

HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

HDRC CASE NO: 2022-098
ADDRESS: 215 LOWELL ST
LEGAL DESCRIPTION: NCB 2985 BLK 3 LOT 10
ZONING: MF-33,HL
CITY COUNCIL DIST.: 5
LANDMARK: Individual Landmark
APPLICANT: Elaine Lutton/Lutton Properties LLC
OWNER: Elaine Lutton/Lutton Properties 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: Claudia Espinosa

REQUEST: The applicant is requesting Historic Tax Certification for the property at 215 Lowell St.

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:

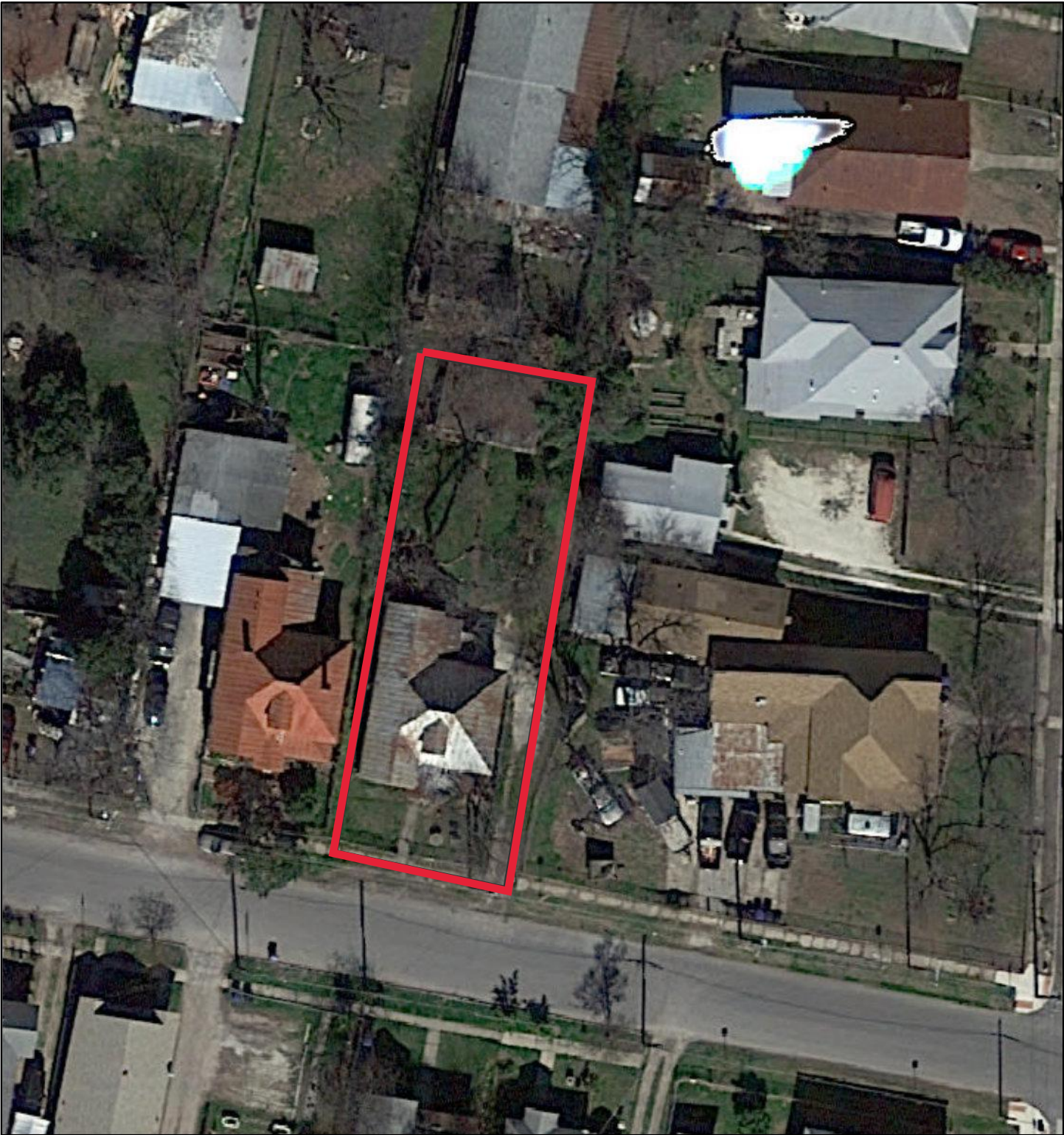
- a. The structure at 215 Lowell is a 1-story, single-family residence built circa 1908 in the Folk Victorian style. The property is designated as an individual landmark. The house features a steeply hipped, nearly pyramidal, standing seam metal roof with a centered dormer and a front-facing closed gable on the front façade, Dutch lap siding, decorative shake in the gables, and lace-like brackets surrounding the attic vent, an asymmetrical front porch with classical columns, and one-over-one wood windows.
- b. The scope of work includes a comprehensive interior remodel, roof repair and replacement, landscaping modifications, fence repair, window, and door repair, and upgrades to the existing plumbing, electrical, and mechanical systems.

- c. Staff conducted a site visit on February 7, 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:

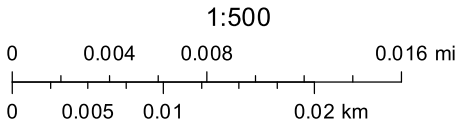
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



February 11, 2022

— User drawn lines





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

October 8, 2020

ADDRESS: 215 LOWELL ST
LEGAL DESCRIPTION: NCB 2985 BLK 3 LOT 10
PUBLIC PROPERTY: No
LANDMARK: Individual Landmark
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Elaine Lutton/LUTTON PROPERTIES & LUTTON ELAINE & LUTTON RICHARD MD - 215 L
OWNER: Elaine Lutton/LUTTON PROPERTIES & LUTTON ELAINE & LUTTON RICHARD MD - 215 L
TYPE OF WORK: Addition

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct the existing enclosed porch at the back of the house and construct a small closet addition; reuse original window and siding.

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

DATE: 10/8/2020 9:28:52 AM

ADMINISTRATIVE APPROVAL TO: reconstruct the existing enclosed porch at the back of the house and construct a small closet addition; existing windows and siding will be reused where possible. The addition is not easily visible from the street and is subordinate to the primary structure.

APPROVED BY: Katie Totman

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

September 1, 2020

ADDRESS: 215 LOWELL ST
LEGAL DESCRIPTION: NCB 2985 BLK 3 LOT 10
PUBLIC PROPERTY: No
LANDMARK: Individual Landmark
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Elaine Lutton/Lutton Properties LLC - 427 Adams St
OWNER: Elaine Lutton/Lutton Properties LLC - 427 Adams St
TYPE OF WORK: Porch/Patio, Repair and Maintenance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct the front porch.

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

DATE: 9/1/2020 2:20:05 PM

ADMINISTRATIVE APPROVAL TO: reconstruct the front wood porch that was previously removed based on photographic evidence. Reconstruction of the front porch includes a shallow metal roof, round Doric column supports with bases, porch railings with a traditional cap, dental details at the fascia, and a entryway with a pediment.

APPROVED BY: Katie Totman

Shanon Shea Miller
Historic Preservation Officer

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

January 20, 2021

HDRC CASE NO: 2020-580
ADDRESS: 215 LOWELL ST
LEGAL DESCRIPTION: NCB 2985 BLK 3 LOT 10
PUBLIC PROPERTY: No
LANDMARK: Individual Landmark
APPLICANT: Elaine Lutton/LUTTON PROPERTIES & LUTTON ELAINE & LUTTON RICHARD MD - 215 L
OWNER: Elaine Lutton/LUTTON PROPERTIES & LUTTON ELAINE & LUTTON RICHARD MD - 215 L
TYPE OF WORK: Exterior alterations

REQUEST:

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

1. Install a rear dormer.
2. Receive Historic Tax Certification.

FINDINGS:

a. The structure at 215 Lowell is a 1-story, single-family residence built circa 1908 in the Folk Victorian style. The house features a steeply hipped, nearly pyramidal, standing seam metal roof with a centered dormer and a front-facing closed gable on the front facade, Dutch lap siding, decorative shake in the gables, and lace-like brackets surrounding the attic vent. The property is designated as an individual landmark.

b. REAR DORMER INSTALLATION – The applicant has proposed to install a dormer at the rear of the house to allow for interior egress from a bedroom. The applicant has proposed to relate the proposed dormer to the existing dormers through the use of cedar shingles and standing seam metal roofing to match existing. The applicant has proposed to install an existing salvaged wood window found on the property in the dormer. According to Guideline 3.A.ii for Exterior Maintenance and Alterations, the original shape, line, pitch, and overhang of historic roofs should be preserved when replacement is necessary. Guideline 3.A.iii for Exterior Maintenance and Alterations states that distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends should be preserved and repaired. Guideline 3.A.iv states that for sloped roofs, salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible. As the proposed dormer will not be visible from the public right-of-way, will not alter the general roof form, and new roofing materials will be installed to match existing, staff finds the proposal appropriate.

c. HISTORIC TAX CERTIFICATION – The applicant has proposed the following scope of work to qualify for Historic Tax Certification: a comprehensive interior remodel, front porch replacement, the construction of a rear addition, the installation of new electrical, HVAC, and plumbing, roof replacement, dormer installation, and landscaping.

d. 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.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

COMMISSION ACTION:

Approved as submitted.



Shanon Shea Miller
Historic Preservation Officer

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 30, 2021

ADDRESS: 215 LOWELL ST
LEGAL DESCRIPTION: NCB 2985 BLK 3 LOT 10
PUBLIC PROPERTY: No
LANDMARK: Individual Landmark
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: LUTTON PROPERTIES & LUTTON ELAINE & LUTTON RICHARD MD - 215 LOWELL ST
OWNER: LUTTON PROPERTIES & LUTTON ELAINE & LUTTON RICHARD MD - 215 LOWELL ST
TYPE OF WORK: Fencing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing chain link in the front yard with a traditional garden loop fence with wood posts.

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

DATE: 3/30/2021 5:14:16 PM

ADMINISTRATIVE APPROVAL TO: replace the existing chain link in the front yard with a traditional garden loop fence with wood posts. The height of the fence may be up to 4-feet.

APPROVED BY: Katie Totman

**Shanon Shea Miller
Historic Preservation Officer**

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

February 7, 2022

ADDRESS: 215 LOWELL ST
LEGAL DESCRIPTION: NCB 2985 BLK 3 LOT 10
PUBLIC PROPERTY: No
LANDMARK: Individual Landmark
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: LUTTON PROPERTIES & LUTTON ELAINE & LUTTON RICHARD MD - 215 LOWELL ST
OWNER: LUTTON PROPERTIES & LUTTON ELAINE & LUTTON RICHARD MD - 215 LOWELL ST
TYPE OF WORK: Fencing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove and replace the existing chain link fence in the front yard with an ornamental wrought iron fence.

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

DATE: 2/7/2022 3:45:14 PM

ADMINISTRATIVE APPROVAL TO: Remove and replace the existing chain link fence in the front yard with an ornamental wrought iron fence.

APPROVED BY: Claudia Espinosa

RE-ISSUE REASON:

Change in materials from the initial request.

RE-ISSUE DATE: 2/7/2022 3:45:14 PM

RE-ISSUED BY: Claudia Espinosa

Shanon Shea Miller
Historic Preservation Officer

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HISTORIC REHABILITATION APPLICATION: Part 2 of 2

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

DATE RECEIVED

Staff Initials: _____

Date of HDRC hearing: _____

Use this form :

AFTER WORK IS COMPLETED

1. SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX VERIFICATION
2. CITY OF SAN ANTONIO FEE WAIVER PROGRAM

This form is to be completed, signed, and filed with the City of San Antonio's Office of Historic Preservation prior to being heard by the Historic & Design Review Commission (HDRC). It will be scheduled according to the HDRC deadline schedule.

Please note that the tax incentive will begin the next available year following the HDRC hearing. OHP staff will notify Bexar County Appraisal District of the approved exemption at the end of the calendar year following verification. BCAD will and require property owners to submit a copy of the approval letter each year in order to claim the incentive.

REQUIRED DOCUMENTS

- ☒ Detailed written narrative explaining the completed work
- ☒ Itemized list of work completed both interior and exterior
- ☒ Completed time schedule
- ☒ Itemized list of final associated costs
- ☒ Color photos of the exterior and interior
- ☒ Color photo of the home from the street
- ☒ Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificates of Appropriateness (copies or case number)

Which program are you applying for? Check all that apply.

- ☐ City of San Antonio Fee Waiver Program ☒ Substantial Rehabilitation Tax Program (must be designated historic)

Property Address: 215 Lowell St, San Antonio Texas Zip code: 78210

Legal Description: NCB ___ Block ___ Lot ___ Property ID: ___ Search BCAD if unknown.

Zoning Code: ___ Search COSA's One-Stop Map if unknown. Mark all that apply, if any:

- ☐ Historic District ☒ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: Lutton Properties LLC

Mailing address: 427 Adams St, San Antonio, TX Zip code: 78210

Phone number: 830 591-7929 Email: elaine@zedrics.com

Applicant/Authorized Representative (Primary point of contact if different than owner): Elaine Lutton

Mailing address: same as above Zip code: _____

Phone number: same Email: same

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

Options for the Historic Tax Incentive (must be designated historic)

Residential properties, may select from one of the two options below.

Commercial properties are only eligible for option 2, the Five Zero/Five Fifty incentive.

☒ **OPTION 1: 10 YEAR TAX FREEZE**

This exemption option freezes your COSA City taxes at the pre-improvement value (value at time of Certification) for ten (10) years. Therefore, your COSA City property taxes would be assessed based upon the value of the property before the substantial rehabilitation occurred.

☐ **OPTION 2: FIVE ZERO/FIVE FIFTY**

This option calls for the payment of zero COSA City taxes for five (5) years. For the subsequent five (5) years, the COSA City property taxes will be assessed at only 50% of the post-rehabilitation value of the property.

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, the applicant, acknowledge (PLEASE INITIAL ALL):

EW This form, nor the approval of Tax Verification does NOT take place of a Certificate of Appropriateness NOR a building permit. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department. If work that required a Certificate of Appropriateness is part of the proposed substantial rehabilitation that the property owner is responsible for obtain those proper approvals

EW Projects with unapproved work or that have exceeded the scope of approval at the time of Certification are ineligible for the tax incentive.

In accordance with the City of San Antonio Ordinances No. 52281 and/or 52282, I herby swear that substantial rehabilitation of the property listed has been completed according to the criteria and standards of the City of San Antonio Historic and Design Review Commission.

I herby authorize duly constituted representatives of the City of San Antonio to make an investigation of the property in compliance with the code requirements.

Elaine Sutton
SIGNATURE OF APPLICANT

1-21-22
DATE

Submit by email at info@sapreservation.com