

# HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2023

**HDRC CASE NO:** 2022-386  
**ADDRESS:** 302 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 528 BLK 1 LOT N 105 FT OF 1  
**ZONING:** RM-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Rafael Paz  
**OWNER:** Rafael Paz  
**TYPE OF WORK:** Front door replacement and Historic Tax Verification  
**APPLICATION RECEIVED:** February 21, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

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

1. Replace the front doors.
2. Receive Historic Tax Verification.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.



- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

*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 located at 302 Lamar is a 2-story, single-family structure constructed circa 1910. The structure first appears on the 1912 Sanborn Maps. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the two previously existing solid front doors with fully wood front doors with an oval lite. During the review of the application materials for Historic Tax Verification, staff observed that the front door replacement has been completed without the issuance of a Certificate of Appropriateness. The previously existing front doors have been discarded and were likely not original to the property. According to Guideline 6.A.ii, doors should be replaced in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure that features match the size, material, and profile of the historic element. As the previously existing doors are no longer extant, and the replacement doors are compatible with the architectural style of the structure, staff finds the proposal generally appropriate.
- c. HISTORIC TAX VERIFICATION – The scope of work includes a comprehensive interior remodel, mechanical, electrical, and plumbing upgrades, siding repair, fencing repair, painting, and landscaping modifications.
- d. Staff conducted a site visit on February 23, 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 additional violations on the property.
- e. If the front door replacement is approved by the HDRC, the applicant will have 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



— User drawn lines

1:1,000  
0 0.0075 0.015 0.03 mi  
0 0.0125 0.025 0.05 km























159

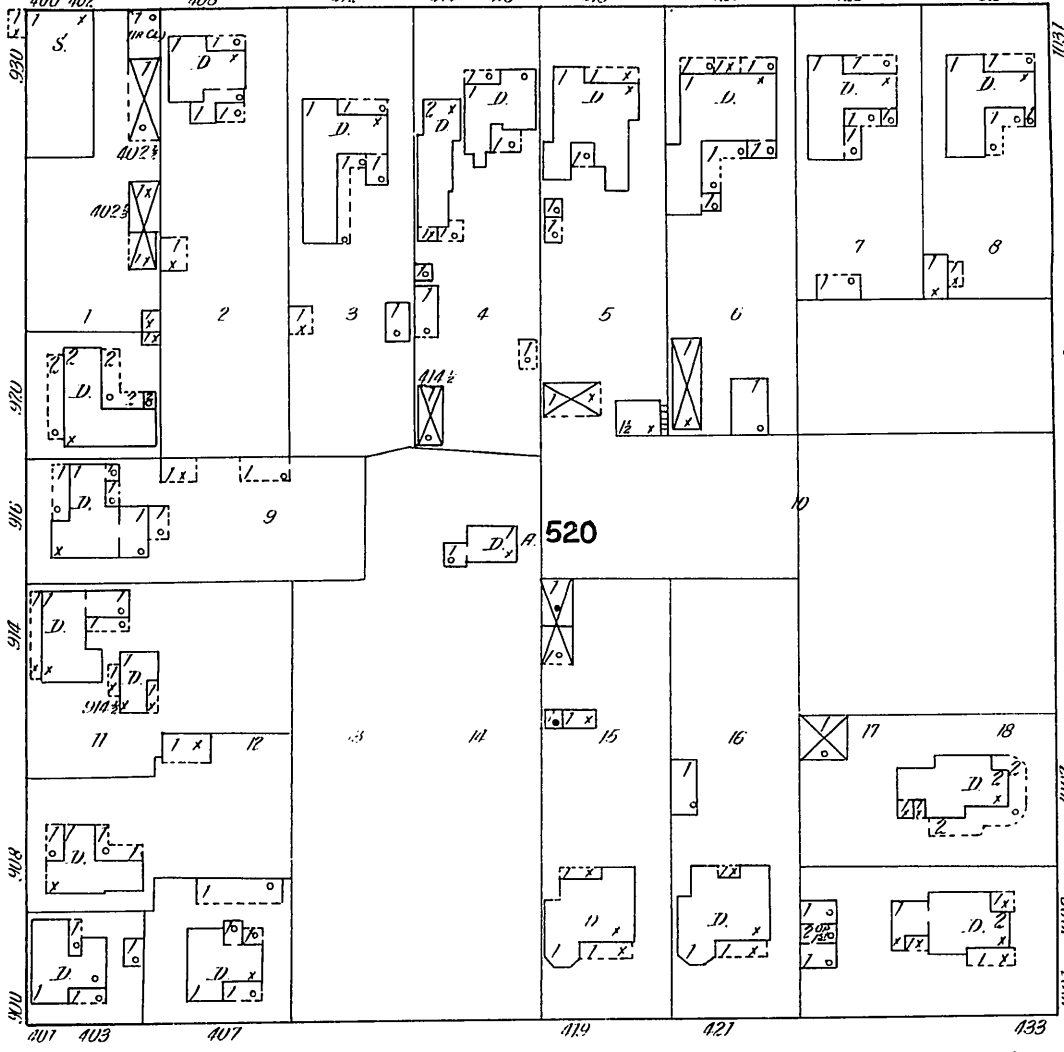
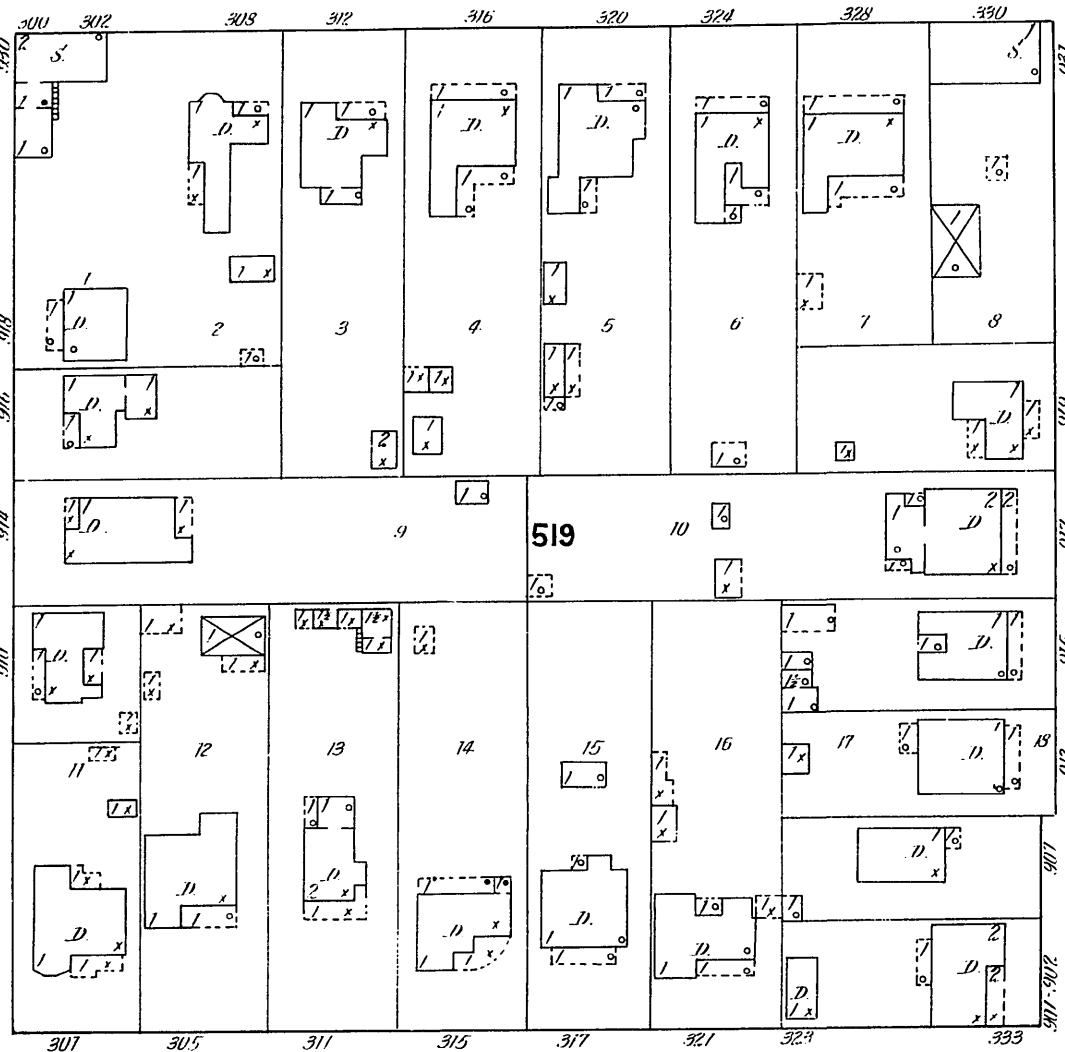
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BURLESON

Not Paved

6" W. PIPE

6" W. PIPE



155

LAMAR

Not Paved

12" W. PIPE

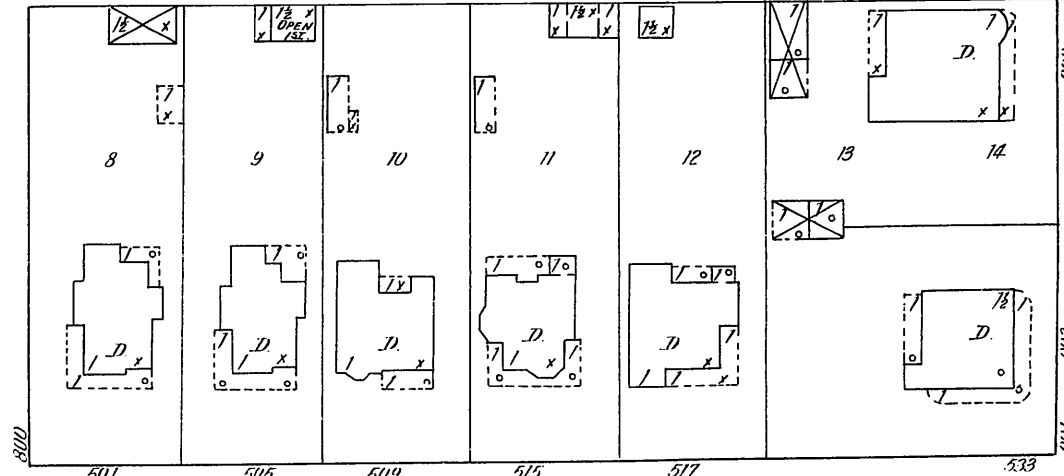
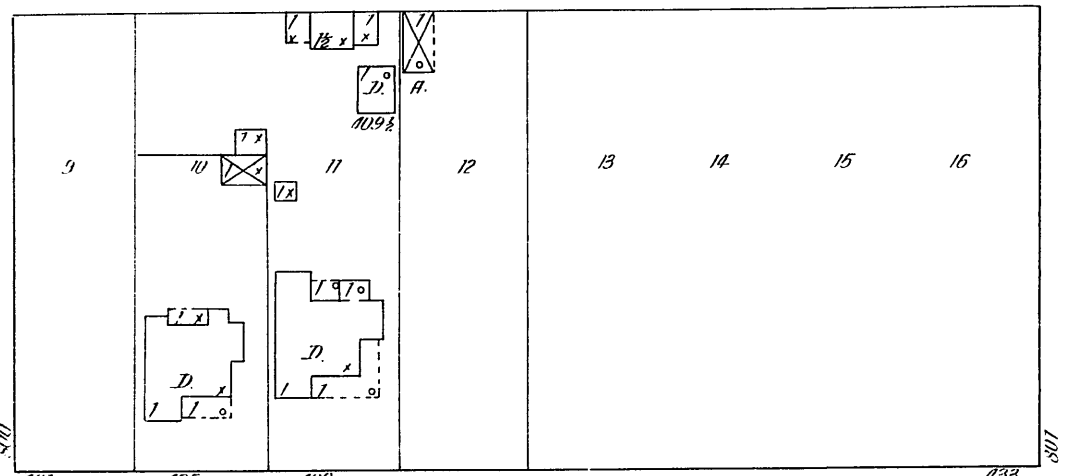
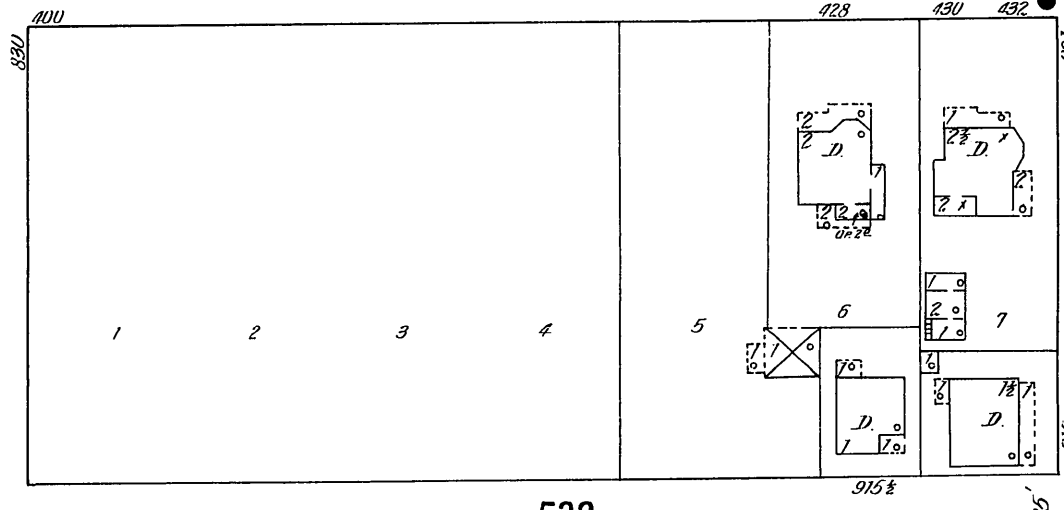
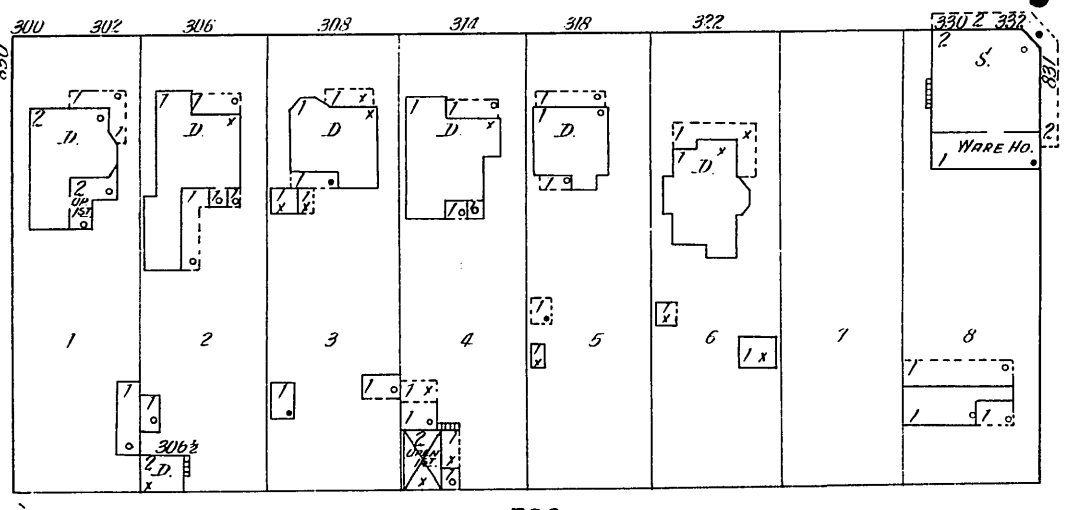
12" W. PIPE

157

N. CHERRY

N. MESQUITE

N. HACKBERRY



HAYS

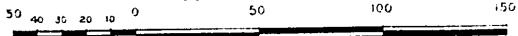
MAGNIFIED

4" W. PIPE

4" W. PIPE

146

Scale of Feet.





## Completed Work on 302 Lamar St in Dignowity Hill

Rehabilitation of 302 Lamar St has been on-going ever since I purchased the house in March of 2021. The home has been completely remodeled inside and has been restored on the exterior. In the interior, we started off with remodeling multiple bathrooms, including vanities, tile, showers, hardware & toilets. Also kitchens were remodeled with new cabinets, sinks, hardware, tile, fixtures and appliances.

Some windows needed repair as there was cracked glass and insufficient insulation around the windows. New blow-in insulation was also installed in the attic. The water heater was switched from gas to electric and replaced. One of the two HVAC units was replaced. Full laminate flooring was overlaid on top of the previous wood flooring.

On the exterior, siding repairs had to be performed on rotted wood siding. The siding was then sealed and painted as approved by the OHP in our COA. Also in that COA was the landscaping update of some fencing repairs and installation of river rocks and native plants in the backyard. Finally, a new sprinkler system was added in the front yard.

The first work started in March of 2021 and finished in December of 2022, a total of 22 months.









N Cherry  
900  
DIGNOWITY HILL  
Lamar  
200  
300  
DIGNOWITY HILL HISTORIC DISTRICT

800  
30K  
M.C. 100K













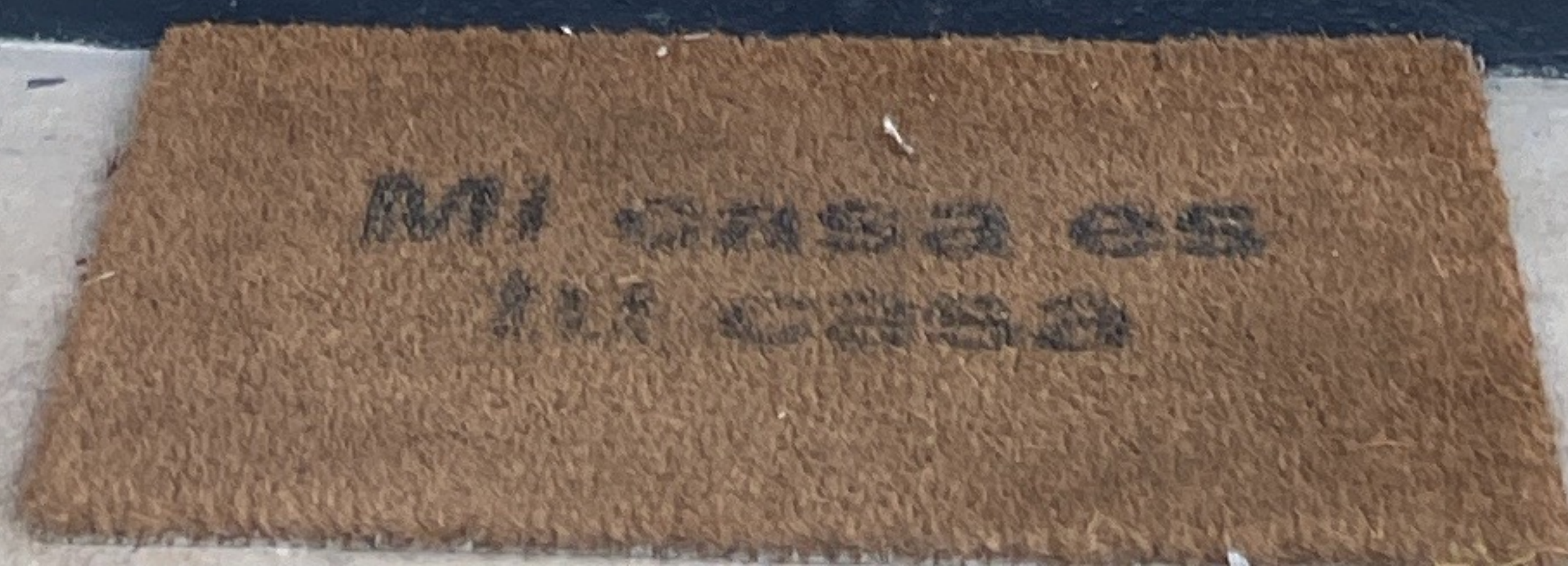


Feb 23, 2023 at 3:13:54 PM

901 N Cherry

San Antonio TX 78202

United States





Feb 23, 2023 at 3:14:00 PM  
900-998 N Cherry  
San Antonio TX 78202  
United States







# Scope of Work Narrative

The scope of work for the project at 302 Lamar St is to bring back to life a historic home built in 1922 by painting, sealing and preserving the exterior architecture and modernizing the interior of the home. Since this home sits on a very visible corner in Dignowity Hill, we would like to increase the curb appeal of the home and let it be an example of what other historic homes in the District could resemble. Work on the exterior will consist of replacing/repairing roofing, sealing joints of wood siding, painting the wood siding, installing solar panels and updating the landscaping by replacing white gravel with natural-colored gravel and planting native plants.

Interior work will consist of leveling the subflooring, removing the popcorn ceiling, installing new laminate flooring, installing/refacing kitchen cabinets, installing new countertops and sinks, remodeling all bathrooms to include tile replacement, new toilets, new showers, new vanities/sinks & hardware. We will also be updating the interior lighting and hardware. A new water heater will be installed.

Two new HVAC systems will be installed (One for each unit) along with necessary duct work. Electrical outlets will be changed out for new ones. New installation will be injected into the exterior walls (RetroFix).



Before Rehabilitation - Exterior



Roof Needed Replacement

Wood Siding needed to be sealed and painted

Windows Need Replacement

Exterior Paint Needed

New Decking Needed



Fencing Needed





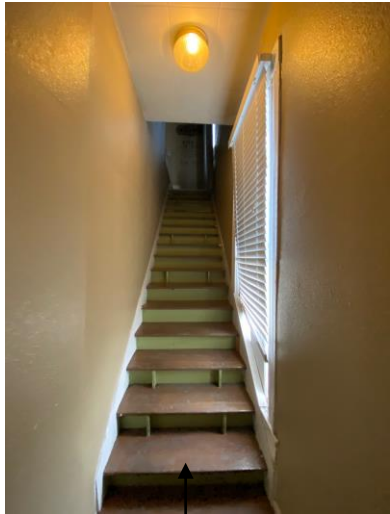
Before Rehabilitation - Interior



Two Kitchens Need New Cabinets & New Countertop, Backsplash, Sinks



Subflooring leveling



All Bathrooms Need to be Remodeled

New subflooring and flooring needed (Warped and shifted)

New Interior Paint

Loose stairs need replacement



After Rehabilitation





After Rehabilitation





# Landscaping Plan



Front yard will be preserved, and native plants will be maintained



- Replace white gravel with natural-colored gravel
- Plant native **Salvia/Autumn Sage**







# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

July 18, 2022

**ADDRESS:** 302 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 528 BLK 1 LOT N 105 FT OF 1  
**HISTORIC DISTRICT:** Dignowity Hill  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Rafael Paz -  
**OWNER:** Rafael Paz -  
**TYPE OF WORK:** Landscaping/hardscaping/irrigation, Painting

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1) paint the exterior siding in light beige and trim in black, and (2) replace the existing white gravel in the rear yard with natural-colored gravel and Salvia/Autumn Sage.

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

**DATE:** 7/18/2022 2:40:05 PM

**ADMINISTRATIVE APPROVAL TO:**

1. Paint the exterior siding in light beige and trim in black.
2. Replace the existing white gravel in the rear yard with natural-colored gravel and Salvia/Autumn Sage.

The rear landscaping must retain at least 50% of greenspace or native plantings.

**APPROVED BY:** Rachel Rettaliata

**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**