

# HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

**HDRC CASE NO:** 2024-092  
**ADDRESS:** 304 SADIE ST  
**LEGAL DESCRIPTION:** NCB 733 BLK 5 LOT 1 AND 2  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Carlos Omar & Selsabeel Gonzalez  
**OWNER:** Carlos Omar & Selsabeel Gonzalez  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** February 28, 2024  
**60-DAY REVIEW:** April 28, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Verification for the property at 304 Sadie.

## APPLICABLE CITATIONS:

*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 at 304 Sadie is a 1-story, single-family residence constructed circa 1910 in the Queen Anne style. The property first appears on the 1912 Sanborn Map in the existing footprint, with wraparound front porch and a rear porch. The structure features a pyramidal composition shingle roof with a projecting front gable with shingle detailing, wood cladding, an asymmetrical front porch on metal supports, one-over-one windows, and gable end vents. The property is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, rear porch modifications, window and door repair, foundation repair, and landscaping improvements.
- c. Staff completed a site visit on February 27, 2024, and verifies that the scope of work has been completed and there are no existing violations on the property.
- d. 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.
- e. Approval of Tax Verification by the HDRC in 2024 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

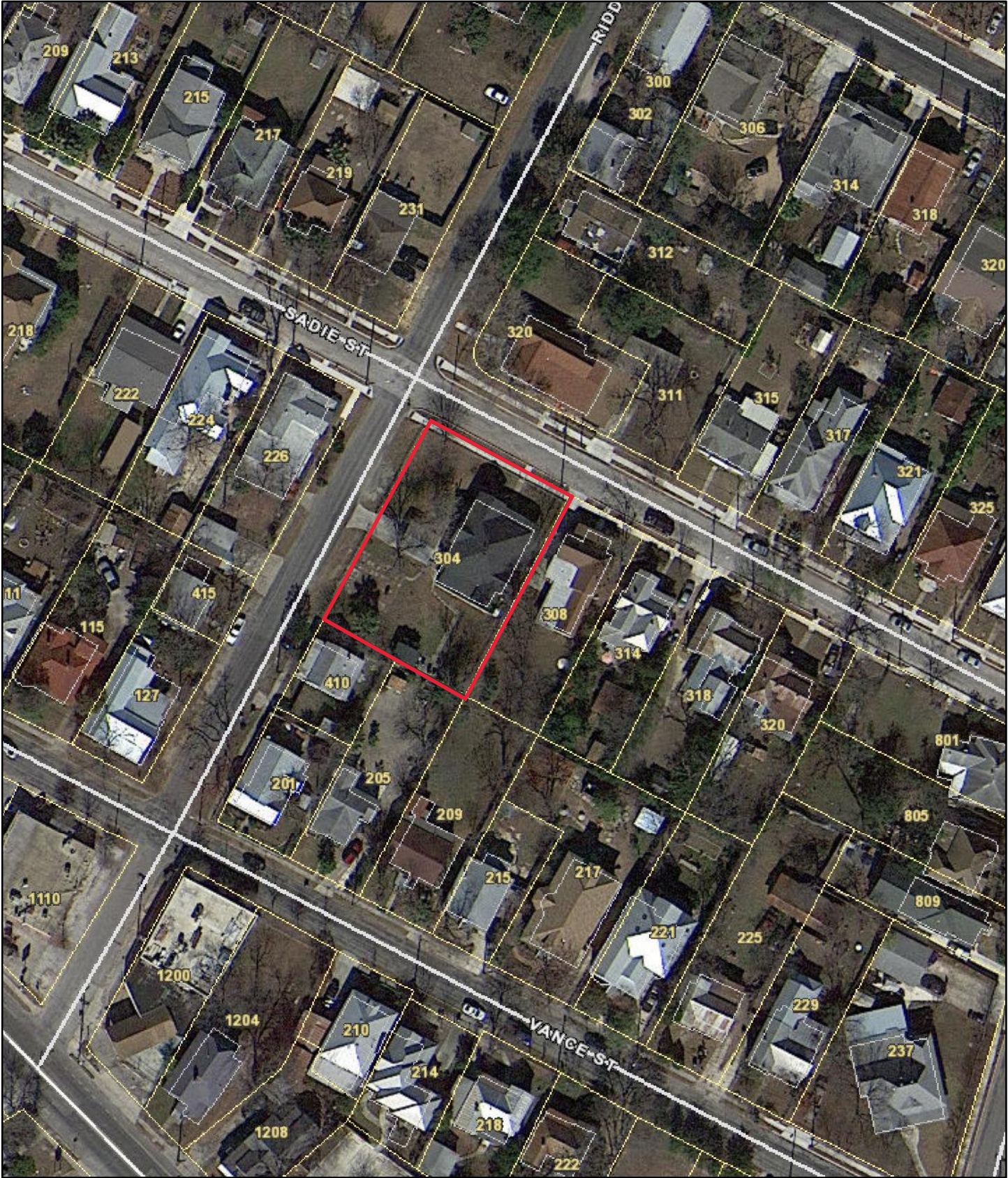


**RECOMMENDATION:**

Staff recommends approval based on findings a through e.

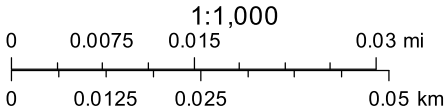


# City of San Antonio One Stop

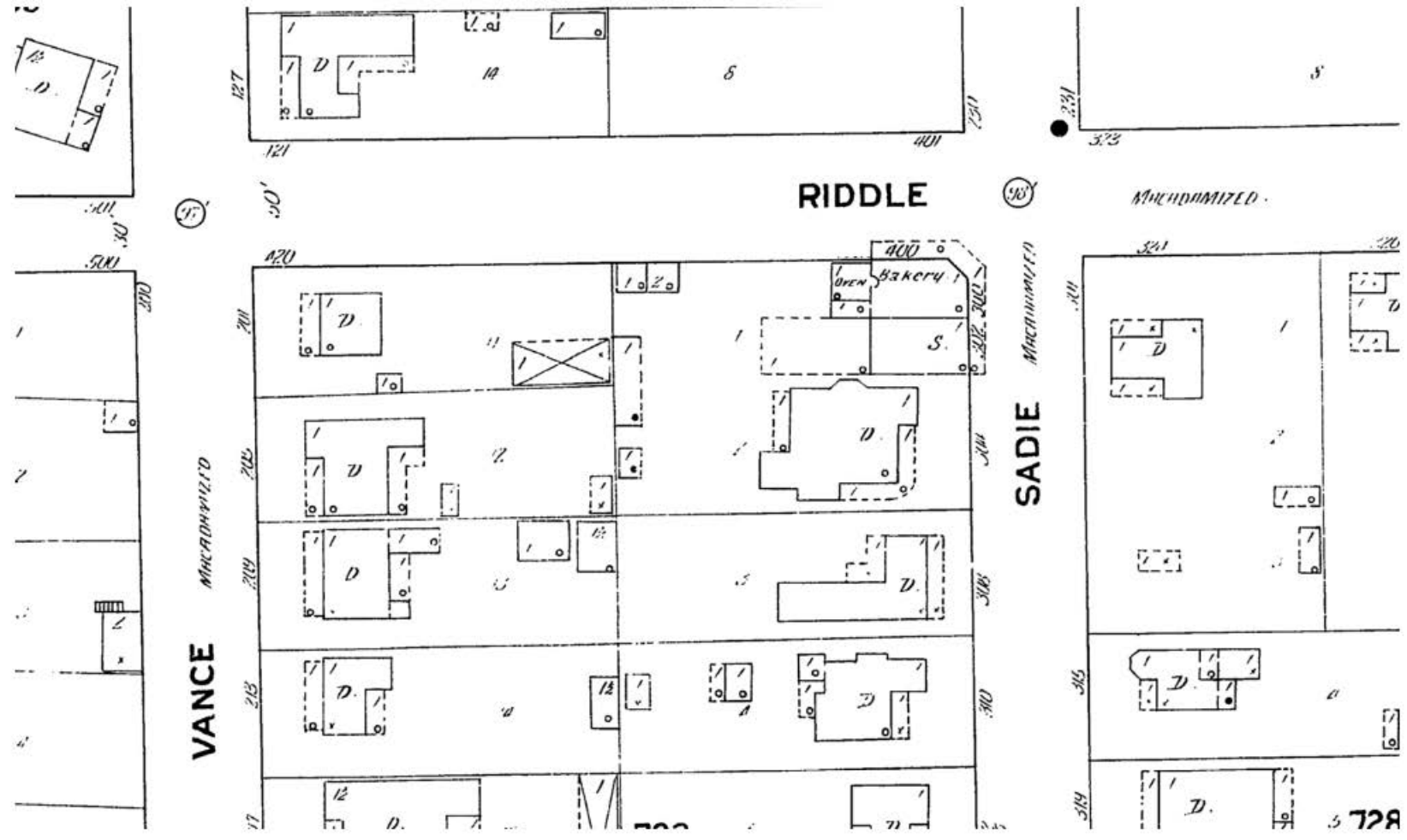


February 29, 2024

— User drawn lines









Dear HDRC,

We have completed our 18 month construction project on 304 Sadie Street (NCB733 Block5 Lot 1 and 2, property ID 108269).

Here is an itemized list of what was done in this complete rehab project:

- An update of the floor plan –The home was converted from a duplex to its original design as a single family home
- An enclosed porch on the back was returned to a porch
- All windows were rehabilitated, with the exception of 3 windows on an addition where we were given permission by OHP/HDRC to install new windows
- The house was insulated
- The historic floors were preserved and rehabilitated
- The foundation was stabilized
- installed HVAC
- All electrical and plumbing was redone

Construction began in August of 2022 and was completed in February of 2024.

Please see attached budget for Itemized list of final associated costs.

Sincerely,

Selsabeel and Carlos Omar Gonzalez  
304 Sadie Street, San Antonio, TX 78210



### Specification of Repairs

[illegible]

All repairs must be performed in conformance with local zoning ordinances and codes.  
Applicant(s) and Contractor (if any) to sign and date upon final acceptance.

Date of Final Acceptance: \_\_\_\_\_

Consultant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

[illegible]

















































## DEVELOPMENT SERVICES

City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78204

### LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-22-35303284
PERMIT NAME	Residential Repair Permit
PERMIT ISSUANCE DATE	08/03/2022
LOC ISSUANCE DATE	02/14/2024
ADDRESS	304 SADIE ST City of San Antonio TX 78210



DESCRIPTION OF WORK	<p>8/30/22 AMEND PERMIT TO INCLUDE REPLACEMENT OF 2 WINDOWS IN THE MASTERBATHROOM FROM FULL LENGTH WINDOWS TRANSOME WINDOWS. (PICUTRES PROVIDED UNDER DOCUMENTS TAB)</p> <p>FULL REMODEL</p> <p>REMODEL KITCHEN AND BATHROOMS, EXTERIOR PAINTING, DEMO, BUILD LOFT, ADD STAIRS, REMODEL EXISTING ENCLOSED BACK PORCH TO ADD ELECTRIC SCREEN FOR AN OPEN CONCEPT, SHEETROCK REPLACEMENT.</p> <p>PER THE COA ON FILE -</p> <p>Perform exterior modifications including the removal of an existing hot water heater closet and modifications to an existing rear addition to facilitate the installation of a screened porch.</p> <ol style="list-style-type: none"> <li>2. Modify the front fenestration by removing a non-original door on the front façade and replacing it with a window</li> <li>3. Modify the front fenestration by removing and enclosing the opening of an original door from the side of the front porch.</li> <li>4. Modify the west elevation fenestration by replacing the non-original casement window at the rear of the original structure with a traditional, one-over-one wood window.</li> <li>5. Modify the west elevation fenestration by replacing the non-original casement window toward the front of the structure with a wood door and over head transom window.</li> <li>6. Modify the west elevation fenestration by installing one new one-over-one wood window in the bay where the water heater was removed, one new window at the rear to replace the removed casement window, and installing one door and overhead transom window between the new bay window and existing one-over-one window.</li> <li>7. Modify the west elevation fenestration by replacing one existing gable vent with a square, wood casement window.</li> <li>8. Modify the east elevation fenestration replacing the existing 28x48" one-over-one wood window with one that is traditional in size and profile.</li> <li>9. Replace the existing chain link fencing in the front yard with a 4-foot cattle panel fence, and the rear chain link fencing with 6ft wood privacy fence</li> <li>10. Replace the existing pressboard skirting with wood skirting to match the house siding.</li> <li>11. Perform various scopes of work to include repair of the existing siding, foundation repair, and repainting the exterior.</li> <li>12. Modify the curb cut of the existing driveway to accommodate two vehicles.</li> <li>13. Remove the carport.</li> </ol>
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Thank you for your business

The City of San Antonio

Recommends with our community to build and maintain a safer San Antonio