

# HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2022

**HDRC CASE NO:** 2022-534  
**ADDRESS:** 544 HAMMOND AVE  
**LEGAL DESCRIPTION:** NCB 3303 BLK 35 LOT 11 AND 12  
**ZONING:** MF-33, HL  
**CITY COUNCIL DIST.:** 3  
**LANDMARK:** Individual Landmark  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** October 19, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders.  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 544 Hammond.

## 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 544 Hammond is a 2-story, single-family structure constructed circa was 1910. The structure features a pyramidal composition shingle roof with gables on each elevation, decorative gable shingles and eave brackets, a 2-story wraparound front porch, wood cladding, and one-over-one replacement windows. The property is an individual landmark. The applicant is requested Historic Tax Certification & Verification.
- b. The scope of work includes foundation repair, plumbing upgrades, and roof replacement.
- 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.



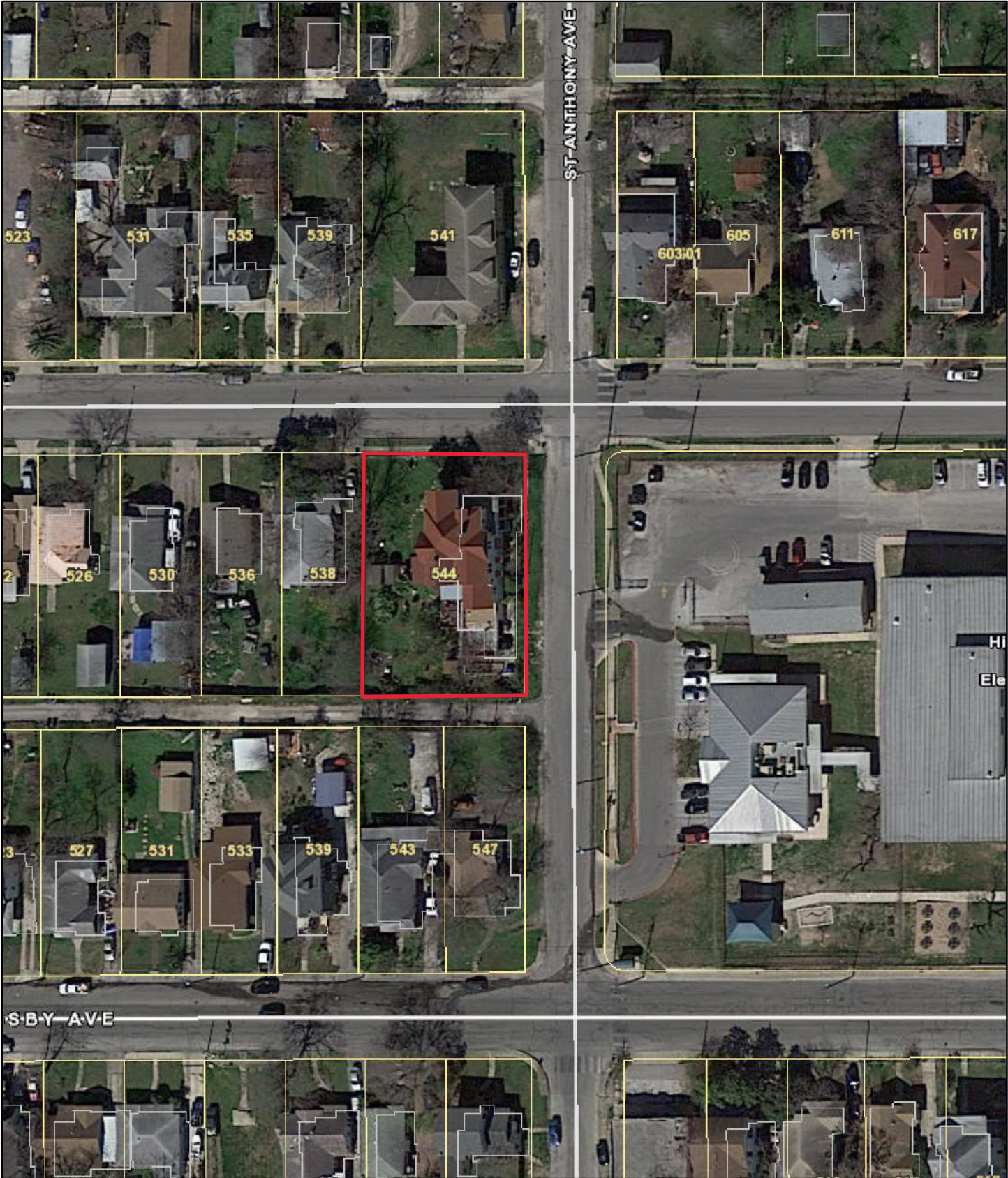
- d. Staff conducted a site visit to examine the conditions of the property on October 25, 2022. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements 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 in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. 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



October 26, 2022





BEWARE  
OF THE DOG

47J-0876







































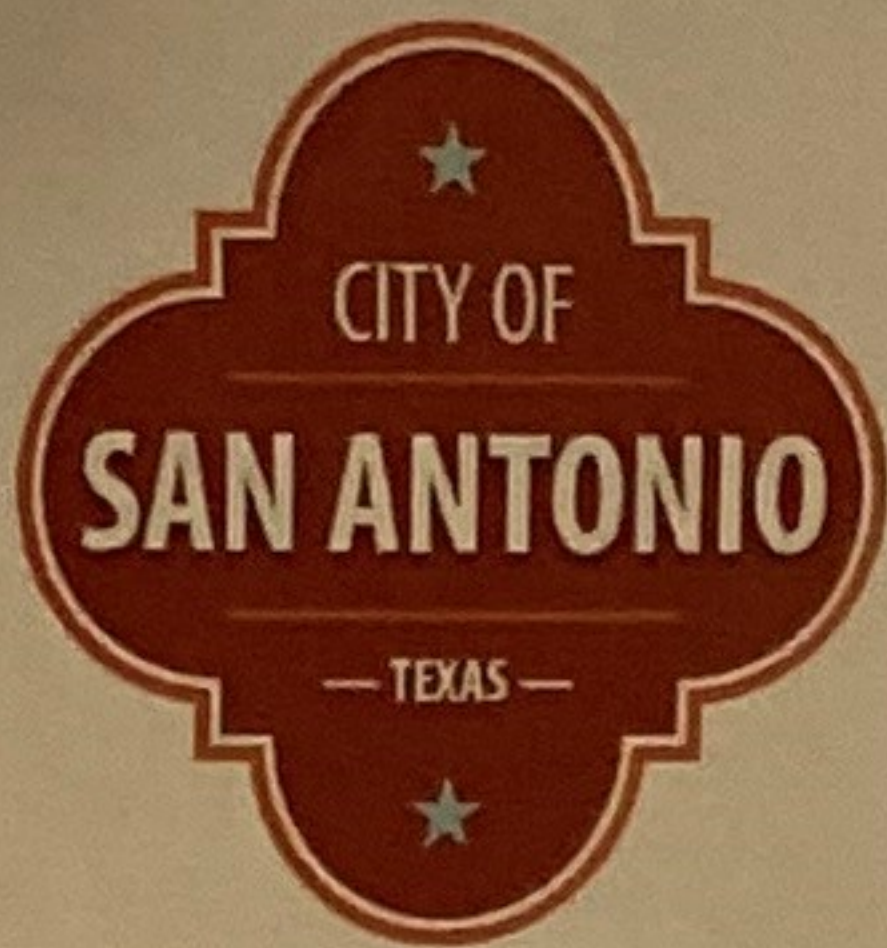
Foundation

REP-FND-PMT22

Minor Repair

REP-NBR-APP-22-350





## Permit Issuance Information

Report Date: 4/11/2022

<b>Application No</b>	REP-MBR-APP22-35002841
<b>Permit No</b>	REP-FND-PMT22-35100833
<b>Site Address</b>	544 HAMMOND AVE, CITY OF SAN ANTONIO, TX 78210
<b>Type of Record</b>	Building/Permits/Foundation Repair Permit/Permit
<b>Date Issued</b>	04/11/2022
<b>Record Status</b>	Active
<b>Primary Applicant</b>	JOHN R CHANEY, Baird Foundation Repair, BAIRD FOUNDATION REPAIR
<b>Scope of Work</b>	Installing 69 woodposts 50' skirting

### Approval Comments

Completeness Review

Comments

Completeness Review Zoning

Comments

Technical Review - OHP

Comments Approved via COA 23 March 2022.

### Required Inspections

Building - Foundation with Letter

Building - Final

### Inspection Status

Pending

Pending

### Related Records

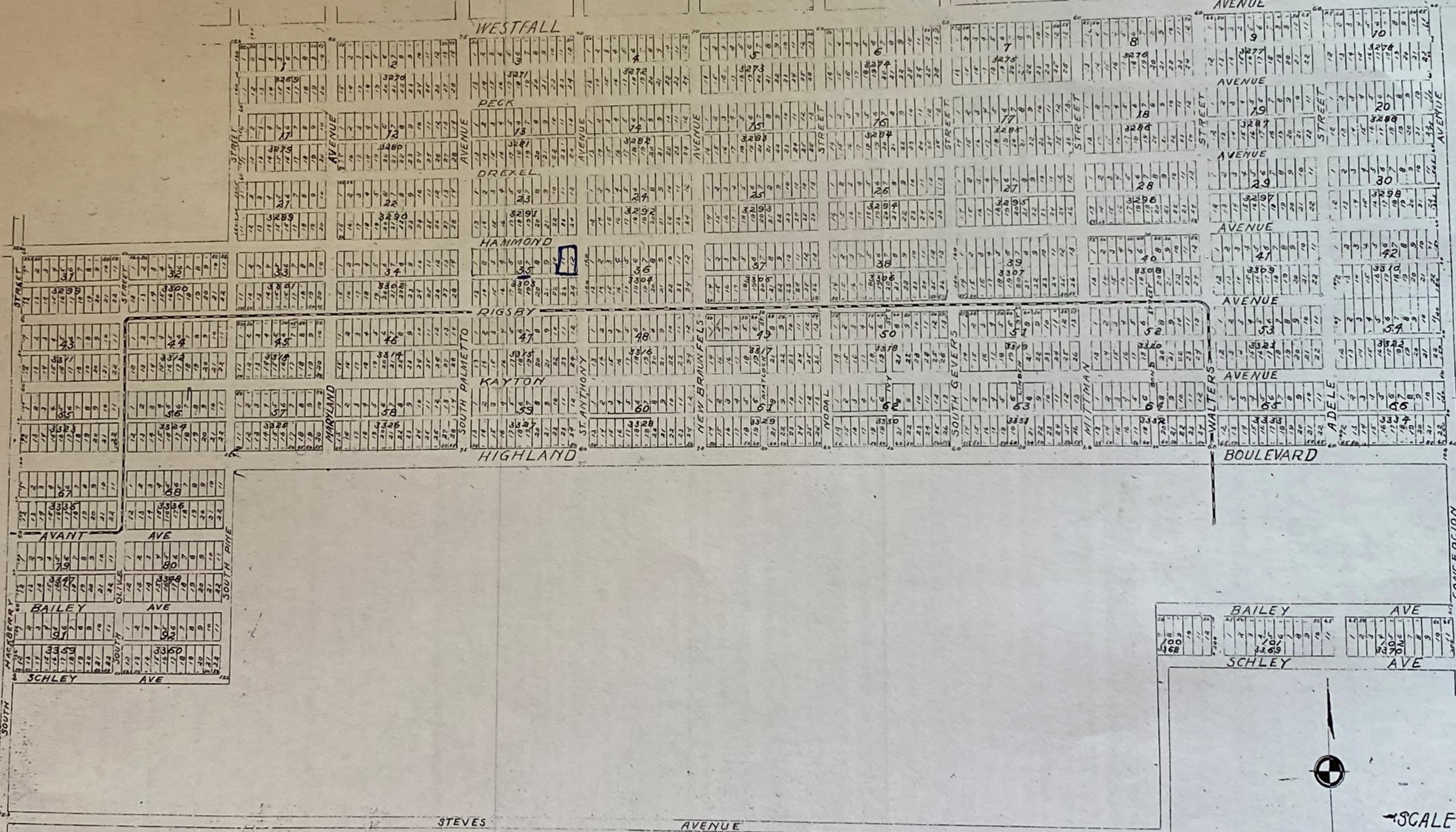
(This is other Permits Created from the Applications, Amendments etc)



Person  
201.7384  
Contact/sentto-chp claudia)  
Contact/sentto-chp jessica)  
Report email vbp@santantonio.gov

Found  
REP-FM  
Minor  
REP-MB

# HIGHLAND PARK



SCALE:  
1 inch = 400 feet

Street Railway

Filed for record Feb. 6-1917 at 2:20 o'clock P.M.  
Recorded Feb. 21-1917 at 2:20 o'clock P.M.  
Frank R. Newton, Co. Clk., Bexar Co., Texas.  
by A.H. Condes, deputy

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No. 97940.

THE STATE OF TEXAS:

COUNTY OF BEXAR :

I, L. P. Peck, of Bexar County, Texas, do hereby adopt, declare and designate the plat hereto attached, as a correct plat and subdivision of a part of Highland Park. I hereby grant, dedicate and acknowledge unto the public, the streets and alleys as shown by the plat hereto attached, reserving however, unto myself, and my heirs, executors and administrators, the sole, entire and exclusive right to build and maintain street car lines, water and gas mains, electric lines and wires and telegraph and telephone wires along the streets and alleys shown on the plat hereto attached; and I, the said L. P. Peck, for myself, and my heirs, executors, administrators and assigns, do hereby reserve the right to construct and maintain such street car lines, water and gas mains, electric lines and wires and telegraph and telephone wires along the streets and alleys shown on this plat, as I may deem proper, without being obligated to obtain the permission of any one. The original plat of Highland Park was filed for record in the County Clerk's Office of Bexar County, Texas, on the 11st day of January, 1913, and recorded in Vol. 368, Pages 64 to 67 of the Records of Plats in the County Clerk's Office of Bexar County, Texas, and so there may be no confusion and misunderstanding as to the changes between the said original plat of Highland Park and the plat hereto attached, I desire, under oath, to make the following statement: All of the streets and alleys as shown on said original plat of Highland Park, recorded in the County Clerk's Office of Bexar County, Texas as above stated, are shown on the plat hereto attached, and all of said streets and alleys on said original plat are exactly the same size and have exactly the same place on the plat hereto attached as they had on the said original plat. In other words, absolutely no change has been made from the original plat as to the size or location of any street or alley, and all the streets and alleys shown on the original plat are shown on the plat hereto attached and are all exactly the same size and width, and in the same position, the only changes so far as the streets and alleys are concerned, is that the plat hereto attached shows a few additional streets and alleys. The plat hereto attached shows the tier of lots fronting South on Highland Boulevard, and being all of the lots fronting South on Highland Boulevard from South Beckwith Street to Concepcion Avenue, and being all of the lots fronting South on Highland Boulevard in New City Blocks 3323 to 3334, inclusive, and being all of the lots fronting South on Highland Boulevard in Highland Park Blocks Nos. 55 to 56, inclusive, are 160 feet in depth instead of 150 feet in depth as shown on the original plat of Highland Park. In other words, the plat hereto attached shows that said tier of lots is 160 feet deep, while the old recorded plat of Highland Park shows that said tier of lots is only 150 feet deep. This does not constitute a change but merely a correction, because the original plat of Highland Park contained an error in that the said lots should all have been 160 feet deep according to the original plat instead of 150 feet deep, and as a matter of fact all of said tier of lots has always been 160 feet deep, but the said original plat erroneously described them as being only 150 feet, and this added depth to the lots does not move any street or change in any way the location of any street or alley, but merely corrects a mistake of the original plat. On the plat hereto attached, Lot No. 7, New City Block 3315, Block 45, is 45 feet front, while the same lot in the original plat was shown to be 50 feet front. Lot No. 10, is 50 feet front on the plat hereto attached instead of 55 feet front as shown on the plat heretofore recorded. Lots Nos. 11 and 30, New City Block 3312, according to the plat hereto attached, are 50 feet each, instead of 55.1 feet, as shown on the said plat heretofore recorded. In City Block 3325 the plat hereto attached shows Lots Nos. 1 and 11 to be each 50 feet front instead of each being 55.1 feet as same appear on the said plat heretofore recorded, and in said New City Block 3325 Lot No. 10 is 50 feet front instead of 55 feet front as shown on the plat heretofore recorded. In New City Block 3325 Lot No. 18, is shown on the plat hereto attached to be 45 feet front instead of 50 feet as shown on the plat heretofore recorded. In City Block 3390 Lot No. 1 is shown by the present plat to be 45 feet front instead of 50 feet front as shown on the plat heretofore recorded. The above changes in the sizes of the lots hereinabove particularly enumerated, are all corrections. In other words, the lots hereinabove mentioned should have been shown in the old recorded plat to be of the size that they are shown to be on the plat hereto attached, and it is due to a mistake that they were not so shown, and one of the purposes of the plat hereto attached is to correct such mistakes, and the changing of the size of said lots on the plat does not in any way effect the position of any street or alley, nor the position of any other lot. Every corner lot on South Gevers Street is shown on the plat hereto attached to be 57 1/2 feet wide. The old recorded plat intended to show each one of these corner lots to be 57 1/2 feet wide, but the changes on the recorded plat are indistinct and do not clearly show the correct width of these lots. All of the changes and corrections in the plat heretofore recorded of Highland Park as effected by the plat hereto attached, which reduces the size of any lot, do not effect any lot or lots, except those owned by L. P. Peck. In other words, in every instance where the plat hereto attached reduces the size of any lot, it is a lot which is owned by me, L. P. Peck. The changes and corrections made in the old plat heretofore recorded by the adoption of the plat hereto attached, does not in any way change the location of any street or alley or any lot, but on the contrary, each and every street as contained on the old recorded plat, is of exactly the same size and exactly the same position that said street appears on the plat hereto attached, and each and every lot as it appears on the old plat, is shown on the plat hereto attached to be exactly in the same place and exactly in the same position that said lots appear on the old plat heretofore recorded, and the corrections made by the plat hereto attached was merely to correct clerical errors in the plat heretofore recorded, and not meant to change the position of any street, alley or lot.

WITNESS MY HAND this 1st day of February, 1917.

L. P. Peck.

THE STATE OF TEXAS:

COUNTY OF BEXAR :

BEFORE ME, the undersigned authority, on this day personally appeared L. P. Peck, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed; and being duly sworn upon his oath deposed and said that the facts set forth above are true and correct.

Given under my hand and seal of office, and subscribed and sworn to before me the undersigned authority, on this the 1st day of February, 1917.

(seal)

Chas. M. Roberts, Notary Public,  
Bexar County, Texas.

*Restrictions See Vol 313 Page 159*