

HISTORIC AND DESIGN REVIEW COMMISSION

December 18, 2024

HDRC CASE NO: 2024-402
ADDRESS: 226 ARMY
LEGAL DESCRIPTION: NCB 3856 BLK 2 LOT 7
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: Mario Mendez
OWNER: SPARKLEZ REALTY LLC
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: November 25, 2024
60-DAY REVIEW: January 24, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 226 Army Blvd.

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.

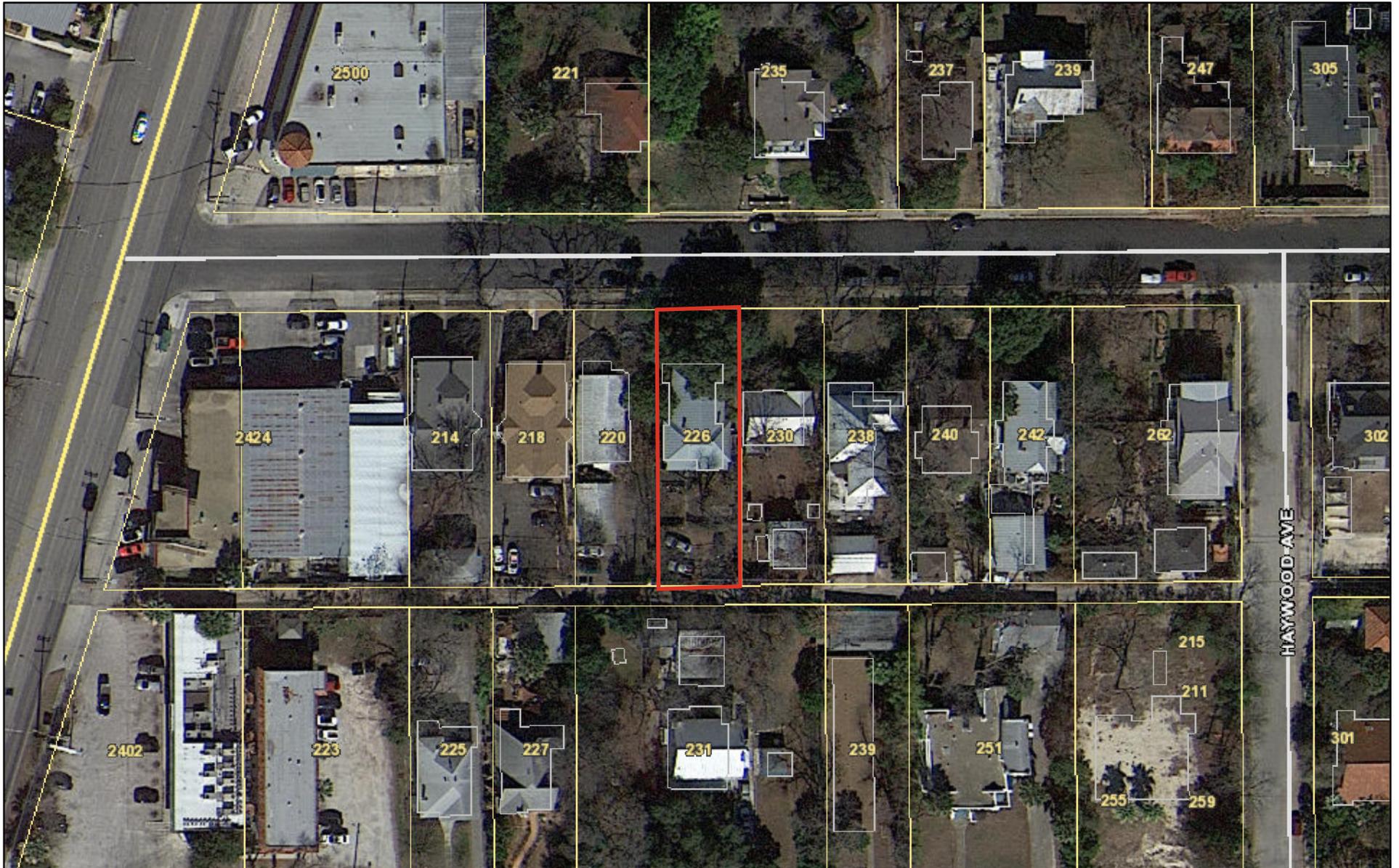
FINDINGS:

- a. The property located at 226 Army Blvd includes a 2-story Prairie style residence built c. 1924 and first appears in the 1931 Sanborn map. The structure features cedar shake siding, hipped roof form with a small front-facing gable, a standing seam metal roof, and a front door with sidelites. This property contributes to the Westfort Historic District.
- b. CASE HISTORY – On August 21, 2024, the applicant received approval from the HDRC for Historic Tax Certification.
- c. The scope of work includes siding and window replacement; front porch modifications; and exterior painting.
- d. Staff conducted a site visit on December 12, 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.

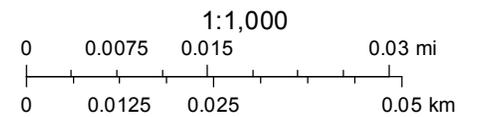
RECOMMENDATION:

Staff recommends approval based on findings a through f.

City of San Antonio One Stop



November 30, 2023



As part of the upgrade process for the historic home at 226 Army in San Antonio, we proposed the following improvements:

1. **Siding Replacement:**
 - Replacement of the old, deteriorated siding with new siding of the same style and material to maintain the home's historic integrity.
2. **Window and Sidelight Replacement:**
 - Replacement of 11 windows and two single-pane sidelights at the front door with historically accurate, energy-efficient alternatives.
3. **Front Porch Handrail Update:**
 - Updating the front porch handrails to match the original style, preserving the architectural character.
4. **Exterior Painting:**
 - Complete exterior painting of the home to restore its appearance and protect the structure.

- Siding replacement on all exterior - [REDACTED] Projected time of completion Sept/2024
- Exterior painting - [REDACTED] Projected time of completion –Aug/ 2024
- 11 each Window replacement with approved windows - [REDACTED] Projected time of completion –Aug/ 2024
- Single pane side lights replacement - [REDACTED]
- Replacement of handrails front porch - [REDACTED]

226 Army San Antonio Texas 78215

Proposed repairs if approved.

- 1) Replace 4 of the aluminum single pane windows on the 2nd floor front of the home and 4 on the 1st floor back of the home.



Front windows



Rear Windows

- 2) Replace the cedar shingle siding on the west side of the home as it is charred and in need of replacement, we will replace with the same material to keep the same appearance.



- 3) Paint the entire homes exterior to a light gray or white like photos below.



- 4) Paint interior of the home to modern colors

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Proposed repairs if approved.

- 1) Replace the glass on the two sidelights of the front door from the yellow to a clear glass with similar texture and the existing. Here are the pictures of the glass before the approved painting and window replacement of the home and the after pictures. Thanks









Dec 12, 2024 at 2:56:29 PM
226 Army Blvd
San Antonio TX 78215
United States



Dec 12, 2024 at 2:56:52 PM
226 Army Blvd
San Antonio TX 78215
United States



232

3

Dec 12, 2024 at 2:57:37 PM
226 Army Blvd
San Antonio TX 78215
United States



Dec 12, 2024 at 2:58:45 PM
220 Army Blvd
San Antonio TX 78215
United States

