

# HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

**HDRC CASE NO:** 2024-094  
**ADDRESS:** 1947 N NEW BRAUNFELS AVE  
**LEGAL DESCRIPTION:** NCB 1258 BLK 8 LOT E 55.85FT OF 1 THRU 5  
**ZONING:** C-2 IDZ, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** LCP-SNAKE HILL LLC  
**OWNER:** LCP-SNAKE HILL LLC  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** February 28, 2024  
**60-DAY REVIEW:** April 28, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 1947 N New Braunfels.

## 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:

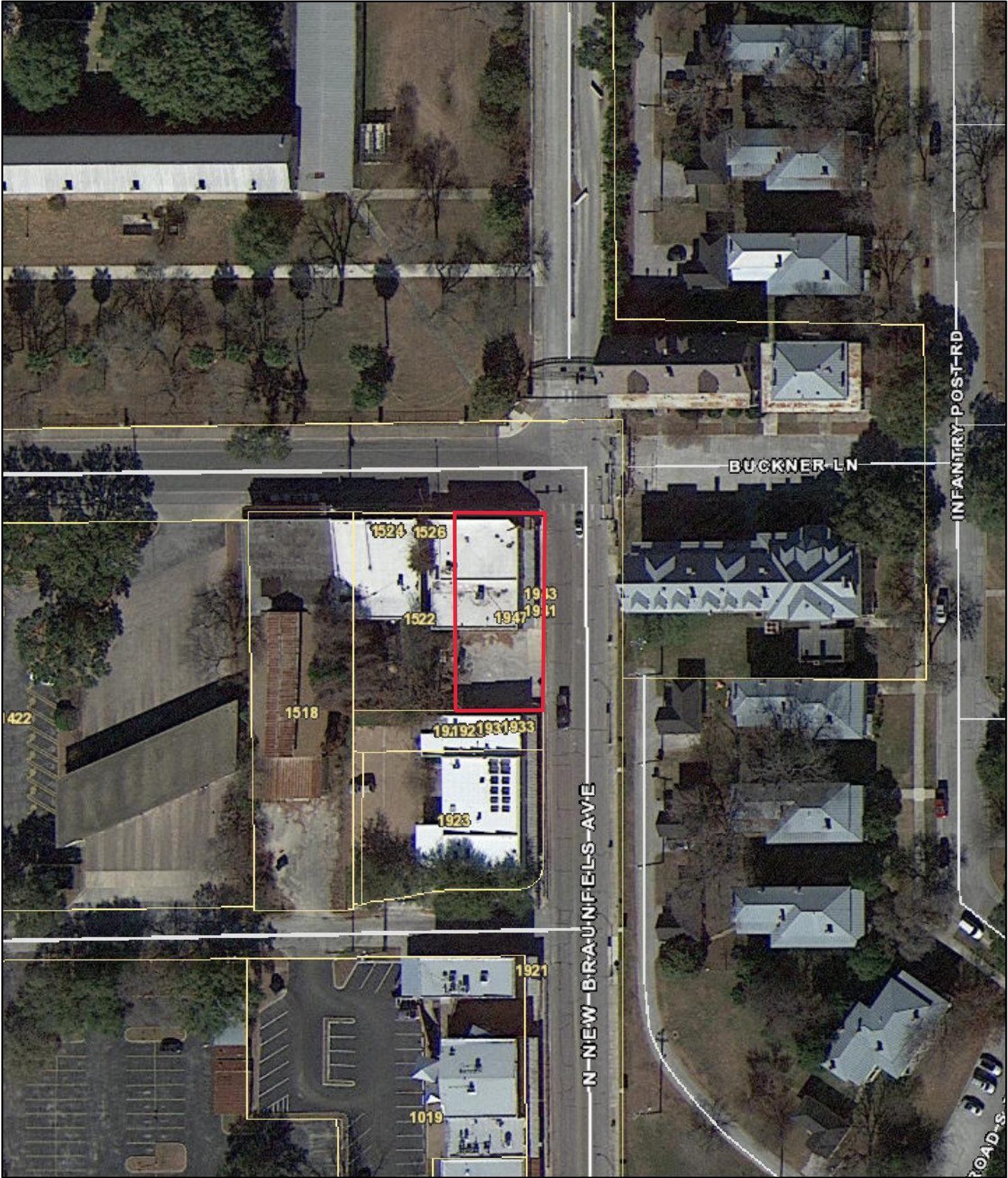
- a. The structure at 1947 N New Braunfels is a 1-story commercial structure constructed circa 1925. The structure features stucco cladding, decorative tile, a metal canopy system, and storefront windows and doors. The property is contributing to the Government Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes tile repair, stucco repair, awning repair, window repair, hardscaping repairs, roof repairs, mechanical upgrades, and signage updates.
- 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 February 27, 2024, 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 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:**

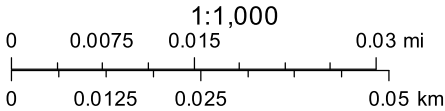
Staff recommends approval based on findings a through f.

# City of San Antonio One Stop



February 29, 2024

— User drawn lines





## AERIAL



Shoppes at Government Hill

LONG CAP + PARTNERS

Long Cap Partners is excited to complete the Substantial Rehabilitation of this historic in-fill retail property, with a long operating history in the Government Hill neighborhood of San Antonio, TX. We believe we are unlocking property value by modernizing the building and grounds through new paint, a resurfaced parking lot, new signage and renovating the 2,500 square foot patio with decking, seating, landscaping and lighting.

The property's proximity to The Pearl, Hotel Emma and all the exciting new development occurring 1 mile to the West of the property provide for future growth for the Government Hill neighborhood, as can be seen by the recently redeveloped Class A office complex and 280 planned apartments.

Sincerely,

Long Cap Partners

Chris, Gabriel, Byron and Darren



One Stop Map CITY OF SAN ANTONIO

Identify Results  
 COSA Parcel Key: 7615  
 Click on a layer for more info.

Layer	Description
Airport Hazard Overlay Districts (AHOD)	Name: AHOD
Airport Hazard Overlay Districts (AHOD)	Name: AHOD
BCAD Parcels	Situs: 1947 N NEW BRAUNFELS AVE, SAN ANTONIO, TX 78208
COSA City Limit Boundary	Name: City of San Antonio
CoSA Parcels	Parcel Key: 7615
Historic Districts	Name: Government Hill
Historic Districts	Name: Government Hill
Military Lighting Overlay Districts (MLOD)	Name: MLOD-3 - Martindale Army Air Field
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Military Notification Area (MNA)	Name: Fort Sam Houston MNA
Military Notification Area (MNA)	Name: Fort Sam Houston MNA
Tax Increment Reinvestment Zones (TIRZ)	Name: Inner City
Zoning	Zoning Detail: C-2 IDZ
Zoning Overlay Label	Zoning Overlay: H

Quitmand Multi Family  
 1:1,000 X: 2140020 Y: 13708987

47°F Cloudy 5:13 AM 2/12/2024

Completed rehabilitation:



SNAKE HILL RENOVATION BUDGET

ITEM #	OPTION	DESCRIPTION
1	A	EXTERIOR PAINT: INCLUDES PAINT OF CHOICE. All brick and stucco surfaces painted with a white color TBD as per rendering
2	A	EXTERIOR PAINT: Paint all accents shown on historic preservation document and rendering with a light gray color TBD
3	A	AWNING STRUCTURE: Repair wood frames structures, paint to match accents
4	A	AWNING ROOF: Remove existing plywood and asphalt shingles. Replace with metal roofing material
5	A	AWNING LIGHTING: Add an estimated lights as per rendering and sconces
6	A	TILE CLEANUP: repair caulking, remove concrete splash, power wash.
7	A	WINDOW MOULDING: SAND AND REPAINT EXTERIOR MOULDING OF WINDOWS. Dark color to match tiles
8	A	STUCCO REPAIR IN EXTERIOR WALLS. Match paint color to white used on brick
9	A	PATIO: remove chain link fence, replace with 4 ft fence matching existing metal fence on the perimeter. Remove wood shed, remove concrete foundation of
10		Create patio as per drawing, not including tree
11	A	PARKING AREA : Repair pot holes, grade, asphalt, stripe parking spots
12	A	Roof repairs: patch TPO roof, caulk and seal caps
13	A	HVAC: Add a 14000 BTU split unit to the Skate shop space, maintenance of all existing units
14	A	Signage: update existing sign as per rendering
15	A	Oversight- permits, inspections, scheduling, finalizing, traffic controls, etc.

Total  
Profit 10%  
Total after profit

16	B	Changes as listed
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Prince Contracting Services - Total after changes

17	B	Welding Brothers Patio
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Total Rehabilitation

Changes - Detail Item # 16

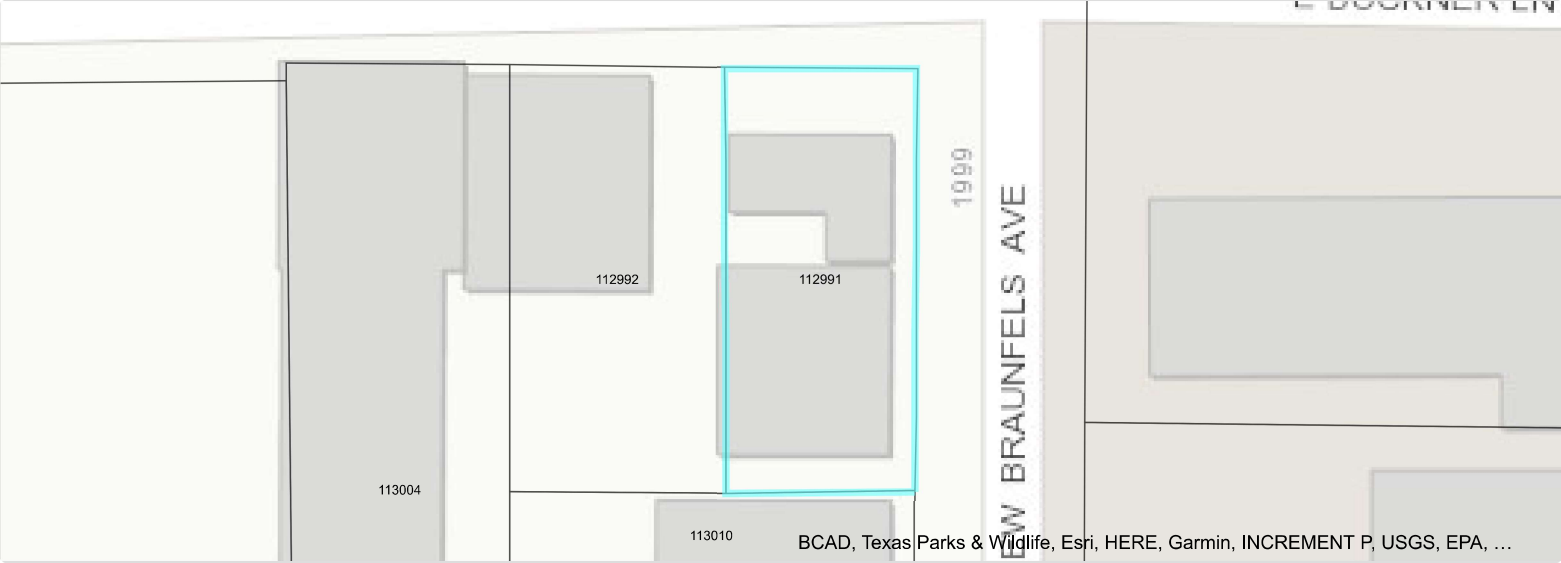
Removal and replacement of failed stucco system above awnings		
		Demolition, and haul off of failed stucco system sheathing, rotten wood, and broken glass
		Framed in studs on 16" centers added on 16" replaced headers and footers as needed
		Insulated all areas with R19 insulation, no insulation to begin with
		Re-sheathed and waterproofed with Forcefield sheathing system
		reapply lathing and stucco
Replace plywood, insulate, lath, and stucco old Bettys		
		Demo existing plywood
		reframe 2"x6" on 16" centers replacing headers and footers, and boxed out window boxing out window
		Re sheathing, added vapor-barrier, and lathed
		Stucco
Garage door removal, repair and strengthening of historic double door.		
		Remove Garage door
		Adjust all hinges for proper closure, and add HD hinges with Three new lower and two uppers
		Disassemble, clean, and rekey deadbolt and handle
		Replace closure trim with new door trim, weatherstripping, and door sweep
		Replace glass and properly putty glaze in windows
Adjustments to Sikes door		
Additional Electrical needed for Siempre so far and burial of conduits to reroute future electrical needs		
		burring conduits 2x1" and 2x3/4"
		Power ran to inside and outside units
Replace stucco above Ejolitos with like decking to awning paint and trim		
		Carefully demo stucco above ejolitos
		Add recessed light center of opening



		Install T 1-11	
		Trim	
		Paint	
Move condenser from ground to roof and electrical, build new curbs and disc properly seal pitch pan			
		Mechanical cost to disconnect unit on ground and reconnect in air	
		Electrical movement	
		Add runners and seal unit with proper pitch pan	
Tile removal, replace as needed and existing tile polishing grout cleaning			
		removal and disposal of nonrepairable tiles	
		installation of flat tile and bull nose	
		Polish remaining existing tile and grout	
Removal of over 10" of roots and gravel between buildings to alleviate water			
Replacement of turnbuckles in downrods supporting awnings to allow prop			
Downspouts and vent cover remove and replacement			
Painted wall facing parking lot			
replaced window and stucco behind Siempre			

	Sqft BCAD		Rehab Cost Pro Rata	
1947 N NEW BRAUNFELS AVE	3662		\$	
1522 E Grayson Bldg	3348		\$	
Total Rehabilitation	7010		\$	

Property Identification #: 112991		Property Information: 2024	Owner Identification #: 3386270
Geo ID: 01258-000-0010 Situs 1947 N NEW BRAUNFELS AVE SAN ANTONIO, TX Address: 78208 Property Type: Real State Code: F1		Legal Description: NCB 1258 BLK 8 LOT E 55.85FT OF 1 THRU 5 Abstract: S01258 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: 08, 06, CAD, 21, SA011, 10, 09, 11, 57	Name: LCP-SNAKE HILL LLC Exemptions: DBA: SIKESERCISE/IN BLOOM/ ELOTITOS BAR



Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.









GROUP  
TRAINING

ONE-ON-ONE  
TRAINING

PRIVATE  
ACCESS

SWE S EXERCISE.COM

Accepted by ADA







(In Bloom)

(In Bloom)

1941

FORT S





















# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 6, 2023

**ADDRESS:** 1941 N NEW BRAUNFELS AVE  
**LEGAL DESCRIPTION:** NCB 1258 BLK 8 LOT E 55.85FT OF 1 THRU 5  
**HISTORIC DISTRICT:** Government Hill  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Kevin Prince/Prince Contracting Services -  
**OWNER:** Manuel Puyaba/Snakehill LLC -  
**TYPE OF WORK:** Exterior alterations

### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Repair the exterior stucco in kind.
2. Repaint the exterior of the building.
3. Repair the wood awning in kind.
4. Remove and replace the existing asphalt surface parking lot in kind.
5. Add LED lighting under the awning and wall sconces.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 2/6/2023 9:41:40 AM

**ADMINISTRATIVE APPROVAL TO:**

1. Repair the exterior stucco in kind.
2. Repaint the exterior of the building.
3. Repair the wood awning in kind.
4. Remove and replace the existing asphalt surface parking lot in kind.
5. Add LED lighting under the awning and wall sconces.

**APPROVED BY:** Jessica Anderson

**Shanon Shea Miller**  
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with