

HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

HDRC CASE NO: 2021-520
ADDRESS: 209 SADIE ST
LEGAL DESCRIPTION: NCB 730 BLK 2 LOT E IRR 43.6 FT OF 3
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Chris and Ava Coker
OWNER: Chris and Ava Coker
TYPE OF WORK: Historic Tax Certification and Verification, removal of roof dormers, removal of a brick chimney, roof replacement, and fenestration modifications
APPLICATION RECEIVED: October 08, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting Historic Tax Certification and Verification for the property at 209 Sadie.

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

1. Replace the existing shingle roof, in-kind.
2. Remove three (3) existing roof dormers.
3. Remove the existing, brick chimney.
4. Modify the fenestration pattern on the east façade by both removing and relocating existing window openings.
5. Modify the fenestration pattern on the rear façade by both removing and relocating existing window openings.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

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.

UDC Section 35-618. - Tax Exemption Qualifications.

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
 - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
 - (2) A commercial property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.

- (3) A commercial property converted to a residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
 - (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.
- (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.
 - (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.
- (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.
- (f) Historic Preservation Tax Exemptions.
 - (1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:
 - A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
 - B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.
 - (3) Historic Preservation Tax Exemption for Substantially Rehabilitated Rental Properties. Owners of a substantially rehabilitated designated historic landmark, either individually designated or by location within a local historic district, that lease forty (40) percent or greater of all rental units to low-income tenants, as defined by the United States Housing and Urban Development (HUD) requirements for the San Antonio Metropolitan Statistical Area, ¹ can qualify for an additional tax exemption. Gross annual rent for the affordable rental units cannot exceed thirty (30) percent of the corresponding

HUD income limit established for the number of family members/tenants seeking to reside in a particular rental unit. The low-income parameters shall be verified/adjusted using the HUD standard on an annual basis.

- A. If the above criteria are fully observed then the property will qualify to receive tax relief in the form of zero assessed ad valorem taxes for the property for ten (10) years, effective on the first day of the year following verification of completion of the rehabilitation by the historic and design review commission, regardless of when the historic district in which the property is located was officially designated.
 - B. The tax exemption will be terminated if the affordable rental rates are increased to exceed the specified rental limits for greater than sixty (60) percent of the number of rental units.
 - C. However, the exemption can be reinstated the following year if the affordable requirements of this subsection are again met, upon which the exemption is then available for the balance of the original ten-year life of the exemption.
 - D. This tax exemption shall be available only in the period defined in subsection (1) above, regardless of termination or reinstatement periods. Assessed taxes after the ten-year tax-free period will be based upon the appraised value for that current year.
- (g) Eligibility.
- (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.
 - (2) An owner of a substantially rehabilitated historic residential property can choose between utilizing the three (3) tax exemptions outlined in subsections (a)(1), (f)(1), and (f)(3) (if after rehabilitation the property still qualifies as "residential" under the definition in Appendix "A" of this chapter) but can qualify for only one (1) of the three (3) rehabilitation tax exemptions for each substantial rehabilitation.
 - (3) The tax exemption established in subsection (f)(2) of this section is still effective even if the property is receiving one (1) of the four (4) residential or commercial rehabilitation tax exemptions (subsections (a)(1), (a)(2), (f)(1), or (f)(3) of this section). Applicants may lose any tax exemptions granted in association with the property if any unauthorized demolitions, alterations, or relocation of the structure occurs without a proper certificate of appropriateness being issued beforehand, or if work fails to conform to the original scope of work submitted to the office of historic preservation and approved during the certification process.
- (h) Application. An application for historic preservation tax exemption options is established in subsection (f)(1) or (f)(4) of this section pursuant to subsection (c) of this section.

FINDINGS:

- a. The primary structure at 209 Sadie is a 1-story, single-family home that was constructed circa 1930 and first appears on the Sanborn maps in 1951. The home features a composition shingle hip roof, wood cladding, one-over-one wood windows, a metal porch awning, and wood columns. The property is contributing to the Lavaca Historic District.
- b. VIOLATION – Office of Historic Preservation Staff performed a site visit on October 21, 2021, and found a number of scopes of work that had been completed without a Certificate of Appropriateness, including fenestration modifications, chimney removal and dormer removal.
- c. HISTORIC TAX CERTIFICATION & VERIFICATION – As noted in finding b, a number of violations were identified by OHP staff during a site visit on October 21, 2021. This property is not eligible for Historic Tax Incentives until all violations have been resolved, whether through compliance or approval via the HDRC.
- d. ROOF REPLACEMENT – The applicant is requesting a Certificate of Appropriateness for approval to replace the existing, asphalt shingle roof, in-kind. Staff finds this to be appropriate, provided that historic roof elements remain unchanged.
- e. DORMER REMOVAL – The applicant has proposed to remove three (3), existing roof dormers. The existing roof dormers are located on the sides (east and west) and front (south) roof slopes. The Guidelines for Exterior Maintenance and Alterations 3.B.iii. notes that distinctive roof features such as cornices, parapets, dormers, etc. should be repaired and preserved. Staff finds the proposal to removal the existing dormers to be inappropriate and inconsistent with the Guidelines.
- f. CHIMNEY REMOVAL – The applicant has proposed to remove the existing, brick chimney. The Guidelines for Exterior Maintenance and Alterations recommend the repair and preservation of historic elements, such as brick chimneys and flues. The removal of this historic element is inconsistent with the Guidelines.
- g. FENESTRATION MODIFICATIONS (East Façade) – The applicant has proposed to modify the fenestration pattern on the east façade by both removing and relocating existing window openings. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Additionally, the Guidelines note that new openings where visible from the public right of way should not be installed. Staff finds the requested fenestration modifications to be inappropriate and inconsistent with the Guidelines.

- h. FENESTRATION MODIFICATIONS (North Façade) – The applicant has proposed to modify the fenestration pattern on the north (rear) façade by both removing and relocating existing window openings. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Additionally, the Guidelines note that historic door and window openings should not be enclosed. Staff finds the requested fenestration modifications to be inappropriate and inconsistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval of Historic Tax Certification and Verification at this time. Staff recommends the current violations be resolved, as noted in the following recommendations, prior to the approval of Historic Tax Certification and Verification.

This property will not be eligible for Historic Tax Certification or Verification until the current violations are resolved.

The denial of Historic Tax Certification and Verification does not resolve any active violations.

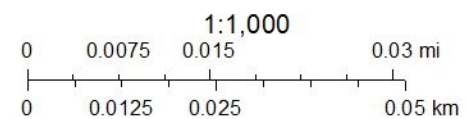
1. Staff recommends approval of item #1, in-kind roof replacement with the stipulation that all original roof elements, specifically the dormers and brick chimney/flue be reconstructed.
2. Staff does not recommend approval of item #2, the removal of three roof dormers. Staff recommends that each of the three dormers be reconstructed.
3. Staff does not recommend approval of item #3, the removal of the brick chimney/flue. Staff recommends that this element be reconstructed.
4. Staff does not recommend approval of item #4, fenestration modifications. Staff recommends that all original window openings be restored to be consistent with the Guidelines.
5. Staff does not recommend approval of items #5, fenestration modifications. Staff recommends that all original window openings be restored to be consistent with the Guidelines.

All reconstruction work should be based on photographs of the original elements. Construction documents for each of the above noted items are to be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



October 29, 2021



BEFORE



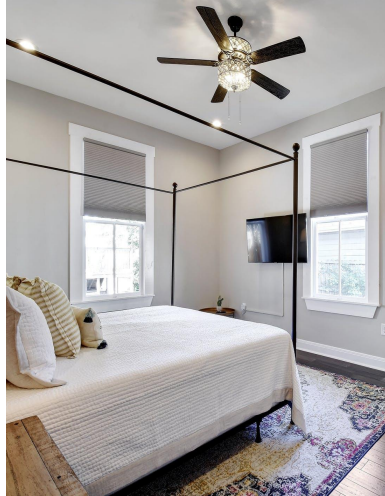
BEFORE



AFTER



AFTER



REHAB/ RESTORATION ESTIMATE**ADDRESS:**

209 Sadie St. San Antonio, Texas 78210

Line #	WORK ITEM	QTY	ESTIMATE
1	APPLIANCES		\$ 3,000.00
	Purchase/ Install microwave, electric stove, dishwasher, refrigerator		
	CABINETS & COUNTERTOPS		
	Kitchen: Purchase/Install new base and wall cabinets. Install knob/ pull hardware.		\$ 4,000.00
	Kitchen: Purchase/ Install Granite/ Marble/ Quartz Countertops and sink.		\$ 4,000.00
	Bath, Hall, 3rd: Purchase/ Install new single vanity cabinets and top (porcelan/ granite/ quartz)		\$ 500.00
	Bath, Master: Install double vanity cabinets and top (marble/ granite)		\$ 800.00
	Bath, Second bedroom: Install double vanity cabinets and top(marble/granite)		\$ 800.00
	CARPENTRY		
	Frame walls for rooms/ closets, where designated (LABOR)		\$ 4,300.00
	Framing Materials		\$ 3,000.00
	Finish: Trim/ casing (Includes Materials)		\$ 2,700.00
	CLEANING		\$ 350.00
	Make Ready		
	DRYWALL		
	Install sheetrock/ tape/ float(200 sheets of drywall) (Labor)		\$ 4,000.00
	texture throughout as desired (knockdown, smooth level 5, etc) Restore shiplap in designated areas		
	Materials		\$ 1,200.00
	DEMO/ TRASHOUT		
	Cleanout house, as directed with 3-4 40yd Dumpster @ \$600 each		\$ 2,400.00
	demo labor		\$ 1,800.00
	DECK/ FENCING		
	Install wood fencing		\$ 3,200.00
	ELECTRICAL		
	Upgrade service panel/ eletrcial meter		\$ 2,500.00
	Rough-in: wiring/ subpanel		\$ 4,200.00
	Finish out: switches, outlets, lights, fans, smoke and CO2 detectors		\$ 2,000.00
	FLOORING		
	Re-finish wood floors where possible/engineered wood floors to match where re-finish not an option(includes materials)		\$ 6,000.00
	Sub Floor Repair/Floor Joist and decking (incudes materials)		\$ 2,400.00
	FOUNDATION		
	Repair foundation- pier and beam(65 beams) 200 ft of new beams		\$ 8,900.00
	HVAC/ INSULATION		
	Replace- 4- ton unit, thermostat		\$ 7,500.00
	LANDSCAPING		
	Landscaping- medium		\$ 1,100.00
	PAINTING - INTERIOR		\$ 4,100.00
	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		
	****Includes Materials****		
	PAINTING - EXTERIOR		
	Paint exterior to include trim, fascia, soffet		\$ 4,200.00
	PLUMBING		
	Rough-in/ top out		\$ 7,300.00
	Finish out: installing fixtures, sinks, water lines, and drain connections		\$ 700.00
	ROOF		\$ 8,500.00
	Replace with shingled Price is for shingled		
	SIDING		\$ 4,000.00
	Repair areas where needed		
	TILE WORK		
	Master and second bath: install new tiled shower and flooring (\$1800/each)		
	HallBath: install new tiled shower and flooring		\$ 8,500.00
	Kitchen : Install tile backsplash on stove area wall (includes materials)		\$ 800.00
	WINDOWS		
	Restore Windows per historic society		\$ 3,700.00
	ADDITION		
	Adding an additional 315 sq. ft. of living space onto the rear of the main structure		\$ 20,000.00
	ARCHITECT		
	Architect Firm(Open Studio San Antonio) design fees		\$4,000.00
	MISCELLANEOUS		\$ 136,450.00
	TOTAL SQUARE FOOTAGE OF HOME (Livable sqft)	1600	
	TOTAL BEDS	3	
	TOTAL BATHS	3	

















Investigation Report

Property

Address	209 Sadie
District/Overlay	Lavaca
Owner Information	Chris and Ava Coker

Site Visit

Date	10/21/2021
Time	10:30 AM (-5 GMT)
Context	follow-up, internal report
Present Staff	Edward Hall
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	Completed
Description of work	Removal of dormers, removal of brick chimney, roof replacement, fences traction modifications on side (east) and rear (north) facades.

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	No Action Taken/Photos Only
Will post-work application fee apply?	To be determined

Documentation

Photographs	 <p>October 21, 2021 at 10:24 AM 213 Sadie St San Antonio TX 78210 United States</p>
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Investigation Report



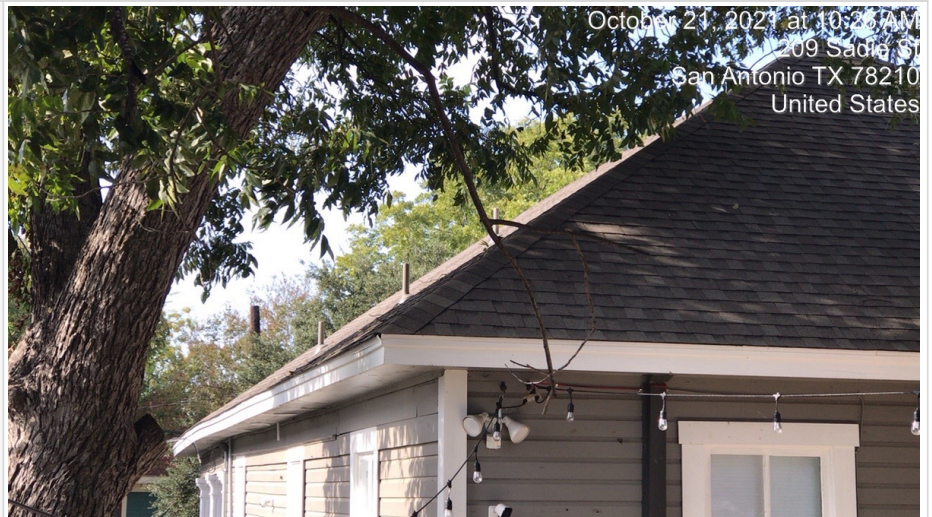


Investigation Report



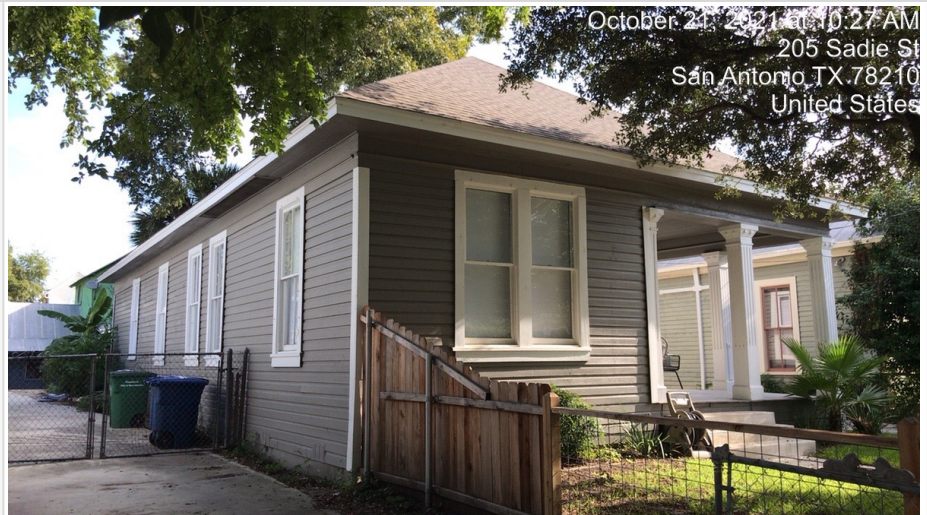
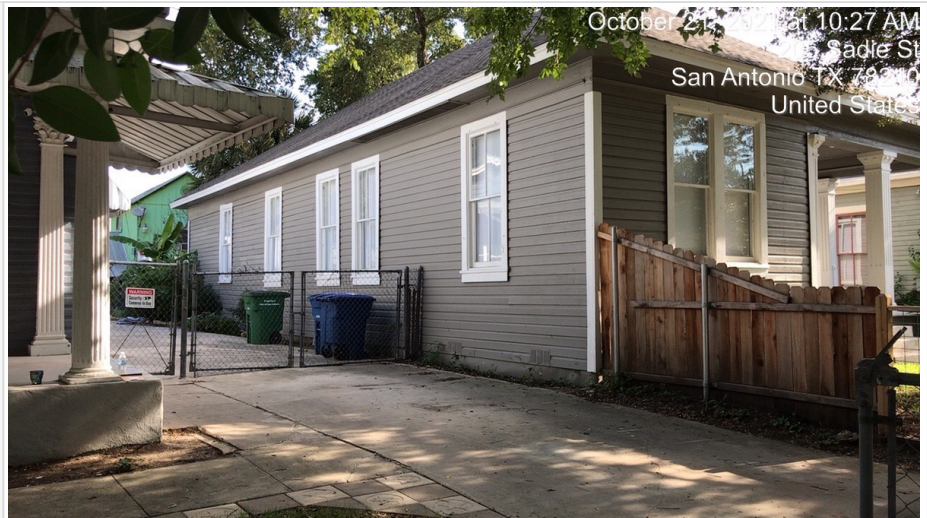


Investigation Report





Investigation Report

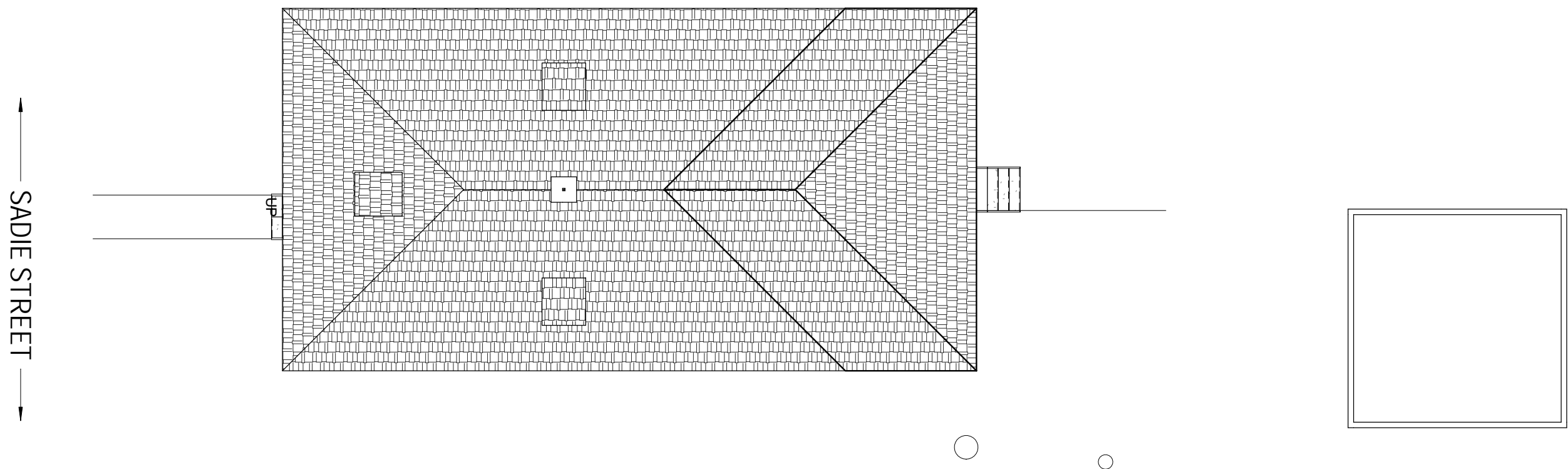


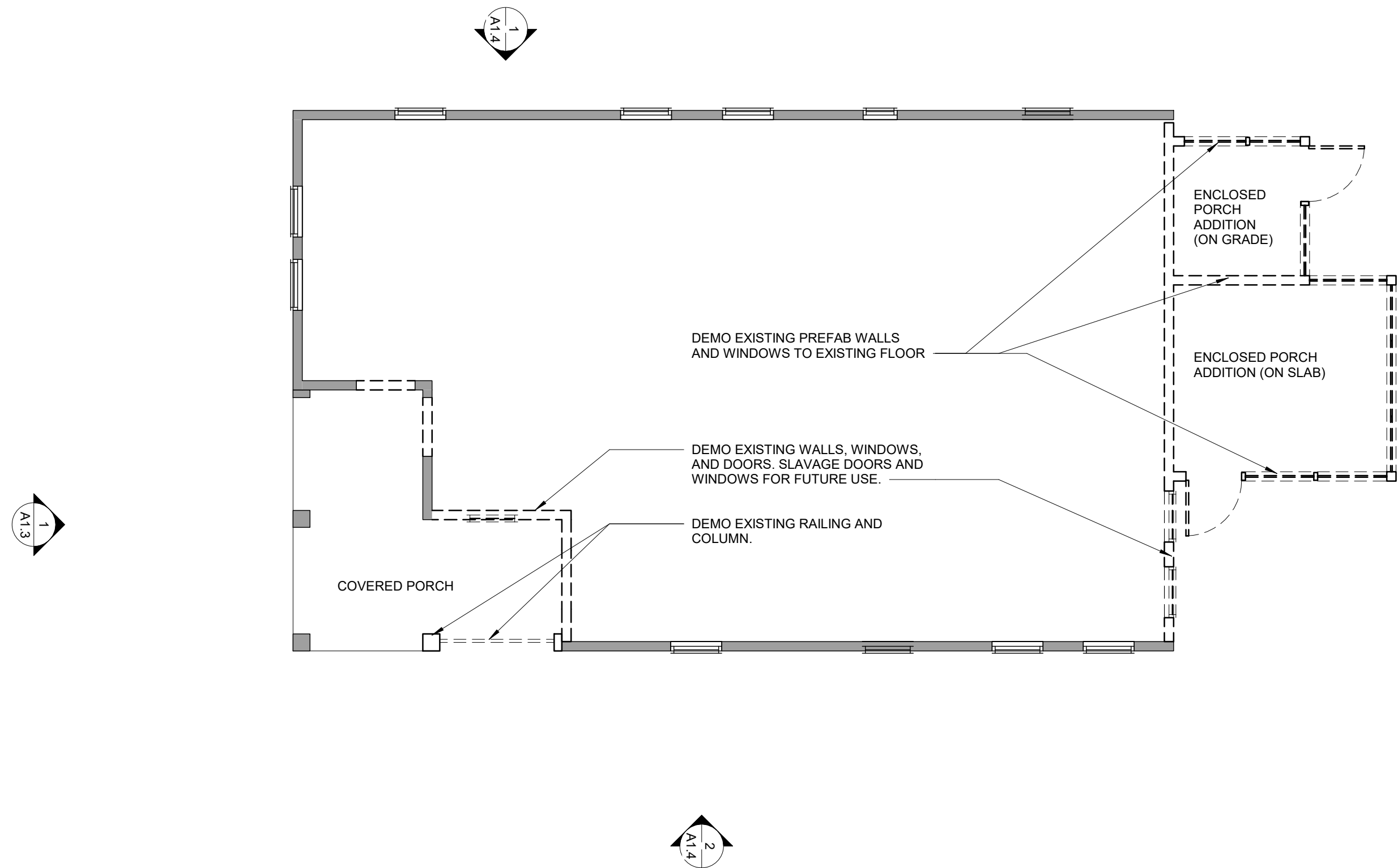
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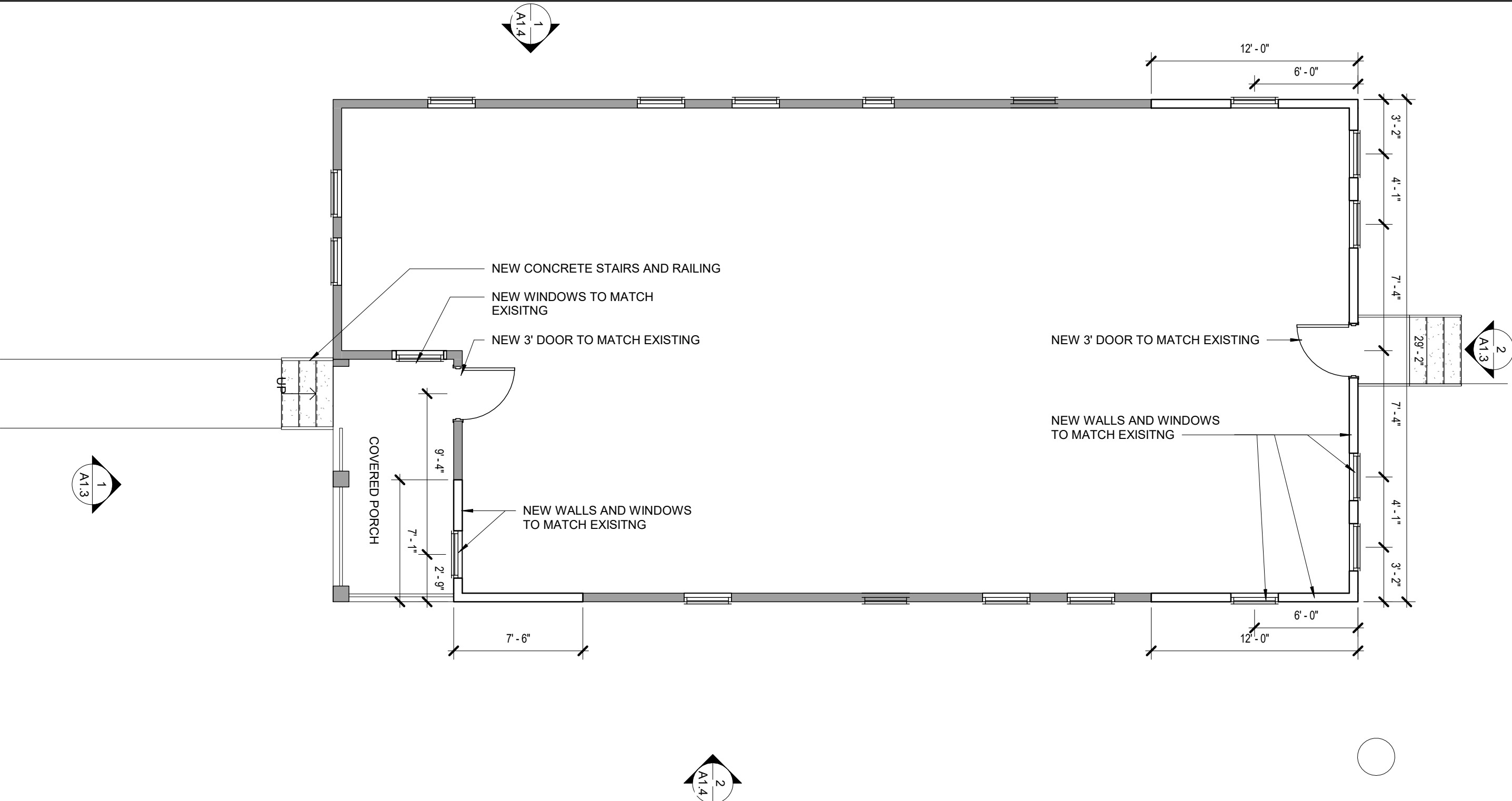
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on another device.

No









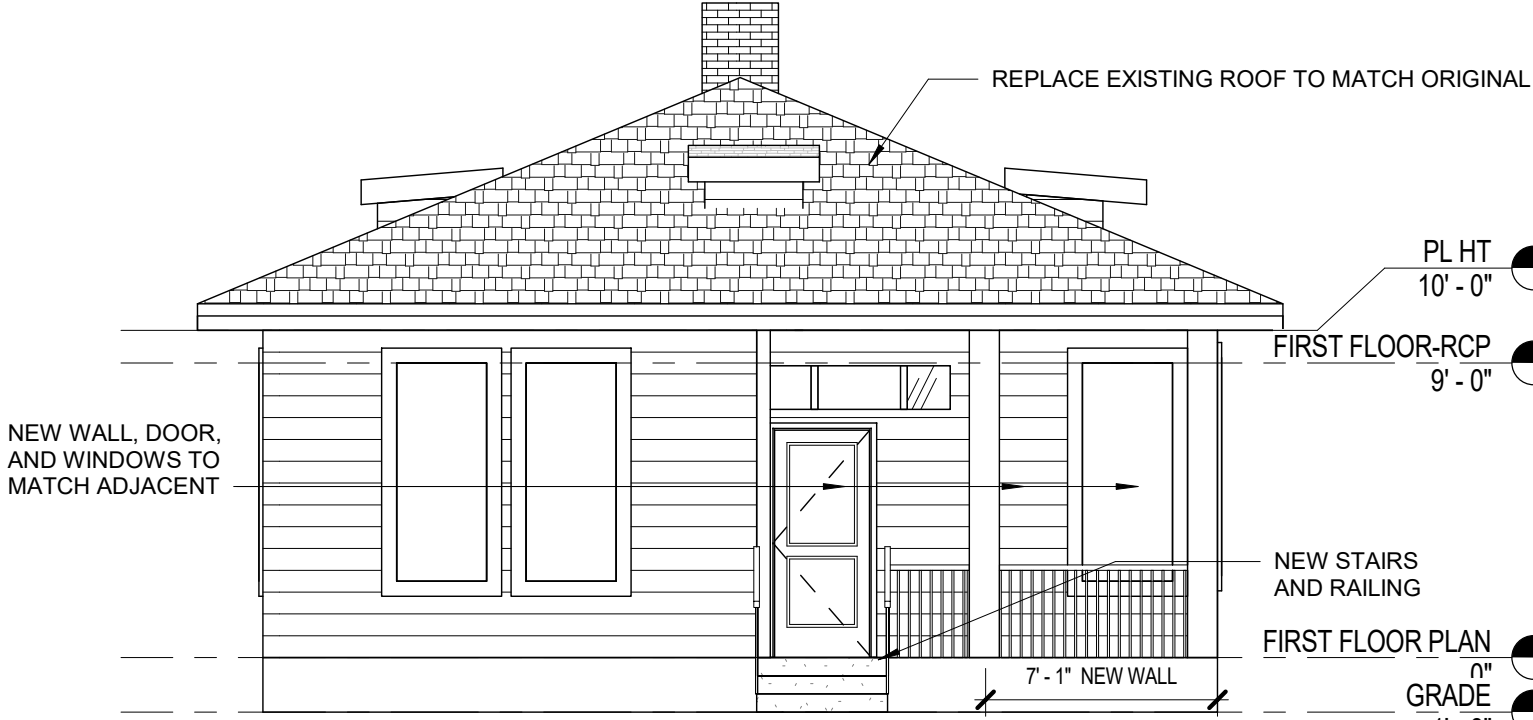
Lavaca House - Remodel

209 Sadie St.
San Antonio, TX 78210

SCHEMATIC PLAN

project #: 20.064
3.24.20

A1.2



1 SD SOUTH (FRONT)
SCALE: 3/16" = 1'-0"



2 SD NORTH
SCALE: 3/16" = 1'-0"

