

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2024

HDRC CASE NO: 2024-309
ADDRESS: 1314 E COMMERCE ST
LEGAL DESCRIPTION: NCB 597 BLK A LOT 4 & E 21.34 FT OF 3
ZONING: AE-1
CITY COUNCIL DIST.: 2
APPLICANT: Lawrence Magott
OWNER: Lawrence Magott
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: August 26, 2024
60-DAY REVIEW: October 25, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1314 E Commerce.

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.

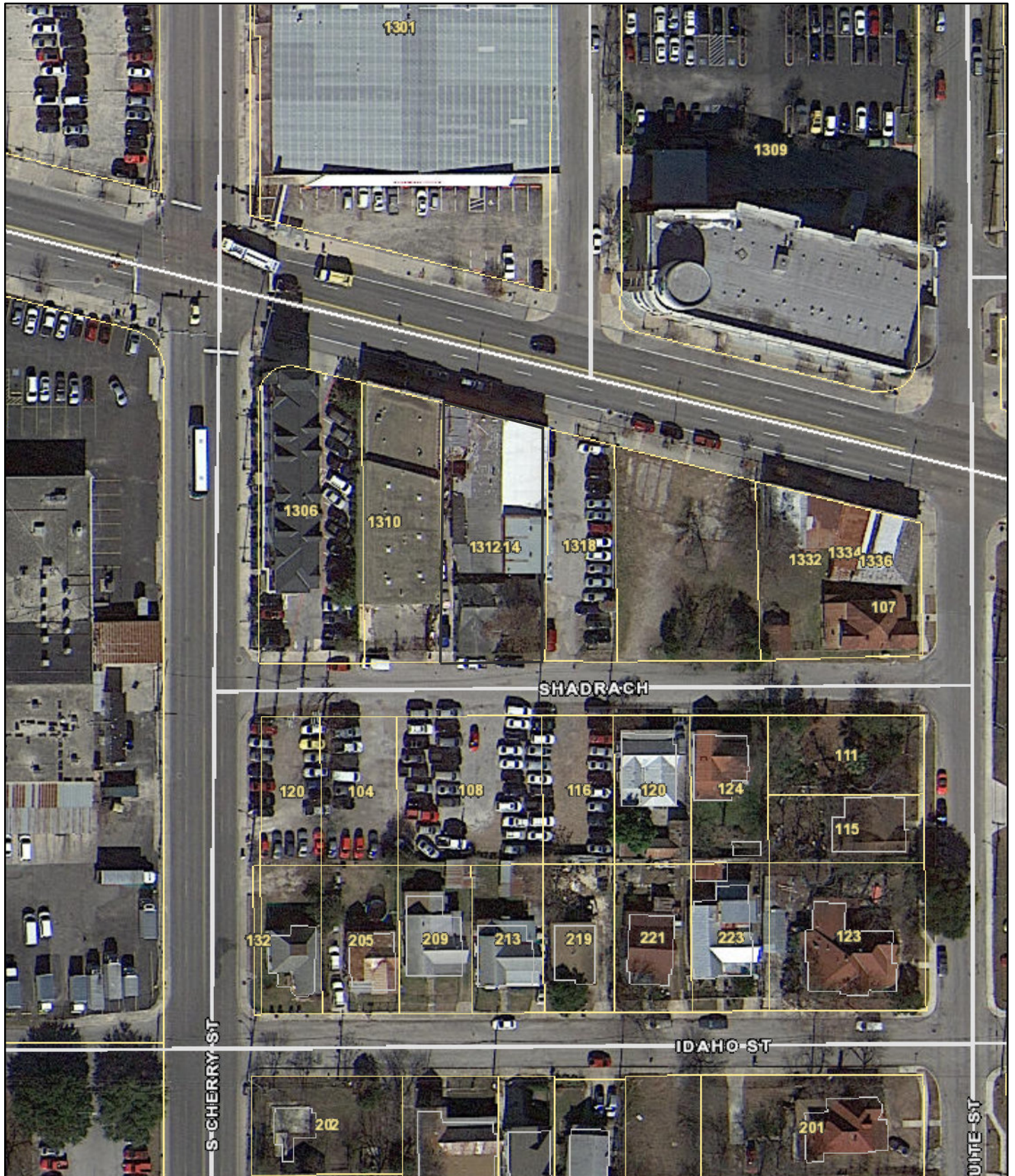
FINDINGS:

- a. The residential structure at 1314 E Commerce is a 1-story, vernacular-style house constructed circa 1900. The structure is oriented toward Shadrach Street and features a cross gable composition shingle roof, wood siding, and one-over-one and divided lite wood windows. The applicant is currently pursuing landmark designation for the property, which includes this residential structure, a storage structure, and the commercial structure facing E Commerce Street. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes foundation repair, electrical and plumbing upgrades, insulation installation, roof replacement, and exterior painting. 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. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

RECOMMENDATION:

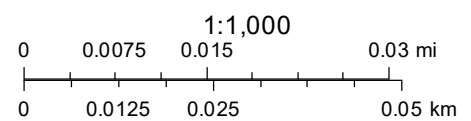
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



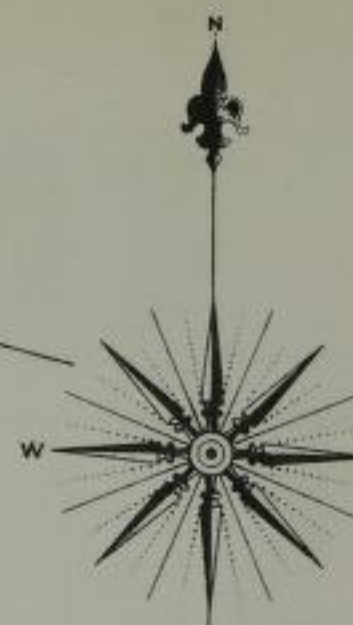
August 30, 2024

— User drawn lines



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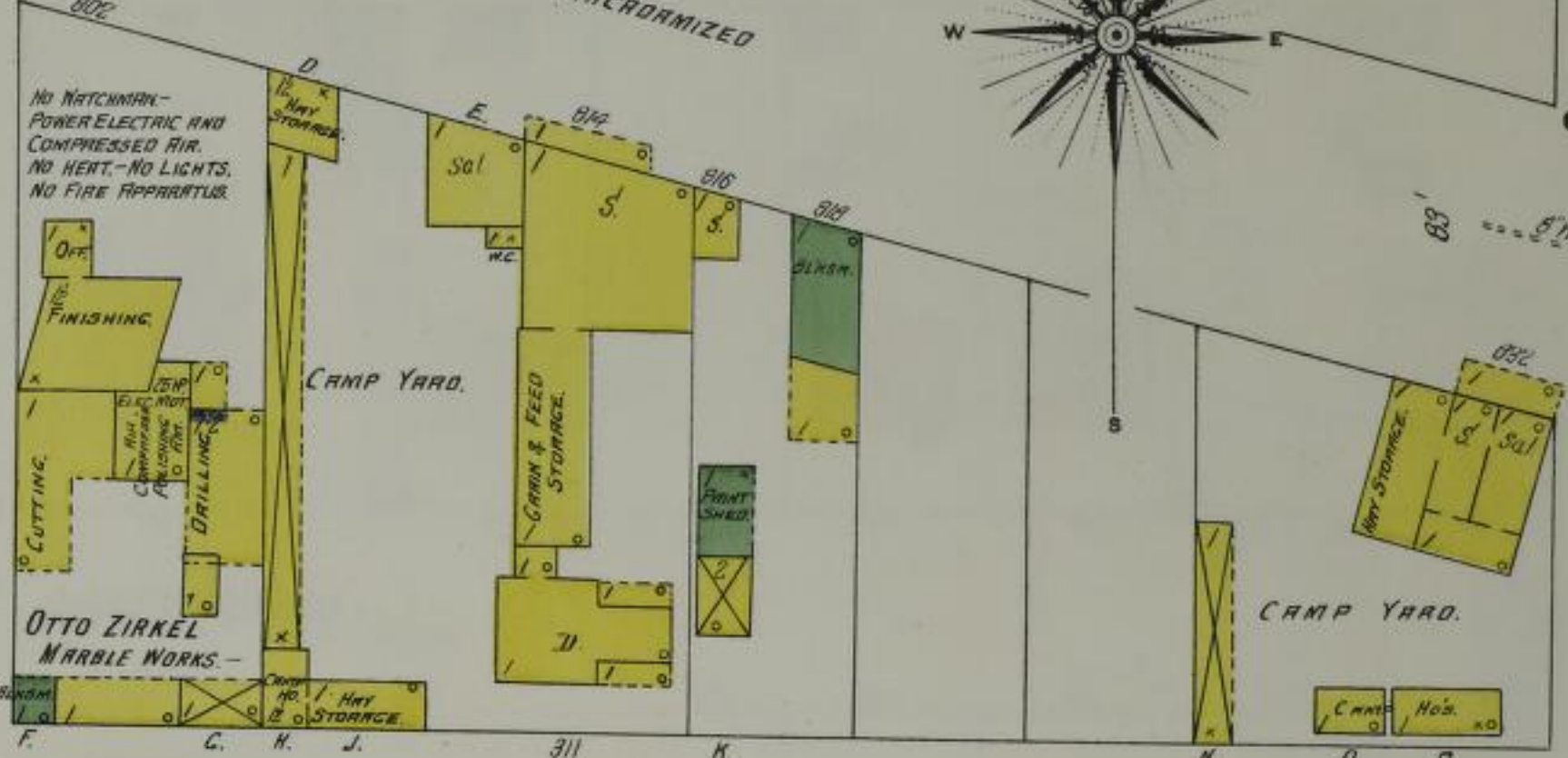
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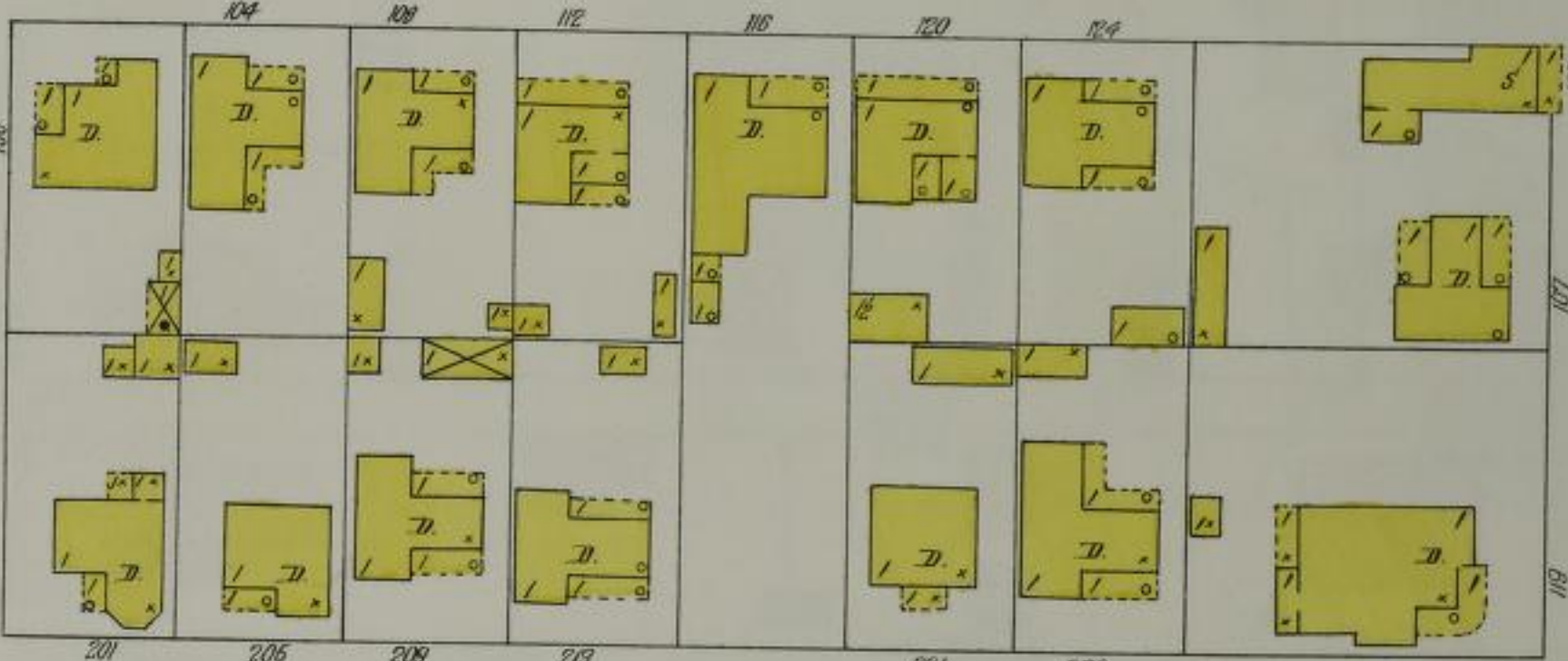
PASO HONDO ST.
N. MESQUITE ST.

E. COMMERCE

MACADAMIZED



GREELEY 597



NOT PAVED.

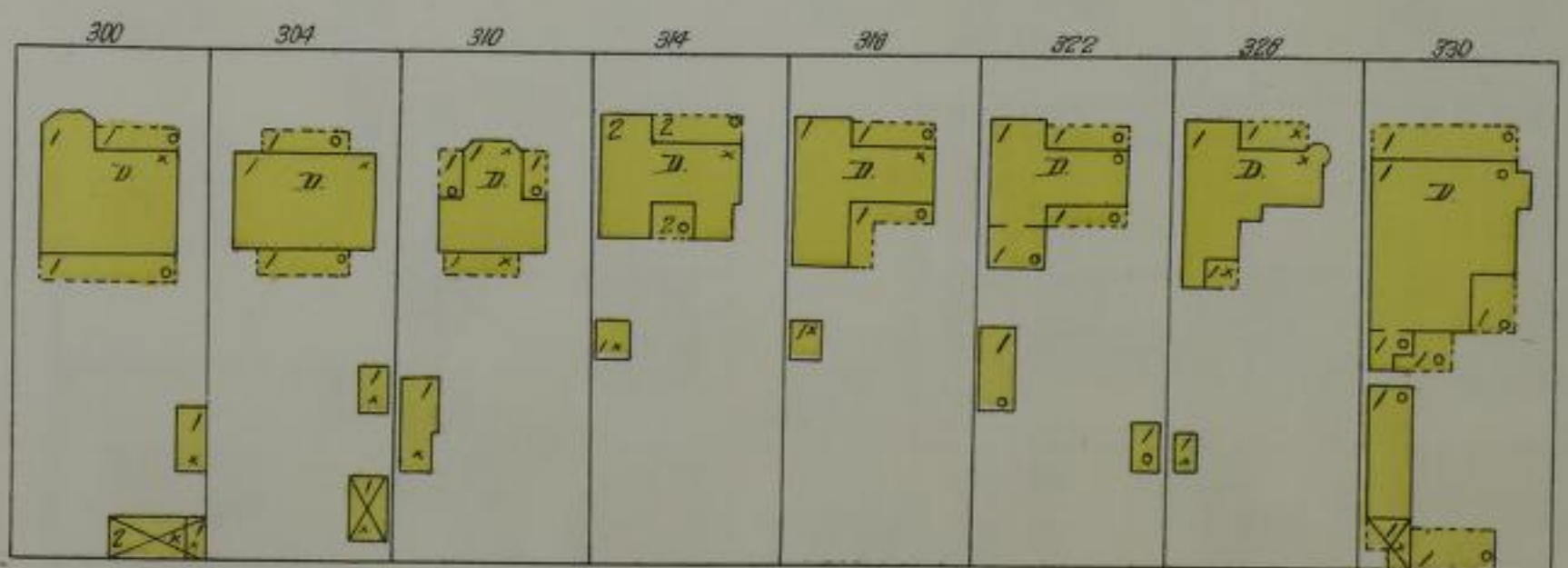
S. MESQUITE

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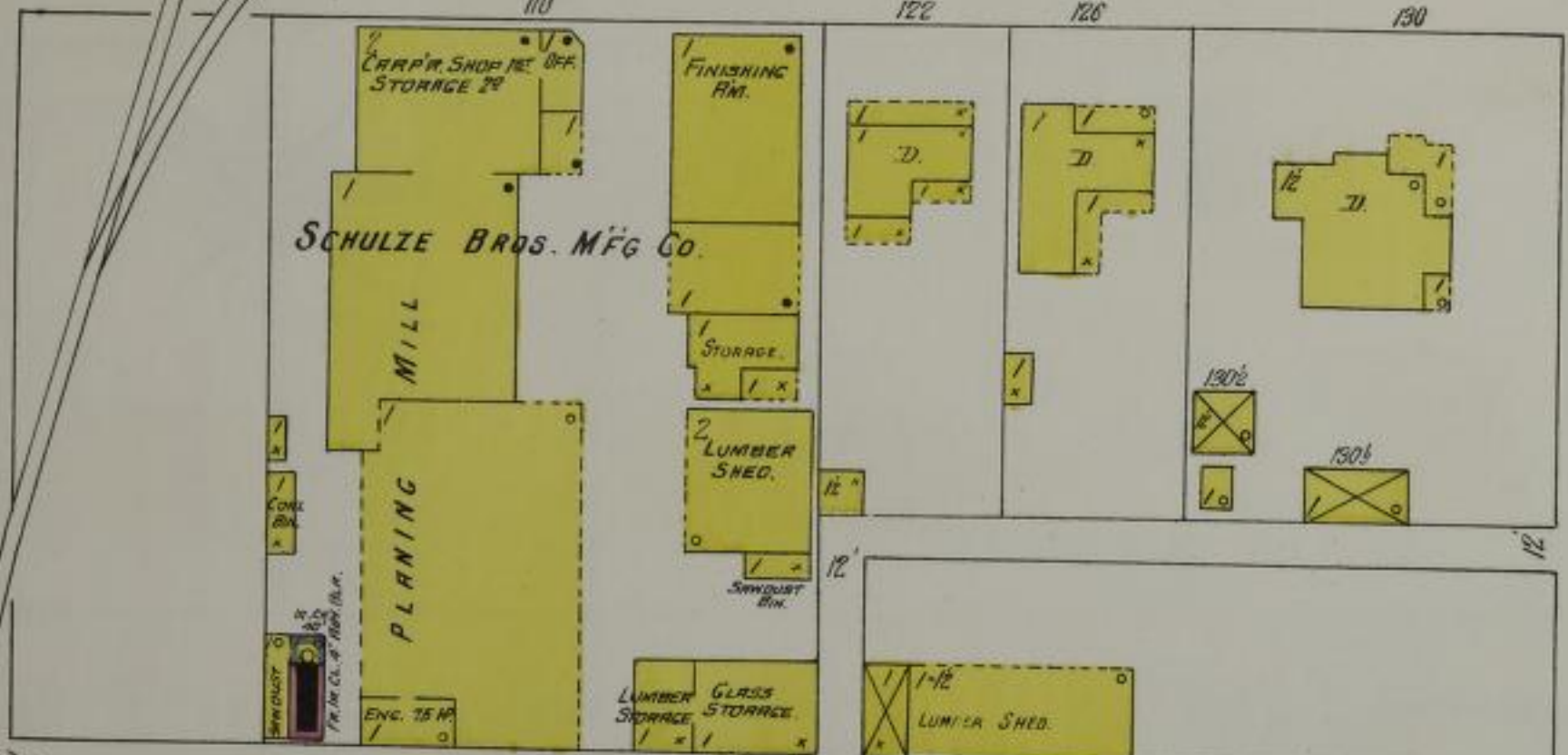
S. WALNUT

SOUTHERN PACIFIC R.R.

ED. STEVES & SONS LUMBER YARD

596

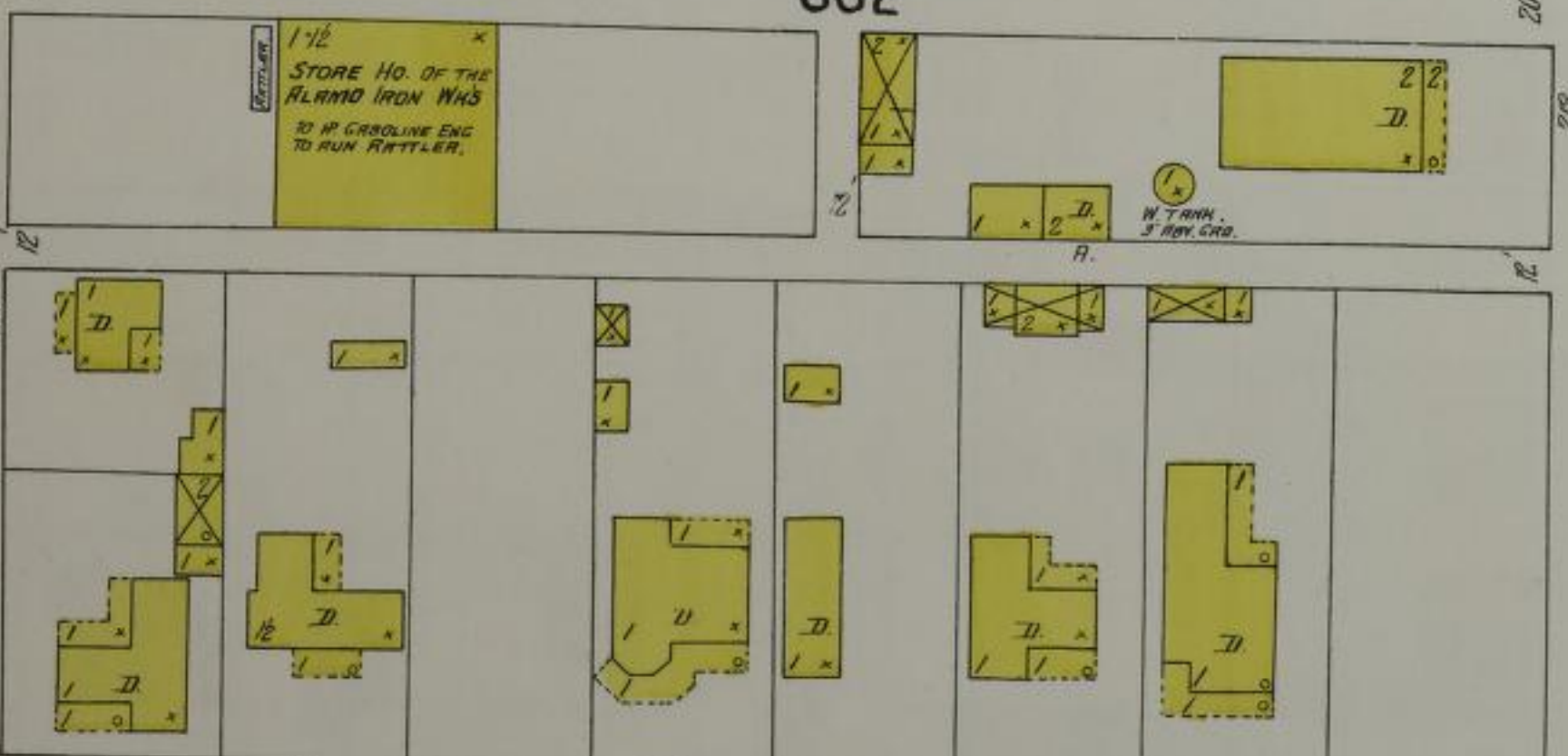
IDAHO



SCHULZE BROS. MFG CO.

PLANNING MILL

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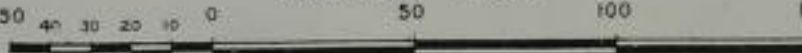
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Scale of Feet.





This historical home needs significant restoration and modernization to ensure its longevity and comfort. The primary focus of the project will be to address foundational, structural, and essential utility issues before moving into cosmetic upgrades.

Foundation and Structure: The house is experiencing settlement issues, as indicated by the estimated \$[REDACTED] cost for leveling. This is a critical first step to stabilize the building and prevent further damage. Leveling the house may involve shimming, underpinning, or other structural adjustments.

Insulation: To improve energy efficiency and comfort, the home requires new insulation. The estimated cost of \$[REDACTED] suggests a comprehensive approach involving both wall and attic insulation. Proper insulation will help regulate temperature, reduce energy bills, and enhance overall living conditions.

Electrical System: The electrical system needs a complete overhaul, as evidenced by the \$[REDACTED] estimate. This likely includes rewiring the entire house to meet current safety standards, upgrading electrical panels, and installing new outlets and fixtures. Modernizing the electrical system is essential for safety and functionality.

Plumbing System: Similar to the electrical system, the plumbing requires attention. The [REDACTED] estimate indicates the need for potential pipe replacement, fixture upgrades, and improvements to the water heater and drainage system. Updating the plumbing will enhance the home's functionality and prevent leaks and water damage.

Roof Replacement: The roof is at the end of its lifespan and needs to be replaced. The \$[REDACTED] estimate covers the cost of new roofing materials and labor. A new roof is crucial for protecting the home from the elements and preventing water damage.

Exterior Painting: To improve the home's curb appeal and protect the exterior surfaces, a fresh coat of paint is necessary. The [REDACTED] estimate covers the cost of preparing the surfaces, selecting appropriate paint, and applying it to the entire exterior.

Scope of Work and Costs with Estimated Timeline

- **Phase 1: Foundation and Structure**
 - **House Leveling:** \$[REDACTED] (2-3 weeks)
 - Correct foundation issues to stabilize the structure
- **Phase 2: Systems Upgrades and Cosmetic Improvements**
 - **Insulation:** \$[REDACTED] (1-2 weeks)
 - Install insulation in walls and attic for energy efficiency
 - **Electrical System Upgrade:** \$[REDACTED] (2-3 weeks)

1314 E. Commerce Proposed Work, Estimated Costs, and Timeline

- Rewire the house, upgrade panel, install new outlets and fixtures
- **Plumbing System Upgrade:** [REDACTED] (2-3 weeks)
 - Replace pipes, upgrade fixtures, improve water heater and drainage
- **Roof Replacement:** \$ [REDACTED] (1-2 weeks)
 - Install new roofing materials
- **Exterior Painting:** \$ [REDACTED] (1-2 weeks)
 - Prepare surfaces and apply new paint





















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