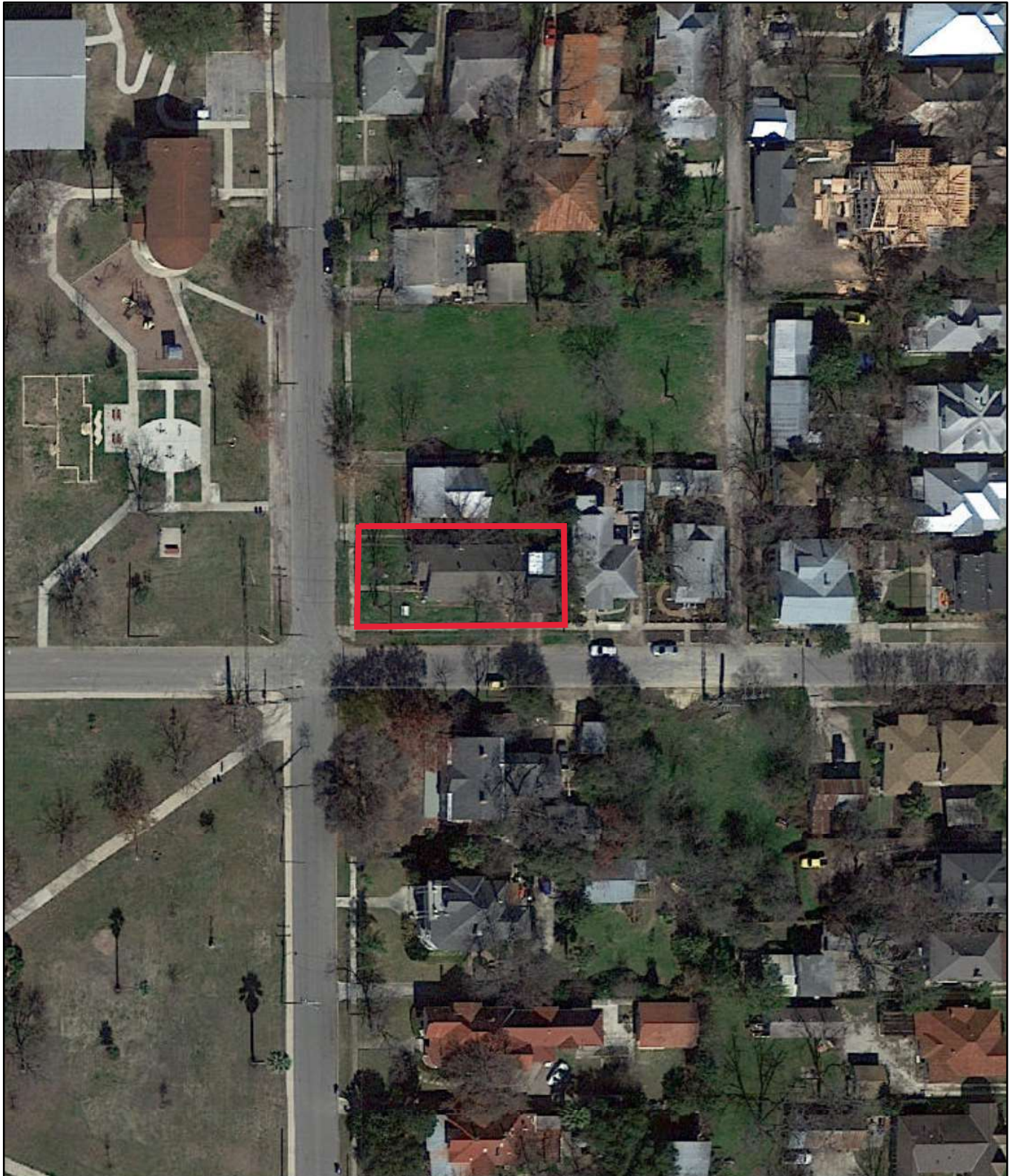
FINDINGS:

- a. The primary structure at 802 N Olive is a 1-story, single-family structure constructed circa 1925 in the Craftsman style. The house features a rectangular plan, a front gable composition shingle roof, one-over-one wood windows, wood siding, and stucco skirting. The property was previously modified to enclose the front porch. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes comprehensive interior and exterior rehabilitation, including opening up previously enclosed front porch, restoring the original tear drop siding, foundation repair, interior and exterior repainting, restoration of doors, flooring, windows, and original hardware, electrical rewiring, HVAC installation, new plumbing, fence installation, landscaping, and driveway repair.
- c. 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 c.

City of San Antonio One Stop

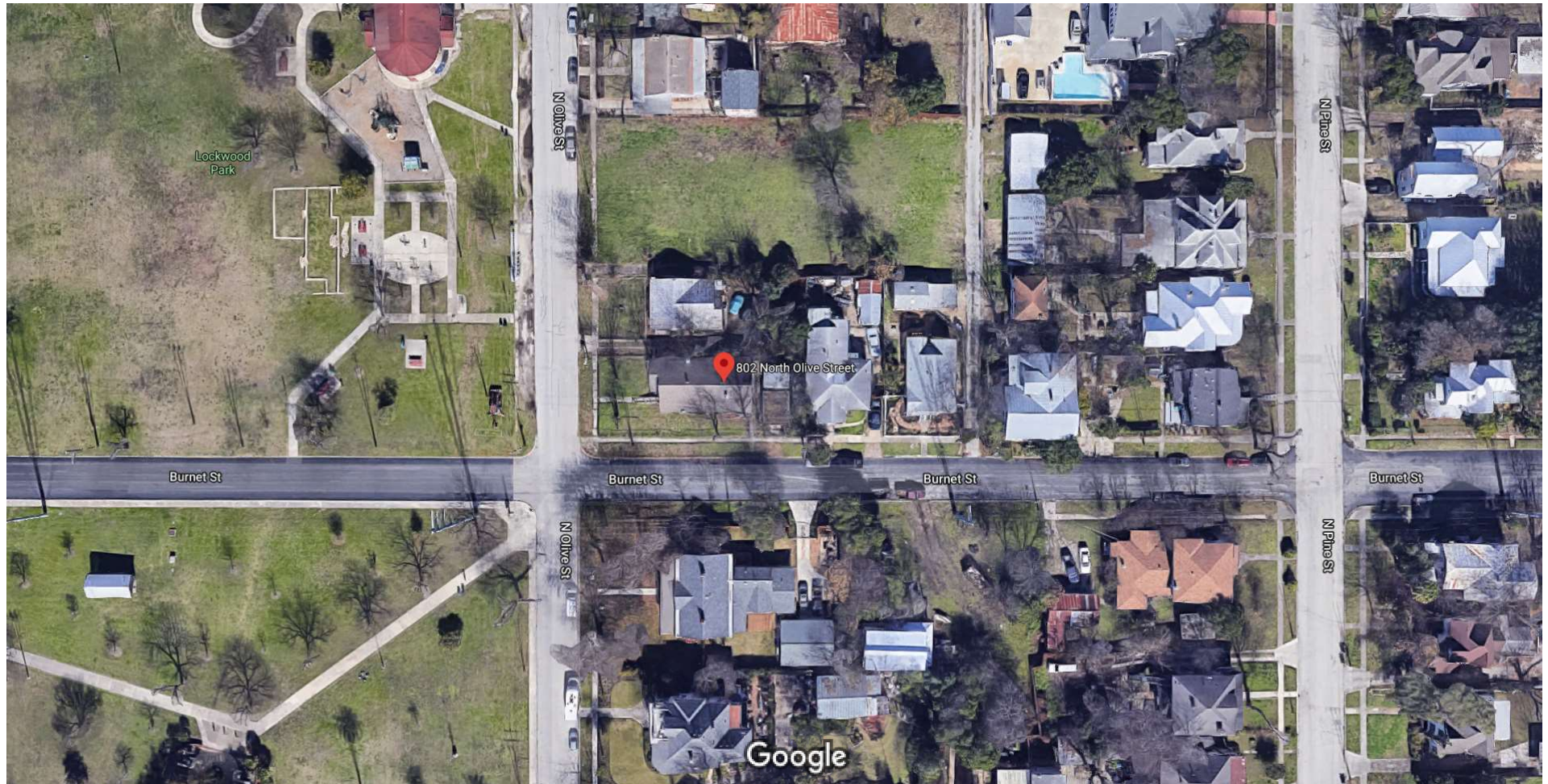


August 19, 2020

— User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

Google Maps 802 N Olive St



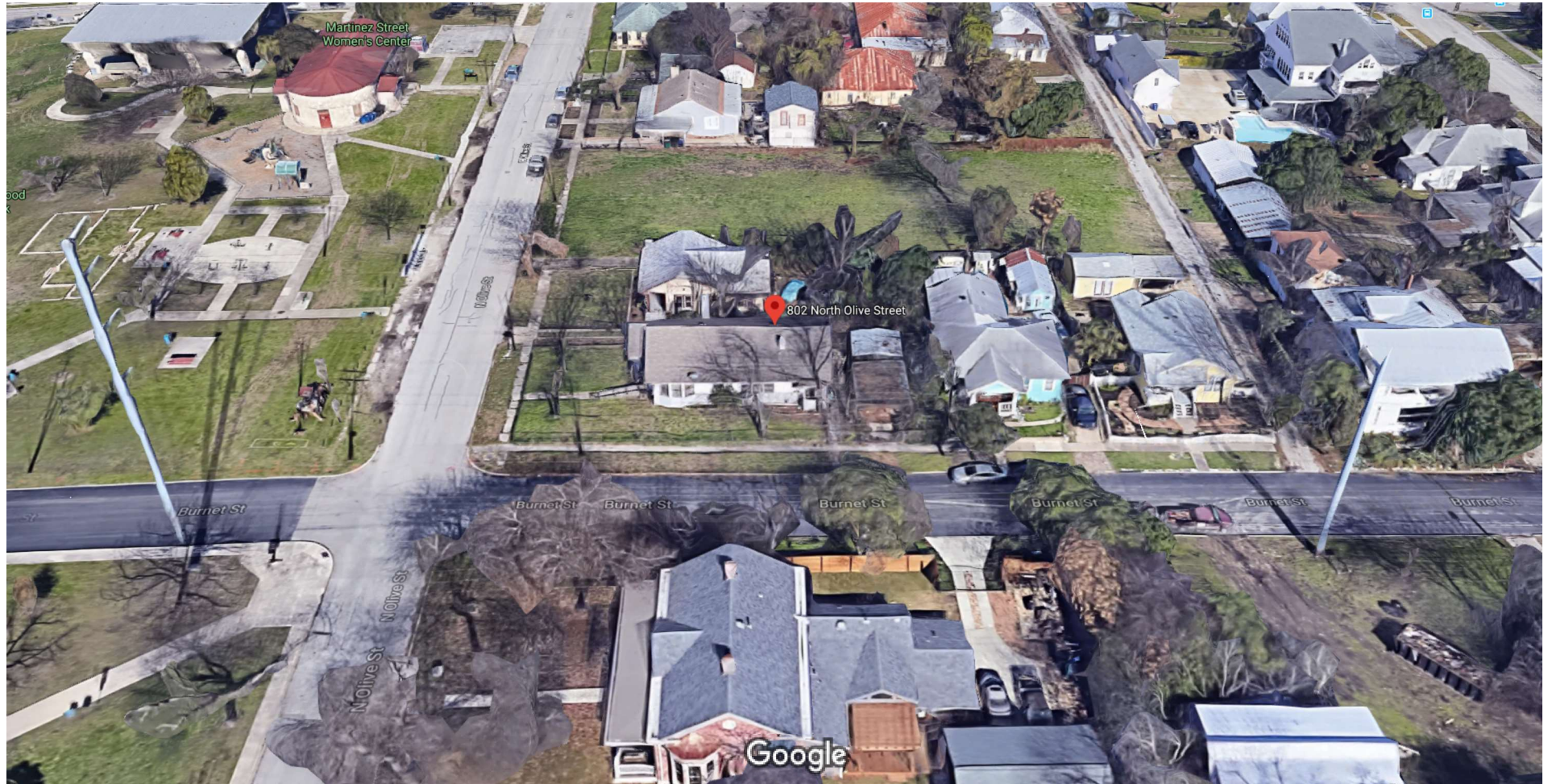
Imagery ©2020 Google, Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 50 ft

Google Maps 802 N Olive St



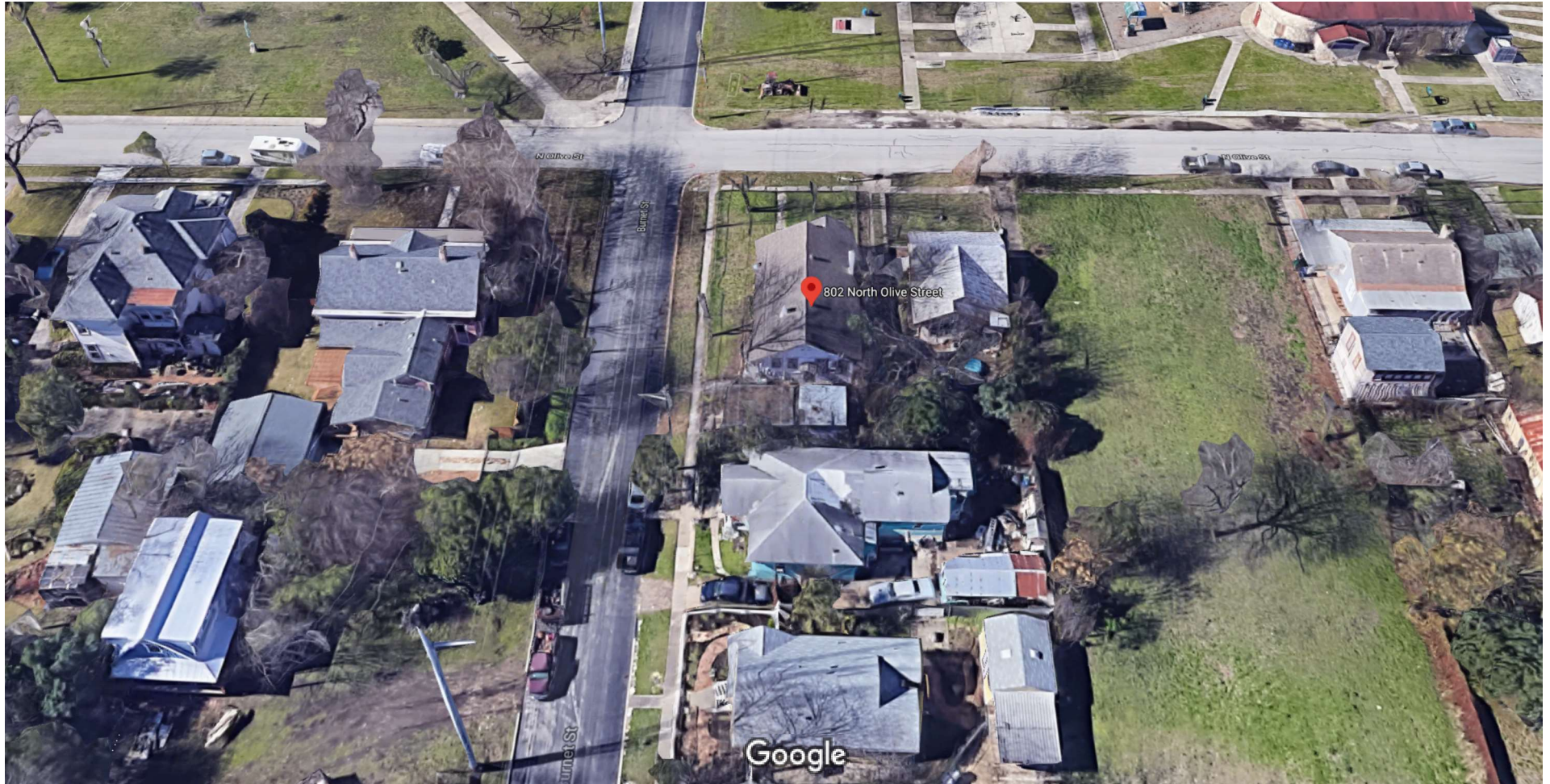
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Google Maps 802 N Olive St



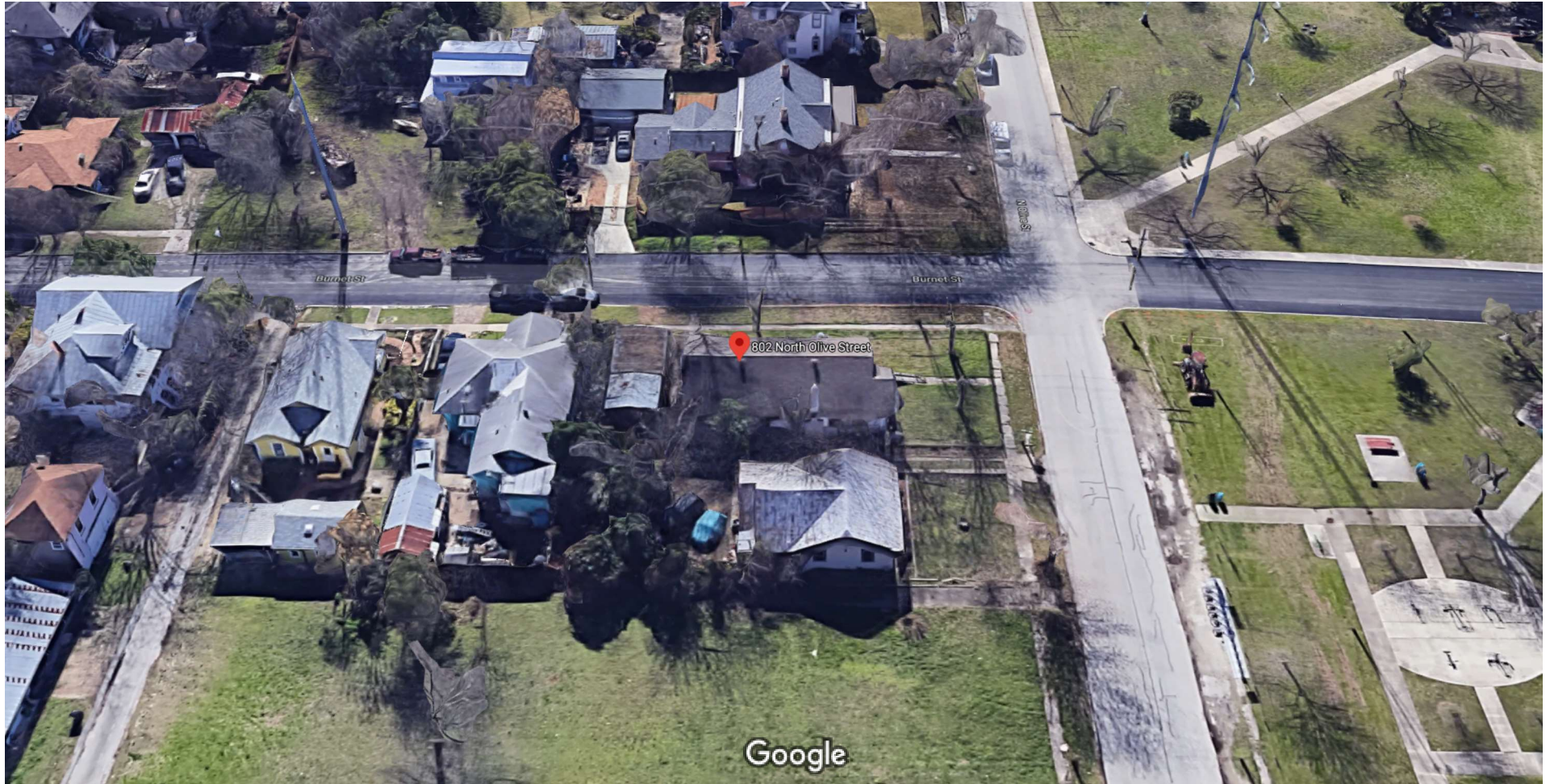
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Google Maps 802 N Olive St



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Google Maps 802 N Olive St



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Historic Rehab application

Projected time 6 months

Property will be restored/ rehabbed with intent to try to keep most structural component original.

These are associated expenses projected at \$ [REDACTED]

Exterior

Porch opened up

Remove/replace fishscale siding on the sides , restore tear drop siding in front, paint house white with charcoal trim.

Paint windows gray, restore and replace glass.

Foundation, house will be raised 3in where it has dropped and reinforce through out the house.

Chainlink fence will be removed and a white picket fence will take its place.

Flower beds will wrap the house, trees trimmed.

Shed will be repaired, crushed granite will be used for driveway

Interior

Restoration:

Doors, wood floors, hardware (locks, knobs, transom pulls) windows, sinks, & more. Will be meticulously brought back to 1925

Kitchen

Replacing cabinets, adding appliances, replacing floor with tile, adding granite & more.

Electrical:

Rewiring house and all fixtures, adding smoke detectors, TR outlets up to code

Mechanical:

Adding HVAC, mini split in basement

Plumbing:

Redoing plumbing adding washroom attachments in basement/ repairing gas lines .

Paint:

Painting entire interior,

Before Pictures for 802 N. Olive ST



Front of house from street



Second bedroom / kitchen



Master bedroom



Bathroom



Outside porch



Basement



Rear of property



Basement restroom



Basement restroom



Basement



Outdated electrical



Outdated electrical



Window



Window



Window



Window







HISTORIC REHABILITATION APPLICATION: Part 1 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 :

BEFORE WORK BEGINS

1. SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX CERTIFICATION
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.

REQUIRED DOCUMENTS

- ☒ One set of complete plans for restoration and rehabilitation both exterior and interior. This could include drawings or photos and narrative.
- ☒ Detailed written narrative explaining the proposed work
- ☒ Itemized list of expected work both interior and exterior
- ☒ Projected time schedule
- ☒ Estimated associated costs
- ☐ Color photos of the exterior and interior ✓
- ☐ Color photo of the structure from the street ✓

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

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

Property Address: 802 N. Olive St. Zip code: 78202

Legal Description: NCB 540 Block 11 Lot W Property ID: 105421 Search BCAD if unknown.

Zoning Code: R-5 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: 1104 D & Yvette Briseno

Mailing address: 3214 Sunland dr Austin, TX Zip code: 78748

Phone number: 512-665-5005 Email: 1104d-briseno@msw.com

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.)

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):

- LB This form, nor the approval of Tax Certification, 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.

- LB After work is completed, the applicant MUST submit the tax verification application to be scheduled for HDRC Review.

SIGNATURE OF APPLICANT

DATE

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