

HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2023

HDRC CASE NO: 2023-058
ADDRESS: 505 E PARK AVE
LEGAL DESCRIPTION: NCB 1752 BLK 5 LOT 8 & E 36.71 FT OF 7
ZONING: R-6, HS
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
LANDMARK: Individual Landmark
APPLICANT: Steven & Sandra Bates
OWNER: Steven & Sandra Bates
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 505 E Park.

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:

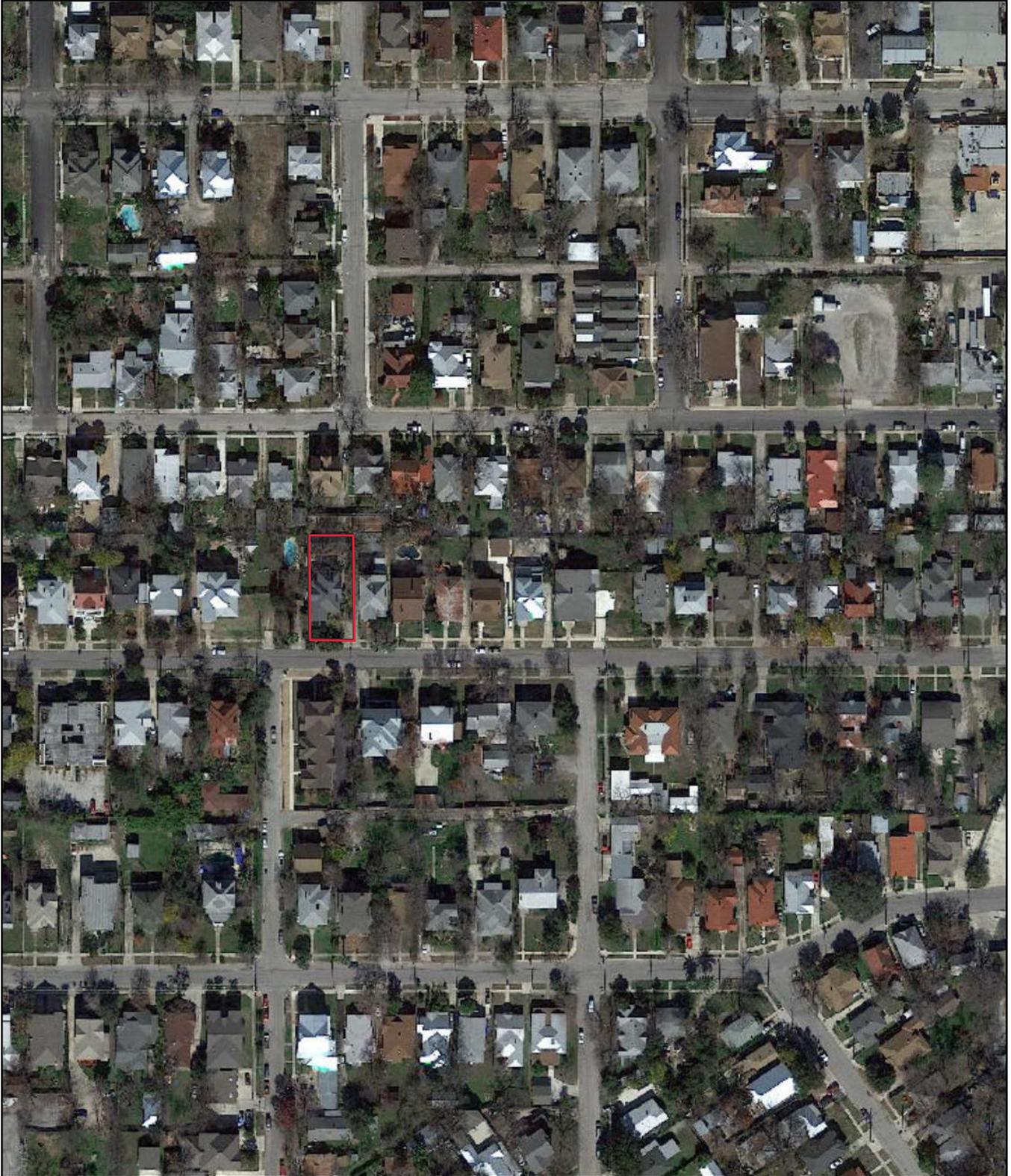
- a. The primary structure located at 505 E Park is a 2.5-story residential structure constructed circa 1920 in the Neoclassical style. The home features a primary hipped roof with a front gable over a 2-story porch, a prominent brick chimney, woodlap siding, and ganged wood windows, several with multi-lite top sashes. The structure is contributing to the Tobin Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, foundation repair, plumbing, electrical, and mechanical upgrades, window repair and restoration, fenestration modifications, and interior painting.
- c. Staff conducted a site visit on February 17, 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.
- 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 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:

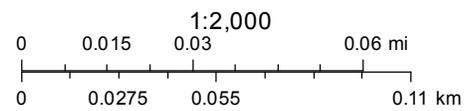
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



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 User drawn lines



General Description for Scope of Work @ 505 E. Park (Main House)

8/6/21 Minor Repairs to include: Refurbish existing windows as needed Remove and relocate 9 interior doors Refinish all sheetrock in house Reframe / re-build 10 new/existing walls. Install new insulation. Paint and texture interior Install new cabinets in house Install new countertops Install new flooring in bathrooms and kitchen. Full renovation of Master Bathroom upstairs New restroom in under stair closet. New Sink and cabinetry in Laundry Room. New sink and cabinetry in Butlers Pantry. New sink, cabinetry, and appliances in kitchen. Refinish wood floors throughout. New laundry room upstairs with sink. Removing rear, double doors, and repurposing as single doors at rear entry & dining room. Removing a single window in the kitchen and replacing with 2 casement windows on the west kitchen wall, and installing 4 new casement windows in the south wall.

Zero (0): House Wide Updates

1. Foundation Repair
2. Electrical Updates as necessary
3. HVAC for ground floor
4. Repairing of drywall related to foundation restoration
 - a. Level 5 wall is desired based upon pricing
5. Repair/Sanding/Staining of floor throughout the house
6. Painting interior of the house
7. Maintenance/Repair of Windows ([17x (1st), 9x (2nd) historic, ~10x non-historic]

One (1) : Removal of Walls in Living Room/Kitchen Area

1. Demo/Removal of 8' of Load Bearing Wall, to include ducting and the coffers in order to restore 10' ceiling height throughout Living Room Area
2. Column (if required) to support end-point of LB Wall or Steel I-Beams to support loads from floor above
3. Determine Cost feasibility of carrying coffered ceilings into LR area

Two (2): Creation of Mud Room and Small Study

1. Demo of existing shower/toilet/sink area
 - a. Toilet to be reused in outside bathroom
2. Removal of 3x doors
 - a. Wall in existing space to LR
3. Demo of existing wall (non-LB)
4. Open up existing wall (frame out) between Pantry/Bathroom to create walk way into Mud Room/Office area
5. Construct new wall and Reinstall of Door to new Office/Study
6. Removal of existing HW system
 - a. Install Flash HW heater in/around water softener outside
 - b. Creation of wall to accommodate existing sewage pipe in wall (~8" thick)
7. Upgrade existing power panel
8. Install new entry door into Mud Room (Re-use of 1 of French Door from Kitchen)
 - a. Build of steps into Mud Room
9. Build out of new sitting bench in Mud Room w/hanging hooks and small open cabinet
10. Install of window removed from Kitchen or Dining area

Three (3): Kitchen Remodel

1. Removal of French Doors (to be used for new entry 1 each dining/mud room areas)
 - a. Construct new wall to replace opening
2. Removal of wall to increase Kitchen size
3. Demo of existing Kitchen cabinets/furnishings
 - a. Replacement w/Kitchen Aide equivalent appliances, drink fridge, steel farmer's sink
4. New cabinets in Kitchen (~30') (pull out drawer's S/M/L)
5. New Kitchen Island (~94") with cabinet underneath (open doors)
6. Create Pantry with drink island & small sink
7. Small secretary desk or small eating nook in kitchen?
8. Install of new large window 90" x 36" (historically appropriate to existing windows)

9. Removal/Relocation of window to Mudroom

Four (4): Dining Room Area

1. Removal/Relocation of Window on small wall (single window)
2. Install new entry door into Dining Room
 - a. Build of steps into DR with Hand Rails

Five (5): Powder Room

1. Demo of existing HVAC system and venting/exhaust
2. Take down of pedestal to ground level
3. Refinish of interior
4. New Toilet/small sink
5. Explore if there is ability to support shower in this space somehow

Six (6): Create Down Stairs Study

1. Build new wall (~15.5' x 10') to separate space between Living Room and New Study
2. Move ~ 4 outlets into new wall area

Seven (7): Master Bathroom Update

1. Remove existing cast iron tub
2. Remove existing Vanity (Reuse in Casita or Outdoor Bathroom)
3. Remove/Relocate existing toilet
4. Construct new walk in Shower
 - a. Window Treatment (smoke)
5. Install new vanity (2-sink)
6. Construct new WC
7. Create new entry way into Walk in Closet (Re-use small French doors from MBR)
8. Buildout California Closet w/hanging and his/hers drawers

Eight (8): Small Bed Room Repurpose

1. Remove small French doors to MBR
2. Demo existing Closet (Doors to be used in BR #3 or #4 for large closet)
3. Construct new wall to divide space to create WIC and Laundry Room
4. New water connections/sewage to be run from kitchen below on West wall
5. New 60A Dryer Connection, multiple new 20A connections (Gas Line for Dryer?)
6. Install Med grade cabinets (~8-10') w/wash sink (deep)
7. Door re-hung to swing to right into room

Nine (9): Second Bed Room

1. Demo built in desk
2. Widen Closet to mini-walk-in
3. Built-in CA Closet
4. Re-Hang Doors to French Style

Ten (10): Third Bed Room

1. Demo out sitting area
2. Built-in CA Closet
3. Re-Hang Doors from Small Bedroom

Eleven (11): Casita w/Attached Single Car Garage

1. Foundation Slab Re-pour
2. Frame out/build/windows/flooring/HVAC
3. Ikea Kitchen Build Out
4. Ikea Closet Build Out
5. Bathroom Build Out
6. Laundry Room Buildout w/shelves
7. Pool Pump Enclosure (modest)

Main House

Jan 20-Feb20	Interior Demo of drywall, Floor repairs, Framing
Feb 21-25	Interior Drywall
Feb 28-Mar4	Interior Drywall
Mar 7-11	Interior Drywall/Misc Level Out
Mar 14-18	Interior Drywall/Misc Level Out/ Tile Work
Mar 21-25	Interior Drywall/Misc Level Out/ Tile Work
Mar 28-Apr 1	Trim Out Throughout the house / Tile Work
Apr 4-8	Trim Out Throughout the house / Prime Painting
Apr 11-15	Trim Out Throughout the house
Apr 18-22	Cabinet Installation Begin / Floor Restoration / Car Port Ground Prep
Apr 24-29	Cabinet Installation continue / Fence Work Begins
May 2-7	Electrical Finish Out / Car Port Foundation
May 9-16	Plumbing Finish Out / Car Port Frame Out
May 16-28	Cabinet Installation Complete
May 20-June 4	Plumbing Finish Out /
June 6-11	Electrical Finish Out

Draw	Category	Price
MH-D1	Project Prep. Inspection coordination. 3 dumpsters/ dumping fees.	\$
MH-D1	Demo existing drywall in main house.	\$
	Any plumbing excluded from estimate.	\$
	Electrical is excluded.	\$
	HVAC is excluded	\$
MH-D1	Interior pre-drywall framing. Install shiplap shims to even out walls. Sub-floor repair using 3/4" T&G OSB to kitchen and back part of first floor. Subfloor to have 1/2 lip due to 1/4" hardie backer and tile. Room 105, 106,107, and 108.	\$
MH-D1	Stucco Skirting to main house perimeter. Allowance of _____ per fireplace repairs.	\$
MH-D1	30 yr Composite Shingle roof on additions to match existing	\$
MH-D1	Intall new R13 Batted and or blown in insulation to all perimeter walls. Attic excluded. Fire foam excluded.	\$
MH-D1	Install new Drywall. Tape Float and Texture with Level 3 Light Monterrey or Light Orange Peel texture. We are to provide 2 samples.	\$
MH-D2	Tile labor, rough, waterproofing and setting materials to floors in room 105, 106,107 and 108. Room 203 floors. Room 205 shower with glass surround. Room #205 waterproofed with 1/2" hardie backer on all walls. Mortar bed with PVC liner shower pan. Red-guard liner. Owner to provide tile. Provide labor, rough material and waterproofing for room 213. Owner to provide exterior tile.	\$
MH-D4	Countertop fabrication and install to 125 sq ft. Countertop slabs to be provided by owner.	\$
MH-D1	Install 5 windows provided by owner. Trim out column extensions at front. Build 2 benches at front of property. Build attached storage to hide water heater and water softner at front left side of property. Approx 36" W 24"D 60" tall. We will flash and finish to match existing house.	\$
MH-D3	Interior and Exterior Paint. Soft wash, caulk, 1 coat primer and 2 coat finish to exterior. 2 Color Scheme Included. Prep and caulk, 1 Coat Primer and 2 Coat finish on interior ceilings, walls, baseboard and door trim. Door restoration or stain are excluded. Soft sand to existing and trim to remain.	\$
MH-D5	Installation labor on all interior doors. Door restoration not included.	\$
MH-D1	Wood floor refinish, stair step, and landing. Repair floors at room #102 and small spot repairs upstairs in bathroom.	\$
MH-D1	Provide and install approx 900 lf of 1x10 SYP baseboard. Install approx 400 lf of window trim. Reinstall salvaged trim throught house. Build approx 80 LF of coffered ceilings at Living room #102 to match dining room #103.	\$
MH-D5	Appliance installation, touch ups and blue tape	\$
MH-D5	Construction final clean	\$
	TOTAL	\$

TOTAL REMAINING to be PAID \$

ACTUAL

MH-D1	First deposit to begin work	\$
MH-D1	2nd Payment	\$
MH-D2	Tile work beginning (12,050.16-5,000=\$7,050.16)	\$
MH-D3	Priming/Painting work started 15Apr 1/3 Payment	\$
MH-D3	2nd payment for finish out of Interior painting	\$
MH-D4	1st payment of countertop	\$
MH-D5	Payment on	\$
MH-D5	Payment on	\$

27-Jan
18-Mar
25-Mar
22-Apr
12-May
12-May
24-May

MH-D5	Payment on (\$	1-Jun
MH-D5	Payment on (\$	4-Jun
MH-D5	Payment on (\$	8-Jun
MH-D3	Priming/Painting work started 15Apr 2/3 Payment	\$	21-Jun
MH-D3	Priming/Painting work started 15Apr 3/3 Payment	\$	30-Jun
MH-D5	Payment on CC for Materials from HD (:	\$	12-Jul
	Allan/Allan Toppers for doors	\$	31-Aug
	Fireplace repair	\$	2-Oct
MH-D3	Painting Jose (See Car Port)	\$	3-Oct
	Painting Jose (supplies)	\$	7-Oct
	Return of Lowe's Decking Matl's	\$	
	Painting Payment	\$	15-Oct
	Total	\$	



















DESCRIPTION OF WORK

8/6/21 Minor Repairs to include: Refurbish existing windows as needed Remove and relocate 9 interior doors Refinish all sheetrock in house Reframe / re-build 10 new/existing walls. Install new insulation. Paint and texture interior Install new cabinets in house Install new countertops Install new flooring in bathrooms and kitchen. Full renovation of Master Bathroom upstairs New restroom in under stair closet. New Sink and cabinetry in Laundry Room. New sink and cabinetry in Butlers Pantry. New sink, cabinetry, and appliances in kitchen. Refinish wood floors throughout. New laundry room upstairs with sink. Removing rear, double doors, and repurposing as single doors at rear entry & dining room. Removing a single window in the kitchen and replacing with 2 casement windows on the west kitchen wall, and installing 4 new casement windows in the south wall.

Must comply with UDC and IRC/Contractor aware of inspections required/ Whats next handout issued.

****Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.**

*****All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5*****

*****Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account.**
****A.VALADEZ****

Thank you for your business

The City of San Antonio





City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-21-35303938
PERMIT NAME	505 PARK AVE
PERMIT ISSUANCE DATE	12/02/2021
LOC ISSUANCE DATE	07/14/2022
ADDRESS	505 PARK AVE City of San Antonio TX 78212





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

CERTIFICATE OF APPROPRIATENESS RE-ISSUE

June 2, 2021

HDRC CASE NO: 2021-247
ADDRESS: 505 E PARK AVE
LEGAL DESCRIPTION: NCB 1752 BLK 5 LOT 8 & E 36.71 FT OF 7
HISTORIC DISTRICT: Tobin Hill
PUBLIC PROPERTY: No
APPLICANT: Nathan Perez/Work5hop - 123 Parland Place
OWNER: Kell Bates - 505 E PARK
TYPE OF WORK: Fencing, Foundation/skirting, Repair and Maintenance, Painting

REQUEST:

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

1. Replace an existing window on the rear elevation with two new windows.
2. Modify a rear doorway configuration.
3. Construct a rear porch.
4. Construct a new carport.
5. Construct a 1-story rear accessory structure.

FINDINGS:

a. The primary structure located at 505 E Park St is a 2.5-story residential structure constructed circa 1920 in the Neoclassical style. The home features a primary hipped roof with a front gable over a 2-story porch, a prominent brick chimney, woodlap siding, and ganged wood windows, several with multi-lite top sashes. The structure is contributing to the Tobin Hill Historic District.

b. WINDOW MODIFICATIONS – The applicant has proposed to remove a small existing window at the rear of the house and install two new larger aluminum clad casement windows. Based on the submitted elevations, the windows closely match the proportions of existing windows on the structure. Staff generally finds the request appropriate based on the location and the proposed window designs and patterns, but requires a final product specification. The windows should feature true divided lites and a traditional trim and sill detail.

c. DOOR MODIFICATIONS – The applicant has proposed to remove an existing double door and frame at the rear of the house and repurpose the doors as two individual doors on the same façade. Staff generally finds the request appropriate based on the location, minimal visibility, and retention of the overall rhythm of the existing fenestration pattern.

d. REAR PORCH – The applicant has proposed to construct a new rear 1-story covered porch element. The porch will be located at the northwest corner of the property and will be open air. The porch will feature a shed roof with composition shingles to match the existing structure. According to the Guidelines, residential additions, including porches and balconies, should be designed to be subordinate to the principal façade of the original structure in terms of their scale and mass. The proposed rear porch element is located at the rear of the structure and is a full story shorter than the primary structure. Staff finds the request appropriate.

e. NON-CONTRIBUTING STRUCTURES – The applicant previously submitted a non-contributing determination for the existing 1-story rear accessory structure in 2020. Staff determined the structure eligible for a non-contributing determination and a demolition permit is eligible for administrative approval. The existing carport is also eligible for removal via administrative approval.

f. NEW CARPORT – The applicant has proposed to construct a new carport behind the front fence. The carport will replace a current non-original wooden carport as noted in finding e, but will be located further back on the property. Staff generally finds the scale, location, massing, form, and design appropriate, but requires final detail drawings to issue a Certificate of Appropriateness. Staff finds that the structure should be primarily wood or wood clad with

columns that measure a maximum of 6x6" to be consistent with the Guidelines.

g. REAR STRUCTURE: FOOTPRINT – The applicant has proposed to construct a new 1-story accessory structure in the rear of the lot. The structure will be located in the location of the non-contributing 1-story rear structure in the same general footprint. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal appropriate given the prior configuration of the lot.

h. REAR STRUCTURE: ORIENTATION AND SETBACK – The applicant has proposed to orient the new accessory structure towards the street. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines. The rear setback is also consistent with historic precedents in the Tobin Hill Historic District. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.

i. REAR STRUCTURE: SCALE & MASS – The applicant has proposed a 1-story structure with a hipped roof. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structure. The scale of the proposed structure does not impact or visually compete with primary structure on the lot, and will visually match the height of rear accessory structures in the vicinity. Staff finds the proposal consistent with the Guidelines.

j. REAR STRUCTURE: WINDOWS AND OPENINGS – The applicant has proposed window and door opening proportions, placement, rhythms, and configurations that are consistent with the Guidelines, but staff finds that window openings should be incorporated on the east elevation due to the structure's visibility from neighboring properties. A final window specification is required. Staff finds a wood or aluminum clad wood window most appropriate that meets the stipulations listed in the recommendation.

k. REAR STRUCTURE: ROOF – The applicant has proposed a hipped roof form for the carport. The roof will be constructed of shingles to closely match the materiality of the primary structure. Staff finds the proposal consistent with the Guidelines, but has not seen a material specification.

l. REAR STRUCTURE: MATERIALS – Guideline 3.A.i for New Construction states that materials should complement the type, color, and texture of those found in the historic district. Staff finds the proposal consistent with the Guidelines.

m. REAR STRUCTURE: ARCHITECTURAL DETAILS – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the request items based on findings a through h with the following stipulations:

- i. That all new columns be a maximum width of 6 inches with a proportionate base and capital.
- ii. That the applicant submits final wood or aluminum clad wood window and door specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The window should feature true divided lites.
- iii. That the applicant submits final material specifications for all façade elements to staff for review and approval. Siding should be woodlap or composite with a smooth finish and a reveal that closely matches the primary structure. Faux grain composite siding is not permitted.
- iv. That the applicant submits final detail drawings for the proposed carport to staff for review and approval prior to a Certificate of Appropriateness. The structure should be primarily wood or wood clad with columns that measure a maximum of width of 6 inches to be consistent with the Guidelines.
- v. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

COMMISSION ACTION:

Approved with staff stipulations.

RE-ISSUE REASON:

Expiration of COA. No change in scope. Extended for another 6 months from today's date (10/18/2022).

RE-ISSUE DATE: 10/18/2022

RE-ISSUED BY: Stephanie Phillips



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