

11. Address/Description: 226 ARMY
HDRC Case No.: 2024-280
Historic District Name: Westfort
Applicant: Mario Mendez
Request: Historic Tax Certification
City Council Dist.: 2

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2024

HDRC CASE NO: 2024-280
ADDRESS: 226 ARMY
LEGAL DESCRIPTION: NCB 3856 BLK 2 LOT 7
ZONING: R-6
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: Mario Mendez
OWNER: Allison Sultani/SPARKLEZ REALITY LLC
TYPE OF WORK: Tax Certification
APPLICATION RECEIVED: August 08, 2024
60-DAY REVIEW: September 22, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 226 Army.

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.

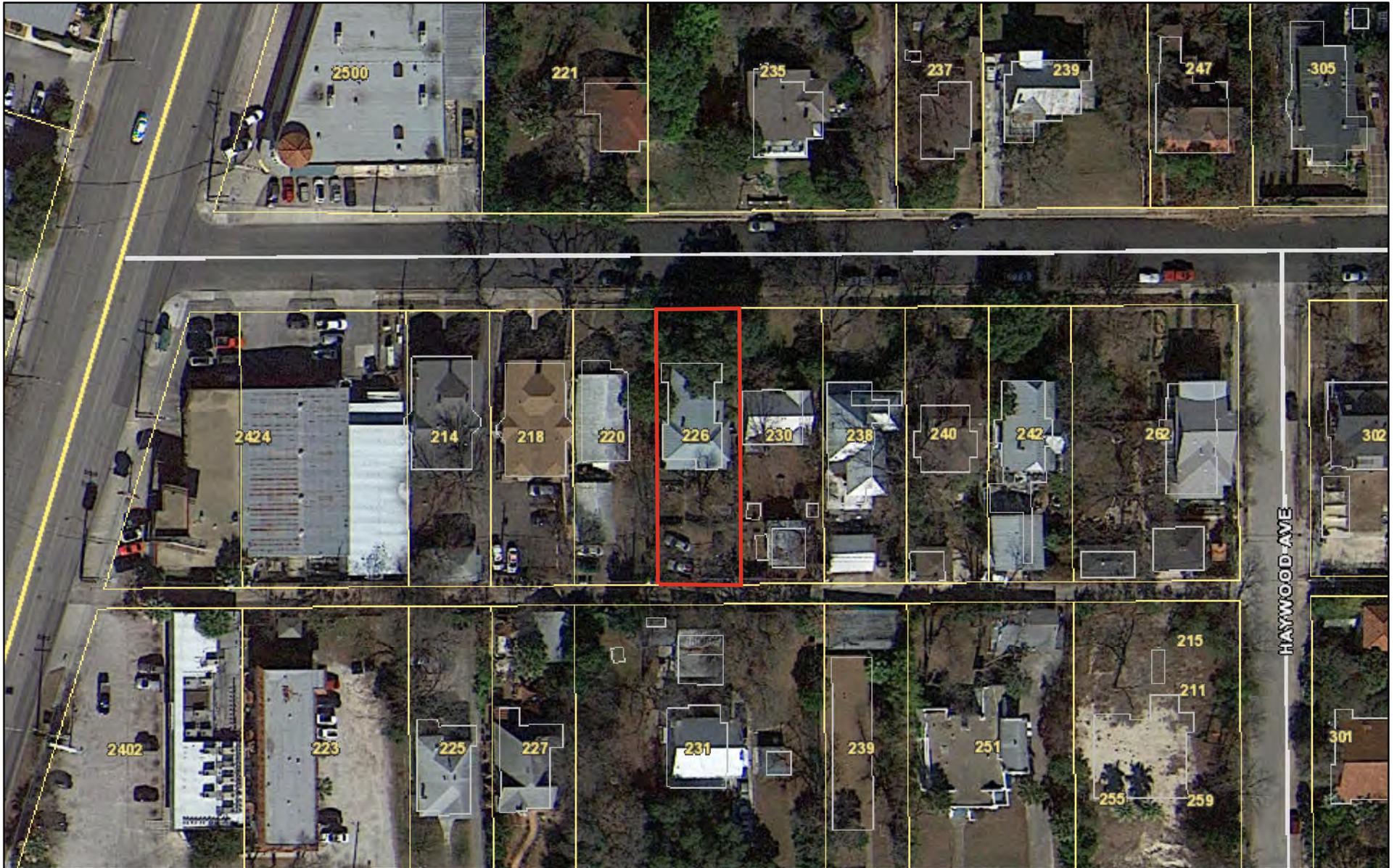
FINDINGS:

- a. The property at 226 Army includes a two-story Prairie style residence built c. 1924 and first appears in the 1931 Sanborn map. The structure features cedar shake siding, hipped roof form with a small front-facing gable, a standing seam metal roof, and a front door with sidelites. This property contributes to the Westfort Historic District.
- b. The scope of work includes the wholesale replacement of the existing cedar shake siding, exterior painting, and window replacement. 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. Any violations on the property may disqualify the property from participation in the program.

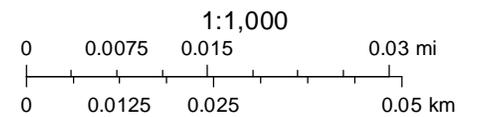
RECOMMENDATION:

Staff recommends approval of the request based on findings a through c.

City of San Antonio One Stop



November 30, 2023





226

4
NO
NO











- Siding replacement on all exterior - [REDACTED] Projected time of completion Sept/2024
- Exterior painting - [REDACTED] Projected time of completion -Aug/ 2024
- 11 each Window replacement with approved windows - [REDACTED] Projected time of completion -Aug/ 2024