

HISTORIC AND DESIGN REVIEW COMMISSION

June 29, 2022

HDRC CASE NO: 2022-349
ADDRESS: 722 LAMAR ST
LEGAL DESCRIPTION: NCB 1653 BLK A LOT 11
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Mark & Natasha Bakunda
OWNER: Mark & Natasha Bakunda
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: June 15, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 722 Lamar.

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.

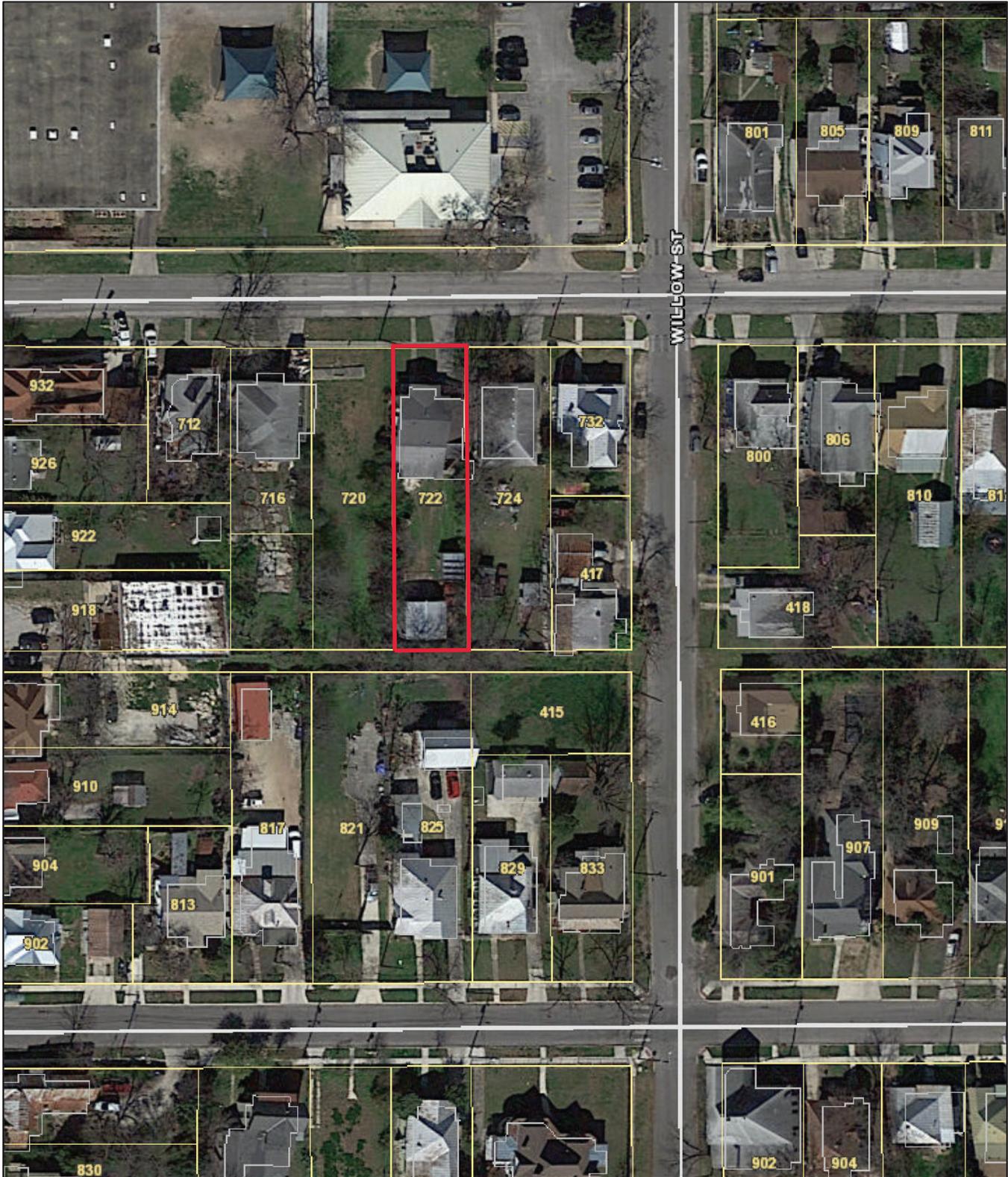
FINDINGS:

- a. The structure located at 722 Lamar is a 1-story, single-family structure constructed in the Craftsman style circa 1910. The primary structure first appears on the 1912 Sanborn Map. The structure previously featured a side gable composition shingle roof with overhanging eaves and exposed rafter tails, a deep-set front gable porch with metal supports, faux stone cladding, an attached carport, and aluminum windows. The applicant has previously received approval for extensive exterior modifications. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, removal of faux stone cladding to expose the original wood siding, carport removal, foundation repair, modifications to the rear addition, vinyl siding removal, replacement of non-original aluminum windows with custom-made wood windows, flashing and waterproofing installation, and upgrades to the plumbing, mechanical, and electrical systems. 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.

RECOMMENDATION:

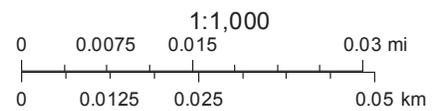
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



June 23, 2022

 User drawn lines



722 Lamar Preservation and Maintenance Scope of Work (OHP)

722 Lamar is a 100 + year-old house being renovated by its owners in keeping with local building codes and historic guidelines. All work will be completed by a licensed contractor or the homeowner. The main goals of the remodel are:

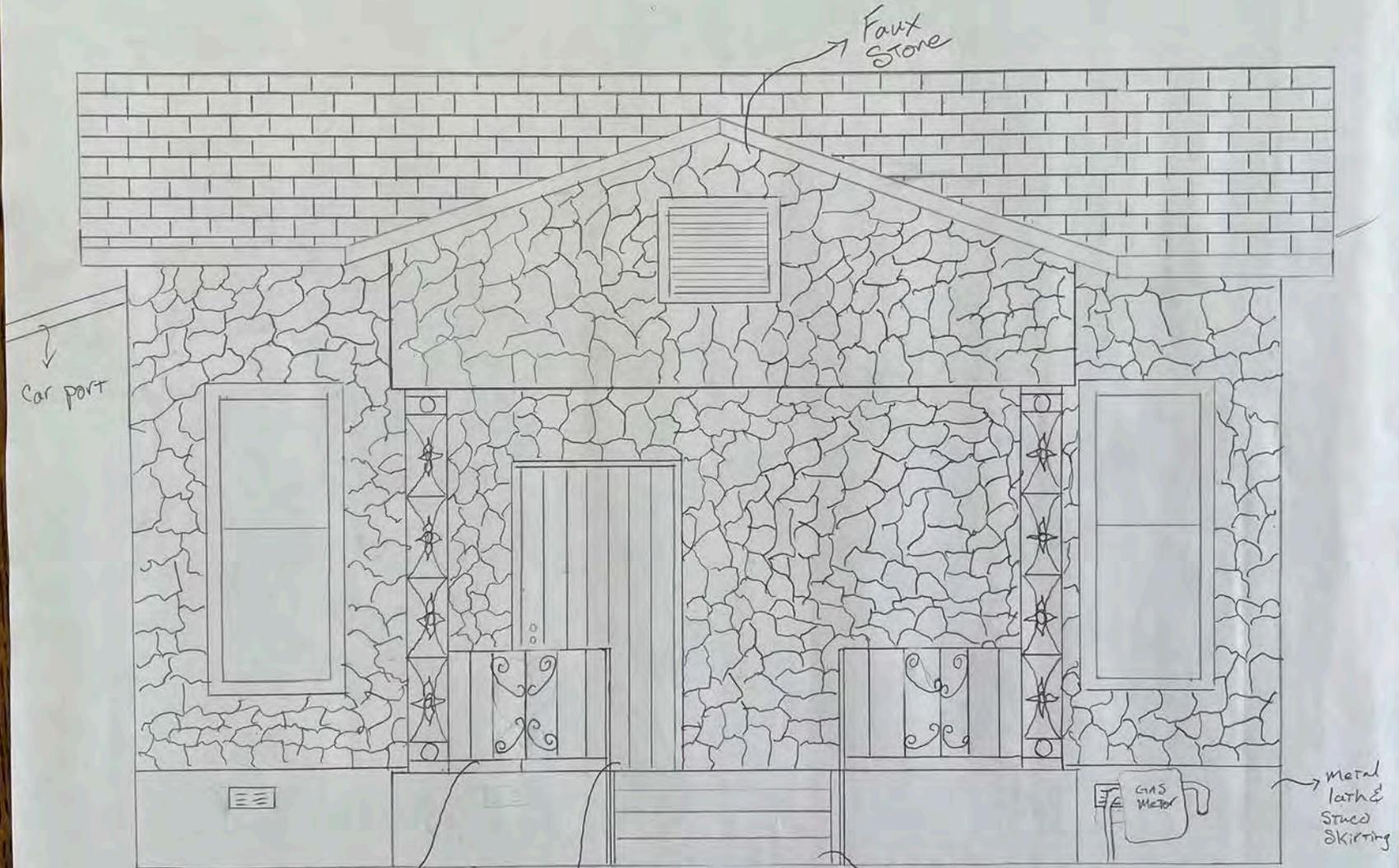
1. Maintain the historic feel of the house. The faux rock, carport, and other features have significantly changed the look of this historic home and will be removed.
2. Proper water management. Currently there is no flashing on the windows or doors which is causing extensive water damage to the structure.
3. Energy efficiency. Currently there is zero insulation in the attic, walls, or crawl space.
4. To create a peaceful living space which requires minimal energy and effort to maintain.

Phases of Work with Cost

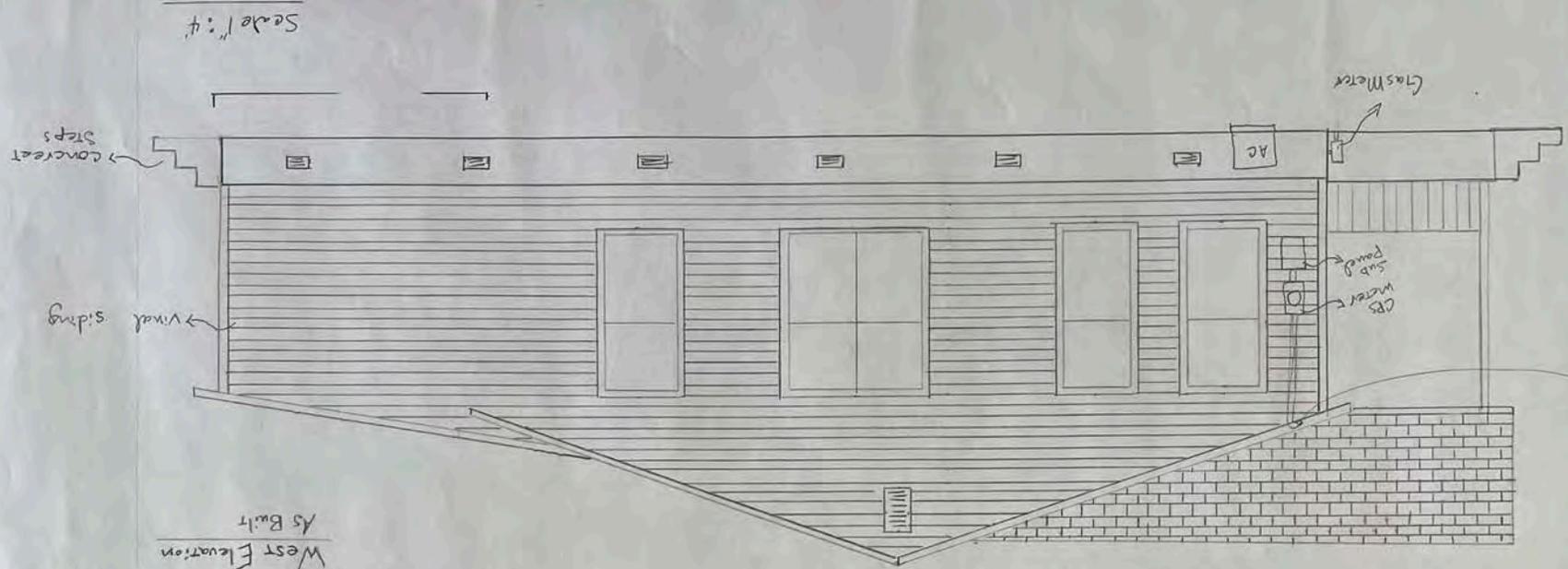
1. Replace Foundation (Baird Family Foundation :)
2. Demo flat roof and carport.
3. Reframe flat roof addition with a 4:12 gable which can't be seen from the road. Dry in and roof with crimp metal roofing. \$
4. Remove vinyl siding, metal windows and door and install homeowner-made wooden double hung windows and doors matching the original framed openings.
5. Install WRB around the whole house with zip-sheathing and proper flashing.
6. Install a rain screen using the original wood siding on all four sides of the house. Any damaged siding will be replaced with new wood siding with a matching profile.
7. Full Plumbing and sewer \$
8. Full HVAC :
9. Full electrical : \$
10. Remove and replace interior finishes.

Estimated timeline and budget are 8-9 months and \$ to completion.

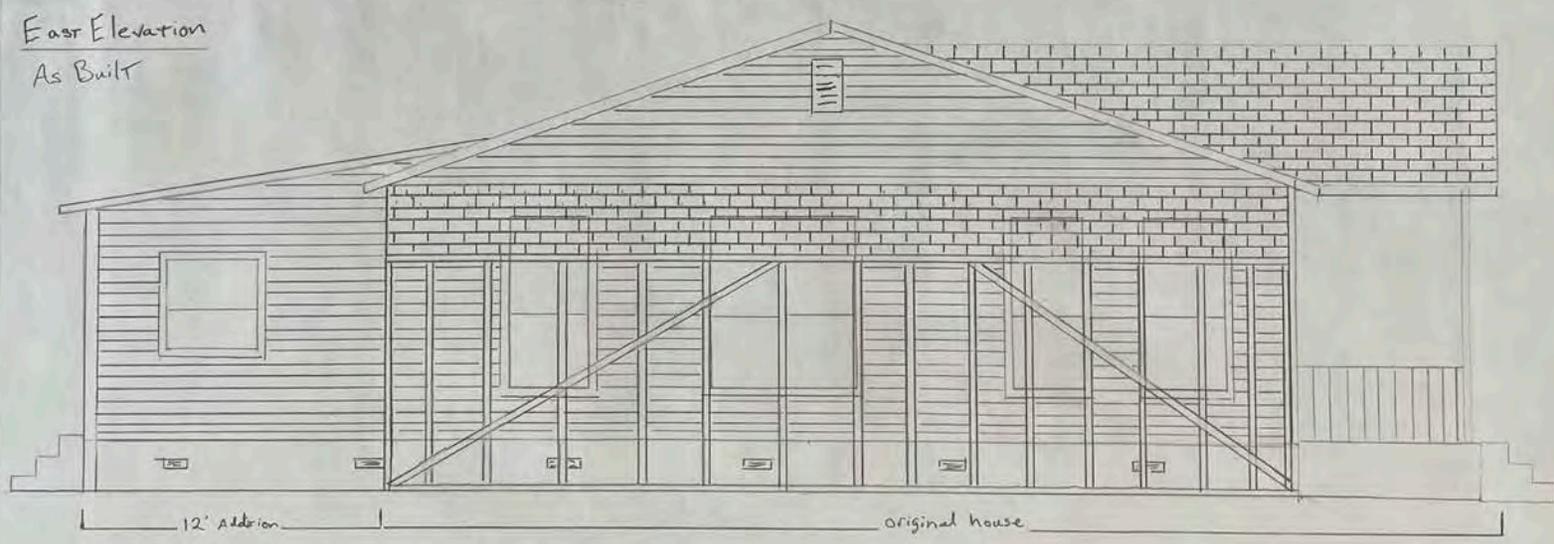
North Elevation
As built



Scale 1" = 2'

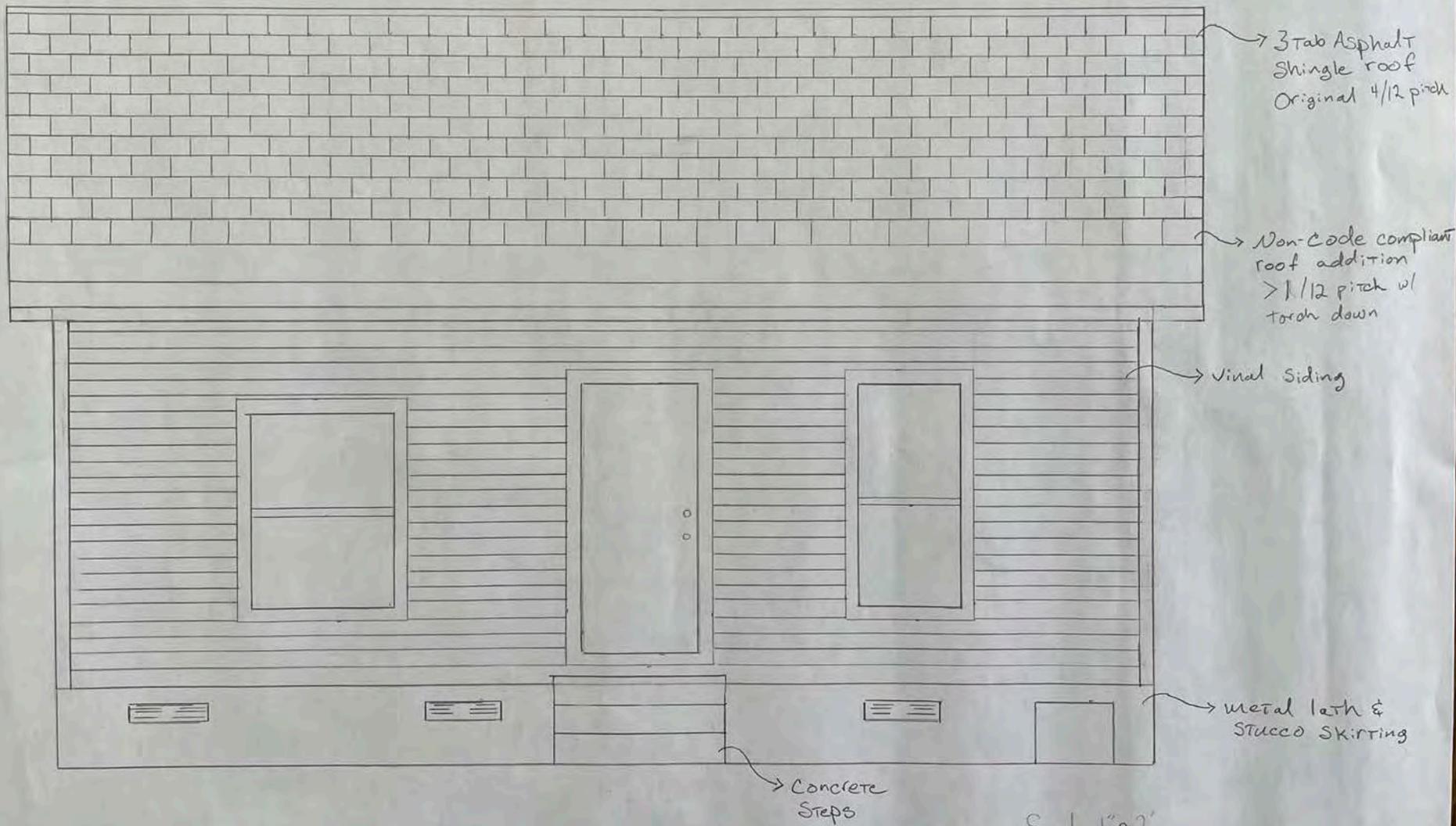


West Elevation
As Built



Scale 1"=4'

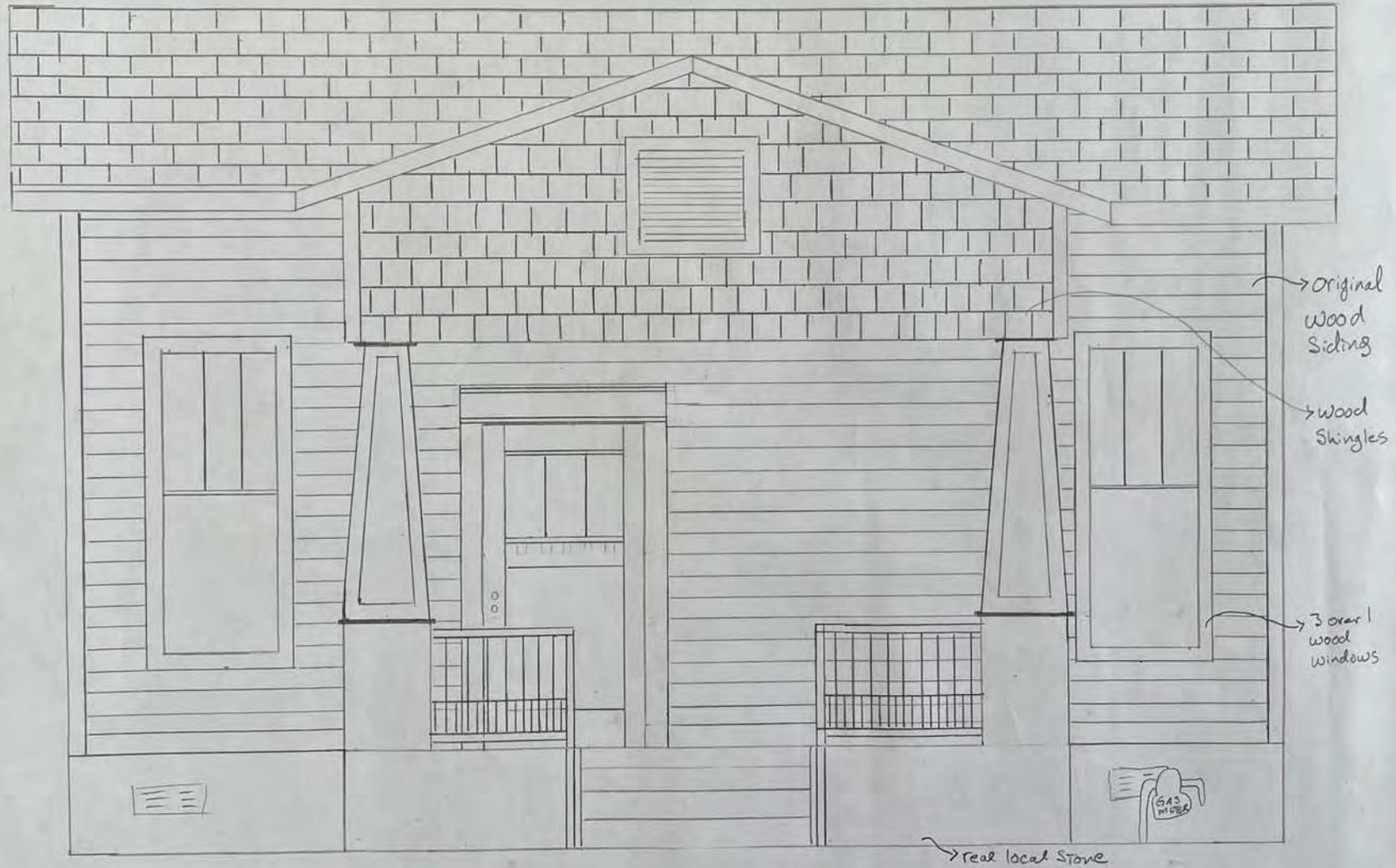
South Elevation
As Built



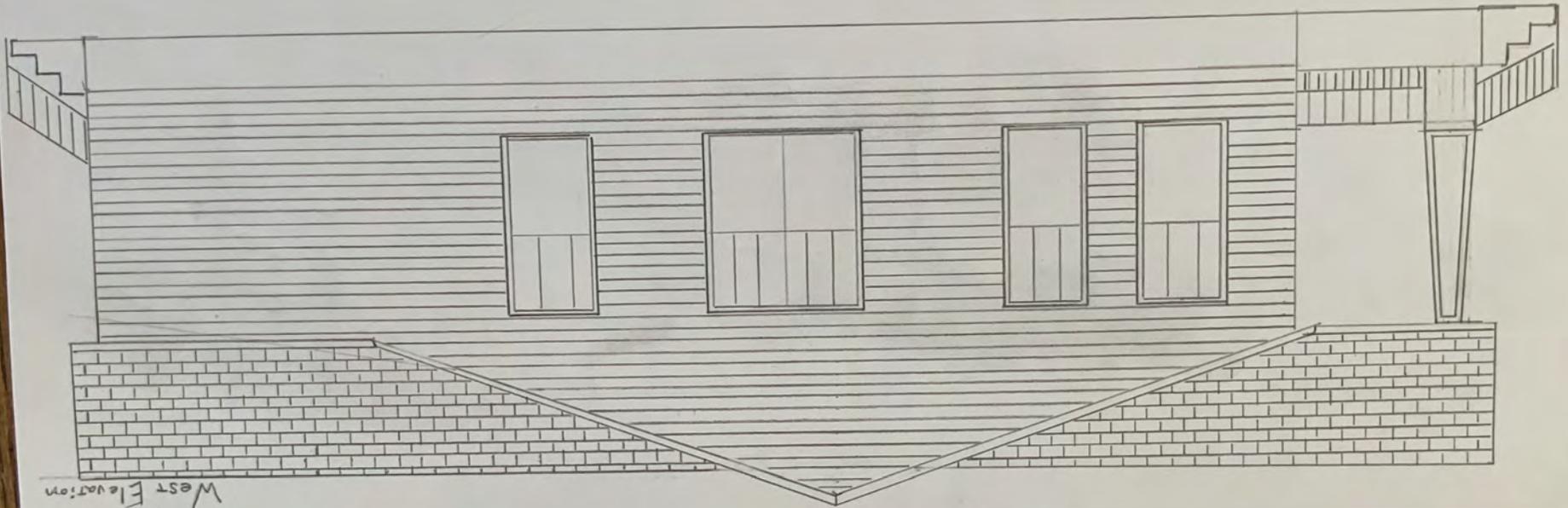
Scale 1" = 2'

North Elevation

Planned North Elevation



Scale 1" = 2'



West Elevation

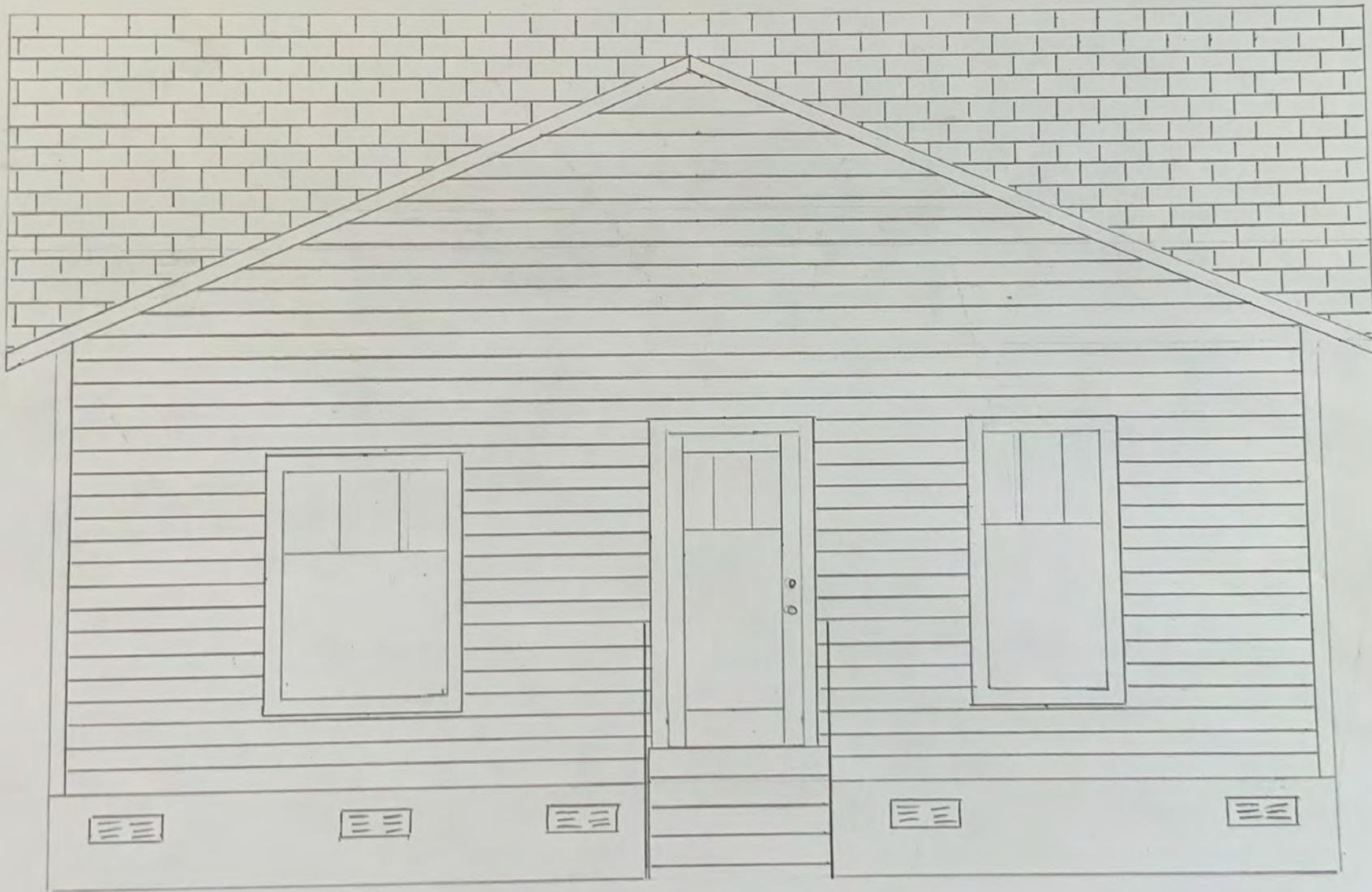
East Elevation



North

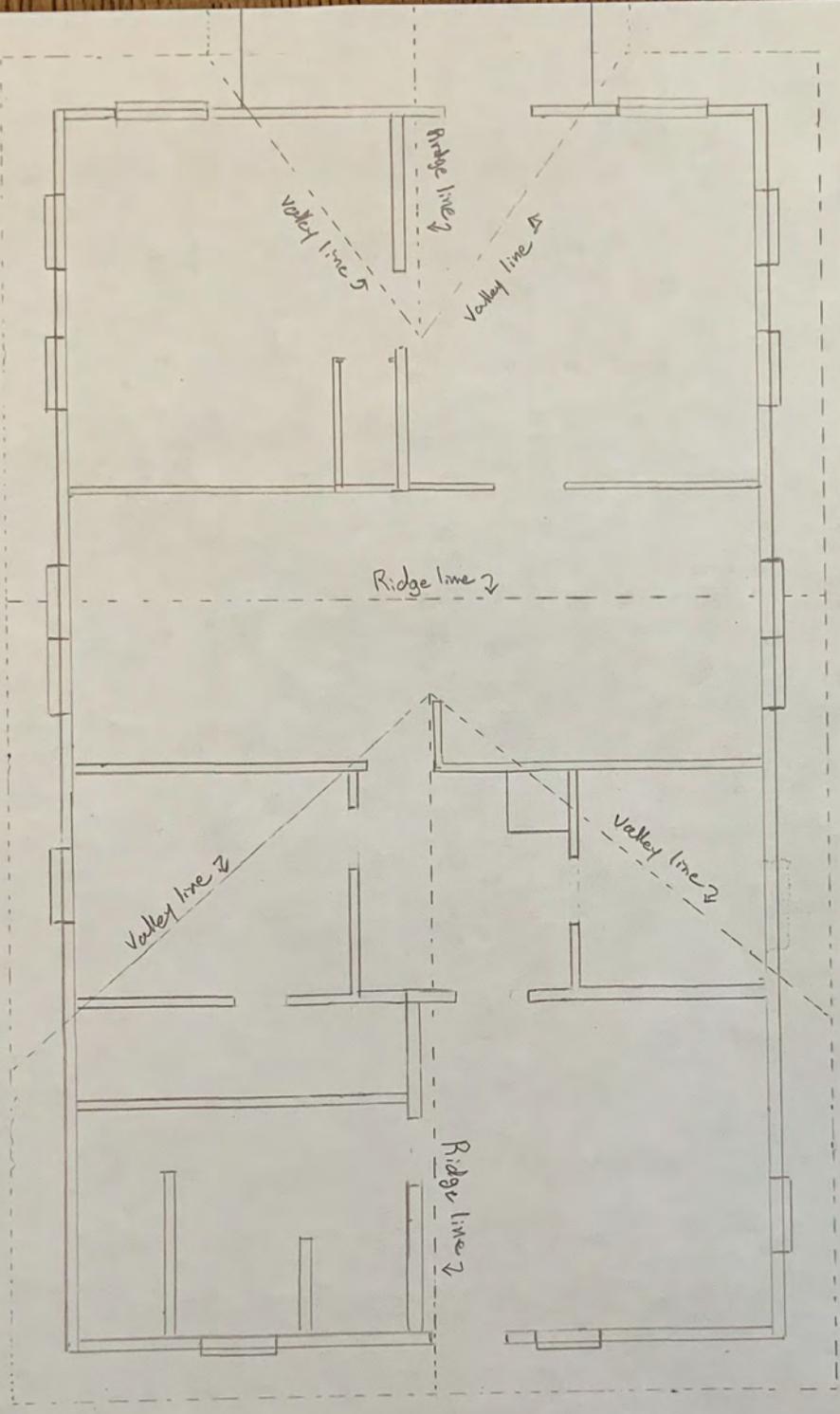
Scale 1"=4"

South Elevation

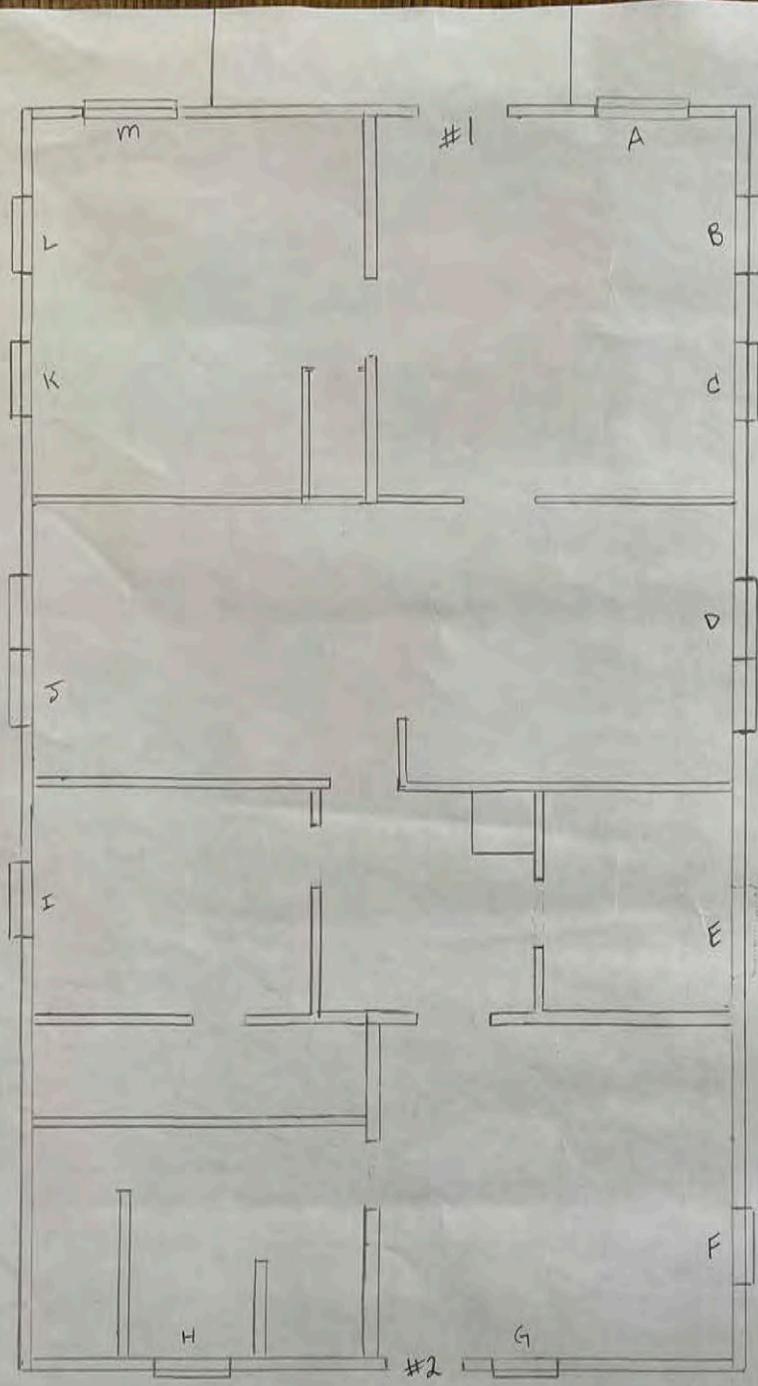


Scale 1"=2'

Roof Plan



Scale 1" = 4'



Window Schedule

	Current	Original (new) size
A	3050	3068
B	3050	3068
C	3050	3068
D	2441x2	3060 x2
E	3030	TBD
F	3030	TBD
G	3050	TBD
H	3050	TBD
I	3050	3068
J	3050	3068
K	3050	3068
L	3050	3068
M	3050	3068

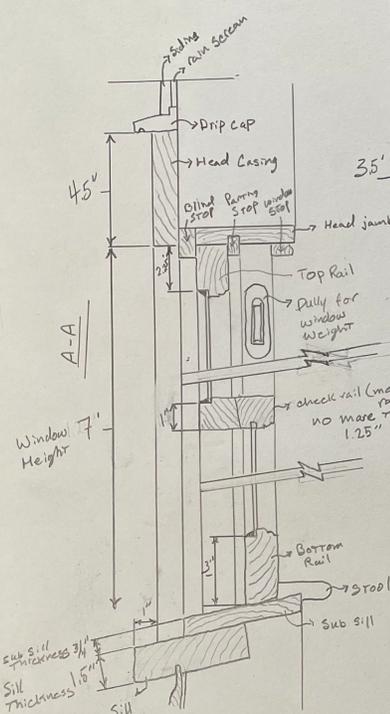
Door Schedule

	Current	
#1	2868	TBD
#2	2868	TBD

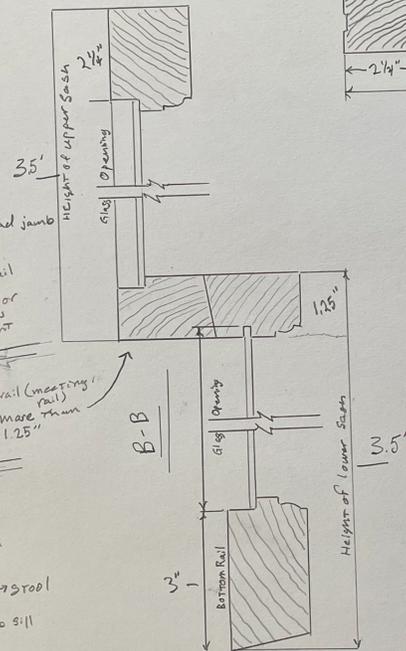
Scale 1" = 4'



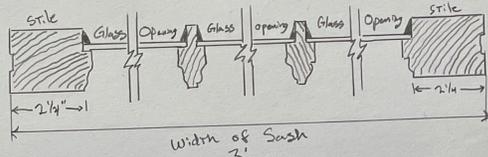
VERTICAL SECTION OF
DOUBLE HUNG WINDOW.
CHECK RAIL



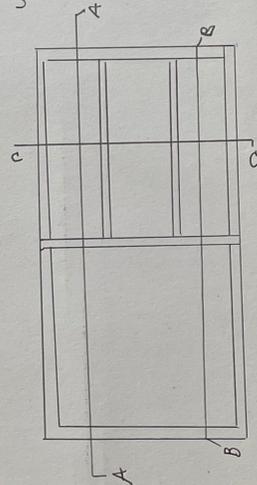
VERTICAL SECTION OF
SASH



Horizontal SECTION OF
UPPER SASH



C-C



Not To Scale
 Please refer TO
 called out measurements.

Handwritten signature

Window A



Here the old trim left from the taller windows remains. Shorter windows were installed when the ceilings were lowered.



Window B



Window C



Window D



Window E

Aproximate



Window F



Window G



Window H



Window 1



Window J



Window K



Window L



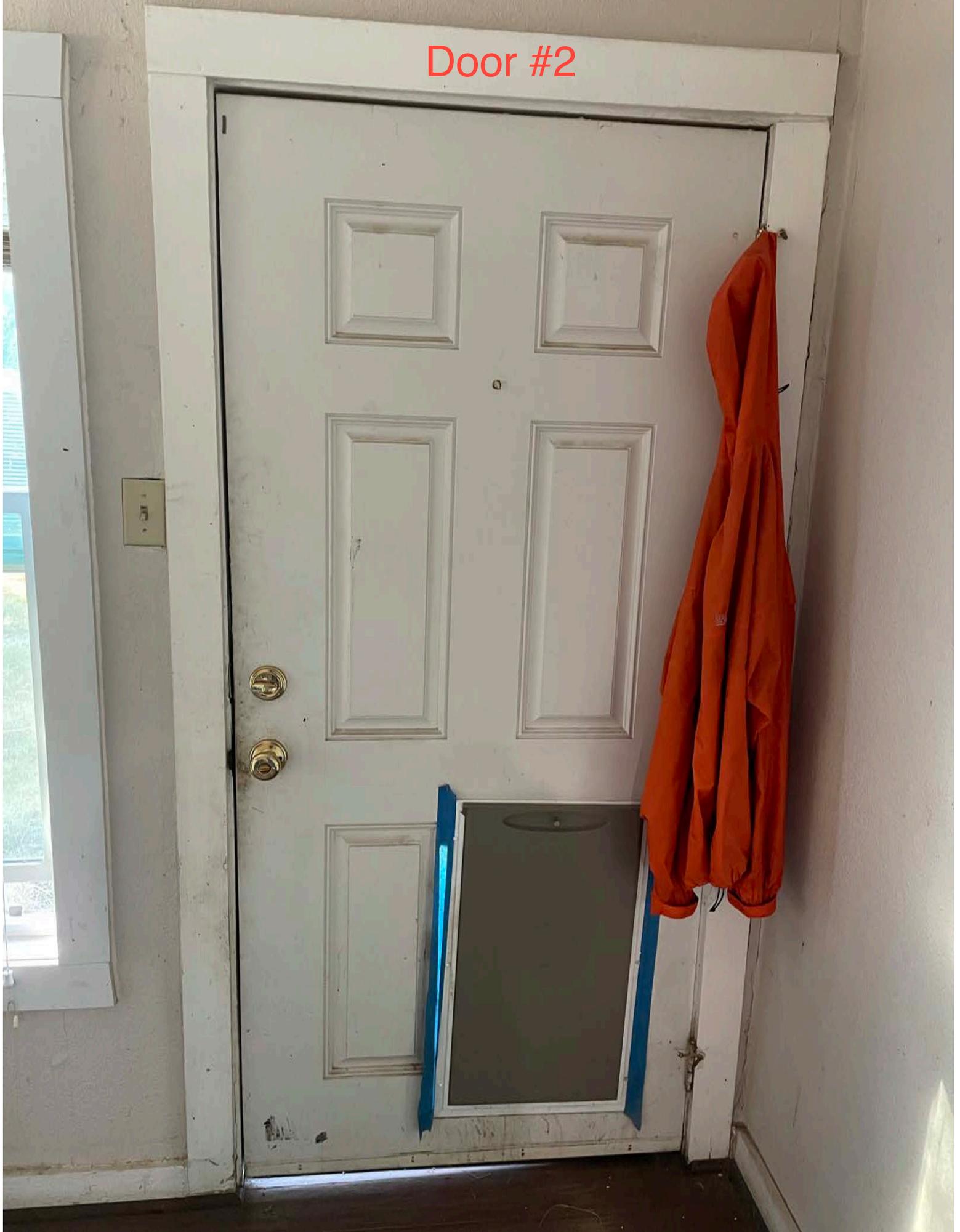
Window M



Door #1



Door #2





Window A

Window C

Window B

Original opening
with top blocked off
for smaller replacement
windows.

Exploratory demo to
see original siding



Window D



Window E



Window F



Window G



Window H



Window M



Door #1

7 2 2



Door #2





South Elevation



North Elevation

The image shows the east elevation of a house during a renovation project. The house has light-colored horizontal siding and a gabled roof. A metal frame, consisting of vertical posts and a horizontal beam, is erected in front of the house. A diagonal brace is attached to the frame. To the left, there is a wooden fence. The scene is set against a clear blue sky with green trees in the background. The text "East Elevation" is overlaid in red in the center of the image.

East Elevation