

HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2024

HDRC CASE NO: 2024-394
ADDRESS: 540 ADAMS ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 11 & S 11.7 FT OF 10
ZONING: RM-4,HS,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
TYPE OF WORK: Tax Verification
APPLICATION RECEIVED: November 18, 2024
60-DAY REVIEW: January 17, 2025
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to receive Historic Tax Verification.

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 primary structure located at 540 Adams is a 1-story, single-family structure constructed circa 1920. The property features a 1-story rear accessory structure that first appears on the 1931 Sanborn Map. The rear accessory structure is separately addressed as 311 Eagleland. The primary structure features a front gable composition shingle roof with a side dormer, a partially enclosed front entry porch, a full-width side porch with stone columns, wood siding, and one-over-one wood and replacement windows. The structures have been greatly modified over time. The property is contributing to the King William Historic District. This property received its Historic Tax Certification in 2/2023. The applicant is requesting Historic Tax Verification.
- b. **HISTORIC TAX VERIFICATION** – The scope of work includes a comprehensive interior remodel, exterior wall repair, siding installation, door and window repair and replacement, exterior lighting and repainting on the primary structure and the interior remodel and construction of a second-story addition to the rear accessory structure.
- c. Staff conducted a site visit on November 25, 2024, 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 additional violations on the property.
- d. 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.

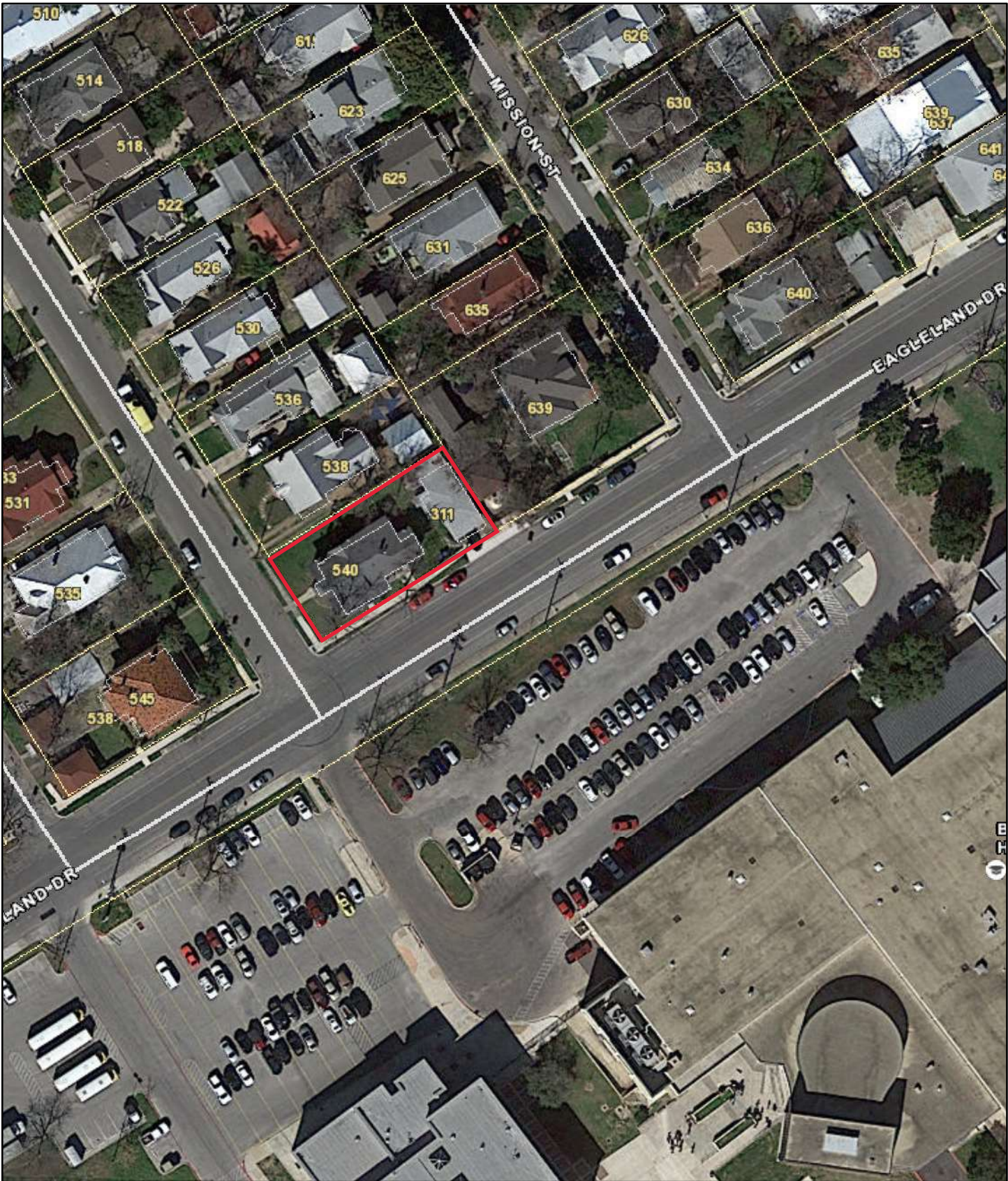
e. Approval of Tax Verification by the HDRC for work completed in 2024 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulation;

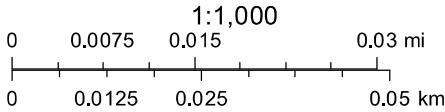
- a. That the applicant provides visual evidence of the wood screens prior to the issuance of a Certificate of Appropriateness (COA).

City of San Antonio One Stop



December 15, 2022

— User drawn lines





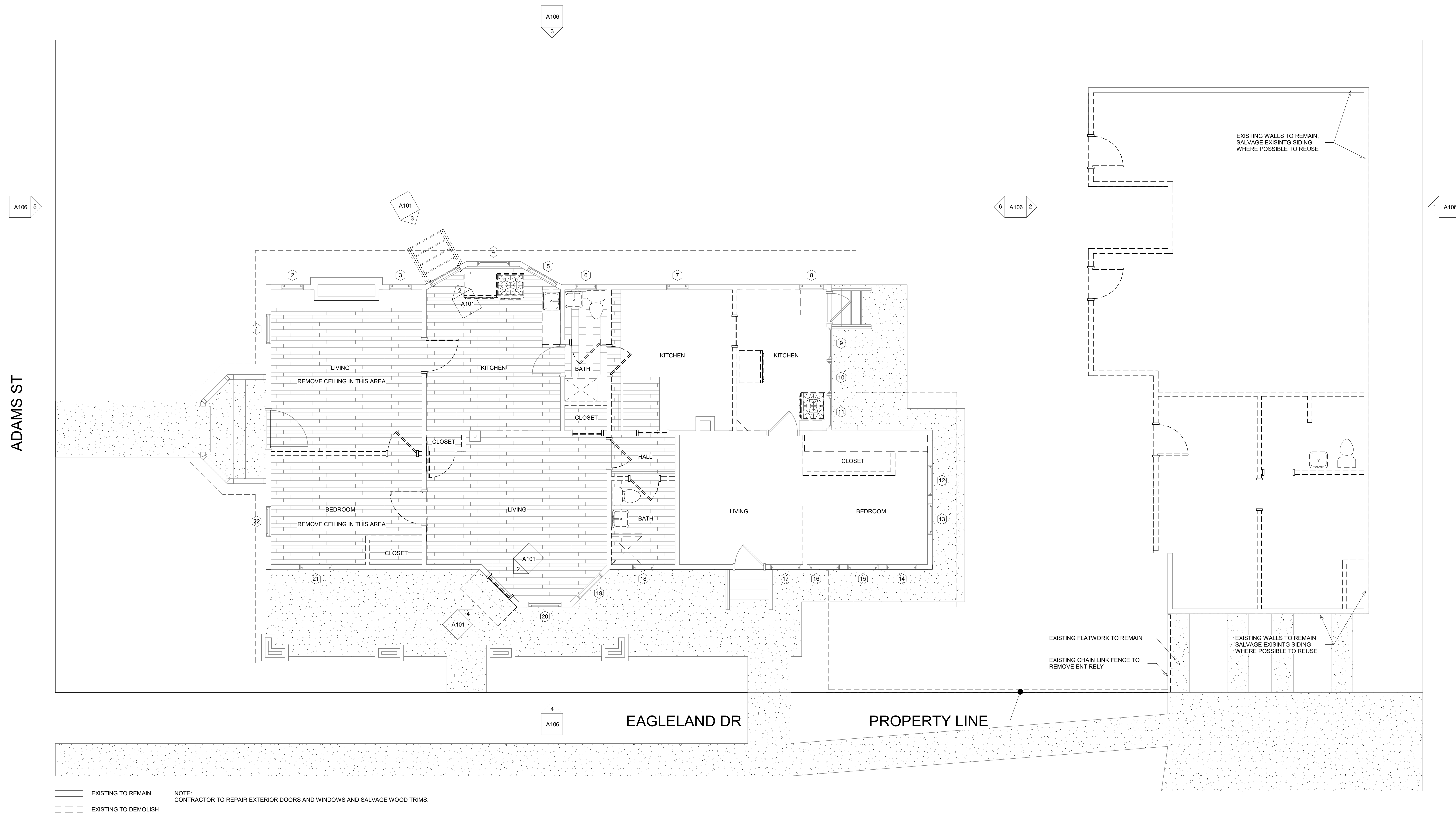






311

Nov 25, 2024 8:43:45 AM



Consultant
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[illegible]CHRISTOPHER GILL
LYDIA ZAIDMAN

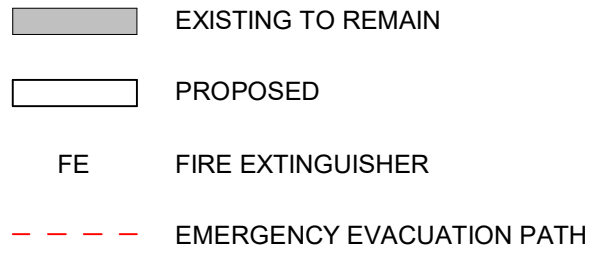
540 ADAMS
SAN ANTONIO, TX 78210

DEMOLITION FLOOR PLAN

Project Number	Project Number
Date	12.21.2022
Drawn By	Author
Checked By	Checker

A101

Scale	As indicated
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① PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

PROPERTY LINE

FENCE —

Scale $1/4" = 1'-0"$

Consultant
Address
Address
Address
Phone

[illegible]





Consultant
Address
Address
Address
Phone

CHRISTOPHER GILL
LYDIA ZAIDMAN

540 ADAMS
SAN ANTONIO, TX 78210

Project Number	Project Number
Date	12.21.2022
Drawn By	Author
Checked By	Checker
<h1>A106</h1>	
Scale	1/8" = 1'-0"



<p>CHRISTOPHER GILL LYDIA ZAIDMAN</p>	
<p>540 ADAMS SAN ANTONIO, TX 78210</p>	
<p>PROPOSED BUILDING ELEVATION</p>	
<p>Project Number</p>	<p>Project Number</p>
<p>Date</p>	<p>12.21.2022</p>
<p>Drawn By</p>	<p>Author</p>
<p>Checked By</p>	<p>Checker</p>
<p>A107</p>	
<p>Scale</p>	<p>1/8" = 1'-0"</p>

Costs Summary for 540 Adams

<u>Item</u>	<u>Total Cost</u>
Foundation	
Framing	
Int Doors	
Window	
Insulation	
Exterior Repair	
Porch Repair	
Ext Paint	
Sheetrock	
Tape/Float/Texture	
Int Paint	
Flooring	
Tile	
Cabinetry	
Trim	
Landscaping	
Countertop	
Est Total	

540 Adams – Rehab Scope

This scope of work is for the remodel for 540 Adams St.

This property is a duplex at 540 Adams St and an accessory dwelling unit.

The repairs will include new framing of interior and repair of exterior walls, new siding, doors, windows and porch, new exterior lighting, and new paint to stay in character with other homes in the King William area.

Interior renovations included new cabinetry, tile, floor repair and refinish, new interior trim, doors, and closet shelving & fixtures.

The work on both of these homes was be completed in early February of 2024.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

March 30, 2023

ADDRESS: 540 ADAMS ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 11 & S 11.7 FT OF 10
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: 540 Adams St, LLC - 609 Josephine
OWNER: 540 Adams St, LLC - 609 Josephine
TYPE OF WORK: Repair and Maintenance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)repair the foundation, (2)repair the existing window and door screens, (3)re-install salvaged transom windows in the enclosed transom window openings, (4)repair existing exterior doors, windows, and trim.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 3/30/2023 4:43:11 PM

ADMINISTRATIVE APPROVAL TO: 1. Repair the foundation.

No modifications to the existing skirting are requested or approved at this time.

2. Repair the existing window and door screens.

3. Re-install salvaged transom windows in the enclosed transom window openings.

4. Repair existing exterior doors, windows, and trim.

No modifications to the existing window openings or sashes are to take place. Sashes may be removed from the frames to make repairs; elements such as rails and stiles that are rotten or missing may be replaced with new solid wood elements to match the existing (in kind repairs only). Glass should feature a clarity comparable to the existing (tinted glass should not be used).

The wholesale replacement of any exterior door or window unit is not requested or approved at this time.

APPROVED BY: Rachel Rettaliata

RE-ISSUE REASON:

Re-issued to include approval for the installation of Hardie skirting that features a reveal of no more than 6 inches and a smooth texture.

The skirting must feature a water table and the boards must be installed to feature the same reveal on all sides of the structure.

RE-ISSUE DATE: 3/30/2023 4:43:11 PM

RE-ISSUED BY: Rachel Rettaliata



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 22, 2023

ADDRESS: 540 ADAMS ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 11 & S 11.7 FT OF 10
HISTORIC DISTRICT: King William
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Christopher Gill/540 ADAMS LLC -
OWNER: Christopher Gill/540 ADAMS LLC -
TYPE OF WORK: Fencing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: install a 4-foot-tall, wood-frame cattle panel fencing in the front and side yard with three (3) pedestrian gates.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 3/22/2023 9:34:39 AM

ADMINISTRATIVE APPROVAL TO: Install a 4-foot-tall, wood-frame cattle panel fencing in the front and side yard with three (3) pedestrian gates.

The front yard fence will terminate at the rear accessory structure along the south property line and at the front driveway along the west property line. A driveway gate is not requested or approved at this time.

The final construction height of the approved gates and fencing may not exceed the maximum height of 4 feet as approved at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

APPROVED BY: Rachel Rettaliata

**Shanon Shea Miller
Historic Preservation Officer**

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

May 2, 2023

ADDRESS: 540 ADAMS ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 11 & S 11.7 FT OF 10
HISTORIC DISTRICT: King William
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Christopher Gill/540 ADAMS LLC - 609 JOSEPHINE ST
OWNER: Christopher Gill/540 ADAMS LLC - 609 JOSEPHINE ST
TYPE OF WORK: Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to repaint the exterior siding and skirting with Sherwin Williams Neutral Paint Color 7069 Iron Ore.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 5/2/2023 2:08:03 PM

ADMINISTRATIVE APPROVAL TO: Repaint the exterior siding and skirting with Sherwin Williams Neutral Paint Color 7069 Iron Ore.

The painting of any historically unpainted masonry is not requested or approved at this time.

APPROVED BY: Rachel Rettaliata

**Shanon Shea Miller
Historic Preservation Officer**

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Record REP-MBR-APP23-35000120:
Minor Building Repair Application
Record Status: Closed

[Add to collection](#)

Record Info ▼	Payments ▼	Conditions 1
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A notice was added to this record on 01/04/2023.
Condition: Indicated ICRIP Approved Severity: Notice
Total Conditions: 1 (Notice: 1)

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We understand how important customer service is and our employees are here to assist you and to help make your experience with our department a positive one. Go to Record Info / Processing Status to locate the employee(s) currently reviewing your application. Please feel free to reach out to one our team members if you any questions or concerns.

[DSD E-MAIL AND PHONE CONTACT INFORMATION \(PDF\) \(Link to: <https://www.sanantonio.gov/DSD/About/Employees>\)](#)

Location

540 ADAMS ST 101

Record Details

Applicant:

Individual
DAVID B ALVAREZ
Primary Phone:210-241-9201
Secondary Phone:210-622-9428
db_alvarez@yahoo.com

Mailing
11050 PEARSALL RD
ATASCOSA, TX, 78002
United States

Licensed Professional:

DAVID B ALVAREZ
DONE RIGHT HOME IMPROVEMENT
11050 PEARSALL RD
ATASCOSA, TX, 78002
United States
Primary Phone:210-241-9201
Mobile Phone:210-622-9428
City Residential Building Cntr H923588

Project Description:

Christopher Gill

Owner:

MEDELLIN RICHARD M JR & MARIA ELIZA
114 SHALIMAR DR, SAN ANTONIO, TX, US, 78213-2605

▼ More Details**▣ Related Contacts****▣ Application Information****PROPERTY OWNER**

Are you the Property Owner?: No

GENERAL INFORMATION

Minor Building Repair Type: Residential Repair Permit

Type of Zoning Use: Residential

Scope of Work:

General Repairs – Scope of work to include: 1.Repair 8 windows 2.Repair and fix transom of 1 door 3.Frame 3 walls for closet. 4.Repair window frames 5.Repair rotten siding as needed. 6.Install flooring 7.Install sheetrock 8. Going from four-plex to duplex Must comply with UDC and IRC (IBC) / Must comply with all applicable NCD Standards/ Must comply with Historic COA as approved/ Homeowner/Contractor aware of inspections required/ What's Next handout issued.**CGARCIA** **NOTE: Any Electrical, Mechanical or Plumbing work will require an additional permit by State License contractor and inspections completed. **NOTE: Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center). You must comply with the UDC and IRC requirements. All permits expire after 6 months with no activity. You must comply with City Code 10-115 (a)(1) to rent or occupy the home for a period of 12 months after the completion of this project. The "What's Next" handout will inform you of the engineer requirement for the foundation inspection.

RESIDENTIAL REPAIR INFORMATION

Is there structural work involving framing of roof, walls, doors, windows, floors, or stairs?: Yes

Is this a full remodel where over 50% of the home is being repaired or renovated?: No

Is this permit application only for interior demolition?: No

Is permit application to convert an attached garage or other un-insulated space to living space?: No

Is permit application to convert a detached garage or detached accessory building to living space?: No

Are you installing wall or ceiling insulation?: No

Number of Windows being replaced (excludes glass replacement): 8

Number of Pre-hung Doors being replaced (excludes door or hinge replacement): 1

Number of walls and/or ceilings being repaired (excludes paint, wallpaper, paneling or patching): 3

Is there any siding being replaced? (excludes addition of new siding over old without removal): Yes

ACKNOWLEDGEMENT

I acknowledge if electrical, mechanical, or plumbing work is required, a state -licensed professional must obtain a permit and complete the required inspections.: Yes

WAIVER ELIGIBILITY

Is your project approved for a City fee waiver program?: No

▣ Application Information Table

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Record REP-MBR-APP23-35000121:

Minor Building Repair Application

Record Status: Closed

[Add to collection](#)

Record Info ▼	Payments ▼	Conditions 1
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A notice was added to this record on 01/04/2023.
Condition: Indicated ICRIP Approved Severity: Notice
Total Conditions: 1 (Notice: 1)

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Location

540 ADAMS ST 102

Record Details

Applicant:

Individual
DAVID B ALVAREZ
Primary Phone:210-241-9201
Secondary Phone:210-622-9428
db_alvarez@yahoo.com

Mailing
11050 PEARSALL RD
ATASCOSA, TX, 78002
United States

Licensed Professional:

DAVID B ALVAREZ
DONE RIGHT HOME IMPROVEMENT
11050 PEARSALL RD
ATASCOSA, TX, 78002
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Primary Phone:210-241-9201
Mobile Phone:210-622-9428
City Residential Building Cntr H923588

Project Description:

Christopher Gill

Owner:

MEDELLIN RICHARD M JR & MARIA ELIZA
114 SHALIMAR DR, SAN ANTONIO, TX, US, 78213-2605

More Details

Related Contacts

Application Information

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Application Information Table