

HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

HDRC CASE NO: 2021-585
ADDRESS: 1502 BUENA VISTA ST
LEGAL DESCRIPTION: NCB 2340 BLK 7 LOT N 101.25 FT OF 1
ZONING: C-2
CITY COUNCIL DIST.: 5
APPLICANT: Alberto Mejia
OWNER: Alberto Mejia
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: November 05, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1502 Buena Vista.

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.

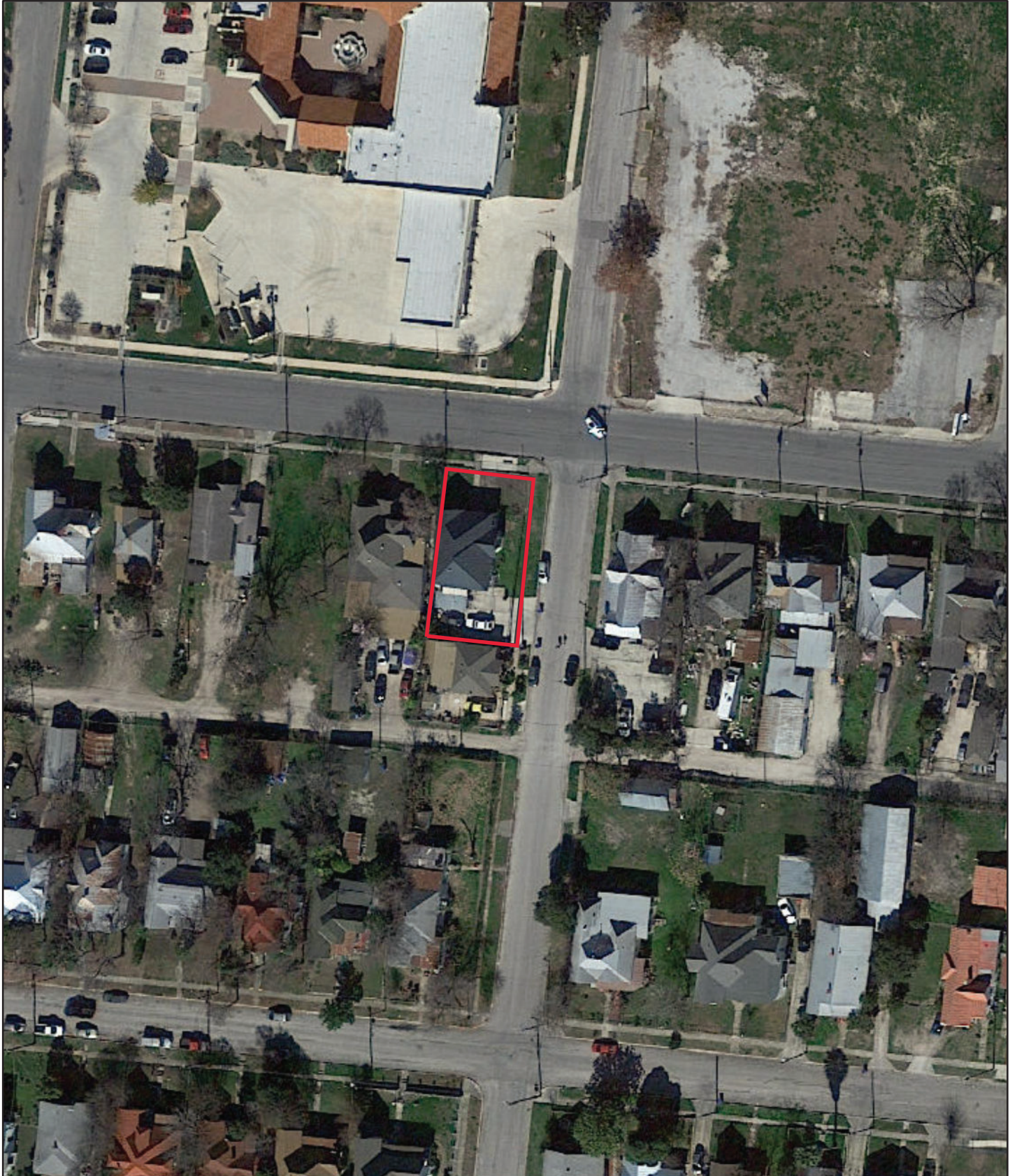
FINDINGS:

- a. The primary structure located at 1502 Buena Vista is a 1-story, single-family residence constructed circa 1895 in the Queen Anne style. The home features a standing seam metal hip roof with front and side gables featuring decorative shingles and divided lite gable windows, wood cladding, divided lite and one-over-one windows, and a recessed front entry. The property owner is currently pursuing landmark designation. The HDRC previously recommended designation on October 6, 2021. The property is currently under interim design review purview during the designation process. The request for landmark designation will be reviewed by the Zoning Commission on November 16, 2021, and tentatively by City Council on December 16, 2021. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, plumbing upgrades, foundation repair, fence installation and repainting. Certificates of Appropriateness are required for all exterior scopes of work.
- 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. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete, and the property must receive historic landmark designation.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

City of San Antonio One Stop

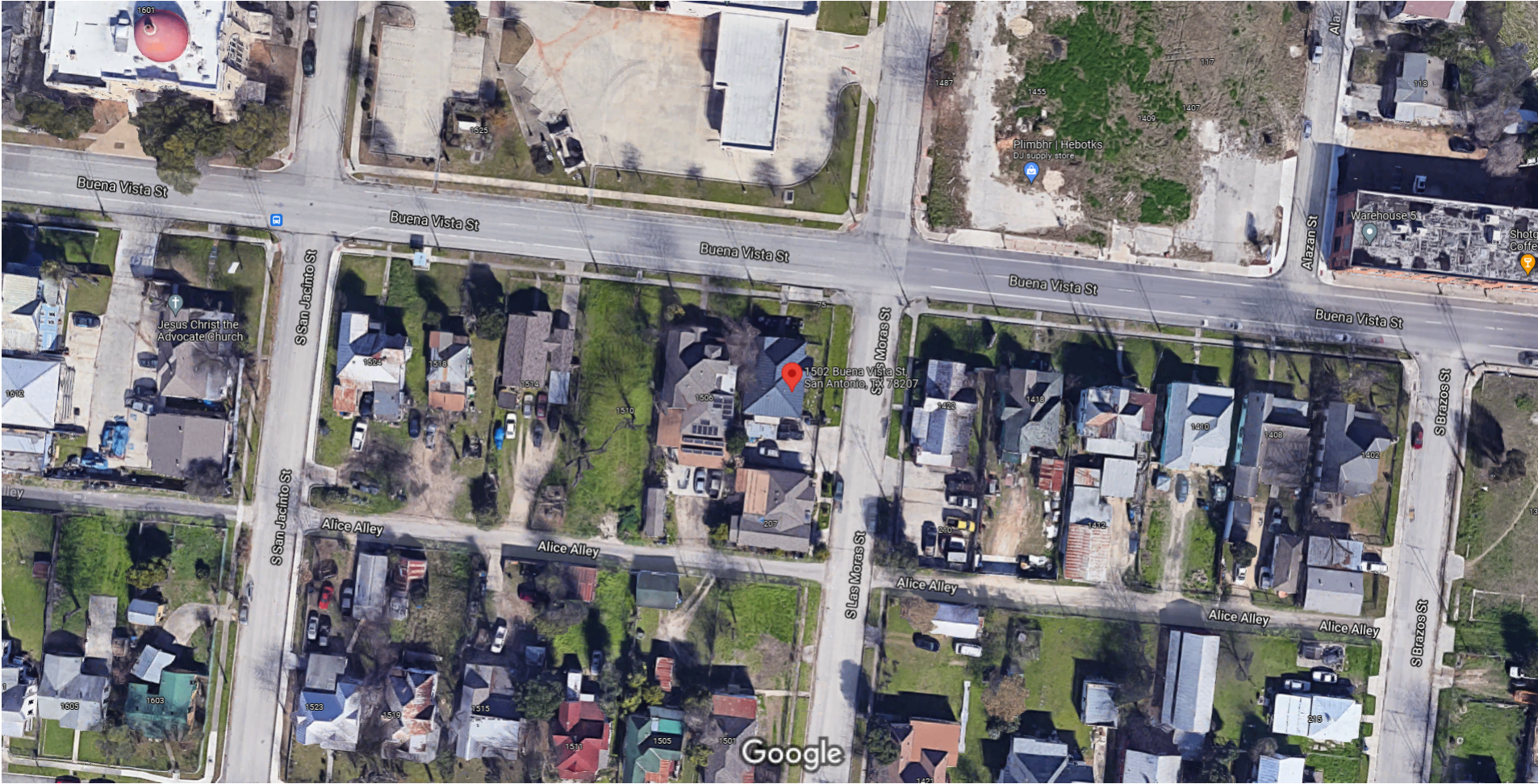


November 12, 2021

— User drawn lines

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

Google Maps 1502 Buena Vista St



Imagery ©2021 Google, Map data ©2021 Google 50 ft

Google Maps 1502 Buena Vista St



Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 1502 Buena Vista St



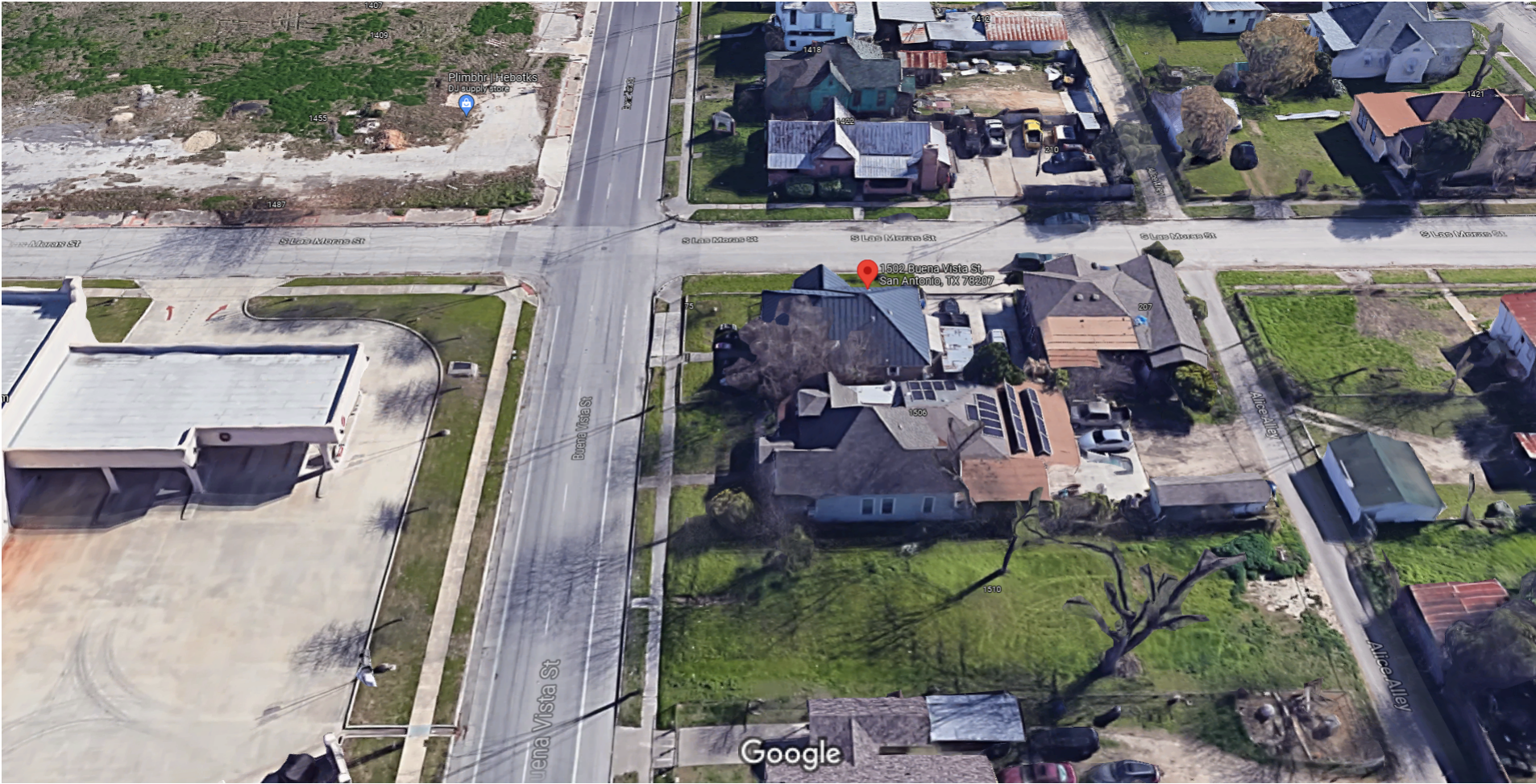
Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 1502 Buena Vista St



Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 1502 Buena Vista St



Imagery ©2021 Google, Map data ©2021 Google 20 ft

To Whom It May Concern,

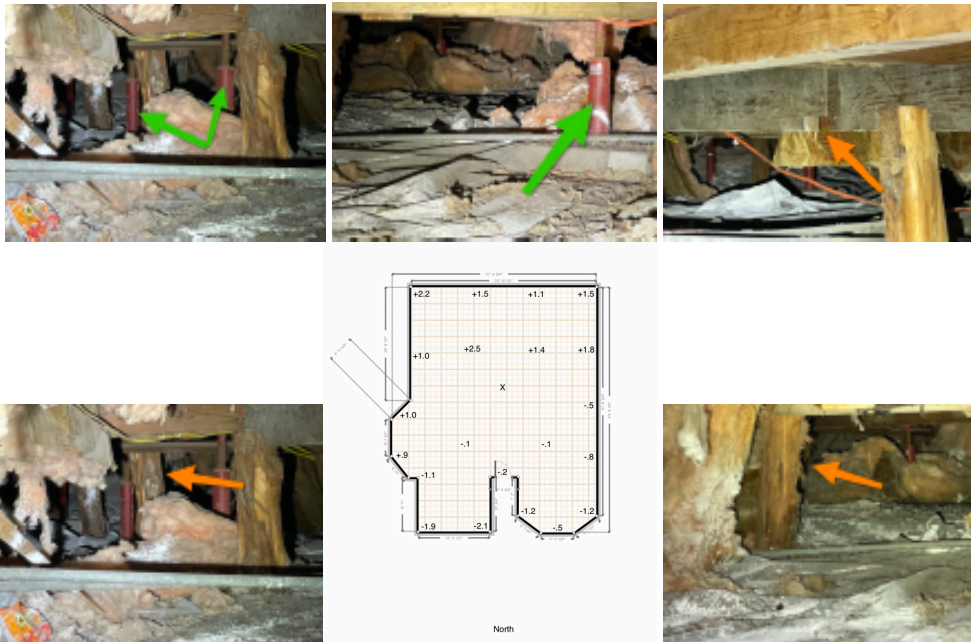
Please see below the requested items 1-8 from the checklist for the Historic Rehabilitation application for 1502 Buena Vista St.

Plans for restoration and rehabilitation both exterior (1) and interior + Detailed written narrative explaining the proposed work (2) Itemized list of expected work both interior and exterior (4), Projected Time schedule (5)

Phase 1: November 2021 through December 2021

Repair Foundation

Currently collecting bids. The home still has cedar piers that need immediate replacement. There are unsupported spliced in the beams and some subfloor areas need attention. See photos below



Plumbing Repair

Following foundation repair, plumbing issues need to be addressed. Previous renters did not report any plumbing issues. Supply lines are galvanized steel and need insulation. Waste lined are cast iron and may need evaluation. Inspection with sewer camera shows broken clay pipes and or PVC pipes with soil seepage and obstructions between city sewer connection and where pipes meet the north/street facing portion of the home. Inspection also shows moderate water damage to subfloor beneath bathroom toilet, may be an eroded wax seal or more intensive replacement of pipes. See photos below



Exterior paint

Following/during plumbing work completion the exterior of the home will be repainted as paint is peeling and chipping on all sides of the home, with some damage to soffits and trim. There are currently no plans to modify the original siding as it appears in decent shape. There are also no plans to modify any of the original distinguishing features and/or ornamentation of the homes folk Victorian character.



Possible exterior colors being considered are.

- Hale Navy HC-154, Benjamin Moore
- Kendall Charcoal HC-166, Benjamin Moore
- China White OC-141, Benjamin Moore

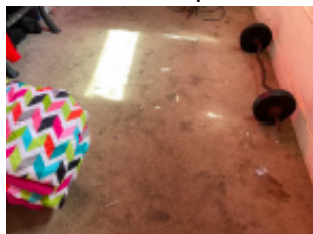
Exterior photos of the home are attached as requested.

Phase 2 : December 2021 – Jan 2022

Interior Demo (sweat equity):

Interior demo work will be required to:

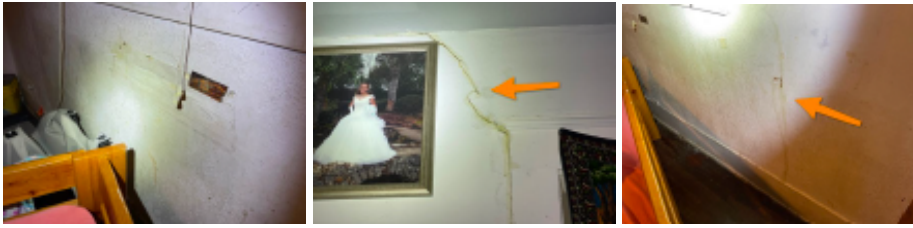
- Remove all carpet from bedrooms



- Remove all cabinetry and linoleum and sink from kitchen
- Remove all cabinetry, shower, bathtub and toilet from bathroom
- Repair or remove drywall from rooms
 - Note: Will attempt to preserve/repair plaster if uncovered & possible.

Interior paint

Walls are stained and or damaged throughout the house, all interior walls will likely be repainted in a uniform way, likely flat/subtle grays and whites. See photos



Bathroom remodel

Bathroom is in need of a complete remodel. Work will include installation of new toilet, shower and proper ventilation and new fixtures all around.



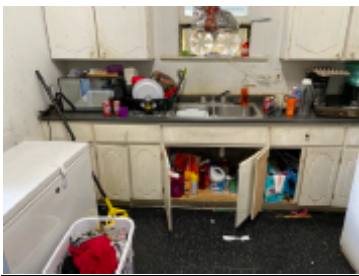
Fungal growth in bathroom, due to improper ventilation



uneven flooring in bathroom

Kitchen & mudroom remodel

Kitchen is in need of a complete remodel. Work will include installation of new sink, cabinetry and stove. Mudroom will need new washer/dryer unit and new drywall.



Phase 3: Jan 2022- Feb 2022

Wood floor repair and refinish

If possible, original wood flooring will be repaired and refinished throughout all rooms in the home.



Security Fence

The rolling gate facing east toward Las Moras St. may need some repair. The remaining perimeter is currently a chain link iron fence, this will likely be replaced with a wood picket fence more fitting to the folk Victorian architecture/character of the home.



6) Estimated associated costs

Phase 1: November 2021 through December 2021

- a. Foundation \$22,500
- b. Plumbing : \$7,000
- c. Exterior Paint: \$4,500

Phase 2: December 2021 – Jan 2022

- d. Interior Demo (sweat equity): \$2,000
- e. Interior paint: \$3,000
- f. Bathroom remodel: \$2,000
- g. Kitchen remodel: \$3,000

Phase 3: Jan 2022- Feb 2022

- h. Wood floor repair and refinish: \$2,100
- i. Security Fence: 4,000

Total: \$50,100

2021 improvement value: \$135,350

Source BCAD

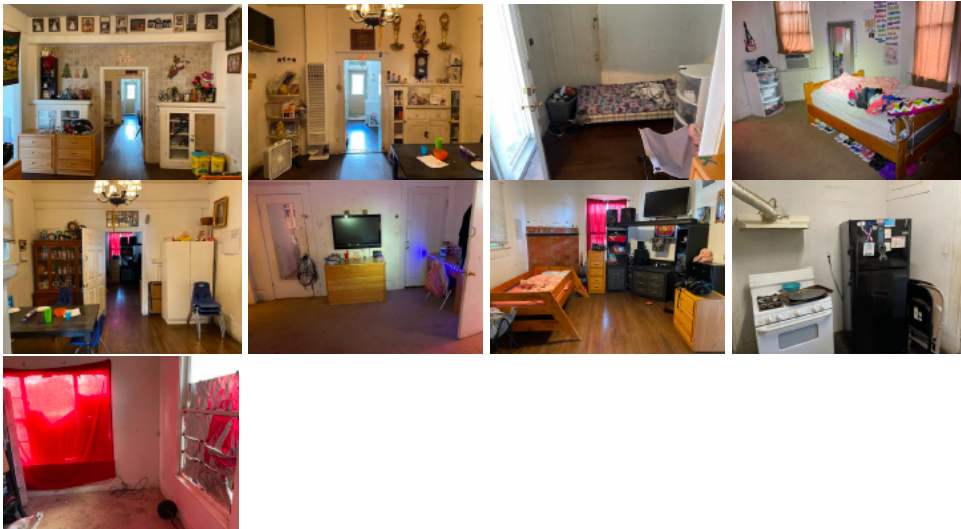
7)Color photos of the exterior and interior

Exterior





Interior



8) Color photo of the structure from the street

