

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2022

HDRC CASE NO: 2022-386
ADDRESS: 302 LAMAR ST
LEGAL DESCRIPTION: NCB 528 BLK 1 LOT N 105 FT OF 1
ZONING: RM-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Rafael Paz
OWNER: Rafael Paz
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: July 18, 2022
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 302 Lamar.

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 structure located at 302 Lamar is a 2-story, single-family structure constructed circa 1910. The structure first appears on the 1912 Sanborn Maps. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, mechanical, electrical, and plumbing upgrades, roof replacement, wood siding repair, repainting, solar panel installation, and landscaping improvements. 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 based on findings a through c.

City of San Antonio One Stop



July 28, 2022

— User drawn lines

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











159

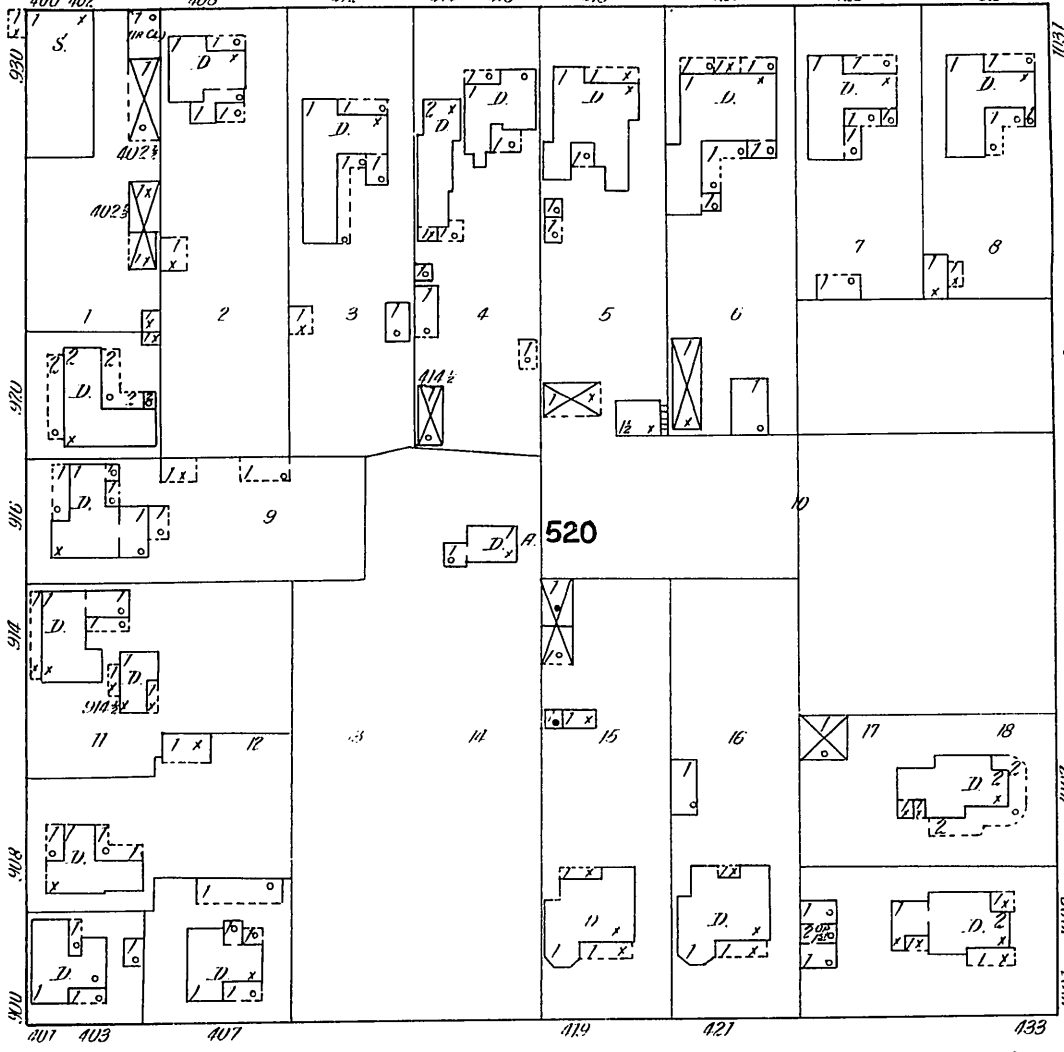
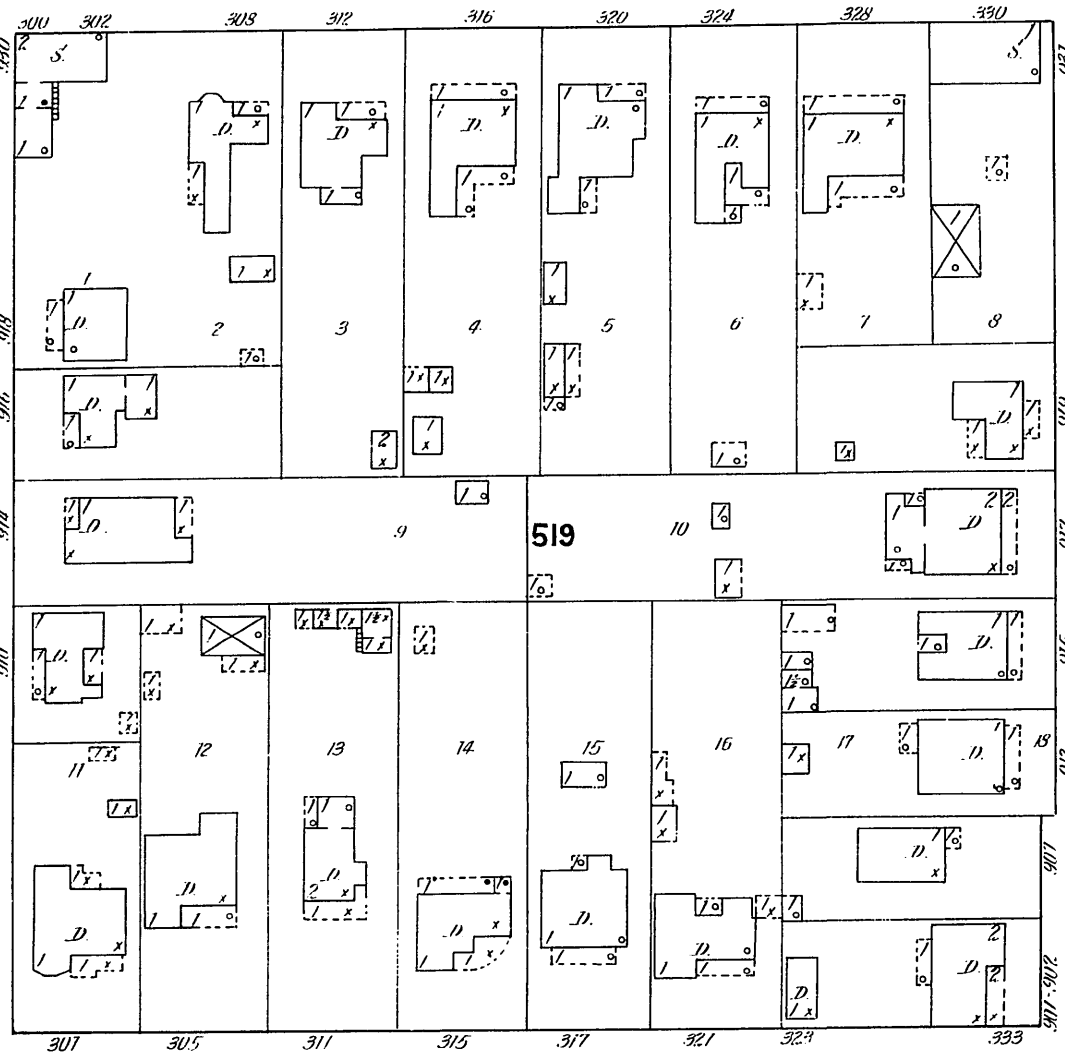
160

BURLESON

Not Paved

6" W. PIPE

6" W. PIPE



155

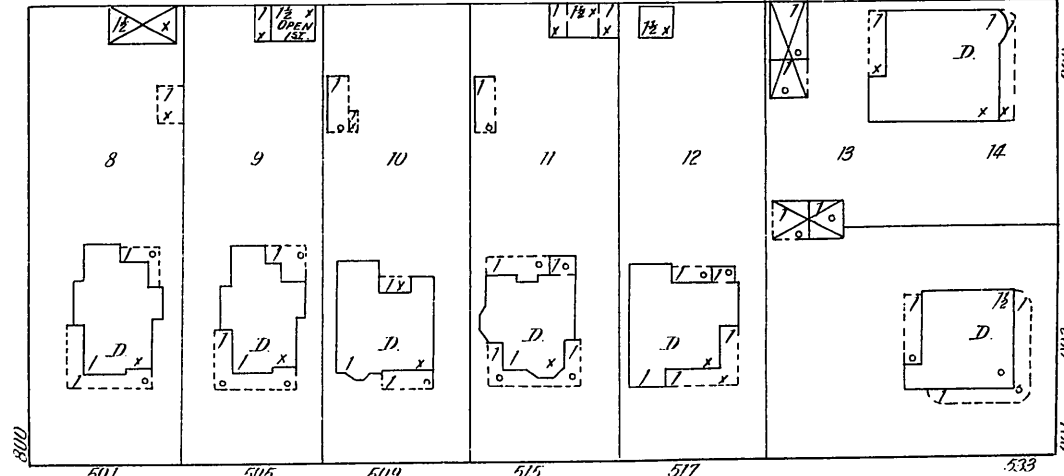
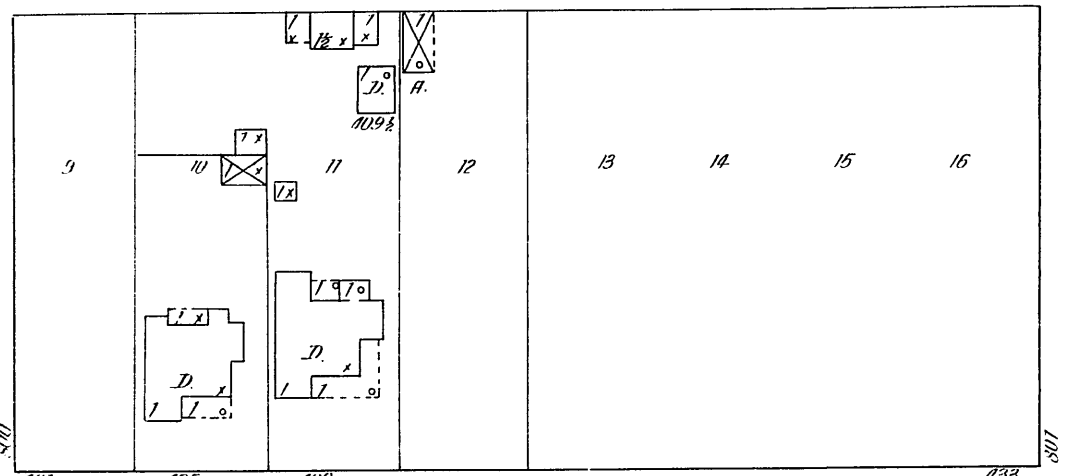
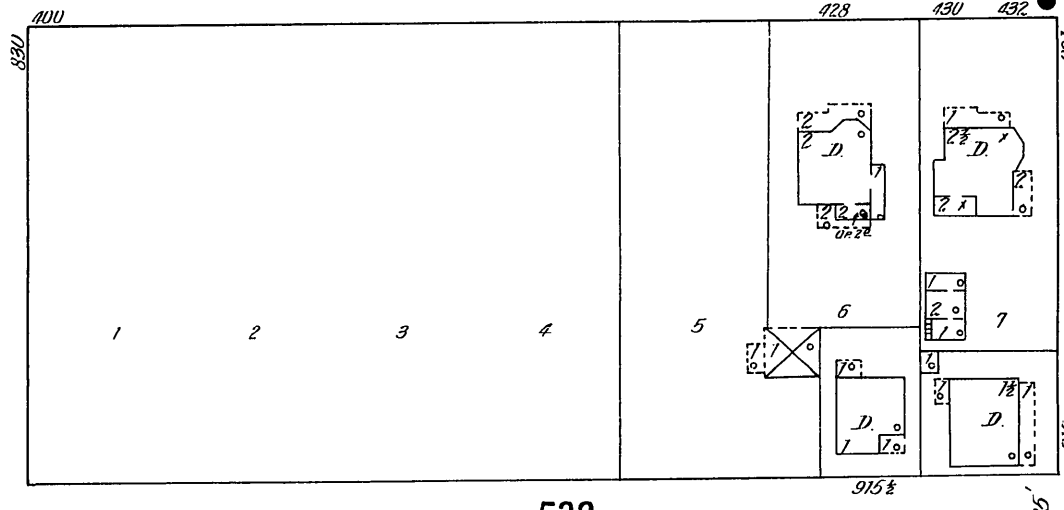
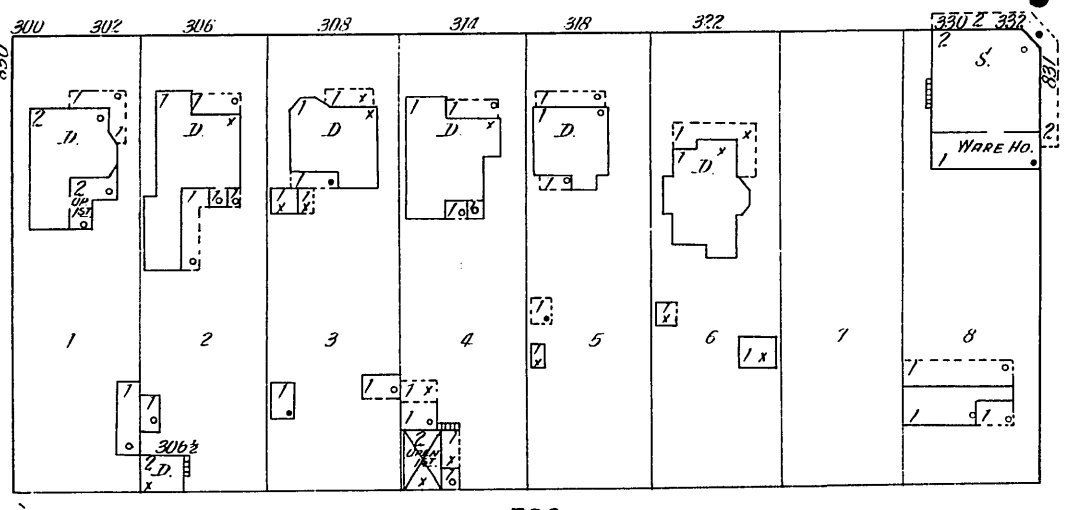
LAMAR

Not Paved

12" W. PIPE

12" W. PIPE

N. HACKBERRY



HAYS

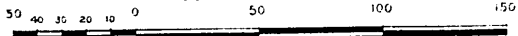
MAGNIFIED

4" W. PIPE

4" W. PIPE

146

Scale of Feet.



302 Lamar St Rehabilitation



Tax Incentive

- Spend 30% of Improvement Value of Home
- 2022 = \$351,090 Improvement Value
 - 30% = \$105,327 Needed to be Spent
- 2022 Taxes = \$12,751.34



Scope of Work Narrative

The scope of work for the project at 302 Lamar St is to bring back to life a historic home built in 1922 by painting, sealing and preserving the exterior architecture and modernizing the interior of the home. Since this home sits on a very visible corner in Dignowity Hill, we would like to increase the curb appeal of the home and let it be an example of what other historic homes in the District could resemble. Work on the exterior will consist of replacing/repairing roofing, sealing joints of wood siding, painting the wood siding, installing solar panels and updating the landscaping by replacing white gravel with natural-colored gravel and planting native plants.

Interior work will consist of leveling the subflooring, removing the popcorn ceiling, installing new laminate flooring, installing/refacing kitchen cabinets, installing new countertops and sinks, remodeling all bathrooms to include tile replacement, new toilets, new showers, new vanities/sinks & hardware. We will also be updating the interior lighting and hardware. A new water heater will be installed.

Two new HVAC systems will be installed (One for each unit) along with necessary duct work. Electrical outlets will be changed out for new ones. New installation will be injected into the exterior walls (RetroFix).

Plans for Rehabilitation

Done

- Roof Replacement (2017) - \$

½ Done

- HVAC Replacement – \$ Labor & Materials

Done

- Water Heater Replacement - \$ Labor & Materials

Done

- Full Interior Remodel - \$
 - 2 Kitchens + 5 Bathrooms = \$ Materials +
 - Interior Paint =
 - Full Floor replacement - \$
 - Popcorn Ceiling removal -

Done

- Exterior Sealing & Paint -

Planned

- Solar Panel Installation -

Planned

- Insulation Installation - ~\$

Planned

- Landscaping (Add natural-colored rocks & native plants)

Total Spent To Date:

Left to Spend:

-Solar Panels –Est Cost:

-RetroFix Insulation - Est Cost: (Lower Energy Consumption and Train Noise)

-Upstairs HVAC Replacement – Est Cost:

-Landscaping \$

Projected Completion Time: 2 Months

(8/25/2022 Finish)

Before Rehabilitation - Exterior



Roof Needed Replacement

Wood Siding needed to be sealed and painted

Windows Need Replacement

Exterior Paint Needed

New Decking Needed



Fencing Needed



Before Rehabilitation - Interior



Two Kitchens Need New Cabinets & New Countertop, Backsplash, Sinks



Subflooring leveling

Popcorn ceiling needs to be scraped



New subflooring and flooring needed (Warped and shifted)



New Interior Paint



Loose stairs need replacement



All Bathrooms Need to be Remodeled

After Rehabilitation



After Rehabilitation



Landscaping Plan



Front yard will be preserved, and native plants will be maintained



- Replace white gravel with natural-colored gravel
- Plant native **Salvia/Autumn Sage**

