

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

HDRC CASE NO: 2021-035
ADDRESS: 250 THORAIN BLVD
LEGAL DESCRIPTION: NCB 9009 BLK 5 LOT 20, 21 & 22
ZONING: R-4
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Property Solution Experts, LLC
OWNER: Property Solution Experts, LLC
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: January 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification and Verification for the property at 250 Thorain.

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

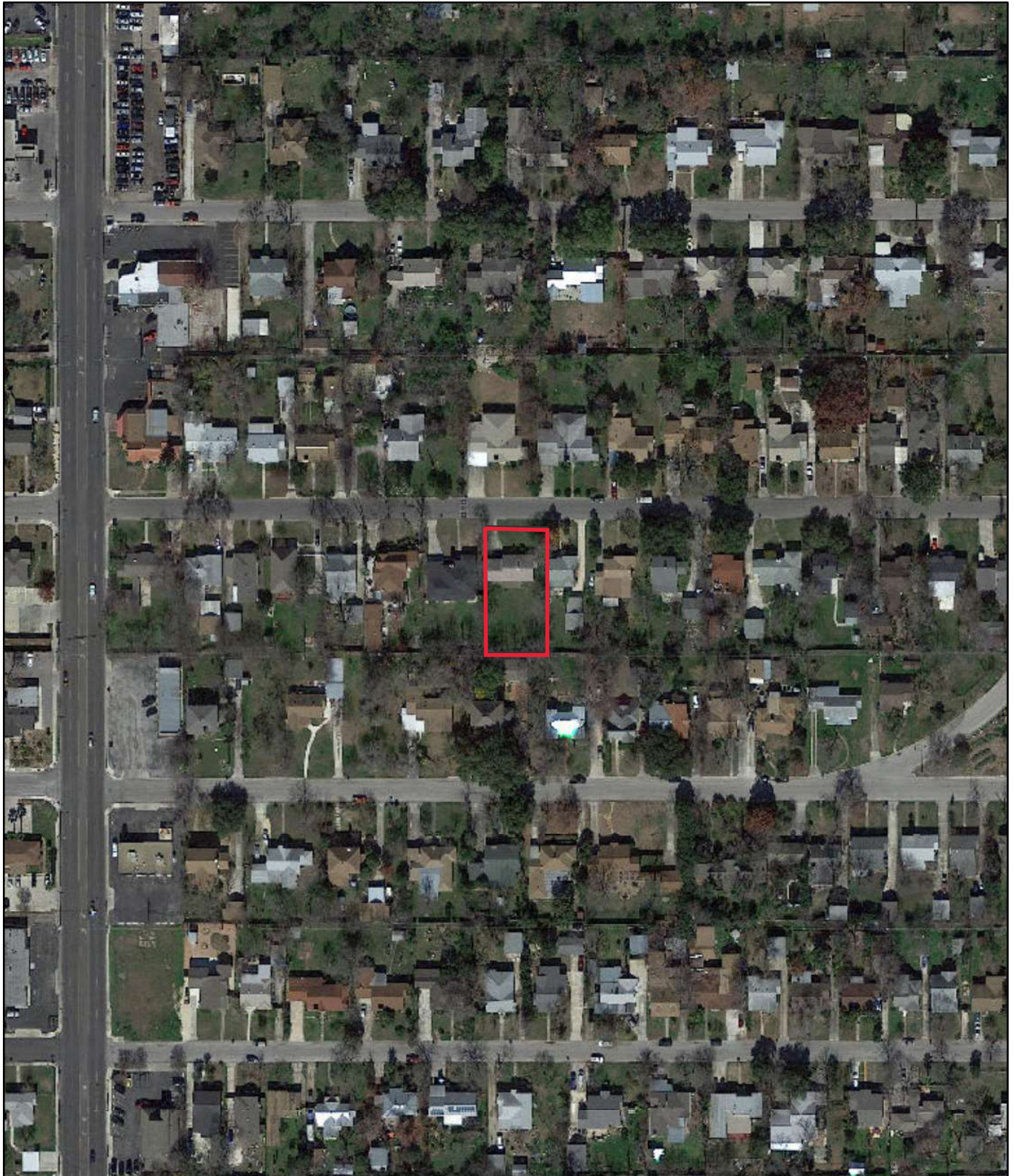
FINDINGS:

- a. The structure located at 250 Thorain is a 1-story, single-family home constructed circa 1950. It first appears on the 1951 Sanborn map. The house is rectangular in plan and features a side gable composition shingle roof with overhanging eaves, two-tone brick veneer, aluminum windows, and an attached two-car garage. The property is contributing to the Olmos Park Terrace Historic District.
- b. The scope of work includes a comprehensive interior remodel, upgrades to electrical and HVAC, roof replacement, foundation repair, driveway repair, and the repainting of trim.
- c. Staff conducted a site visit on January 19, 2021 to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations at this property.
- d. The applicant has met all the requirements for Historic Tax Certification as outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meet the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- e. Approval of Tax Verification by the HDRC for work completed in 2020 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2021. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

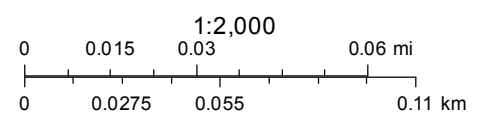
Staff recommends approval based on findings a through e.

City of San Antonio One Stop

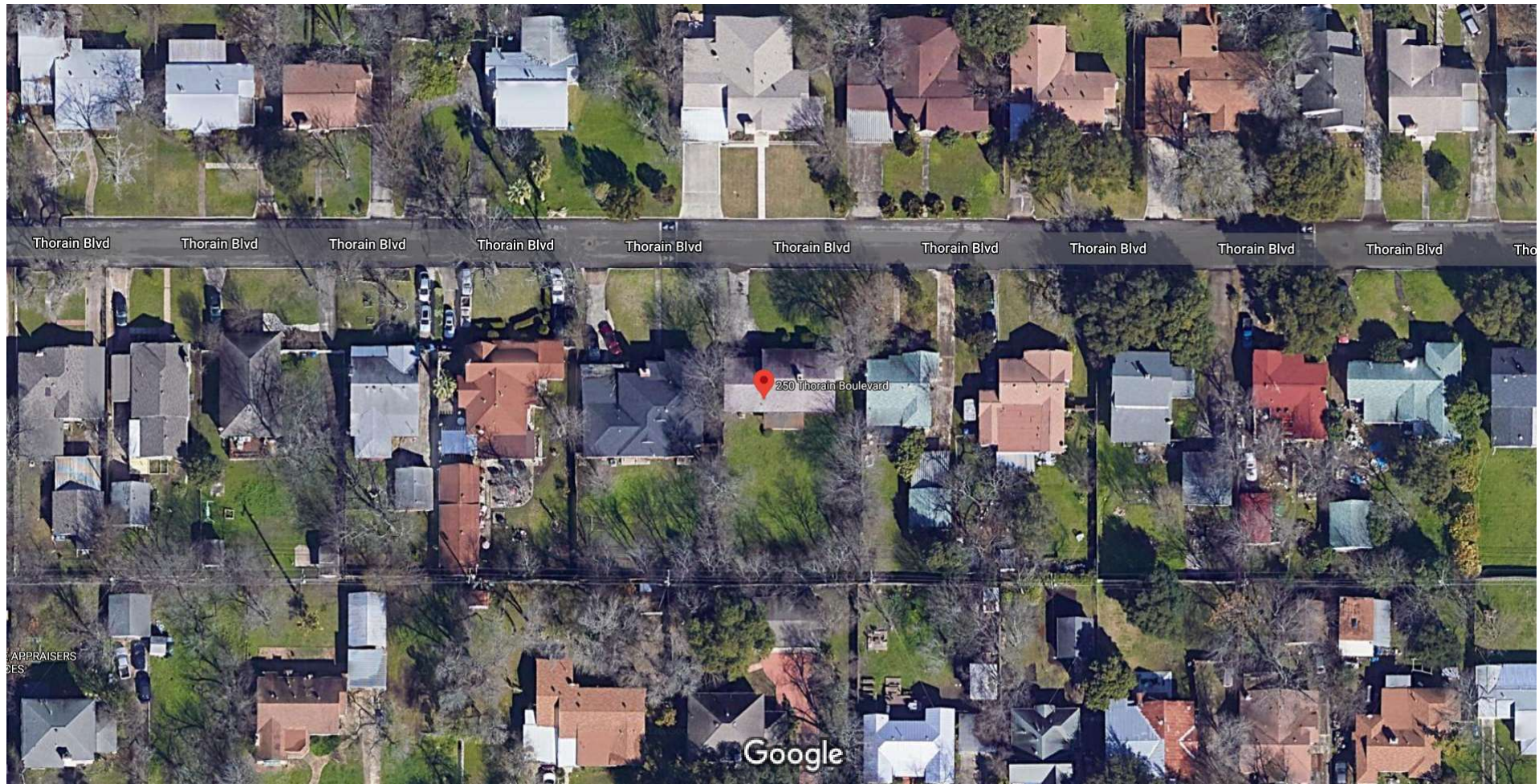


June 18, 2020

— User drawn lines



Google Maps 250 Thorain Blvd



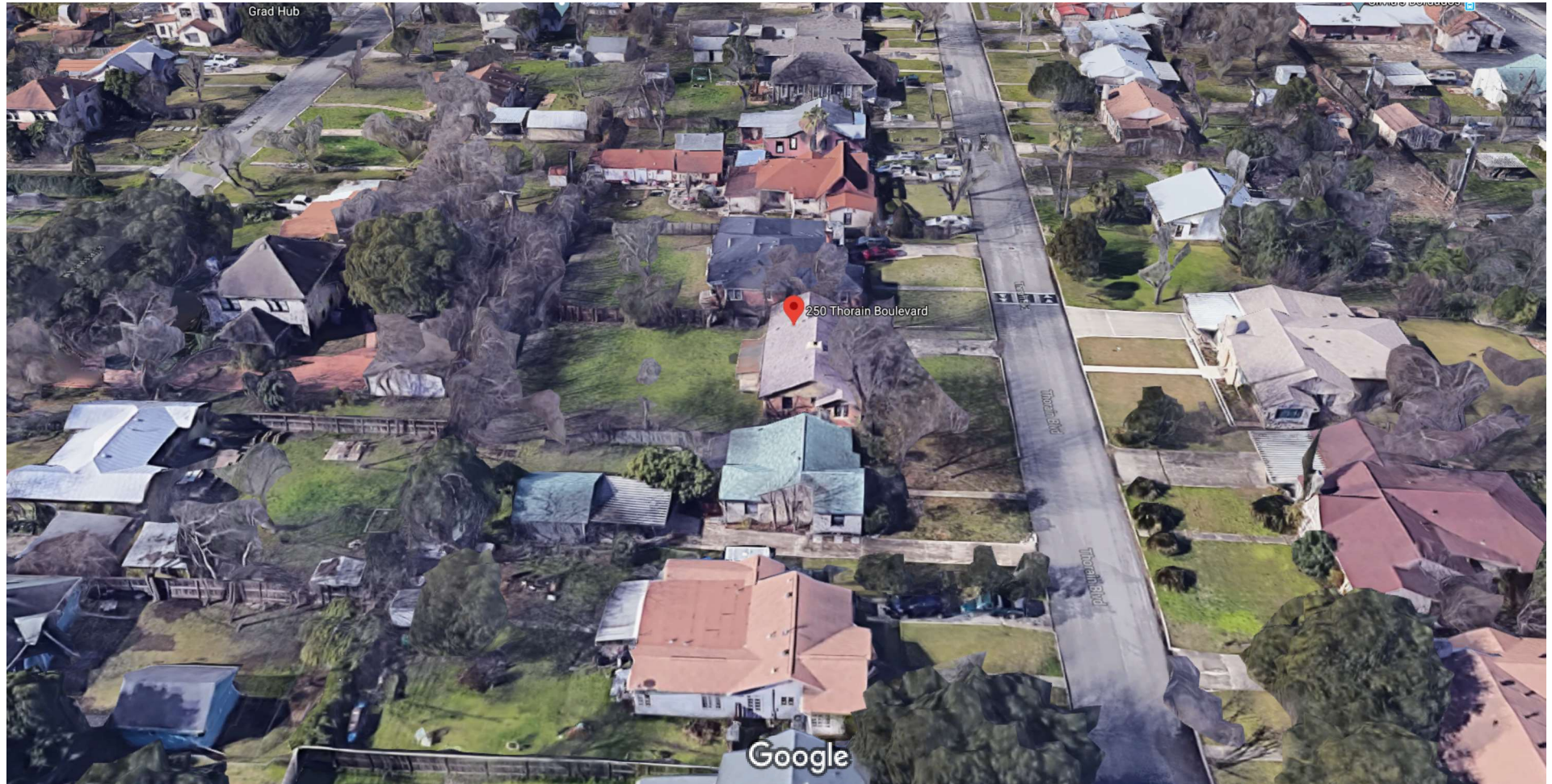
Map data ©2020 , Map data ©2020 20 ft

Google Maps 250 Thorain Blvd



Imagery ©2020 Landsat / Copernicus, Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Map data ©2020 20 ft

Google Maps 250 Thorain Blvd



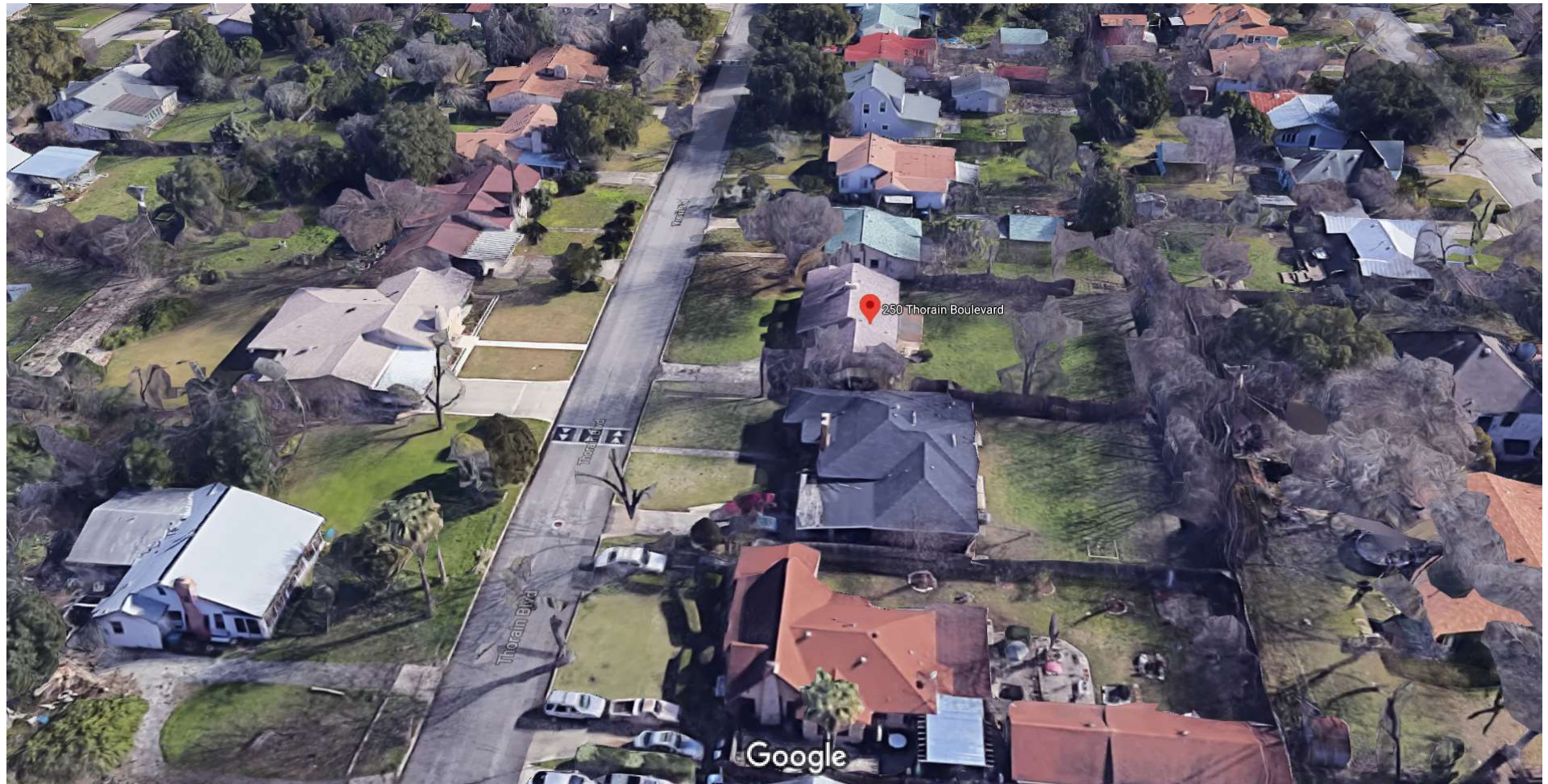
Imagery ©2020 Google, Map data ©2020 20 ft

Google Maps 250 Thorain Blvd



Map data ©2020 20 ft

Google Maps 250 Thorain Blvd



Imagery ©2020 Google, Map data ©2020 20 ft

1951

SAN ANTONIO, TEX. VOL. 51
545
ADDL SHEET
DEC. 1933

AV. 552

566

564

565



SAN PEDRO AV.

Scale 100 FT TO ONE INCH

Historic Rehabilitation Application Part 2 of 2

Detailed written narrative explaining completed work – COA and closed permits

To qualify for the substantial Rehabilitation Tax program we need to have spent 30% of our Improvement Homesite Value to rehabilitate the home. Our Improvement Homesite Value according to BCAD is \$xxx. 30% of that is \$xxx. As you will see below, we have spent a total of \$xxx which is almost xx% of the value.

First things we did was demo the house where we needed. This started with floor - tearing out our existing carpet throughout the house, tile in restroom and kitchen. Upon doing so we saw extreme damage done to original floors "Spanish White Oak" that needed to be replaced. The original wooden floors were badly damage from water and had rotten out the majority of both bedrooms, we need to replace & install basically the whole flooring in both bedrooms. Finding and installing floors to match original Spanish white oak was extremely difficult but we got it done! We then sanded, stained, and glossed floors with Premier glass and coin for long-lasting care for future homeowners. Next we replaced all damage sheetrock throughout the whole house mainly again in both bedrooms restroom and kitchen. When we saw the damage done in the kitchen area we decided to open up kitchen wall and create a more open concept to allow a clear site from kitchen to the living room and outside window. Doing so we need to apply for permits getting engineer letter for structural integrity. While having the Sheetrock down and having clear sight of beams we also upgraded insulation too both bedrooms and bathrooms, with a 5 inch and one high density installation. This will help with better heat and cold disbursement throughout the bedrooms and restroom due to that we couldn't change out the existing windows.

After doing demo work we started our major upgrades needed to bring home up to its previous glory and codes. We first leveled out the foundation of the home. We applied for permits and after updating received and engineering letter for the work done on the foundation. We brought all the electrical in the and out of the house up to code. Upgraded all electrical with new electrical box wiring and system indoor and out we upgraded our smoke detectors and carbon monoxide detectors and everything else.

We did a full remodel of existing bathroom. This included the tile, shower, flooring, fixtures toilet and piping. It's a smaller bathroom so we added as much storage as we could with towel racks and a vanity sink that can hold supplies.

We then proceeded to upgrade the entire kitchen. The kitchen took time and turned out beautiful. With new flooring, cabinets, appliances and new granite countertops throughout the kitchen, we really brought a product that would make families happy to cook and live in. The open layout and hangover countertop allow the family to interact with people in the living from inside the kitchen. Also brings in light to the kitchen when it was otherwise dark and cold.

All window glass was replaced from a 1/16 window to a 3/16 window & weatherproofed them throughout the whole house. We did all this without replacing or removing the original window framing to comply with historic society coding. Continuing

with windows we replaced and fix all cracks and latches. For better more functionality for future owners to open and close with ease.

The entire house is a smart home with a smart Google home system, Google Nest, Door bell and google home.

Outer home upgrades. Replaced roof with same type and character of original roofing. The old roofing was bad and would not have lasted much longer for the new owners. This way they can have confidence in the structures going into the house. We replaced the rooted siding and painted those to mesh with the house. Next we continue to fix original driveway and created a new sidewalk from street to porch for homeowners. We also brought in a landscaper to do new landscaping with aromatic soil, and upgraded grass to Bermuda for long lasting beautiful yard presents.

We received a COA from OHP on 6/05/2020 at 10:36a for 250 Thorain COA__painting, roof, repairs, foundation, driveway/sidewalk. There was a second COA given to us on 08/14/2020 at 10:01 AM for reroofing. COAs attached at bottom. All Permits have been closed including final inspection. A/P #2616004 was the building final inspection which was closed on 01/12/2020. All other permits need to be closed in order for final inspection to be closed.

All in all the house is complete and brand new home from top down. We spent more time and money than originally planned but think it will be well worth it for the new owners.

Completed Time Schedule:

Start date: June 3rd 2020

Completion date: December 20, 2020

Itemized list of work that was completed:

- Bedroom 1:
 - Replaced Majority of the wooden planks,
 - sanded floors and stained,
 - replaced all sheetrock in room
 - replaced all light fixtures ceiling fans & switches and plugs
 - replaced all doors
 - replaced broken glass in all windows
 - Repaired all window cranks and lock levers, detector's
 - painted room ceiling and walls
- Bedroom 2:
 - Replaced Majority of the wooden planks
 - sanded floors and stained
 - replaced all sheetrock in room
 - replaced all light fixtures & switches and plugs
 - replaced all doors

- added Ceiling fan
- replaced all broken glass in windows
- repaired all window cranks and lock levers
- added smoke detectors
- painted room ceiling and walls
- repaired Ac vent covers
- Restroom
 - Replaced all flooring
 - replaced door to restroom
 - new sink
 - replaced broken glass windows
 - new toilet
 - replaced all shower fixtures
 - new shower tile
 - new flooring
 - new light fixtures & switches and plugs.
 - New bathroom vanity
 - towel hangers, vanity mirrors
 - updated water piping to new code
 - painted room ceiling and walls
 - repaired window locks and levers
 - replaced Ac vent cover
- Kitchen
 - Updated all light fixtures & switches and plugs
 - added track lighting
 - new cabinets
 - new granite counter tops
 - new flooring
 - new refrigerator
 - new stove
 - new dishwasher
 - new garbage disposal
 - added fire extinguisher
 - opened up wall to living room for open concept
 - replaced door to garage
 - added smoke detectors
 - new sheetrock
 - painted room ceiling and walls
 - repaired Ac vents
- Living Room
 - Added ceiling fan
 - repaired wooden planks

- sanded floors & stained
- added smoke detectors
- new lighting fixtures and switches with ceiling fan and chandelier
- painted ceiling and walls
- repaired & replaced sheetrock
- replaced all window
- repaired window cranks and lock levers
- repaired doors
- replaced AC vents
- Hallway
 - Replace closet doors
 - added new nest thermostat
 - added new lighting fixtures and switches
 - sanded and stained floor
 - covered up existing trapped door to bottom of house
- Garage
 - Upgraded all wiring to garage with ready to use garage door opener
 - upgraded water heater
 - added new workspace lighting
 - replaced all sheetrock
 - painted garage wall
 - fixed exciting garage doors to open and close easier
 - new workbench in garage
 - new garage steps to the inside of the house
- Outdoor front
 - Replaced outdoor lighting fixture
 - painted exterior walls
 - replaced roof
 - painted garage doors
 - new mailbox
 - repaired exsiting driveway
 - added new sidewalk to house
 - updated new grass and flower bed around house
- Outdoor Back
 - Updated patio roof with matching roof shingles
 - new light fixtures
 - reseeded back yard

Itemized list of completed work with associated cost:

- Total for work done -

Date	Expense name	Payment method	Amount paid	Total
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				x
06/03	Labor - Permit Pull (Jose)	Zelle transfer		
06/03	Holding Cost - Home Loan Interest (1)	Check		
	Holding Costs - Domestic Wire fee	Bank account		
06/04	Holding Costs - Closing Costs	Cashier check		
	Salary - contractor	Transfer to checking		
	Salary - contractor	zelle		
	Supplies - Checkbook	Paid to chase		
	Supplies - Homedepot	Zelle		
	Supplies - Homedepot	Zelle		
	Supplies - Allen & Allen (Flooring)	Zelle		
	Supplies - Homedepot	Zelle		
06/04	Labor - Electrician 1/3 (Sal)	Check		
06/04 - 06/07	Labor - Demo work (Wilver)	Check (150) + 500 cash		
	Labor - Foundation 1/3	Check		
	Labor - Foundation 2/3	Check		
	Supplies - Floor & decor	Check		
	Supplies - Homedepot	Zelle		
	Supplies - Homedepot	zelle		
	Supplies - Homedepot	Zelle		
	Labor - Foundation 3/3	Check		
	Supplies - Builder decor (cabinets+countertop)	Check		
	Supplies - Homedepot	Zelle		
	Supplies - faucet parts	Zelle		
	Supplies - Homedepot	Card		
	Labor - Electrician 2/3 (Sal)	Check		
	Labor - Plumber	Check		
	Supplies - Homedepot	Zelle		
	Supplies - Harbor Freight Tool	Zelle		
	Supplies - Homedepot	Zelle		
	Supplies - Homedepot	Zelle		
	Labor - Wilver	Zelle		

	Supplies - Homedepot	Zelle		
06/22	Labor - Plumber	Check		
	Supplies - Homedepot	zelle		
	Holding Costs - CPS month 1 + security deposit	Debit card		
06/25	Labor - Junk removal	Zelle		
07/01	Supplies - Costco (weed killer)	Debit card		
	Supplies - Homedepot	Debit		
	Labor	zelle		
07/03	Labor – Homer (sheetrock paint)	Check		
	Supplies - Homedepot + plumber	Check		
07/10	Labor – Homer (sheetrock paint)	Check		
07/10	Supplies - Homedepot	Zelle		
	Labor - Plummer (Jamie)	Check		
07/16	Supplies - Homedepot	Zelle		
07/17	Labor - Plumbing and inspection	Check		
07/17	Supplies - Appliances (fridge, range, microwave, dishwasher, tile cutting saw, powerwasher)	Check		
07/17	Labor – Homer (sheetrock paint)	check		
07/18	Labor - Plummer (Jamie)	Check		
07/22	Supplies - Homedepot	Zelle		
07/22	Supplies - Floors and decor (backsplash)	Zelle		
	Labor - Junk Removal (Ruben)	Zelle		
07/22	Holding Costs - saws water bill	Direct deposit		
	Supplies - Harbor Freight Tools	Zelle		
	Supplies - Homedepot	Zelle		
	Supplies - Homedepot	Zelle		
	Supplies - Ziegler glass	Zelle		
	Supplies - Ziegler glass	Zelle		
	Labor - Rueben	Zelle		
	Supplies - HEB mops + fabuloso	Zelle		
07/24	Supplies - Homedepot rental	Zelle		
07/24	Labor - Homer	Check		
07/31	Labor - Homer	Check		

07/31	Supplies - McCoy's (doors)	Check		
08/03	Holding Cost - Home Loan Interest (2)	Check		
08/03	Supplies - Amazon (Hose)	Debit		
07/27	Supplies - Homedepot			
07/28	Supplies - Family Dollar (mops)			
07/30	Supplies - Homedepot			
07/31	Supplies - Homedepot			
07/31	Supplies - Homedepot			
07/31	Supplies - Cobb building			
07/31	Supplies - Cobb building			
07/31	Supplies - Homedepot			
07/31	Supplies - Homedepot			
08/03	Supplies - Homedepot			
08/03	Supplies - Sherwin Williams (paint)			
08/03	Supplies - Harbor Freight Tools			
08/05	Supplies - Sherwin Williams			
07/30	Supplies - Homedepot (rental sander)			
07/31	Supplies - Homedepot (rental floor edger)			
	Labor - Adan Refund (fence commision)			
	Labor - Jose (1)			
	Labor - Engineer letter for house			
	Labor - Jose (2)			
08/12	Labor - Carol Reimburse on fence			
08/13	Supplies - Homedepot (lights fixtures)	Debit		
08/13	Supplies - Homedepot (lights + toilet)	Debit		
08/10	Supplies - Cobb building materials			
08/10	Supplies - Homedepot			
08/10	Supplies - Homedepot			
08/14	Supplies - Nest thermostat	Cash		
08/13	Labor - Jose (3)			
8/13	Labor - Jose (4)			
08/18	Labor - Junk Removal (Ruben)	Cash		
8/20	Supplies - Google nest hub	Cash		

08/21	Labor - Jose (5)	Check		
08/21	Labor - Electrical 3/3 (Sal)	Check		
08/24	Labor - Jose (6)			
08/24	Supplies + Labor - Builder decor - Kitchen Vanity + install	Check		
	Supplies - Homedepot (interior paint)			
	Labor - Junk Removal (Ruben)			
08/28	Labor - Jose (7)			
	Supplies - Moore supplies			
	Supplies - Homedepot			
	Supplies - Homedepot			
	Supplies - Homedepot			
	Supplies - Homedepot			
	Supplies - Harbour freight			
09/03	Holding Cost - Home Loan Interest (3)			
	Supplies - Cobb building material			
09/01	Supplies - Sharon Depot (google doorbell)			
09/01	Supplies - Cobb materials (glass)			
09/01	Supplies - Homedepot (outdoor paint)			
08/24	Supplies - Homedepot - Milwaukee tolls	Homedepot CC		
09/10	Supplies - Homedepot - outdoor			
09/10	Labor - Electrician Mike (dishwasher plug)			
	Supplies - Permits			
	Labor - Jose (8)			
	Labor - Jose (9)			
09/15	Supplies - Homedepot (screws)			
09/16	Supplies - Cobb building material			
09/16	Supplies - Ziglier glass			
09/22	Supplies - Homedepot (concrete , paint)	First Progress CC		
09/26	Supplies - Homedepot (sanding rental)			
09/26	Supplies - Homedepot			
10/01	Labor - Crackhead trash removal services			
10/08	Holding Costs - Interest month 4	check		

10/08	Labor - Contractor deposit (Leo)			
10/12	Supplies - Floor and decor (backsplash)			
10/12	Supplies - Floor and Decor (adhesive)			
10/12	Supplies - Homedepot (handle pulls)			
10/12	Supplies - Homedepot (paint)			
10/12	Supplies - Homedepot (cabinet knobs)			
10/12	Supplies - Floor and Decor (end tiles)			
10/14	Supplies - Leo contractor (trim wood)			
11/04	Holding costs - Interest for Don (5)			
11/05	Supplies - Floor and Decor - (backsplash)			
11/06	Supplies - Homedepot (kitchen+bathroom faucet)			
11/06	Supplies - Homedepot			
11/08	Supplies - Cobb building Materials (window glass)			
11/09	Supplies - Homedepot (kitchen plumbing)			
11/13	Supplies - Homedepot			
11/23	Supplies - Amazon (towel rack set + disposal)			
	Holding costs - Interest expense on rehab (7.5 months)			
	Labor - Remaining work (American R & R)	check		
11/24	Holding Costs - Electrical (back dated)			
12/03	Holding costs - Interest for Don (6)			
	Holding costs - taxes 06/03-12/31 906.98 - 2272.05 = (-1365.07)			
01/03	Holding costs - Interest for Don (7)			
12/04	Supplies - Amazon towel hooks			
12/05	Supplies - microwave brackets			
12/10	Labor - Levi Fence + Referral Fee			
12/10	Supplies - Mulch + Soil			
12/11	Supplies - grass			
12/11	Supplies - Historic Society Plaque			
12/11	Supplies - Amazon (mailbox)			
12/12	Labor - grass install			
12/15	Supplies - Amazon (booties)			
12/20	Labor - Wilfredo work plumbing			









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