

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

HDRC CASE NO: 2022-268
ADDRESS: 327 FLORIDA ST
LEGAL DESCRIPTION: NCB 3007 BLK 5 LOT 16
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: ROC Acquisitions LLC
OWNER: ROC Acquisitions LLC
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: May 04, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 327 Florida.

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 located at 327 Florida is a 1-story residence constructed circa 1910 in the Queen Anne style. The home features a composition shingle hip roof with a front gable, a central brick chimney, wood cladding, divided lite and one-over-one wood windows, and a full-width front porch with Corinthian columns. The structure is contributing to the Lavaca Historic District. The property received Historic Tax Certification in November 2021. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, new insulation, repainting, door and window repair and restoration, fence replacement, site work, exterior lighting installation, and landscaping.
- c. Staff conducted a site visit on May 5, 2022, 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. Staff commends the applicant for the rehabilitation efforts undertaken on this 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 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

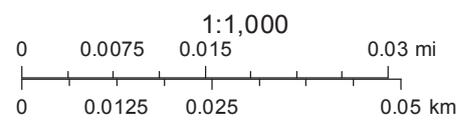
Staff recommends approval based on findings a through e.

City of San Antonio One Stop

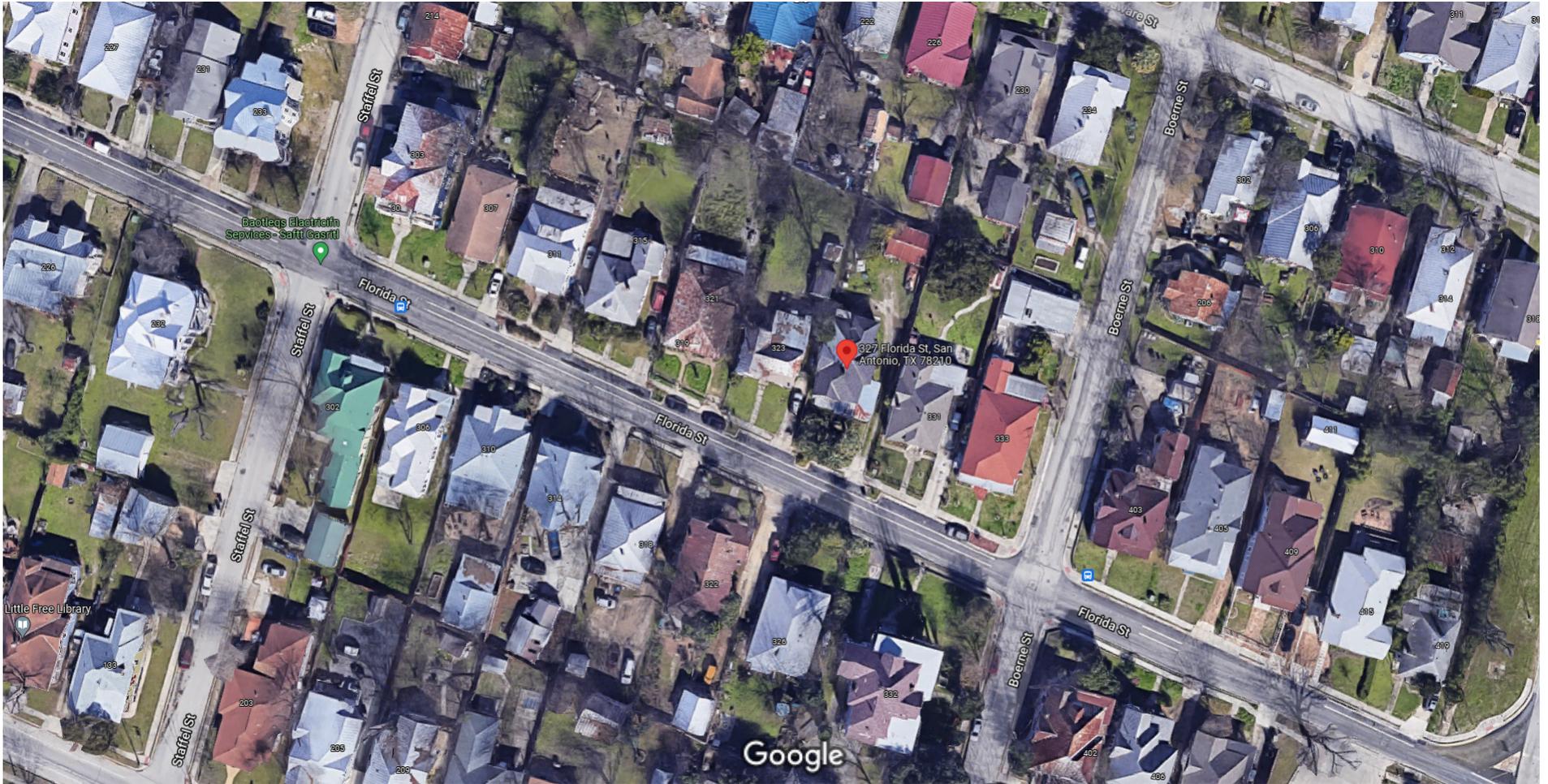


November 12, 2021

— User drawn lines

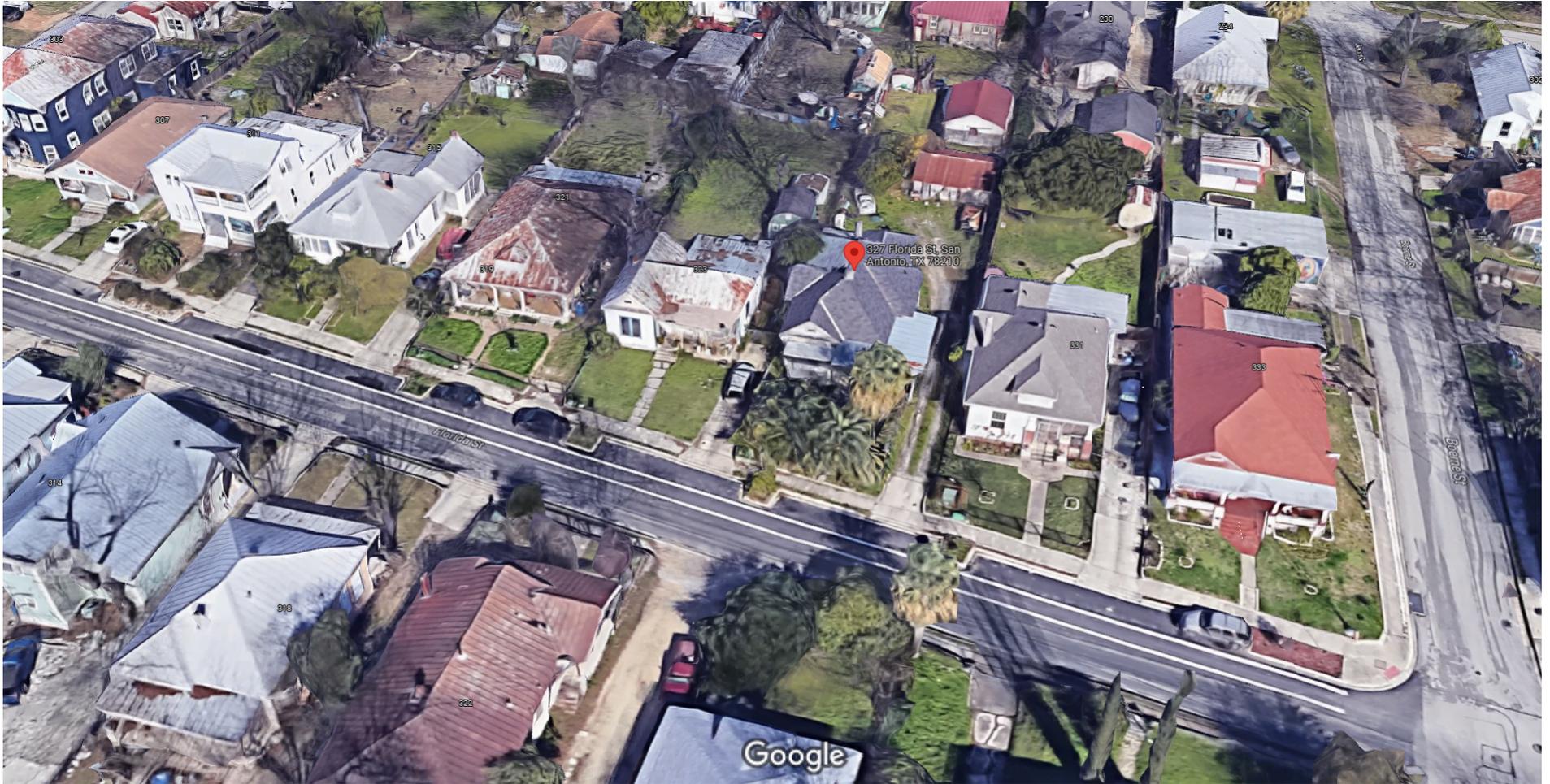


Google Maps 327 Florida St



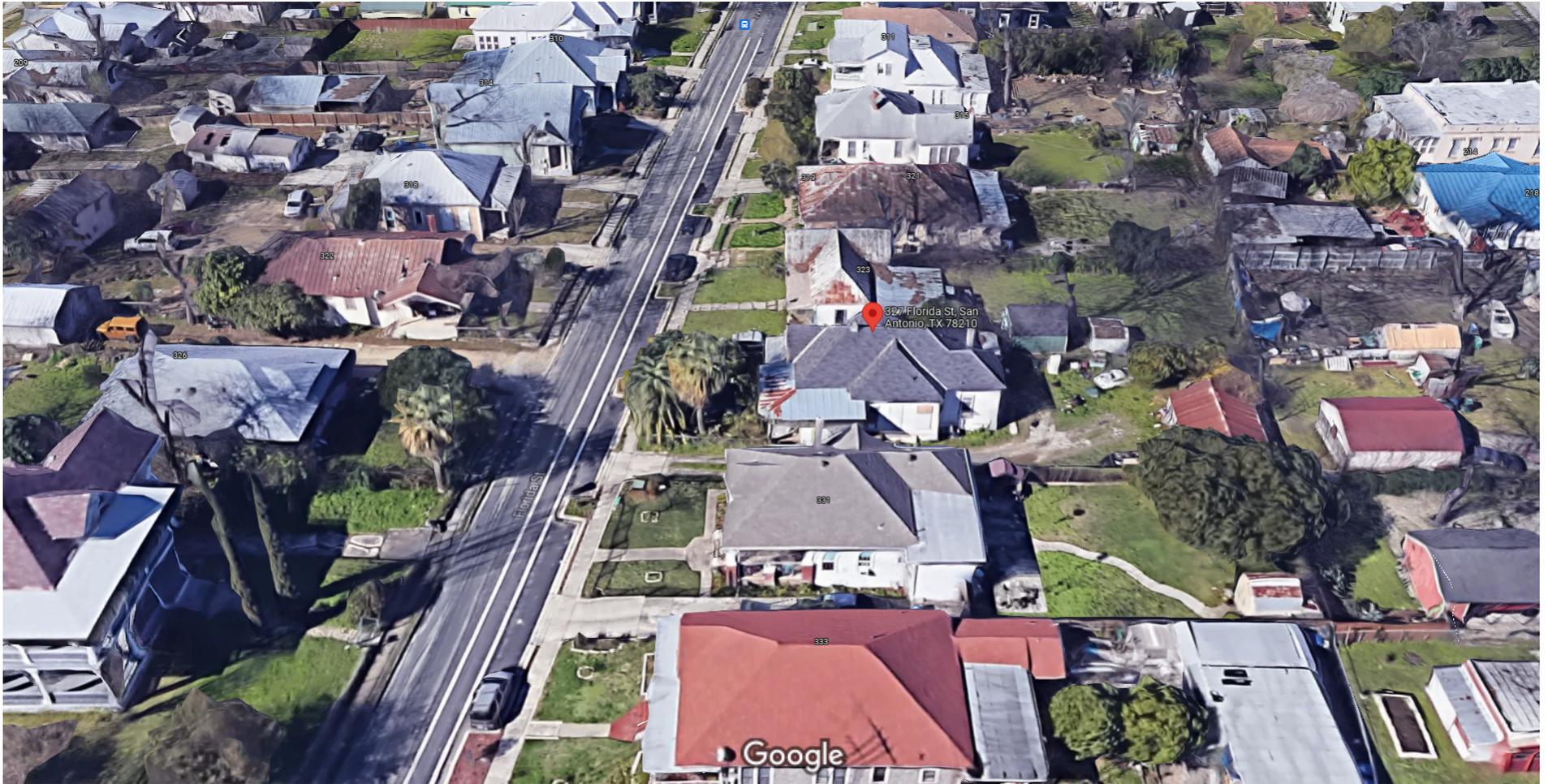
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Google Maps 327 Florida St



Imagery ©2021 Google, Map data ©2021 20 ft

Google Maps 327 Florida St



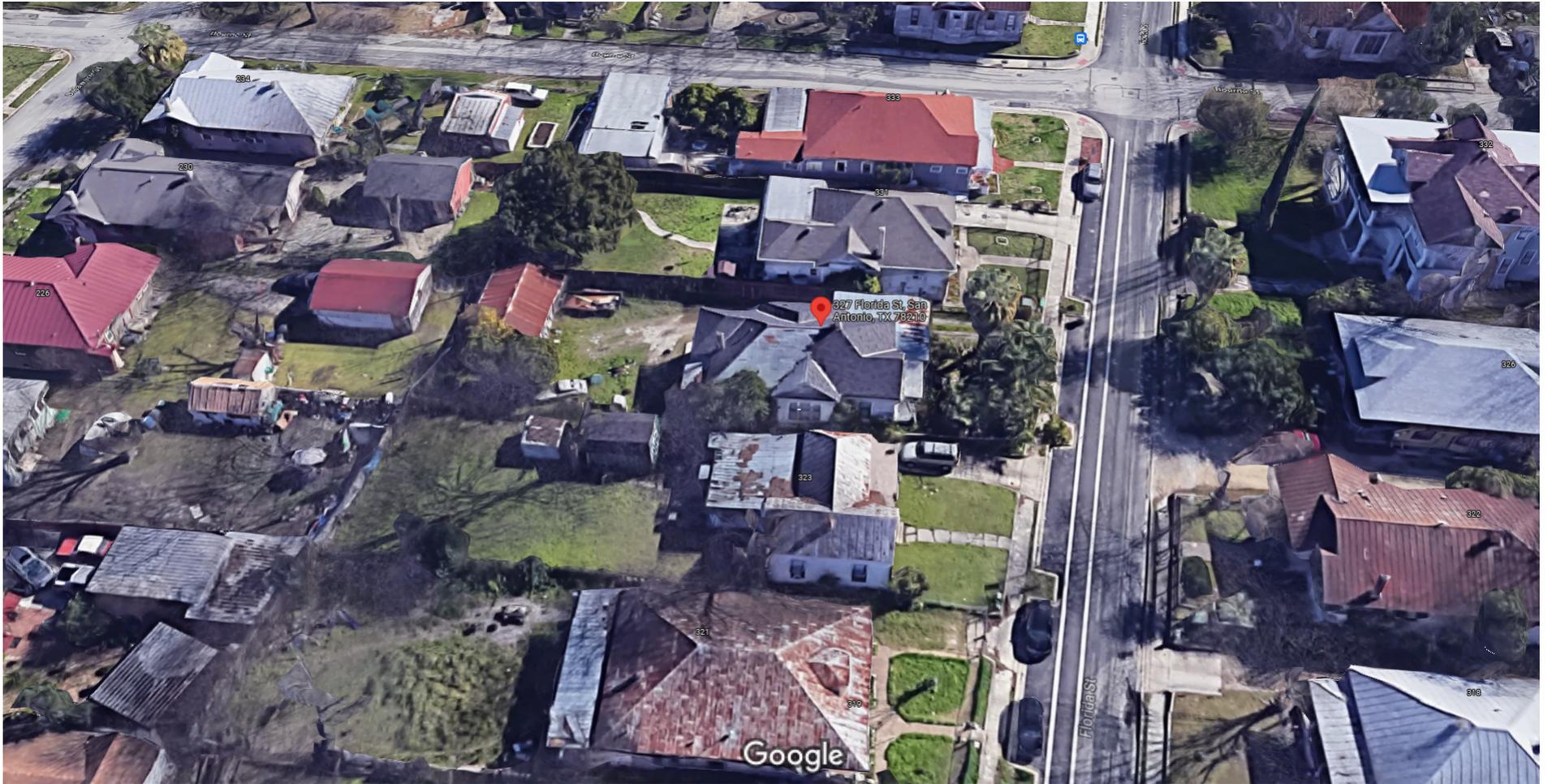
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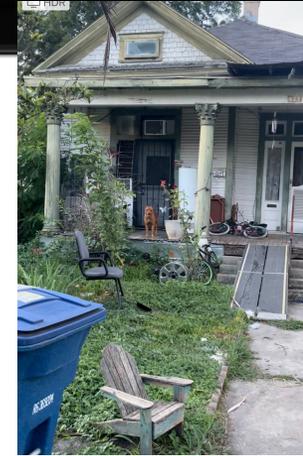


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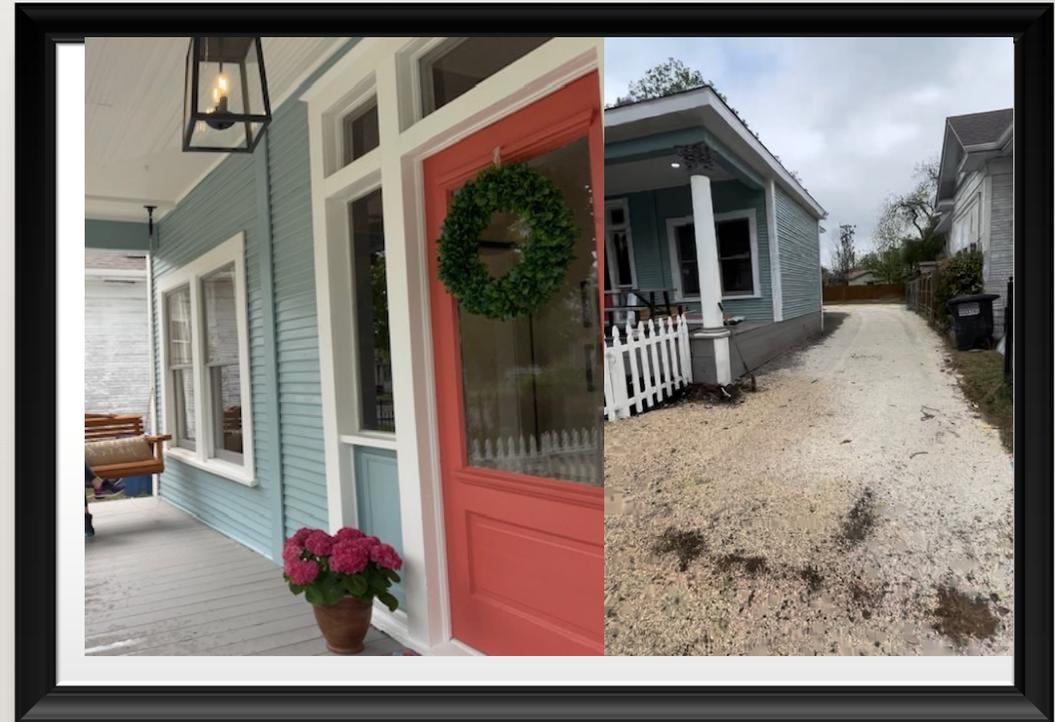
EXTERIOR RESTORATION

- Completely redid the foundation – all the cedar piers and wood beams underneath were rotten and need to be replaced with new wood concrete piers. Siding will continue down to the ground as pictured.
- Exterior roof is beyond repair. Added all new wood and then new shingles
- Repair and repaint the exterior wood siding, front door and windows. We will keep the original wood pattern on the house. Rotten wood around windows will be replaced. Repainted with Sherwin Williams Exterior Satin finish paint.



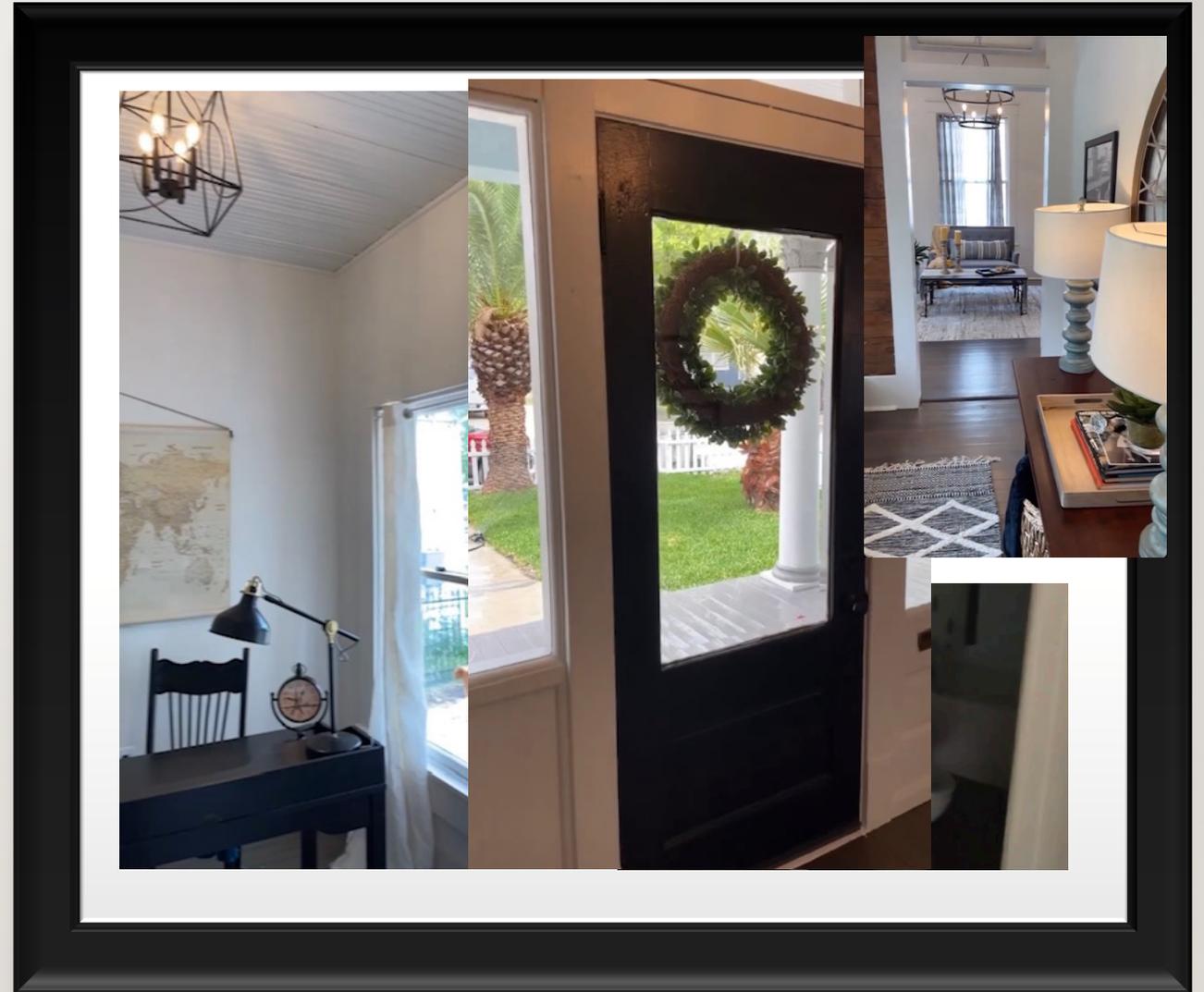
EXTERIOR RESTORATION CONTINUED

- We added a driveway on the right side of the property with a new sidewalk to the front door.
- New fence around the property made of wood – weather resistant stain on the fence.
- New Front door Porch light



RESTORATION OF INTERIOR

- Removed all sheetrock and paneling and install brand new sheetrock
- Where shiplap is exposed that is restorable – it was be sanded, stained, and sealed
- All trim restored, repaired and repainted
- All interior doors replaced with solid wood craftsman style doors, new hinges, new handles
- Original hardwood exposed, sanded, stained, and clear coat.
- Where wood was rotten, long leaf pine wood will be added to match the existing floor We had to purchase all the bedrooms from an antique store to replace the rotten wood.
- Tubs were beyond repair so we had to add new tubs and tile.



INTERIOR RESTORATION CONTINUED



- Brand new HVAC to be added
- Brand new electric from the city pole to the panel inside
- Brand new plumbing from the city connection to the fixtures inside to include new water lines, new sewer lines, new gas lines

RESTORATION – INTERIOR CONT.

- New Kitchen to include:
 - New appliances
 - New Cabinets
 - New Countertops
 - Pantry
 - Dining room
 - Restored original back porch ceiling
- Electric updates:
 - New Light fixtures – to include upgraded ceiling fans in every room
 - New plugs, new light switches, LED lights,
 - Up to code GFCI outlets
 - New wiring
 - New dryer plug and washer plug

RESTORATION – INTERIOR CONT.

- New Plumbing to include
 - Customer shut off valve
 - New water lines
 - New Tankless gas water heater
 - New sewer line
 - New fixtures
- New HVAC TRAIN to include
 - All new system installed in the attic
 - Exterior unit to be located on the side of the property.
 - New Duct lines in the attic
 - Blown insulation in all the exterior walls and attic

RESTORATION OF INTERIOR CONTINUED

- Removed any mold, damaged wood etc.
- Add new laundry area
- Bathroom- add new fixtures, tile, faucets etc.
- Remove all trash, furniture, cars, and dispose of all unwanted items that were left – 5 dumpsters to remove all the trash left



Detailed Written Narrative Explaining the Completed Work

We cleaned up the property from over 50 years of neglect. It took 5 dumpsters were used to remove just the trash left on the property. The property was looked at by an engineer to make sure everything was structurally sound. We added a structural beam to open up the kitchen and dining room area. The foundation had wood rot and was completely caving in the middle. All underneath had to have new wood and new concrete piers installed, and beams added. The exterior 4 pillars had to be restructured to support the property and several of the columns had damage and had to be restored. The front porch was completely rotten and had to be replaced.

The concrete step in the front were in tact and painted. The exterior siding was repaired and new wood added to match existing siding. Scuttle hole was added so the trades have access to underneath. The entire roof was rotten all the way down to the wood. We had to replace all the wood on the roof and then add the new shingles. The exterior was painted with fresh paint on the trim, door, and siding. The original door was restored and painted. All glass that is broken in the windows and doors will be repaired. The interior has beautiful hard wood and we managed to salvage, repair and stain what was remaining. The two kitchens that existed caused quite a bit of damage and all the wood in the back two bedrooms and hallway had to be replaced. We completely remodeled the kitchen adding a beautiful island with solid wood cabinets, quartz countertops, and beautiful new lighting. Custom lighting was added throughout plus canned lights and ceiling fans throughout. We plumbed the property for a water softener as well. New plumbing – to include new sewer line, new water line, and new gas line. New bathroom tub, tile, vanity, shower, and beautiful glass was added to the bathrooms. The shiplap on the interior will be used in decorative ways and also to keep the strength of the walls inside. The attic was inspected to make sure all the trusses and everything are still holding strong. High quality Sherwin Williams paint was used on the inside and outside. We stained the fences as well to provide long lasting protection. Insulation was added in all the exterior walls and several of the interior walls. It was blow into the attic. The driveway and fence were added at the end. Brand new TRAIN HVAC system. All windows restored to their original glory to include the front doors. We feel we have restored another beautiful home in Lavaca!





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Small framed sign with text, possibly a quote or motto.





327 FLORIDA ST.

HISTORIC REHABILITATION APPLICATION PART I

- THIS PROPERTY SEEMS TO HAVE SOME NEOCLASSICAL STYLE WITH THE CORINTHIAN CAPITALS IN THE FRONT BUT WE WOULD LIKE THE HISTORICAL BOARD TO HELP US LABEL THE ARCHITECTURE STYLE.

- YEAR BUILT: 1913

- ZONED – R-6

- APPROXIMATELY 1700 SQUARE FEET INTERIOR

- APPROXIMATELY 7800 SQUARE FEET LAND

- OWNER : SHAWNA WALKER



EXTERIOR RESTORATION PLANS

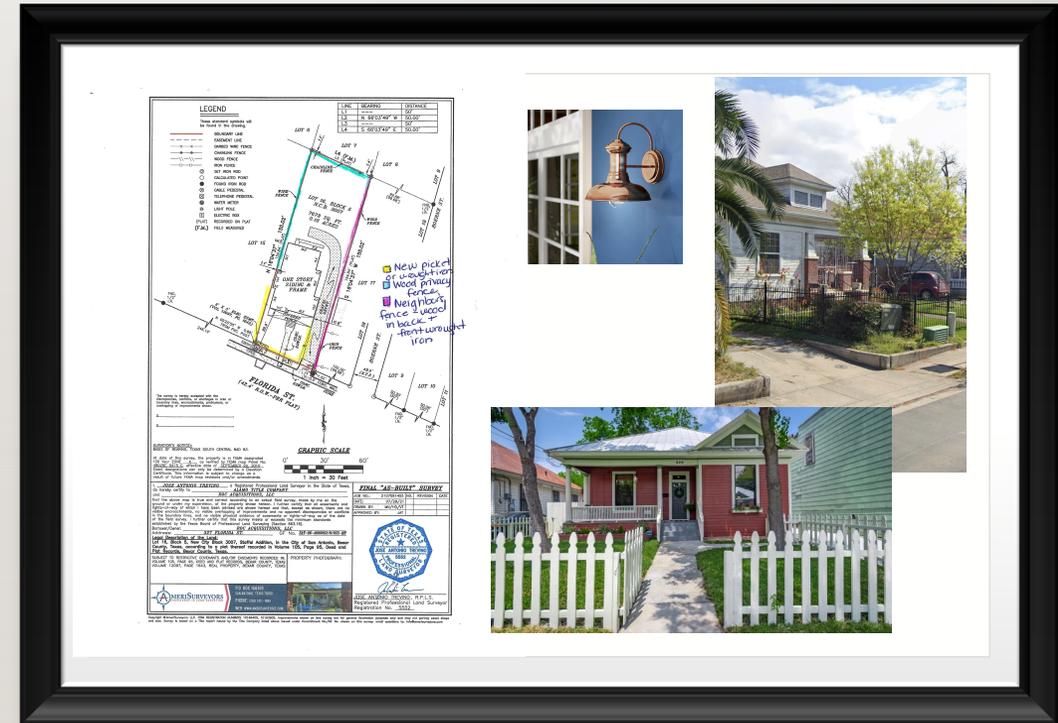
- Completely redo the foundation – all the cedar piers and wood beams underneath were rotten and need to be replaced with new wood concrete piers. Siding will continue down to the ground.
- Exterior roof is beyond repair. Add a new standing-seam metal roof (if approved) or use composition shingles which are what is on the house now
- Repair and repaint the exterior wood siding, front door and windows. We will keep the original wood pattern on the house. Rotten wood around windows will be replaced. Repainted with Sherwin Williams Exterior Satin finish paint.



EXTERIOR RESTORATION CONTINUED

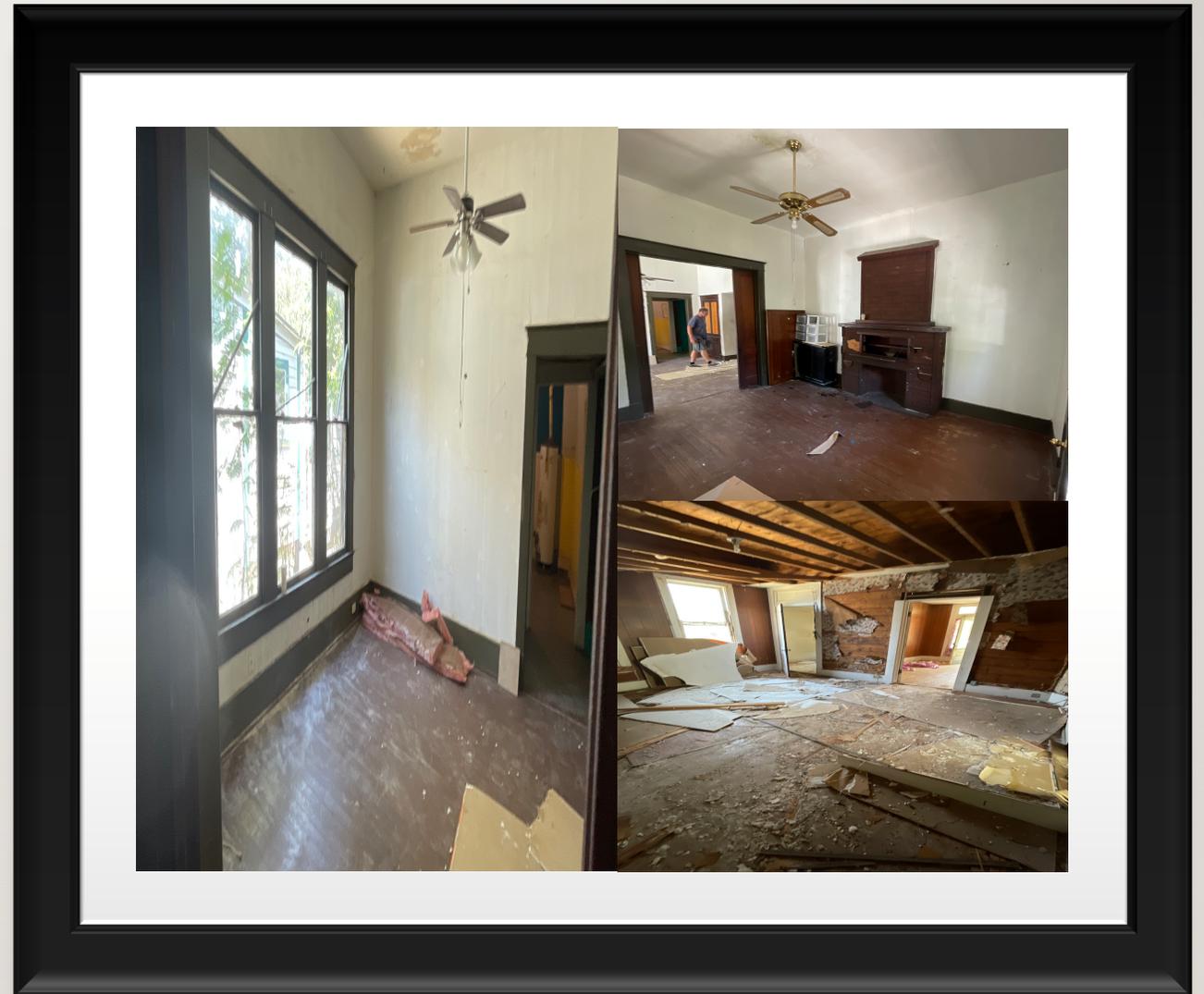
New fence around the property either a wood picket or a wrought iron like the neighbors on either side (see photos)

- Repair Front doors and add Porch lights on either side of the front door

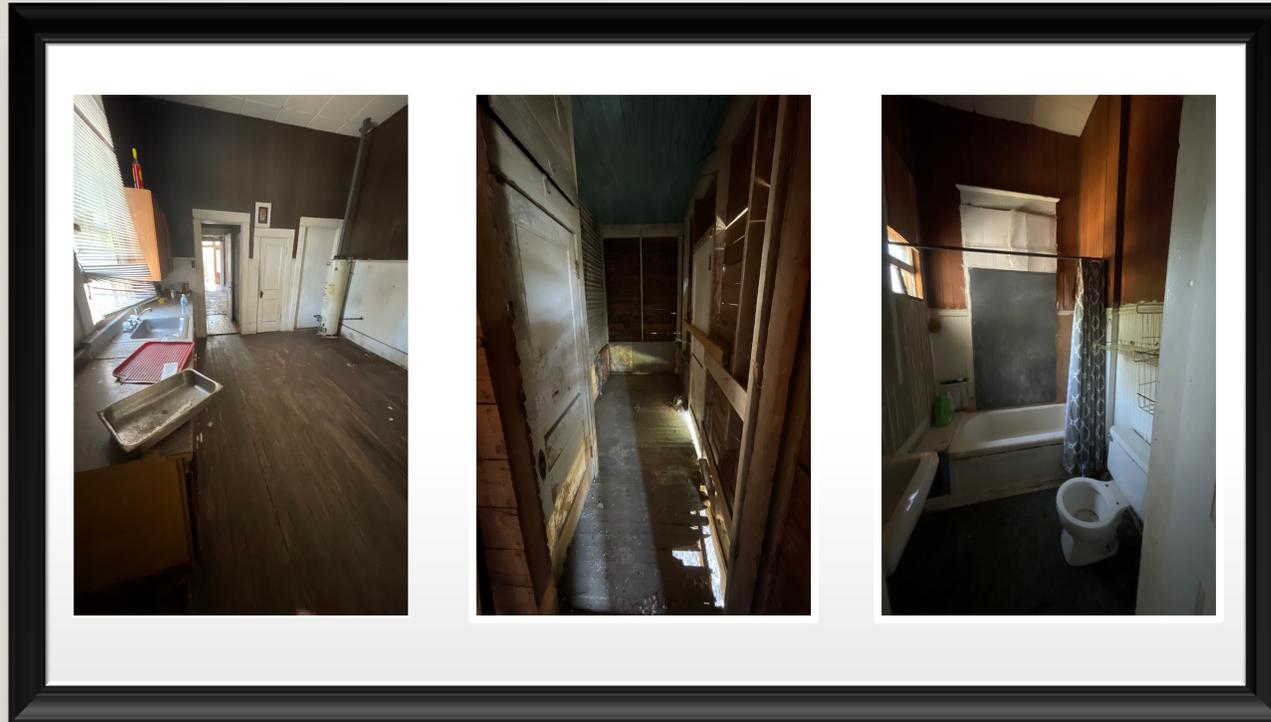


RESTORATION OF INTERIOR

- Remove all sheetrock and paneling and install brand new sheetrock
- Where shiplap is exposed that is restorable – it will be sanded, stained, and sealed
- All trim restored, repaired and repainted
- All interior doors replaced with solid wood craftsman style doors, new hinges, new handles
- Original hardwood exposed, sanded, stained, and clear coat.
- Where wood is rotten, long leaf pine wood will be added to match the existing floor
- Original tub will be resanded epoxied and used again



INTERIOR RESTORATION CONTINUED



- Brand new HVAC to be added
- Brand new electric from the city pole to the panel inside
- Brand new plumbing from the city connection to the fixtures inside to include new water lines, new sewer lines, new gas lines

RESTORATION – INTERIOR CONT.

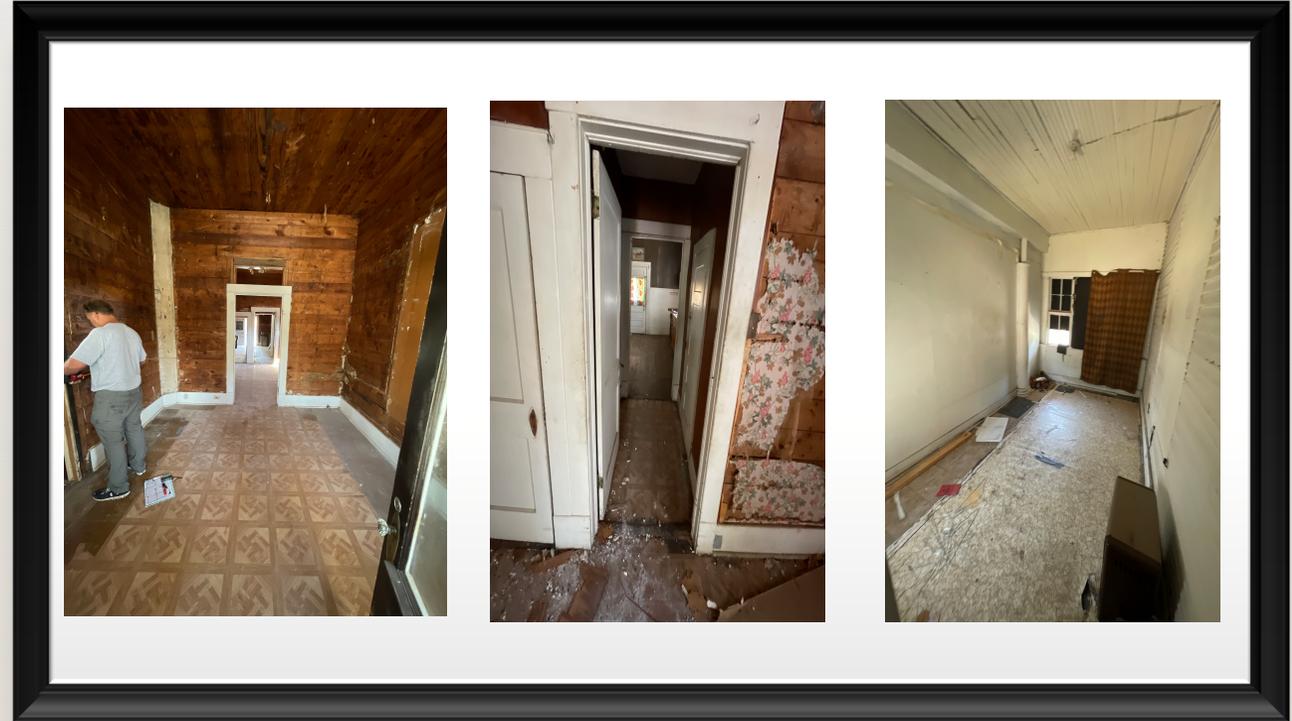
- New Kitchen to include:
 - New appliances
 - New Cabinets
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 - Dining room
- Electric updates:
 - New Light fixtures – to include upgraded ceiling fans in every room
 - New plugs, new light switches, LED lights,
 - Up to code GFCI outlets
 - New wiring
 - New dryer plug and washer plug

RESTORATION – INTERIOR CONT.

- New Plumbing to include
 - Customer shut off valve
 - New water lines
 - New Tankless gas water heater
 - New sewer line (if original is not intact)
 - New fixtures
- New HVAC to include
 - All new system installed in the attic
 - Exterior unit to be located on the side of the property.
 - New Duct lines in the attic

RESTORATION OF INTERIOR CONTINUED

- Remove any mold, damaged wood etc.
- Add new laundry area
- Bathroom- add new fixtures, tile, faucets etc.
- Remove all trash, furniture, cars, and dispose of all unwanted items that were left – will take 3 dumpsters and 5 days of labor for demo crew



Detailed Written Narrative Explaining the Proposed Work

We plan on cleaning up the property from over 100 years of neglect.

The property needs to be looked at by an engineer to make sure everything is structurally sound. The foundation had wood rot and was completely caving in the middle. All underneath had to have new wood and new concrete piers installed. The front Corinthian columns will need to be restored. One was broken and in pieces under the house. The pillars will need to be filled with wood filler and supported. The front porch is completely rotten and falling in. We will replace that wood with like kind wood. The steps have crumbled in the front and need to be redone. The exterior siding will remain the same we will just replace the wood that is damaged and run the siding all the way to the ground to cover the pier and beams. The exterior will have fresh paint on the trim, door, and siding. The original door will be restored and painted. All glass that is broken in the windows and doors will be repaired. The interior has beautiful hardwood floors throughout which we will try to salvage. There is an original tub that we will also try to restore. Some of the trim will be salvaged. The shiplap on the interior will be used in decorative ways and also to keep the strength of the walls inside. The attic will be inspected to make sure all the trusses and everything are still holding strong – added straps, wood, and beams to make sure it's safe before adding a new roof. (we may change to metal if approved by historical). The driveway and fence will be added at the end. We hope to once again, beautify another historical home in Lavaca.

