

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2023

HDRC CASE NO: 2022-533
ADDRESS: 802 N PINE ST
LEGAL DESCRIPTION: NCB 1656 BLK D LOT W 152.4 FT OF S 23.87 OF 7 & W 152.4 FT OF 8
ZONING: R-5
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Eva Saunders
OWNER: Eva Saunders
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: February 07, 2023
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 802 N Pine.

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:

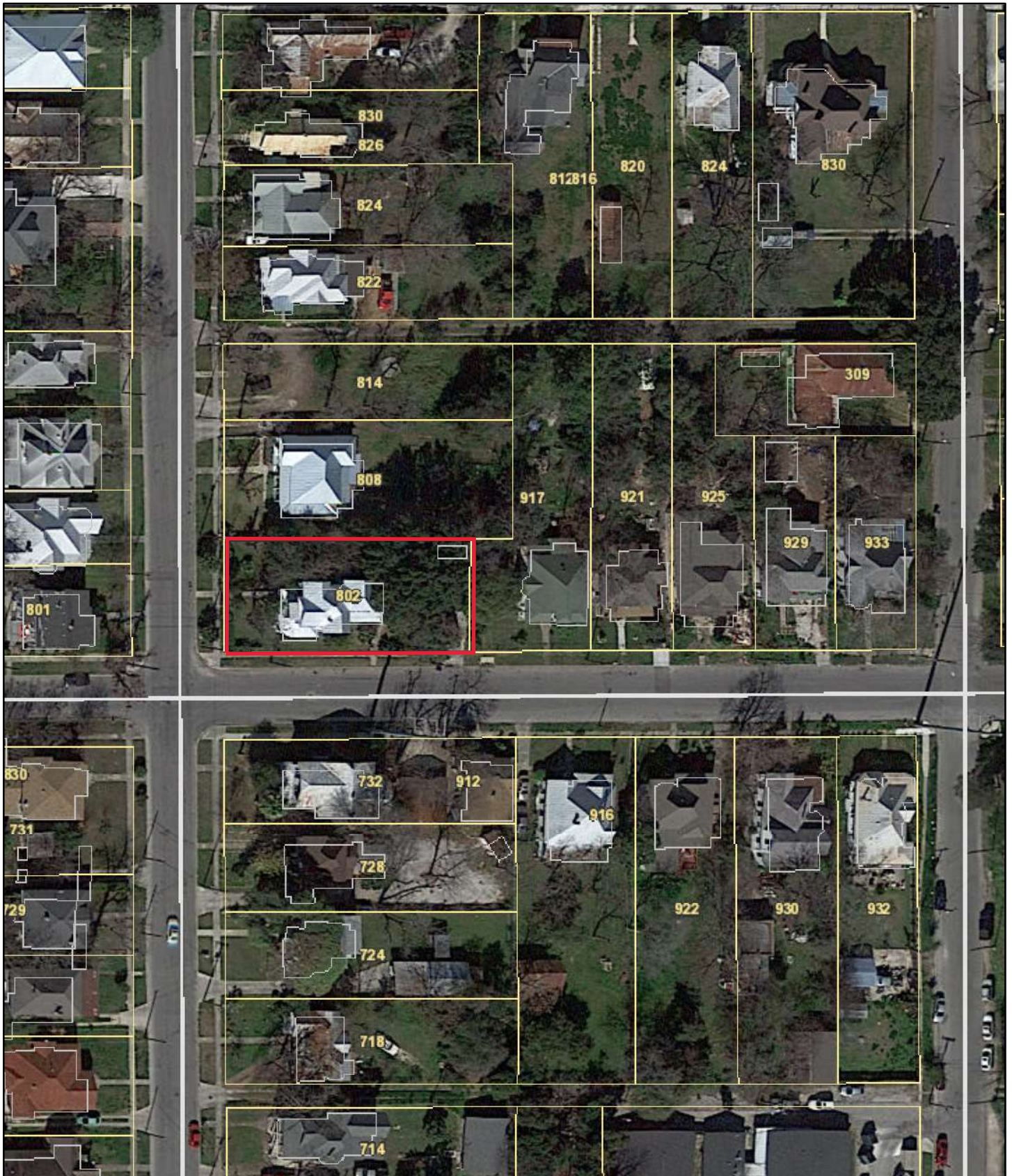
- a. The structure at 802 N Pine is a two-story, single-family Queen Anne residence constructed circa 1905. The structure first appears in city directories in 1905 and on Sanborn Fire Insurance maps in 1912 along with two detached rear accessories, one mid-yard and the other in the same footprint as the existing rear accessory structure. The primary residence and accessory structure contribute to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. CASE HISTORY – The applicant previously attended the HDRC in June 2022, to request approval for window replacement, fenestration modifications, and siding replacement on the rear accessory structure that was completed prior to approval. The HDRC approved the fenestration modification with the stipulation that the applicant install fully wood or aluminum-clad wood windows that meet staff's standard window stipulations and re-install wood siding to match previously existing. The applicant has corrected the violations and has brought the property into compliance to qualify for Historic Tax Verification.
- c. The scope of work includes a comprehensive interior remodel, mechanical, electrical, and plumbing upgrades, roof replacement, wood siding repair and in-kind replacement, front porch repair, repainting.
- d. Staff conducted a site visit on October 25, 2022, and January 25, 2023, 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 for work completed 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:

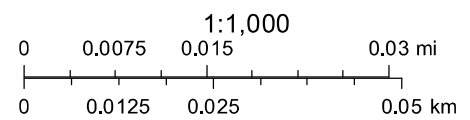
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



October 26, 2022

— User drawn lines



802 N Pine St

This application is being submitted in reference to 802 N Pine St, San Antonio, Texas, 78202. This property was acquired and closed on on February 7, 2021 in the amount of The state of the home at that time was that it needed a complete and total rehabilitation to bring it up to livable standards. The scope of work has been what would be considered a substantial rehab as the following work has already been completed on the home:

Exterior work completed:

Brand new metal roof replacement of the entire roof that adheres to historic guidelines, replacement of wood siding, new soffit, new fascia, new exterior crown moulding, restoration of all historic windows, glass for all windows, window trim replacement, complete foundation repair, exterior paint job, complete 100% new electric rewiring, 100% new plumbing work, porch repair including porch floor, porch ceiling, railings, balusters, columns, and structural beams added where needed, and balcony on 2nd floor was also renovated including porch balusters, columns, and railings.

Interior work completed:

New wooden flooring added to the entire home, addition of a master bathroom to the master bedroom which increases the previous number of bathrooms from 2 to now 2.5 bathrooms, framing of closets, closet door and trim installation, addition of central air to the entire home that was not previously there, demolition of living room wall to create open concept kitchen/ living room, new custom kitchen cabinets, quartz countertops and backsplash in kitchen, kitchen sink installed, kitchen pantry, bar peninsula for seating, designated dining room added, separate laundry room and half bath installed, coffered ceiling added to the office/ library of the home, restored shiplap on all bedroom ceilings, drywall and sheetrock completed, and fiberglass insulation in the entire home, bathroom tile in all 2.5 bathrooms, interior paint, floor sanding and refinishing, brand new kitchen appliances, complete electrical rewiring of the home

The casita which is an accessory dwelling on the lot has also been extensively worked on, HDRC requested in-kind siding and historic windows to replace the work that was previously done, and that work is now completed. What has been completed on the accessory dwelling is brand new shingles roof, framing, foundation, windows, window trim and glass, siding, and full paint job. We also increased the size of the casita from 120 sq ft to 260 sq ft which resulted in extra cost to the lumber purchased for framing, and siding.

The home is very near completion, what remains is the floor staining, the staircase restoration inside the home, and landscaping, and final details and touch ups.

























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