

HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

HDRC CASE NO: 2022-093
ADDRESS: 715 LABOR ST
LEGAL DESCRIPTION: NCB 729 BLK 3 LOT N 46.31 FT OF 8 & N IRRG 45.3 FT OF 9
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Shawa Walker/ROC Acquisitions LLC
OWNER: Shawa Walker/ROC Acquisitions LLC
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: February 04, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 205 Ostrom.

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:

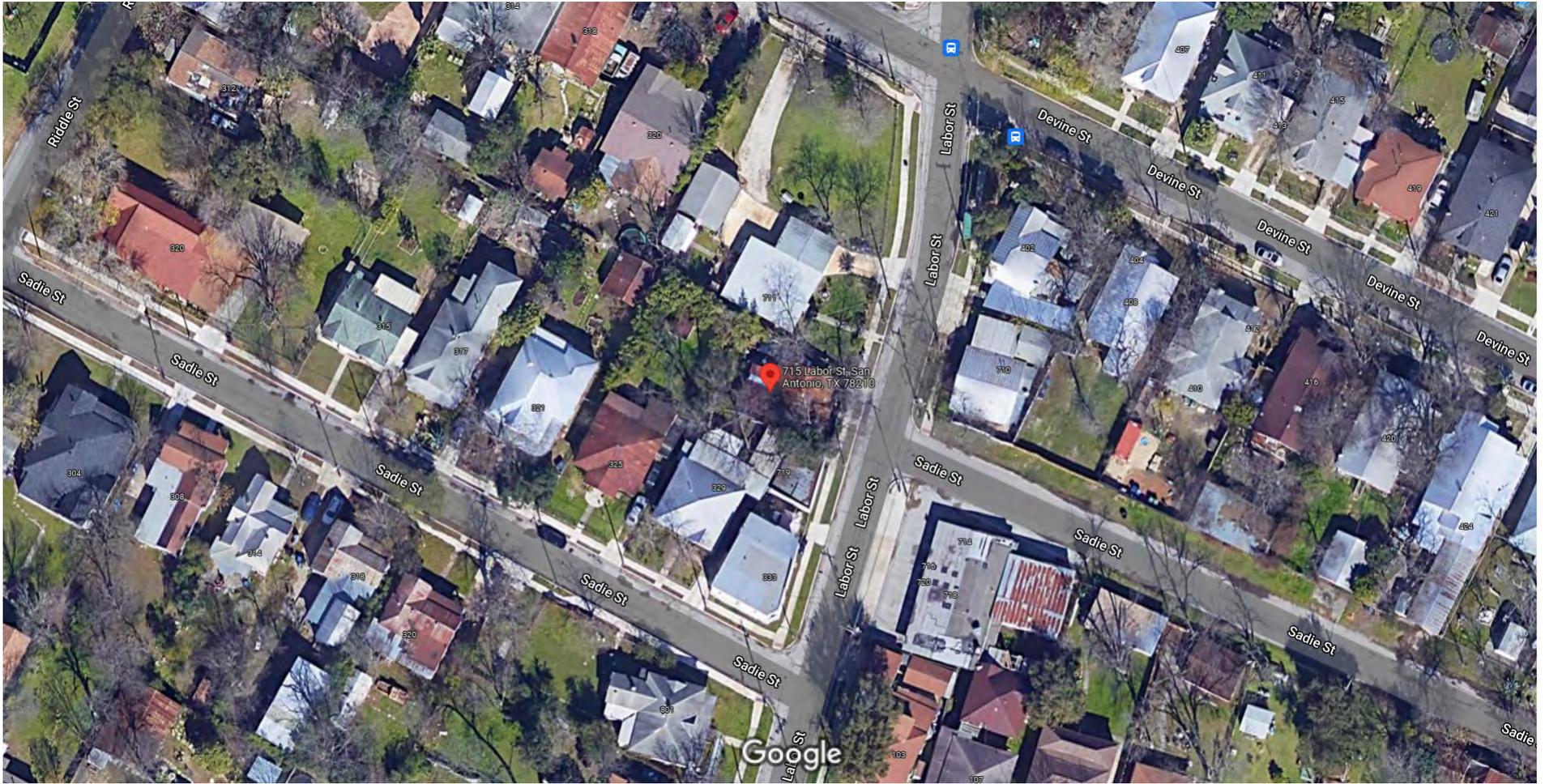
- a. The primary structure located at 715 Labor is a 1-story, single-family residence constructed circa 1930. The structure is rectangular in plan and features a side gable metal roof with exposed rafter tails, a front gable porch awning on post supports, wood cladding, and one-over-one windows. The property is contributing to the Lavaca Historic District and received Historic Tax Certification on October 20, 2021. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, roof replacement, foundation repair, siding repair and painting, landscaping, fence replacement and new fence installation, HVAC, electrical, and plumbing upgrades, window restoration, and site work.
- c. Staff conducted a site visit on February 10, 2022, 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 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 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

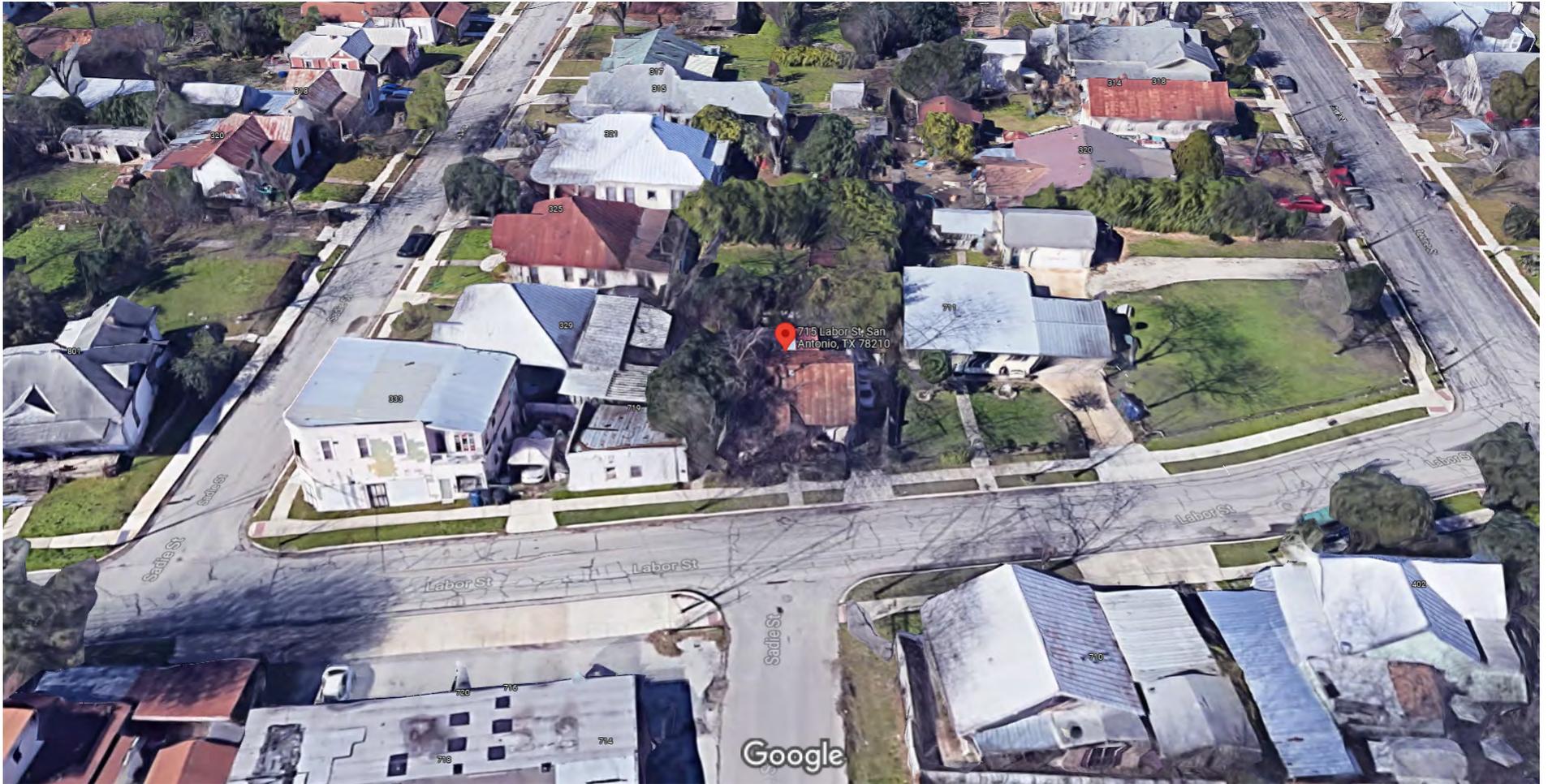
Staff recommends approval based on findings a through e.

Google Maps 715 Labor St



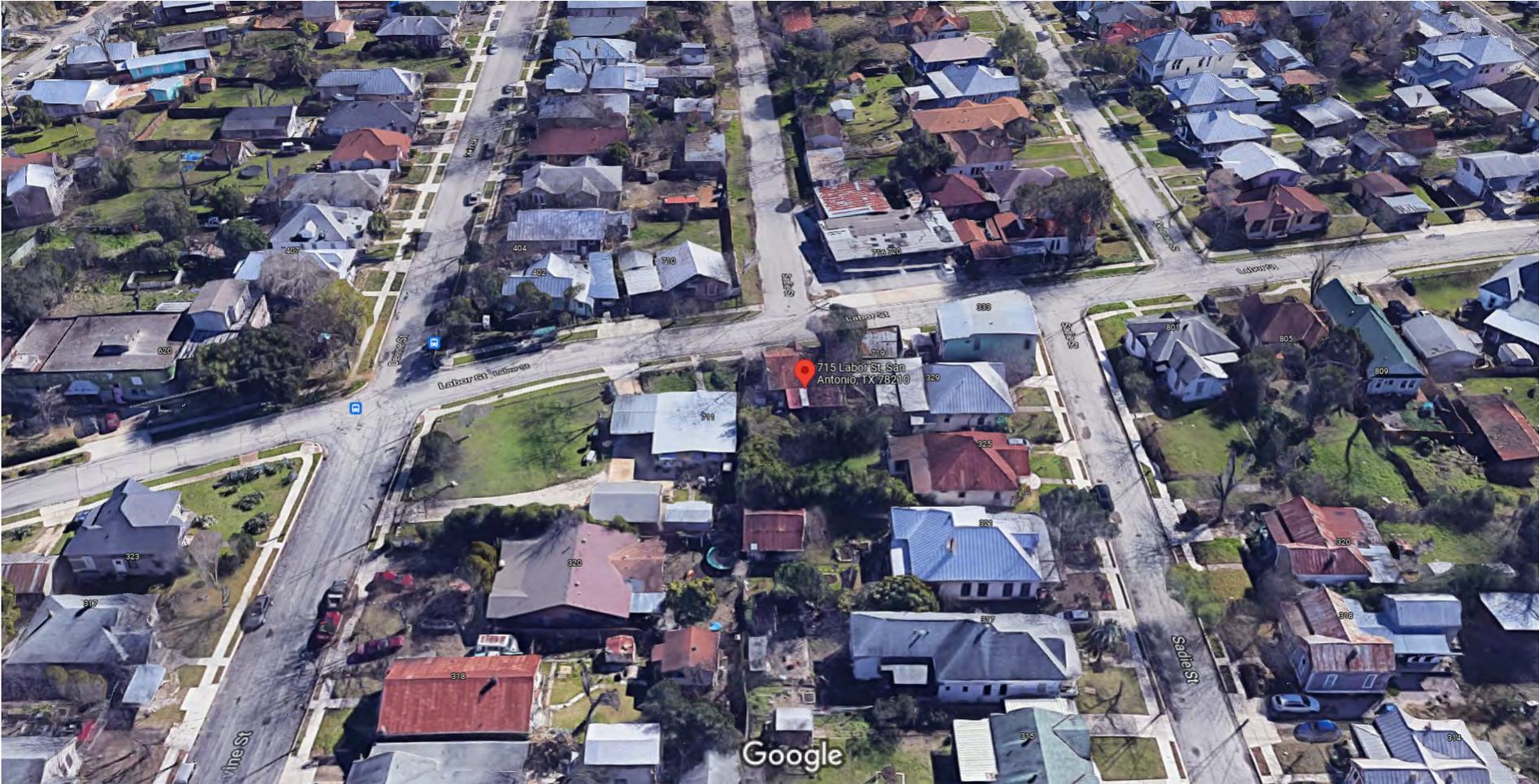
Map data ©2021, Map data ©2021 Google 20 ft

Google Maps 715 Labor St



Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 715 Labor St



Imagery ©2021 Google, Map data ©2021 20 ft

Google Maps 715 Labor St



Imagery ©2021 Google, Map data ©2021 20 ft

715 LABOR ST.



HISTORIC REHABILITATION APPLICATION PART 2

- NEW METAL ROOF
- ALL NEW PIER AND BEAM FOUNDATION
- REPAIRED EXTERIOR SIDING – SANDED AND PAINTED EXTERIOR
- NEW SOD
- NEW FENCE – STAINED WITH 10 YEAR SOLID STAIN
- NEW HVAC
- NEW PLUMBING – WATER AND SEWER LINES
- NEW ELECTRIC FROM THE POLE TO THE PANEL
- REMOVED TRUCKLOADS OF TRASH AND DEBRIS
- REPAIRED, SANDED, PAINTED ALL ORIGINAL WINDOWS
- NEW EXTERIOR AND INTERIOR LIGHT FIXTURES
- NEW CONCRETE DRIVEWAY
- NEW PRIVACY FENCE AROUND BACK OF PROPERTY.

715 LABOR ST.

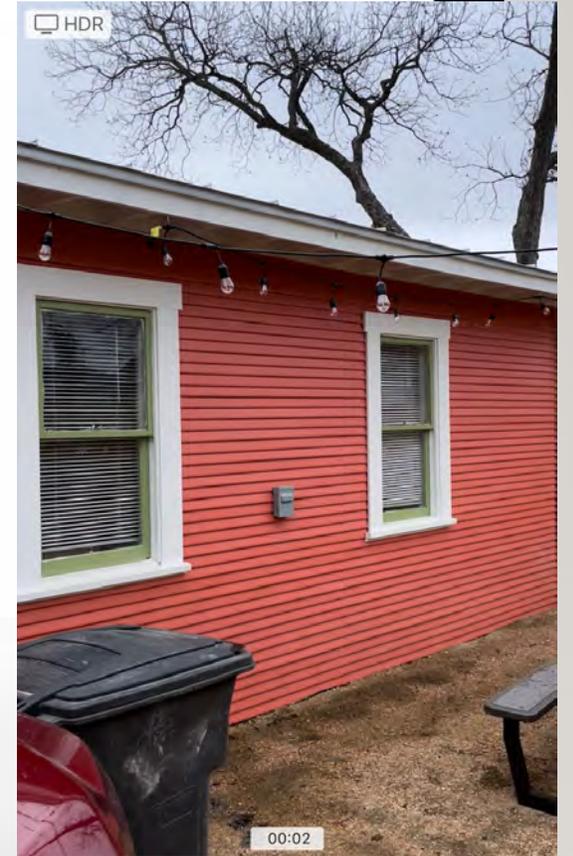


HISTORIC REHABILITATION APPLICATION PART 2

- REPAIRED, SANDED, PAINTED ALL ORIGINAL WINDOWS
- NEW EXTERIOR AND INTERIOR LIGHT FIXTURES
- NEW CONCRETE DRIVEWAY
- NEW PRIVACY FENCE AROUND BACK OF PROPERTY.
- REPAIRED, SANDED AND STAINED ORIGINAL LONG LEAF PINE FLOORS
- NEW SHEETROCK, MUD, TAPE, FLOW AND PAINT INTERIOR
- RESTORED AND EXPOSED
- SEVERAL SHIPLAP WALLS
- NEW TILE, VANITIES, BATHROOM FANS,
- INSULATION IN ALL THE WALLS
- ADDED PULL DOWN STAIRS FOR ATTIC ACCESS
- NEW TOILETS SHOWER FIXTURES
- USED ORIGINAL BATHTUB – HAD IT REFINISHED
- NEW GLASS INSTALLED ON SHOWER AND TUB

EXTERIOR RESTORATION PLAN

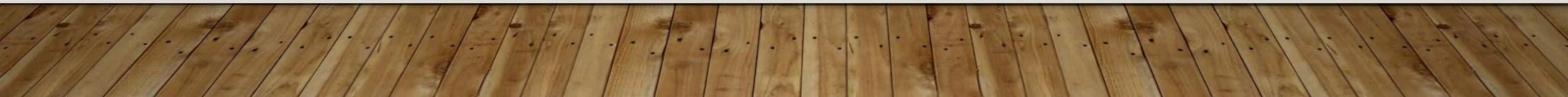
- [REDACTED] Completely redo the foundation – all the cedar piers and wood beams underneath were rotten and need to be replaced with new wood concrete piers. Siding will continue down to the ground.
- [REDACTED] Exterior roof is beyond repair. Add a new standing-seam metal roof (if approved) or use composition shingles which are what is on the house now
- [REDACTED] Repair and repaint the exterior wood siding, front door and windows. We will keep the original wood pattern on the house. Rotten wood around windows will be replaced. Repainted with Sherwin Williams Exterior Satin finish paint.



EXTERIOR RESTORATION CONTINUED

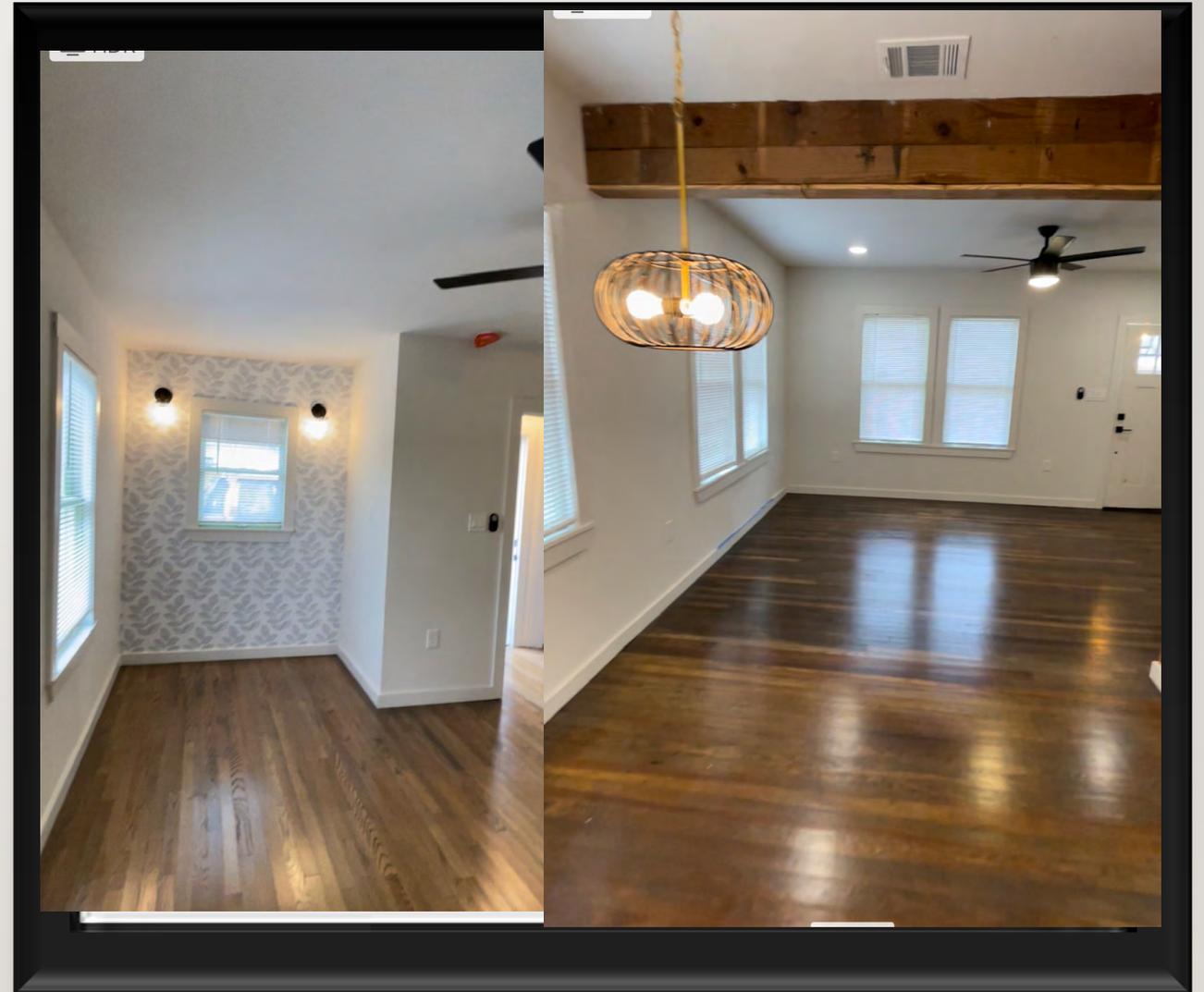
- [redacted] New fence around the property either a wood picket or a wrought iron like the neighbors on either side (see photos)

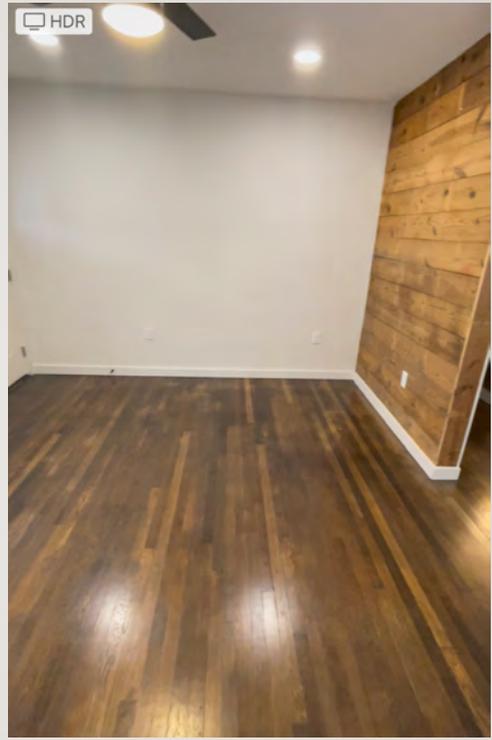
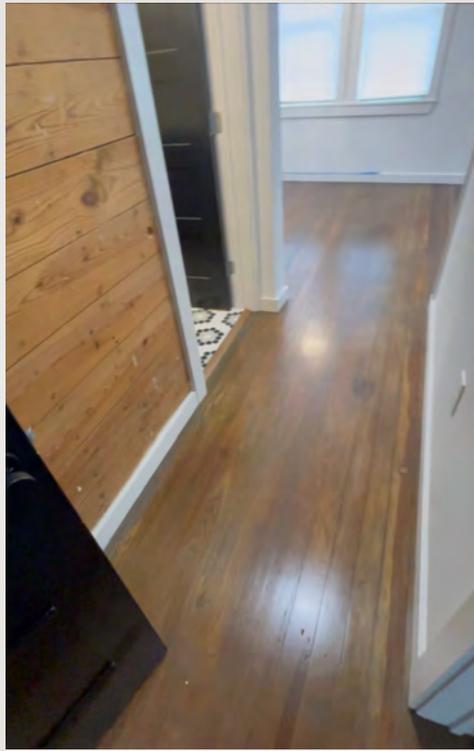
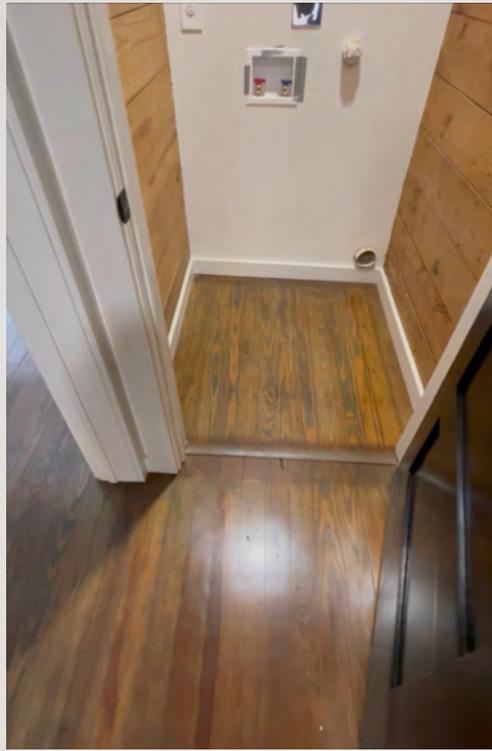
- [redacted] New Driveway
- \$ [redacted] Framing
- \$ [redacted] Landscaping
- \$ [redacted] Plumbing
- \$ [redacted] Electric
- \$ [redacted] HVAC
- \$ [redacted] Sheetrock and paint
- \$ [redacted] Restore wood floors
- \$ Tile - [redacted]
- New C [redacted]

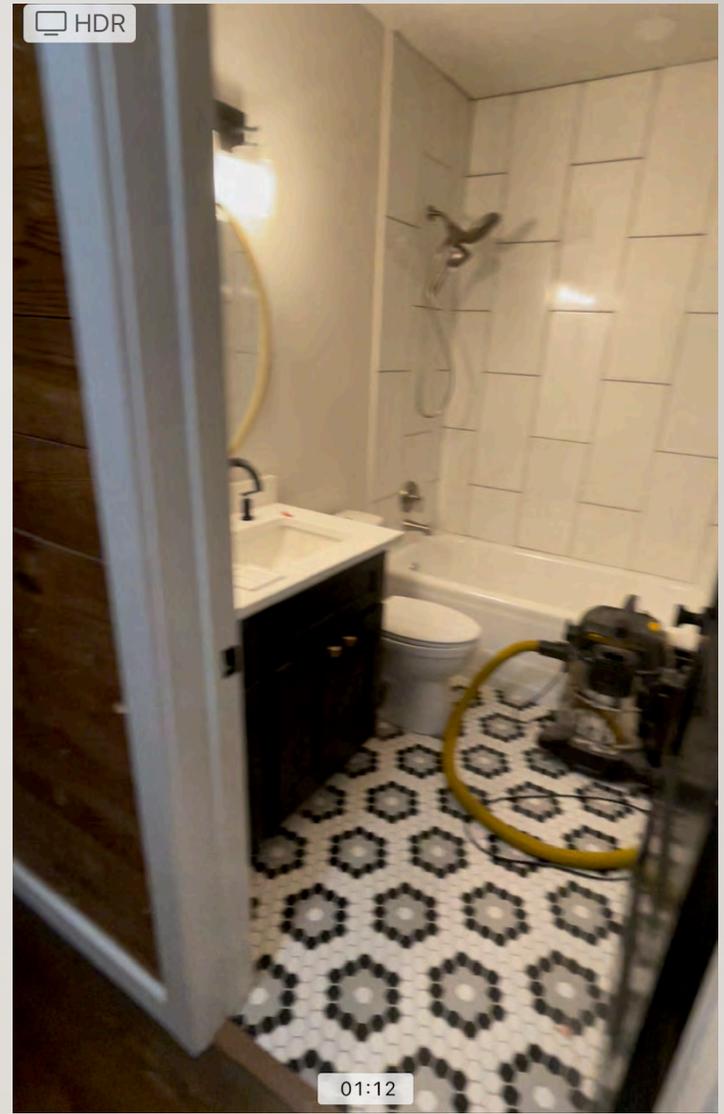


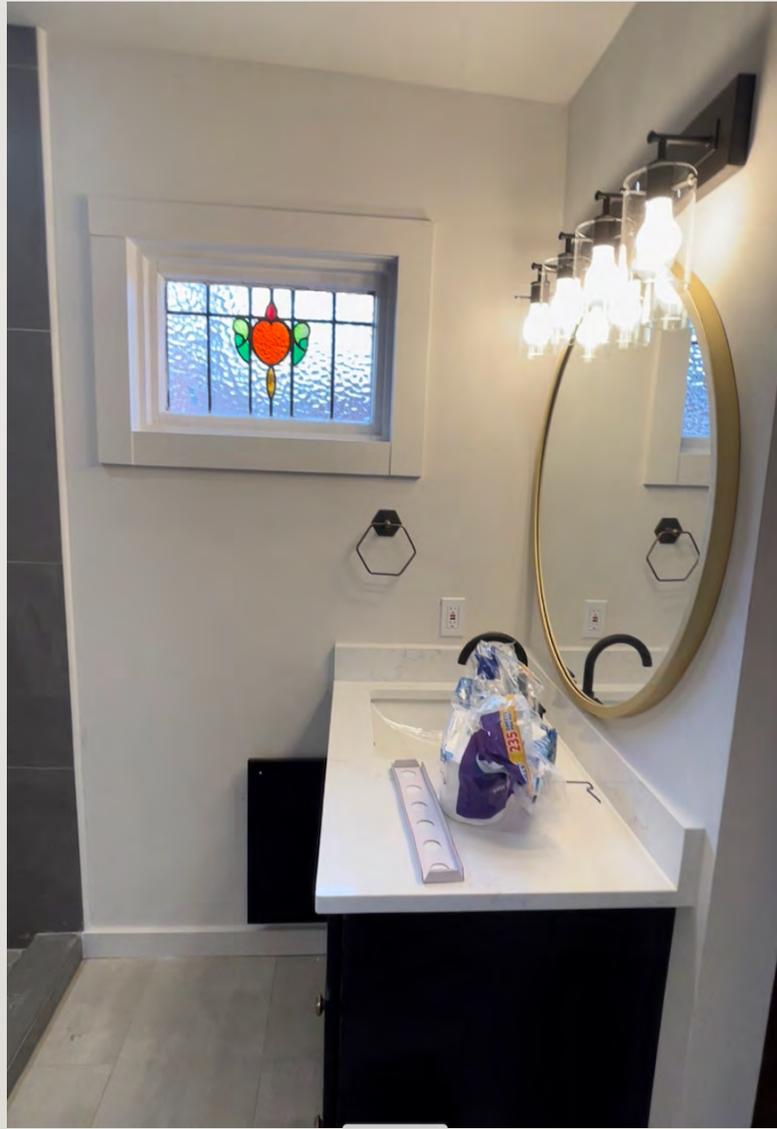
RESTORATION OF INTERIOR

- 0 Remove all sheetrock and paneling and install brand new rock
- Where shiplap is exposed that is restorable – it will be sanded, stained, and sealed
- All trim restored, repaired and repainted
- All interior doors replaced with solid wood craftsman style new hinges, new handles
- 0 Original hardwood exposed, sanded, stained, and clear coat.
- Where wood is rotten, long leaf pine wood will be added to the existing floor
- Original tub will be resanded epoxied and used again



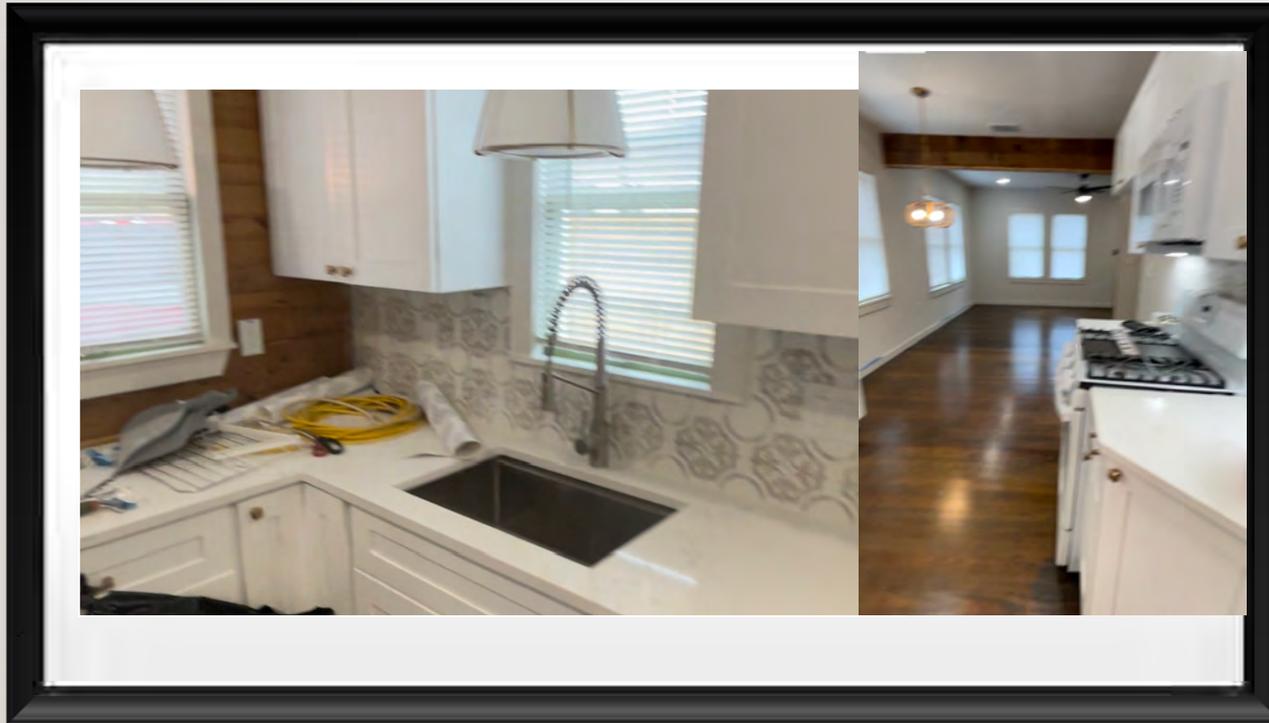








INTERIOR RESTORATION CONTINUED



- [REDACTED] Brand new HVAC to be added
- \$ [REDACTED] Brand new electric from the city pole to the panel inside
- [REDACTED] Brand new plumbing from the city connection to the fixtures inside to include new water lines, new sewer lines, new gas lines

Detailed Written Narrative Explaining the Proposed Work

We cleaned up the property from over 100 years of neglect.

An engineer and foundation company assessed the property and it needed to be completely redone.

The foundation had wood rot and was completely caving in the middle. All underneath required new wood and new concrete piers installed. The front porch wood was repaired, sanded and painted. We replaced that wood with like kind wood. The exterior siding remained the same and we replaced the wood that was damaged and we ran the siding all the way to the ground to cover the pier and beams. The exterior was sanded and had a fresh coat of paint on the trim, door, and siding. All glass that is broken in the windows were repaired. The interior beautiful hardwood floors were throughout the home and we sanded, stained and refurbished them. The original tub was professionally restored. Some of the trim on the interior and exterior was salvaged. The shiplap on the interior was used in decorative ways and also to keep the strength of the walls inside. The attic was inspected to make sure all the trusses and everything were still holding strong. New wood was added to the roof along with new steel roof. The driveway and fence were added at the end. We feel we have beautified another historical home in Lavaca. We are so thankful for the opportunity to hold the brush to paint on the canvas of this neighborhood.



Projected time schedule once all approvals come in from Historical

1. October 1, 2021 – Foundation
2. October 1-15th. - Demo Interior
3. October 30- Nov. 15. - Exterior – remove all debris in yard and remove old wood
4. Oct. 15-30th – Start rough in for MEPs, Have home sprayed for termites, bugs
5. Oct. 30- Nov. 15 Frame interior
6. Nov. 15- Nov. 30. Frame exterior and add new siding to match existing
7. Dec. 1-15. Sheetrock, mud tape texture interior
8. Dec. 15-30. Paint walls interior, add lights, and finishes
9. Jan 1-15 Add HVAC, Insulation, Cabinets, Countertops
10. Jan. 15-30th – Refresh driveway and walkways, install fence and install new roof
11. Close out permits
12. The cost for this project was approximately



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

September 24, 2021

ADDRESS: 715 LABOR ST
LEGAL DESCRIPTION: NCB 729 BLK 3 LOT N 46.31 FT OF 8 & N IRRG 45.3 FT OF 9
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Shawna Walker -
OWNER: Shawna Walker -
TYPE OF WORK: Exterior lighting, Fencing, Landscaping/hardscaping/irrigation

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove the existing concrete steps and install wooden steps at the front entrance.
2. Replace the metal posts at the front porch and install wooden posts.
3. Remove the chain link fence and install a wooden picket fence along the front, and a wood privacy fence at the rear of the property.
4. Install a new driveway; concrete or crushed granite.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

DATE: 9/24/2021 10:09:17 AM

ADMINISTRATIVE APPROVAL TO: FRONT PORCH/STEP RESTORATION - Remove the existing concrete steps and metal poles at the front entry and install wooden steps, wood posts and a railing. The steps will be 4-feet wide to match the existing width, and a wooden railing may be added to feature a traditional appearance. The wooden posts shall be 6-inches square and feature chamfered corners and top and bottom trim.

FRONT FENCE REPLACEMENT - Remove the existing chain link fence front around the property and replace it with a 4-foot tall wood picket or wrought iron fence in the same location.

REAR FENCE REPLACEMENT - Install a 6-foot tall wooden privacy fence in the rear yard; the fence will not extend beyond the front of the house.

DRIVEWAY REPAIRS - Regrade the driveway and pour a solid concrete driveway in the location; the driveway shall not exceed 10-feet to be consistent with the guidelines. The driveway may also feature crushed granite that is gray or a neutral color.

APPROVED BY: Katie Totman

Sharon Shea Miller
Historic Preservation Officer

Date	Record Number	Record Type	Description	Project Name	Address	Expiration Date	Created By	Status	Action	Short Notes
10/27/2021	MEP-TRD-APP21-33135198	MEP Trade Permits Application	Wire in house and up grade at 200 amp main services	Marco Cinta	715 LABOR ST City of San Antonio, TX 78210		Marcocinta1	Closed		Electrical
10/27/2021	MEP-ELE-PMT21-33335198	Electrical General Permit		Marco Cinta	715 LABOR ST City of San Antonio, TX 78210		Marcocinta1	LOC Issued		
10/26/2021	MEP-SEW-PMT21-24834994	Plumbing Sewer Permit		715 Labor - sewer	715 LABOR ST City of San Antonio, TX 78210		Jdplumbing2	LOC Issued		
10/25/2021	MEP-TRD-APP21-33134903	MEP Trade Permits Application	install new system	HVAC	715 LABOR ST City of San Antonio, TX 78210		Hortiz123	Issued		HVAC
10/25/2021	MEP-MEC-PMT21-53934903	Mechanical Permit		HVAC	715 LABOR ST City of San Antonio, TX 78210		Hortiz123	Active		
10/25/2021	MEP-TRD-APP21-33134994	MEP Trade Permits Application		715 Labor - sewer	715 LABOR ST City of San Antonio, TX 78210		Jdplumbing2	Closed		