

HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

HDRC CASE NO: 2021-361
ADDRESS: 1003 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 520 BLK 24 S 60 FT OF 17 & 18 ARB A17
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: New Comfort Homes
OWNER: New Comfort Homes
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: July 20, 2021
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 1003 N Hackberry.

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 located at 1003 N Hackberry is a 2-story, single-family residence constructed circa 1910. The home features a standing seam metal cross gable roof, with a shed roof front porch and a second story shed roof awning, wood cladding, and one-over-one windows. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, foundation repair and leveling, insulation replacement, skirting installation, exterior painting and repairs, fence installation, roof replacement, and electrical, plumbing, and mechanical upgrades. Certificates of Appropriateness are required for all exterior scopes of work.
- 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.

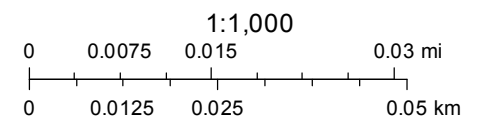
RECOMMENDATION:

Staff recommends approval based on findings a through c.

1003 N Hackberry



March 9, 2021



1003 Hackberry San Antonio, Texas 78202

Below is an outline of our plans for restoration and rehabilitation to both the interior and exterior, along with colored photos. Our intent is to keep the integrity of the property and the original structural components.

EXTERIOR

- *Foundation-house will be raised where it is needed and reinforced throughout
- *Windows-install in like condition
- *Siding-replace roach infested insulation
- *Skirting-install concrete fiber siding to entire perimeter with scuttle door
- *Paint-all exterior
- *Fence-add around perimeter (similar to neighbor on Lamar)
- *Roof-demo all roofing, install decking and 30 year dimensional roofing

INTERIOR

- *Kitchen-replacing cabinets, adding appliances, updating floors, adding granite
- *Electrical-rewiring house and all fixtures, adding smoke detectors, TR outlets up to code
- *Mechanical-adding HVAC
- *Plumbing-redoing, adding washroom attachments and repairing gas lines
- *Paint-all interior

Please contact us directly with any questions. All feedback is appreciated.

New Comfort Homes

Lawrence Briseno President

Missy Ramos Secretary

1003 Hackberry San Antonio, Texas 78202



Front of the House from Street



Side Door of the House



Back of the House

1003 Hackberry San Antonio, Texas 78202



Living Room



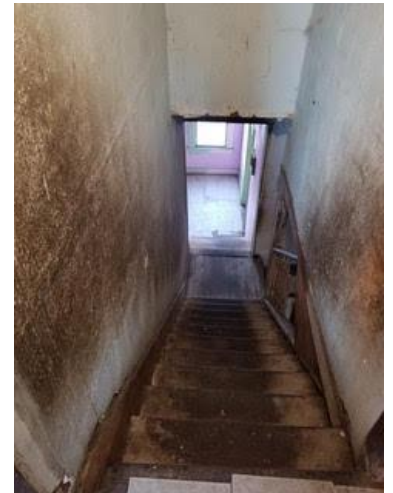
Kitchen



Back Room/Future Dining Rm



Downstairs Bathroom



Staircase

1003 Hackberry San Antonio, Texas 78202



Upstairs Bathroom with Stand Up Shower



Upstairs Front Bdrm & Washroom/ Future Master Bdrm & Walk-in Closet

1003 Hackberry San Antonio, Texas 78202



Windows



Roach Infested Exterior Siding



Fencing of Neighbor

Projected Time Frame of Project: 4 months

Straightline Co.

Property Address:

1003 N Hackberry

Property Owner:

New Comfort Homes

A description of work and materials are listed below.

INTERIOR

Carpentry-

Replace damaged doors. Est. 1-24", 1-28" & 1-30".

Replace base trim est. 210' Liner feet.

Replace cabinet skins where needed, quarter round and repair sink base.

Replace decking on second floor. Est. 3'x3'. \$

Plumbing-

Repair water leak at upstairs bathroom. \$

Tie in undermount sink to existing plumbing. \$

Paint-

Remediate all mold. Paint/seal any mold areas.

Prime all new sheetrock. Paint walls, ceilings and trim \$

Sheetrock-

Demo all molded and water stained sheetrock.

Install new sheetrock, tape n float and match existing texture. \$

Countertops-

Repace fermica countertops with granite. \$

Flooring-

Remove/Install carpet estimated 1500 sqft. (neutral color) \$

Install VCT wood style vinyl in kitchen and bathrooms. \$

Subtotal: \$

Time Frame Total:

EXTERIOR

Roof-

Demo existing roof, vent pipe flashings, replace deteriorated decking where needed and secure all drip edge.

Install wet proofing, install 25 year roof. Est. 25 squares \$

Mortor Exterior Brick-

Straightline Co.

Repair cracks from foundation shifting. \$

Foundation-

Install 11 piers on east side of structure. \$

COSA Permits and Inspection \$

Paint-

Paint rear porch cover Est. 14'x30'. Paint entire exterior trim. \$

Landscaping-

Demo rear metal pool frame. Remove sand. Install 2 pallets of grass.

Install flower beds in the front yard. \$

Trash haul off-

Est. 3 trailer loads \$

Subtotal: \$

Time FrameTotal: **Grand Total** \$

Total Time Frame Estimated:

PAYMENT SCHEDULE	Date	Amount	Check No. / Cash
First Draw			
Second Draw			
Final Draw			

Field Notes: Contractor to supply all materials, labor utilities and tools necessary to complete the above proposal. This contract does not include price increases on material, additional labor and/or materials. A deposit of 50% of the total amount is required Prior to starting the job, the rest is usually split into 2-3 payments (as needed). Time frame is working, weather permitting days only. Any changes to this proposal must be documented by a written change order submitted by Contract and approved by Owner(s) prior to commencement of change order work. In the event a change order is required, Owner(s) agree to pay any additional sums provided in the written change order up front.

Owner / Owner Agent

Straightline Painting & Remodeling