

# HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

**HDRC CASE NO:** 2021-522  
**ADDRESS:** 2115 N IH 35  
**LEGAL DESCRIPTION:** NCB 1274 BLK 6 LOT 7  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Chris and Ava Coker  
**OWNER:** Chris and Ava Coker  
**TYPE OF WORK:** Historic Tax Certification and Verification  
**APPLICATION RECEIVED:** October 01, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 2115 N IH 35.

## 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 primary structure located at 2115 N IH-35 is a 1-and-a-half story, single-family residence constructed in the Folk Victorian style. The structure features a pyramidal composition shingle roof with a dormer window, a projecting front gable window with decorative divided lites, a wraparound front porch, wood cladding, and one-over-one windows. The property is contributing to the Government Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes foundation repair, plumbing, electrical, and mechanical systems upgrades, roof replacement, siding repair, window restoration, painting, landscaping, and a comprehensive interior remodel.
- 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 11, 2021, 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 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

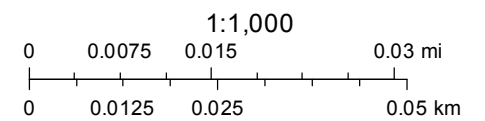
**RECOMMENDATION:**

Staff recommends approval based on findings a through f.

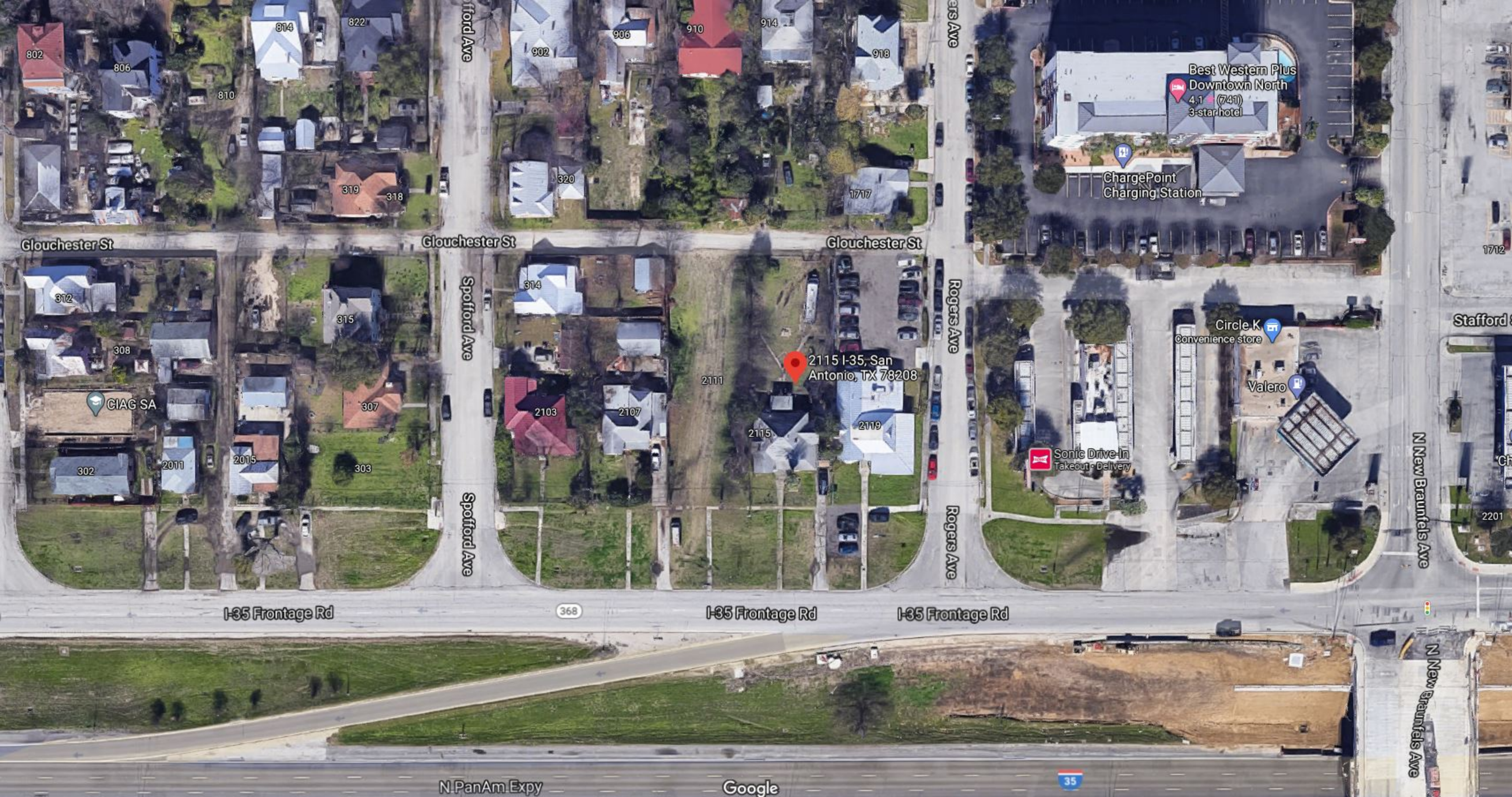
# 2115 N IH 35



April 13, 2021







Gloucester St

Gloucester St

Gloucester St

802 806 810 814 822 319 318 312 308 302 2011 2015 303 307 315

Spofford Ave Spofford Ave 314 2103 2107 2111 2115 2119

Rogers Ave Rogers Ave 1717 1712 2201

I-35 Frontage Rd

368

I-35 Frontage Rd

I-35 Frontage Rd

N PanAm Expy

Google

35

Best Western Plus  
Downtown North  
4.1 (741)  
3-star hotel

ChargePoint  
Charging Station

Circle K  
Convenience store

Valero

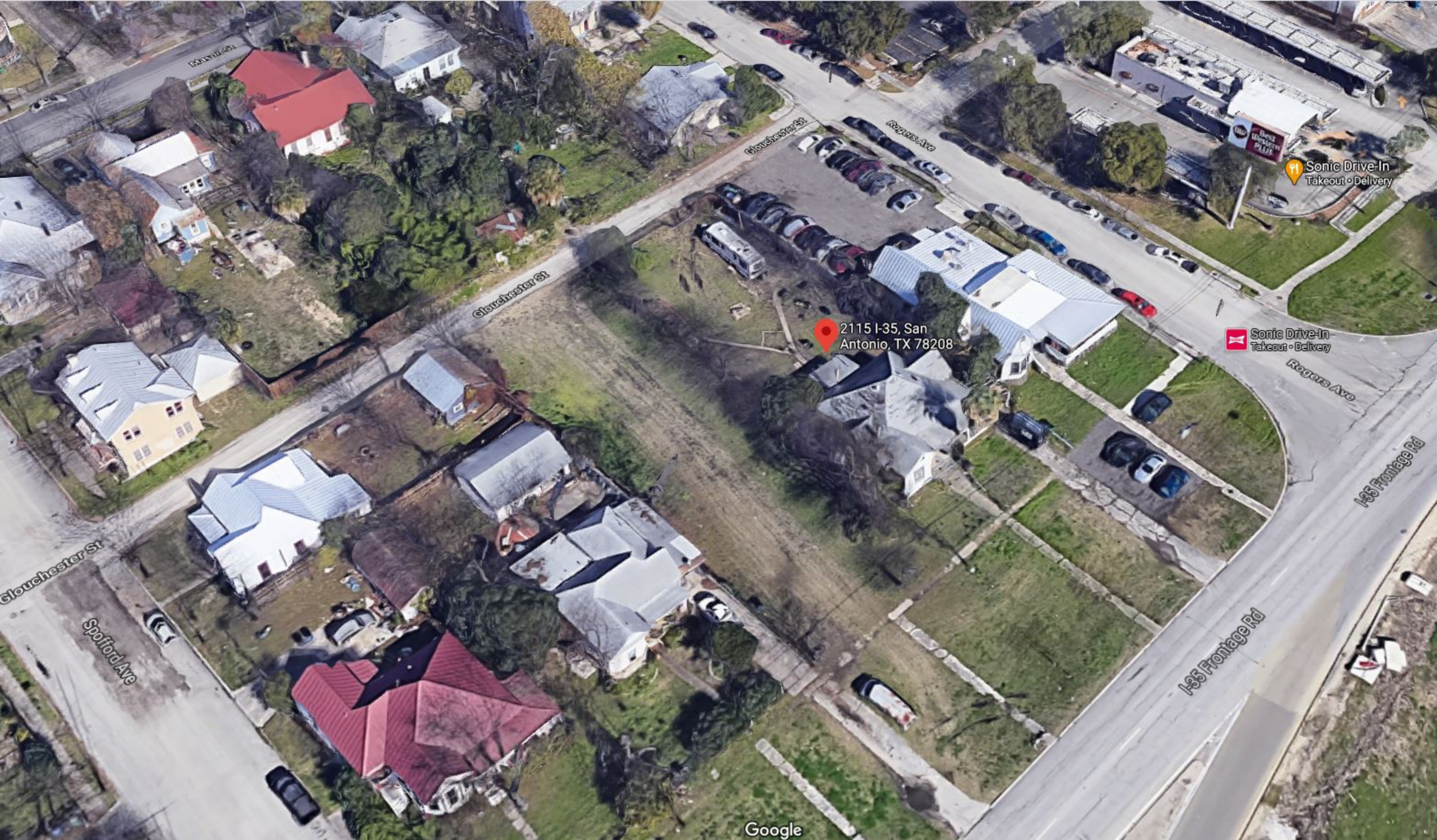
Sonic Drive-In  
Takeout • Delivery

2115 I-35, San  
Antonio, TX 78208

N New Braunfels Ave

N New Braunfels Ave





2115 I-35, San Antonio, TX 78208

Sonic Drive-In  
Takeout • Delivery

Sonic Drive-In  
Takeout • Delivery



















## AFTER





## AFTER





**REHAB/ RESTORATION ESTIMATE****ADDRESS:**

2115 IH 35 N San Antonio, Texas 78208

Line #	WORK ITEM	QTY	ESTIMATE
1	<b>APPLIANCES</b>		\$
	Purchase/ Install SS gas range stove, dishwasher		
	<b>CABINETS &amp; COUNTERTOPS</b>		
	Kitchen: Purchase/Install new base and wall cabinets. Install knob/ pull hardware.		\$
	Kitchen: Purchase/ Install Granite/ Marble/ Quartz Countertops and sink.		\$
	Bath, 2nd Bedroom: Purchase/ Install new double vanity cabinets and top		\$
	Bath, Master: Install double vanity cabinets and top		\$
	Bath Hallway: Install single vanity cabinet and top		\$
	<b>CARPENTRY</b>		
	Frame walls for Rooms/Bathrooms, where designated		\$
	Finish: Trim/ casing		\$
	<b>CLEANING</b>		
	Make Ready		\$
	<b>DRYWALL</b>		\$
	Install sheetrock/ tape/ float(200 Sheets)		
	texture throughout as desired (Monterey Drag)		
	Restore shiplap, where available		
	<b>DEMO/ TRASHOUT</b>		
	Cleanout house, as directed with 3x 30 Dumpster		\$
	demo labor		\$
	<b>DECK/ FENCING</b>		
	Install wood fencing		\$
	Re-do front porch decking		\$
	<b>ELECTRICAL</b>		
	Upgrade service panel/ electrical meter		\$
	Rough-in: wiring/ subpanel		\$
	Finish out: switches, outlets, lights, fans, smoke and CO2 detectors		\$
	<b>FLOORING</b>		
	Re-Finish Wood floors		\$
	Tile Bathrooms		\$
	<b>FOUNDATION</b>		\$
	Repair foundation- pier and beam		
	<b>HVAC/ INSULATION</b>		\$
	Downstairs 3 ton unit, thermostat		
	Upstairs 2 ton unit, thermostat		
	<b>LANDSCAPING</b>		
	Landscaping- medium		\$
	Concrete repair/Driveway Repair (Front yard)		\$
	<b>PAINTING - INTERIOR</b>		\$
	Interior Walls/ closets: All- 1-color paint satin (color-gray)		\$
	Hall/Mastr Baths: 1-color paint satin(color-gray)		\$



	Interior Trim/ baseboard, doors: All- 1-color paint semi-gloss (Bright White)		\$
	Ceiling- All 1-color flat white		\$
	<b>PAINTING - EXTERIOR</b>		
	Paint exterior to include trim, fascia, soffet		\$
	<b>PLUMBING</b>		
	Rough-in/ top out		\$
	Finish out: installing fixtures, sinks, water lines, and drain connections		\$
	<b>ROOF</b>		\$
	Replace with either shingle or metal roof(Price is for metal roof but will cost \$8000.00 if shingle. Includes replacing decking)		
	<b>SIDING</b>		\$
	Repair areas where needed		
	<b>TILE WORK</b>		
	MasterBath and 2nd bath: install new tiled shower(\$1800/each)		\$
	HallBath: install new tiled shower		\$
	Kitchen : Install tile backsplash on stove area wall		\$
	<b>WINDOWS</b>		
	Restore Windows per historic society		\$
	<b>MISCELLANEOUS</b>		\$
	TOTAL SQUARE FOOTAGE OF HOME (Livable sqft if converting the upstairs to a 4th bedroom)	2003	
	TOTAL BEDS	3/4	
	TOTAL BATHS	3	