

HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2024

HDRC CASE NO: 2024-387
ADDRESS: 335 E PARK AVE
LEGAL DESCRIPTION: NCB 1751 BLK 6 LOT 6
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Chris Coker/Blue Line Housing
OWNER: Chris Coker/BLUE LINE HOUSING LLC
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: November 05, 2024
60-DAY REVIEW: January 14, 2025
CASE MANAGER: Bryan Morales
REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 335 E Park Ave.

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.

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 335 E Park Ave is a 2-story, single-family Queen Anne residence constructed c. 1909 and first appears in the 1912 Sanborn Map. The home features a 2-story front porch, a 1-story front porch, a prominent front-facing gable with gable returns and gable windows, Ionic and Doric columns, and one-over-one wood windows throughout. The property is contributing to the Tobin Hill Historic District. The applicant is requesting Historic Tax Certification and Verification.
- b. The scope of work includes interior wall removal; wood floor, fireplace, stairwell, balcony, bathroom, siding, window, door, cabinetry, and column repair; cabinetry, plumbing, electrical, fencing, and lighting replacement; ceiling modifications; and HVAC, and spray foam installation.
- 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.

- d. Staff conducted a site visit on November 22, 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 existing violations on the property.
- e. 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.
- f. Approval of Tax Verification by the HDRC 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.

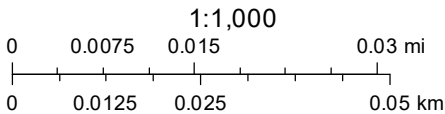
RECOMMENDATION:

Staff recommends approval based on findings a through f.

City of San Antonio One Stop



November 26, 2024





335 E. Park Ave.

NO
PARKING
ANYTIME

ENFORCEMENT
ON WEEK DAYS
8:00 AM - 6:00 PM



335 E. Park Ave.





Scope of Work

335 E Park Ave

San Antonio, Texas 78212

Cost of rehab: [REDACTED]

Length of rehab: 6 months

1. Remove several added walls to open up stair structure to a more open concept entry and add additional space to dining room.
 - a. Date Complete: 08/23 [REDACTED]
2. Repair original wood floors throughout the house and stain.
 - a. Date Complete: 11/23 [REDACTED]
3. Restore fireplaces.
 - a. Date Complete: 09/23 [REDACTED]
4. Replace kitchen cabinetry and countertops.
 - a. Date Complete: 11/23 [REDACTED]
5. Add coffered ceilings in living room and downstairs bedroom to give a more historic feel.
 - a. Date Complete: 09/23 [REDACTED]
6. Restore main stairwell to be safe and functional
 - a. Date Complete: 09/23 [REDACTED]
7. Plumbing and Electrical work
 - a. Date Complete: 09/23 [REDACTED]
8. New efficient HVAC unit and ducting
 - a. Date Complete: 12/23 [REDACTED]
9. Spray foam insulation added for efficiency
 - a. Date Complete: 09/23 [REDACTED]
10. Balconies were unsafe and had wood rot. Flooring was all replaced and railings were restored. The balcony roofs were dilapidated/falling down/missing and all were replaced.
 - a. Date Complete: 10/23 [REDACTED]
11. Dilapidated structure on a concrete pad in the backyard was removed and an outdoor pavilion was erected.
 - a. Date Complete: 11/23 [REDACTED]
12. Fence was replaced
 - a. Date Complete: 10/23 [REDACTED]
13. Retiled bathrooms and showers and added vanities/lighting
 - a. Date Complete: 11/23 [REDACTED]
14. Replaced and updated all lighting throughout the house to include ceiling fans
 - a. Date Complete: 11/23 [REDACTED]
15. Repaired and replaced siding prior to painting the entire outside of the house.
 - a. Date Complete: 09/23 [REDACTED]
16. Painted the entire inside of the house
 - a. Date Complete: 12/23 [REDACTED]
17. Restored all the historic windows and exterior doors
 - a. Date Complete: 10/23 [REDACTED]
18. Restored all existing cabinetry and lead glass
19. Preserved the columns and colonials
20. Added two glassed in wine rooms
 - a. Date Complete: 01/24 [REDACTED]