

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

HDRC CASE NO: 2023-210
ADDRESS: 126 BARRERA
LEGAL DESCRIPTION: NCB 716 BLK 13 LOT 6 EXC W 4.65 FT
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Steve Yndo
OWNER: Belinda Molina
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: May 23, 2023
60-DAY REVIEW: July 22, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 126 Barrera.

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 at 126 Barrera was constructed circa 1883 and features traditional architectural elements including a side gable roof and wood cladding. The structure has been added to numerous times, resulting in both 1-story and 2-story additions. The property is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, removal of a bathroom addition, deconstruction and reconstruction of the 2-story rear addition, recladding using the original salvaged and restored siding materials, upgrades to plumbing and electrical systems, new HVAC installation, foundation replacement, roof replacement, window restoration, porch replacement, siding replacement, chimney stabilization and repair, new insulation installation, and repainting. The project received Historic Tax Certification on May 19, 2021.
- c. Staff conducted a site visit on May 31, 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 in 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. 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.

126 BARRERA ST., SAT - EXTERIOR PHOTOS



KING WILLIAM MANAGEMENT, LLC
935 South Alamo Street
San Antonio, Texas 78205
(210) 771-0334

May 11, 2023

City of San Antonio
Office of Historic Preservation
1901 S. Alamo St.
San Antonio, TX 78204

Re: 126 Barrera Street, San Antonio, TX – Narrative of Completed Work
COSA Tax Abatement Program Part 2 – Historic Restoration

Dear COSA-OHP Representative:

Please let this letter serve as our narrative of the work completed in the restoration of 126 Barrera St., San Antonio, TX 78210 (the "Property"). The Property owner is Belinda V. Molina, design was by French & Michigan, and construction was by King William Management, LLC.

The renovation of the Property began with a disassembly of the interior walls, opening up of MEP work those that were to remain and salvaging the material from those that were to be removed. The same disassembly and salvage of material took place on the rear, 1920's era two-story addition consisting of 1 x 12 boards and interior/exterior batten strips. Following deconstruction, the foundation of the main 1883/90 building was replaced with concrete piers, with beams/joists replaced as necessary, and piers were set for the reconstruction of the rear two-story addition.

Following the deconstruction and foundation process, new floor joists and decking were installed and re-framing took place, using original stud material where studs were replaced/added in the main structure, and new wood for the reconstruction of the two story addition. The walls of the original 1883 structure were left untouched, other than patching of rotten exterior siding (lap siding that was installed over boards from the original board/batten exterior) and re-stuccoing where needed on the interior (stucco over 4'x4' wood frame infilled with 4" thick caliche block nogging). New construction walls and all roofs were re-clad/decked using the Zip siding system. Street facing and weather exposed exterior walls were re-sided using as much of the original, reclaimed board and batten material as possible, with new wood milled-to-match used on weather protected and less visible walls. Existing windows of the original structure were restored and new windows/doors installed in the re-built portions of the Property. A new roof was installed using standing-seam metal with crimped ridges (no caps). All new mechanical, electrical and plumbing was installed and then interior walls sheetrocked, floated, painted and trimmed. The exterior wall of the original 1883 house was left exposed to the interior.

With regard to interior finishes, the original long-leaf pine floors of the 1883 portion of the house were able to be cleaned and re-finished. All other floors were laid using reclaimed/milled long leaf pine purchased from Woodco. Reclaimed and re-milled material from the home (joists, short batten boards, studs) were used to fabricate 1) stair treads, 2) kitchen island cladding, 3) vanities, 4) an entertainment center, and 5) cladding for screen porch ceilings. Salvaged 3" width flooring from the addition were salvaged

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COSA – Office of Historic Preservation
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for use as porch decking. Final construction elements were the re-construction of the front porch, the rear addition 1st and 2nd floor porches, and a screen patio/carport area. All exteriors were sanded, primed and painted/stained.

The above was done in accordance with the rules of the City of San Antonio Historic & Design Commission. We respectfully request that this final scope of work and actual costs be accepted as part of the owner's Part 2 application for a City Property Tax abatement. The work commenced on May 22, 2021 and was substantially completed on Nov 6, 2022, with a certificate of completeness issued March 7, 2023. Please feel free to contact me if any questions. Thank you.

KING WILLIAM MANAGEMENT, LLC

A handwritten signature in black ink that reads "Stephen W. Yndo". The signature is written in a cursive style with a large, prominent 'S' and 'Y'.

Stephen W. Yndo, Manager

SWY/lb

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San Antonio, Texas 78205
(210) 771-0334

May 11, 2023

City of San Antonio
Office of Historic Preservation
1901 S. Alamo St.
San Antonio, TX 78204

Re: 126 Barrera Street, San Antonio, TX – Final Scope & Actual Cost
COSA Tax Abatement Program Part 2 – Historic Restoration

Dear COSA-OHP Representative:

Please let this letter serve to outline the final scope of work and actual cost for the restoration of the historic designated home located at 126 Barrera Street, in the Lavaca Historic District. The property owner is Belinda V. Molina, design was by French & Michigan, and construction was by King William Management, LLC. The scope of work and final costs were as follows:

Foundation, concrete pier, full replacement and beam replacement	\$ [REDACTED]
New Galvalum Standing Seam Metal Roof	\$ [REDACTED]
Restoration of Existing Windows (9)	\$ [REDACTED]
Porch Replacement, Deck & Roof (front)	\$ [REDACTED]
Porch/Balcony Replacement, Decks/Roof/Railings (Rear)	\$ [REDACTED]
Replacement of Exterior Rotted Wood (Siding, Trim, Etc.)	\$ [REDACTED]
Rear Addtn Deconstruction & Salvage of Material	\$ [REDACTED]
Rear Addtn Reconstruction & Cladding w/Salvage & Matching Material	\$ [REDACTED]
Rebuild of Two Chimneys	\$ [REDACTED]
New Insulation at Attic and Walls	\$ [REDACTED]
New Central HVAC	\$ [REDACTED]
Painting Exterior	\$ [REDACTED]
Plumbing	\$ [REDACTED]
New Foundation Skirting	\$ [REDACTED]
New Electrical Service/Panel/Distribution	\$ [REDACTED]
	[REDACTED]

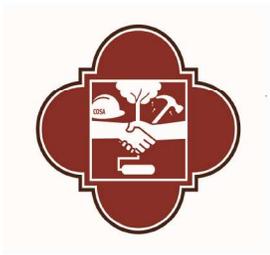
The above was done in accordance with the rules of the City of San Antonio Historic & Design Commission. We respectfully request that this final scope of work and actual costs be accepted as part of the owner's Part 2 application for a City Property Tax abatement. The work commenced on May 22, 2021 and was substantially completed on Nov 6, 2022 with certificate of completeness issued March 7, 2023. Please feel free to contact me if any questions. Thank you.

KING WILLIAM MANAGEMENT, LLC



Stephen W. Yndo, Manager

SWY/lb



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	RES-RMB-PMT21-36700374
PERMIT NAME	Molina and Yndo Barrera House
PERMIT ISSUANCE DATE	03/16/2021
LOC ISSUANCE DATE	03/07/2023
ADDRESS	126 BARRERA City of San Antonio TX 78210
DESCRIPTION OF WORK	New 2-story Addition and new porches and remodeling of existing home.

Thank you for your business

The City of San Antonio