

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2023

HDRC CASE NO: 2023-415
ADDRESS: 423 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 2965 BLK 2 LOT 6
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: William Wheeler/Stonewall Property Group
OWNER: Matthew Lankenau/Fortunas LLC
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: October 12, 2023
60-DAY REVIEW: December 11, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 423 E Dewey.

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 structures located at 423 E Dewey Place are multi-family apartment structures and the complex includes a 1-story single-unit structure, a 1-story storage structure, and a 2-story, multi-family structure. Built circa 1962, the property sits on the southeast corner of E Dewey Place and Gillespie Street. The structures feature stacked stone cladding with insets featuring wood or faux-wood cladding and aluminum one-over-one or slider windows. The structures feature composition shingle hip roofs with widely overhanging eaves. The site includes interior courtyard fencing and a rear metal carport. The applicant is requesting Historic Tax Certification and Historic Tax Verification. The property is contributing to the Tobin Hill Historic District.
- b. The scope of work includes a comprehensive interior remodel, mechanical, electrical, and plumbing upgrades, foundation repair, roof replacement, site work modifications, and landscaping improvements.

- 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 on October 12, 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 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.

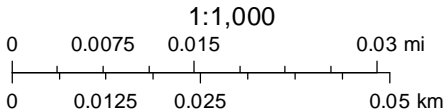
RECOMMENDATION:

Staff recommends approval based on findings a through f.

City of San Antonio One Stop



February 8, 2023



423 E Dewey Place Before Renovation

View – Looking North on Gillespie



423 E Dewey Place Before Renovation

View Looking South on Gillespie at
old Gravel Parking Lot



423 E Dewey Place Before Renovation

View Looking West from Gillespie at
the old Courtyard



423 E Dewey Place Before Renovation

View Looking South at the Alley and
Gillespie



423 E Dewey Place Before Renovation

View Looking West on E Dewey Place



423 East Dewey Place San Antonio (Tobin Hill)

Renovation Plan

Budget - \$ [REDACTED]

Schedule: December 2022- June 2023

Exterior Plan:

Remove and Replace Roof

Repair Foundation

Regrade Drainage away from Buildings

Remove Exterior Weeds

Use Neighborhood Consistent Exterior Colors.

Landscaping: Use SAWS Recommendations (attached)

Landscape: Wood Chips, Crushed Granite, Buried Irrigation

Install New Concrete Parking Lot

Install New Concrete Sidewalk

Renovate Courtyard

Install Rain Gutters

Replace HVAC Units

Repair Fence

Repair Water Leaks

Clean Exterior Rock

Interior Plan

Repair Drywall

Repaint Interiors

Install New Flooring

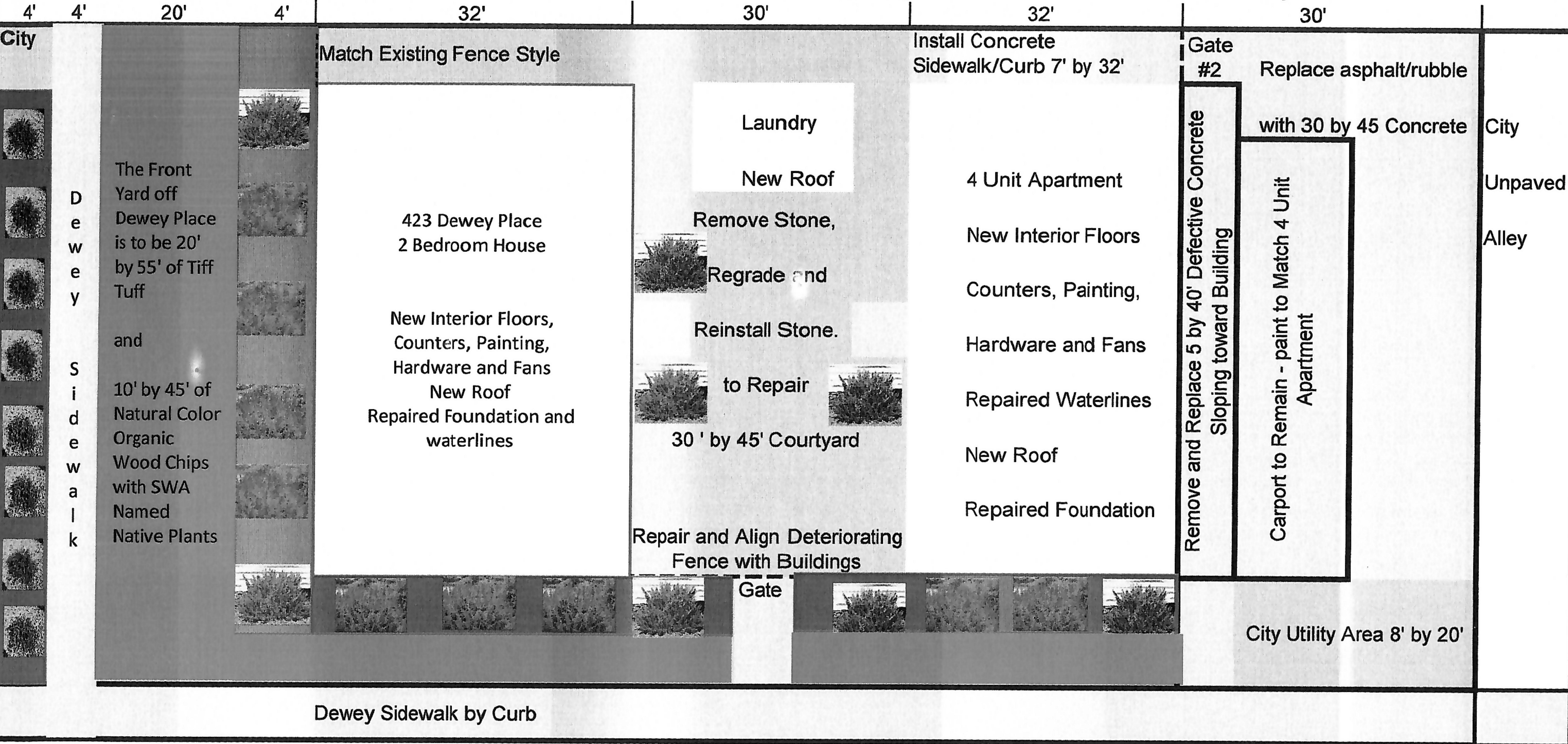
Install New Hardware

Install New Kitchen Counters, Sinks, Fixtures

Repair Interior Tile

Replace Interior Lights and Fans

423 Dewey Place San Antonio - Responsible Landscaping Plan of > 50% Green Space



Notes

San Antonio Water (SAWS) Recommendations

Natural Colored Crushed Granite

Organic Wood Chips

Concrete

Drought Tolerant - Native Plants

Mexican Bush Sage See SAWS recommendations

Rosemary or Lavador See SAWS recommendations

Rosemary Trailing (groundcover) See SAWS recommendations adjacent to street

Sod

Drip Irrigation adjacent to House in planters

The City Curb Cuts and Concrete to remain on the South and East Sides.

Process

Remove all weeds, pavers and crushed granite

Regrade area water to flow away from blds.

Under Artificial Grass, Courtyard and Crushed Granite

Install weed guard under crushed granite, pavers, turf and wood chips

Reinstall Courtyard pavers and replace natural color crushed granite

Paint Exterior Grey with White Trim-Matching Neighborhood

Planters

Remove 4 inches of material, till in organic material, Mexican Sage Bush and Rosemary Bushes in 5 gallons of organic material.

The curbside is Trailing Rosemary groundcover over organic wood chips.











































CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 17, 2023

ADDRESS: 423 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 2965 BLK 2 LOT 6
HISTORIC DISTRICT: Tobin Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: William Wheeler/Stonewall Property Group - 4737 Shavano Oak Dte 105
OWNER: Matthew Lankenau/Fortunus LLC - 16513 Jackson
TYPE OF WORK: Driveway/sidewalk, Fencing, Garage/carport, Landscaping/hardscaping/irrigation, Repair and Maintenance

REQUEST:

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

1. Lightly regrade the property.
2. Repair or replace fencing with in-kind material and style.
3. Install two gates on the west side of the property that are in-kind with existing material and style.
4. Install a 7x32 feet concrete sidewalk and curb on the west side of the property.
5. Replace the asphalt and rubble parking area on the north side of the property with concrete measuring 30x45 feet.
6. Remove and replace 5x40 feet sidewalk in front of the carport.
7. Remove and reinstall existing stone pavers in the courtyard area.
8. Install natural colored crushed granite in the 30x45 feet courtyard, between the southwestern most gate and the proposed concrete sidewalk along the west side of the property, and 8x20 feet northeastern section of the property with city utility units.
9. Install 10x45 feet of mulch along the south side of the property beyond the sidewalk and place Rosemary Trailing throughout this section.
10. Install 1,900 square feet of buffalo grass on the south and east sides of the property.
11. Install 1,250 square feet of mulch on the south and east sides of the house and courtyard between the proposed buffalo grass and the house and courtyard with Mexican Bush Sage and Rosemary/Lavandor.
12. Paint the exterior metal carport.

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

DATE: 2/17/2023 3:43:13 PM

ADMINISTRATIVE APPROVAL TO:

Approval to:

1. Lightly regrade the property.
2. Repair or replace fencing with in-kind material and style.
3. Install two gates on the west side of the property that are in-kind with existing material and style.
4. Install a 7x32 feet concrete sidewalk and curb on the west side of the property.
5. Replace the asphalt and rubble parking area on the north side of the property with concrete measuring 30x45 feet.
6. Remove and replace 5x40 feet sidewalk in front of the carport.
7. Remove and reinstall existing stone pavers in the courtyard area.
8. Install natural colored crushed granite in the 30x45 feet courtyard, between the southwestern most gate and the proposed concrete sidewalk along the west side of the property, and 8x20 feet northeastern section of the property with city utility units.
9. Install 10x45 feet of mulch along the south side of the property beyond the sidewalk and place Rosemary Trailing throughout this section.

10. Install 1,900 square feet of buffalo grass on the south and east sides of the property.
11. Install 1,250 square feet of mulch on the south and east sides of the house and courtyard between the proposed buffalo grass and the house and courtyard with Mexican Bush Sage and Rosemary/Lavander.
12. Paint the exterior metal carport.

APPROVED BY: Bryan Morales



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



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

November 29, 2022

ADDRESS: 423 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 2965 BLK 2 LOT 6
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Andre Hurtado/Hurtado roofing & construction - 423 e dewe Dewey
OWNER: CARLTON PROPERTIES I LP - 427 E HILDEBRAND AVE

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: replace the shingle roof with a new 30-year shingle roof in George Town Grey by CertainTeed.

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

DATE: 11/29/2022 4:00:16 PM

ADMINISTRATIVE APPROVAL TO: Replace the shingle roof with a new 30-year shingle roof in George Town Grey by CertainTeed.

No modifications to the roof pitch or roof form are requested or approved at this time.

APPROVED BY: Rachel Rettaliata

**Shanon Shea Miller
Historic Preservation Officer**

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 9, 2023

ADDRESS: 423 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 2965 BLK 2 LOT 6
HISTORIC DISTRICT: Tobin Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: William Wheeler/Stonewall Property Group -
OWNER: Matthew Lankenau/Fortunas LLC -
TYPE OF WORK: Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to paint the wood siding and trim exterior of a single family house, an apartment building, and utility building.

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

DATE: 2/9/2023 12:43:00 PM

ADMINISTRATIVE APPROVAL TO: Approval to paint the wood siding and trim exterior of a single family house, an apartment building, and utility building.

APPROVED BY: Bryan Morales

Shanon Shea Miller
Historic Preservation Officer

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