

HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2022

HDRC CASE NO: 2022-473
ADDRESS: 732 N PINE ST
LEGAL DESCRIPTION: NCB 1659 BLK G LOT 1 AT 732 PINE N
ZONING: R-4 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Adeel Riaz/MAJESTIC INVEST LLC
OWNER: Adeel Riaz/MAJESTIC INVEST LLC
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: August 25, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 732 N Pine.

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:

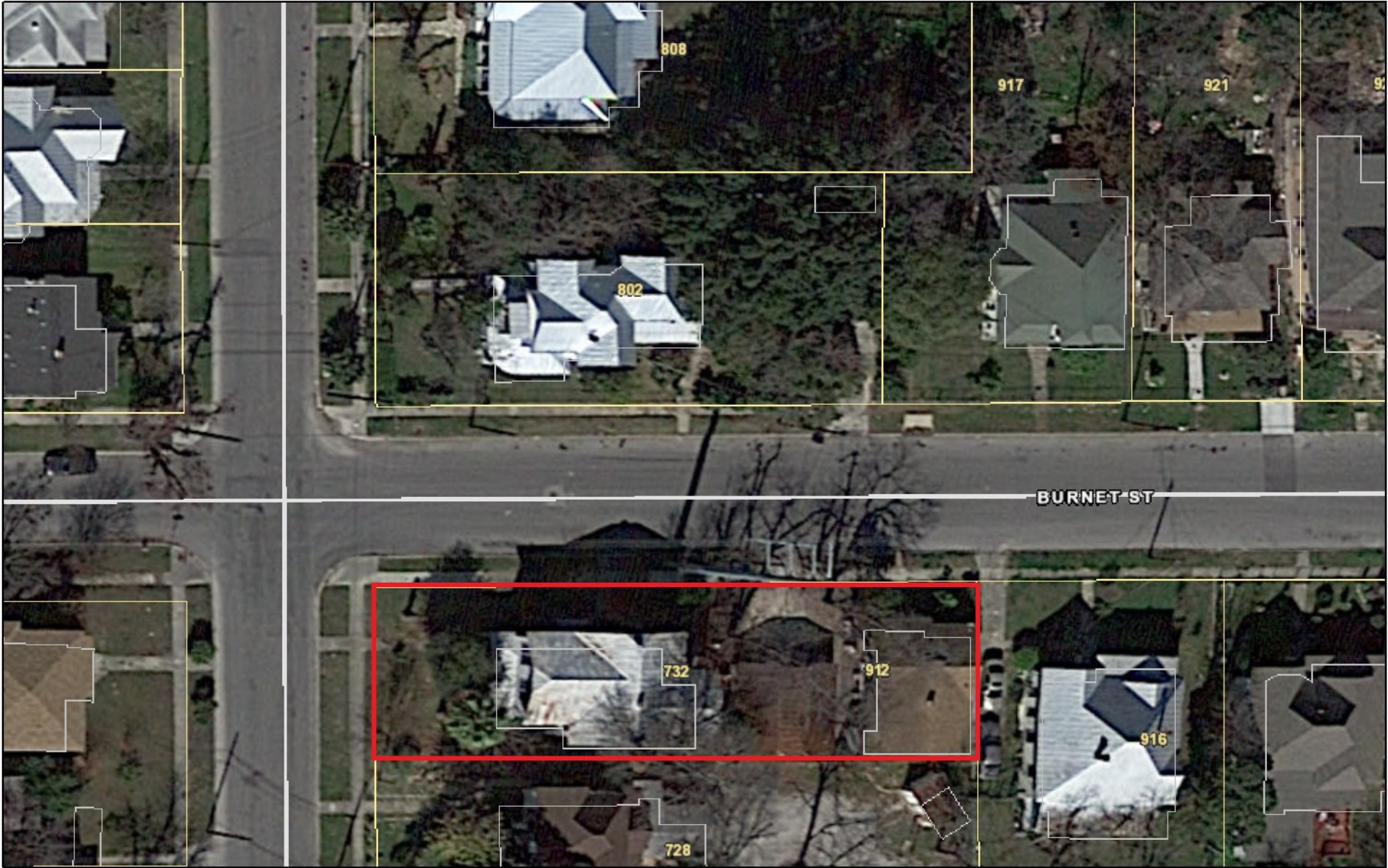
- a. The structure at 732 N Pine is a two-story Craftsman residence constructed circa 1910 and first appears on the 1912 Sanborn Map. It has a cross-gable standing seam metal roof with clipped gables, and windows are predominately one-over-one wood sash except for a decorative upper sash on the first floor of the primary elevation. The property contributes to the Dignowity Hill historic district. The applicant is requesting Historic Tax Certification & Verification for the property at 732 N Pine, which includes the structure addressed as 912 Burnet.
- b. The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, foundation repair, window repair, porch enclosure, landscaping modifications, site work, and fence installation. Certificates of Appropriateness are required for all exterior scopes of work.
- c. **COMPLIANCE** – The property was previously in violation for the removal of the concrete walkway, xeriscaping, and the removal of natural lawn turf prior to the issuance of a Certificate of Appropriateness. The applicant attended HDRC on June 1, 2022, to request approval to bring the property into compliance. The applicant received HDRC approval to remove the front yard turf and reseed with Bermuda grass mix and to replace the side and back yards with decomposed granite and white rock with small plantings. The HDRC did not approve the request to replace the front concrete walkway with white rock and limestone pavers. The applicant was required to return the walkway to its previous condition.

- d. Staff conducted a site visit on September 15, 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.
- 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 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.

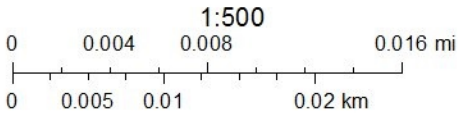
RECOMMENDATION:

Staff recommends approval based on findings a through f.

City of San Antonio One Stop



May 26, 2022



732 North Pine Street
San Antonio Texas 78202
Dignowity Hill Historical District

Tax Incentive / fee waiver / Exemptions

August 21, 2022

Legal description: NCB 1659 BLK G LOT 1 AT 732 PINE N

Prepared by: Adeel Riaz

Objective

Completed major rehab on the historic property. Looking for tax incentive.

Scope of work (912 Burnet & 732 N Pine)

1. Foundation repair on both properties
2. Widows repair on both properties
3. Redone electrical with new code requirements
4. Redone sewer /water with new code requirements
5. Central heating and air conditioning (HVAC)
6. Major rehab inside & outside
7. Porch enclosure
8. Landscaping
9. Fencing

Permits

912 Burnet

Date	Record Number	Record Type	Project Name	Address	Status
9/8/2021	REP-FND-PMT21-35102324"	Foundation Repair Permit	912 BURNET ST	912 BURNET ST City of San Antonio, TX 78202	LOC Issued
9/2/2021	REP-MBR-APP21-35009110"	Minor Building Repair Application	912 BURNET ST	912 BURNET ST City of San Antonio, TX 78202	Closed
6/2/2021	MEP-ELE-PMT21-33317728"	Electrical General Permit	completion	912 BURNET ST City of San Antonio, TX 78202	LOC Issued
4/29/2021	REP-RRP-PMT-21-35301431"	Residential Repair Permit	912 BURNET ST	912 BURNET ST 629 City of San Antonio, TX 78202	LOC Issued
4/22/2021	REP-MBR-APP21-35004164"	Minor Building Repair Application	912 BURNET ST	912 BURNET ST 629 City of San Antonio, TX 78202	Closed

732 Pine

Date	Record Number	Record Type	Description	Project Name	Status
8/19/2022	RES-FEN-PMT22-	Residential Fence Permit		732 PINE ST	Active

	31900873 "				
8/15/2022	RES-FEN-APP22-31800873 "	Residential Fence Application		732 PINE ST	Issued
12/15/2021	RES-RMB-PMT21-36706435 "	Residential Accessory and Additions Permit		732 Pine St - Porch Enclosure	Active
11/30/2021	RES-COV-PMT21-32300395 "	Covered Patio or Porch Permit		732 PINE ST	LOC Issued
11/29/2021	RES-COV-PMT21-32302362 "	Covered Patio or Porch Permit		732 PINE ST	LOC Issued
11/29/2021	RES-RBP-APP21-35506435 "	Residential Building Permit Application	2nd Floor Porch Enclosure	732 Pine St - Porch Enclosure	Closed
11/29/2021	MEP-ELE-PMT21-33338772 "	Electrical General Permit		completion reference AP 2684072	LOC Issued
11/24/2021	MEP-TRD-APP21-33138523 "	MEP Trade Permits Application	unit A/B	anytime plumbing co	Issued
11/24/2021	MEP-PLM-PMT21-34338523 "	Plumbing General Permit		anytime plumbing co	LOC Issued
11/23/2021	REP-RRP-PMT-21-35303854 "	Residential Repair Permit		732 PINE ST	LOC Issued
11/19/2021	RES-IMP-APP21-32002362 "	Residential Improvements Permit Application		732 PINE ST	Issued
11/15/2021	MEP-MEC-	Mechanical Permit		P732 N Pine	LOC Issued

	PMT21-33937102 "				
11/11/2021	MEP-TRD-APP21-33138772 "	MEP Trade Permits Application	completion of existing work ***** reference AP 2684072 ****	completion reference AP 2684072	Issued
10/22/2021	MEP-ELE-PMT21-33334702 "	Electrical General Permit		UNIT B -- SERVICE UPGRADE	LOC Issued
10/22/2021	MEP-ELE-PMT21-33334701 "	Electrical General Permit		UNIT A -- SERVICE UPGRADE	LOC Issued
10/21/2021	MEP-TRD-APP21-33134701 "	MEP Trade Permits Application	REBUILD MAIN SERVICE	UNIT A -- SERVICE UPGRADE	Issued
10/21/2021	MEP-TRD-APP21-33134702 "	MEP Trade Permits Application	UPGRADE MAIN SERVICE - -- UNIT B	UNIT B -- SERVICE UPGRADE	Issued
7/13/2021	REP-MBR-APP21-35007270 "	Minor Building Repair Application		732 PINE ST	Closed
2/26/2021	RES-RMB-PMT21-36700507 "	Residential Accessory and Additions Permit		Porch Enclosure	Inactive
2/25/2021	DEM-DEM-PMT21-39200073 "	Demolition Permit		732 PINE ST	Inactive
2/11/2021	DEM-DPP-APP21-39100068 "	Demolition Pedestrian Protection Application		732 PINE ST	Closed

1/29/2021	RES-RBP-APP21-35500507"	Residential Building Permit Application	732 N. Pine St. San Antonio, Texas is a 2-story duplex located in the Dignowity Hill Historical District. The owner has instructed our team to proceed with submitting drawings for building permit to convert an existing open-air porch to an insulated enclosed porch. The design strategy will keep aligned, applicable building codes and historical guidelines. The submitted review drawings propose the removal of an existing exterior stair and the wood framing, window system, and exterior door encompassing the porch enclosure. Currently, our team holds building permit AP 2668815 for the remodel of the dwelling and wish to couple if you find it appropriate to do.	Porch Enclosure	Closed
12/7/2020	MEP-SEW-PMT20-34800053"	Plumbing Sewer Permit		Plumbing Sewer Permit	LOC Issued
12/7/2020	MEP-PLM-PMT20-34300050"	Plumbing General Permit		Plumbing General Permit	LOC Issued
12/1/2020	MEP-TRD-APP20-33100050"	MEP Trade Permits Application		Plumbing General Permit	Issued

Project Budget

Gross total: ₺

Old Pics

912 Burnet

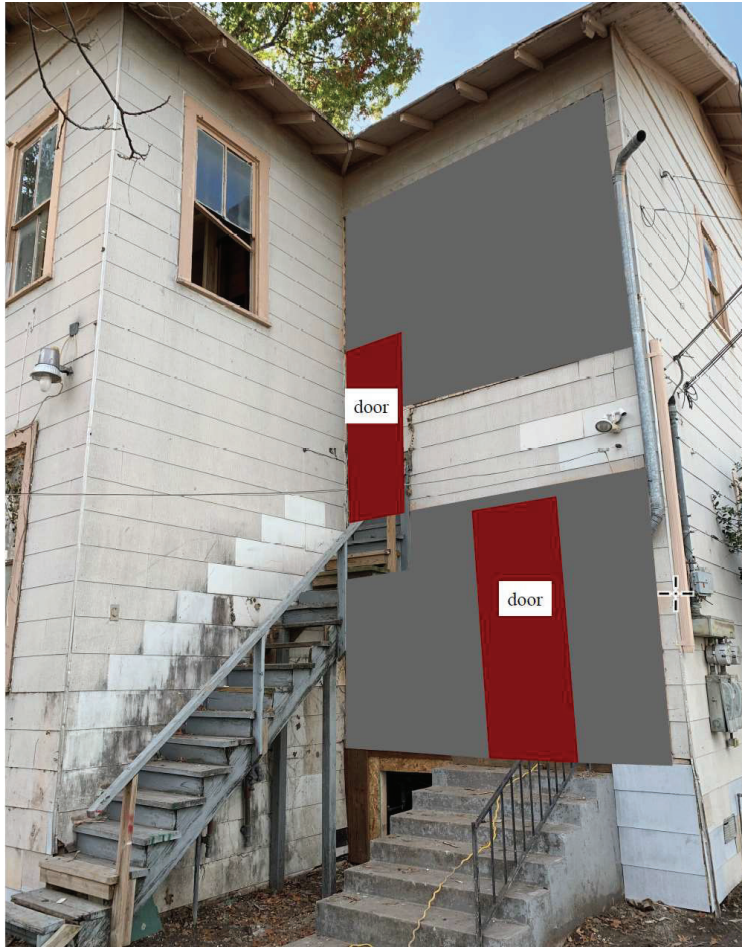




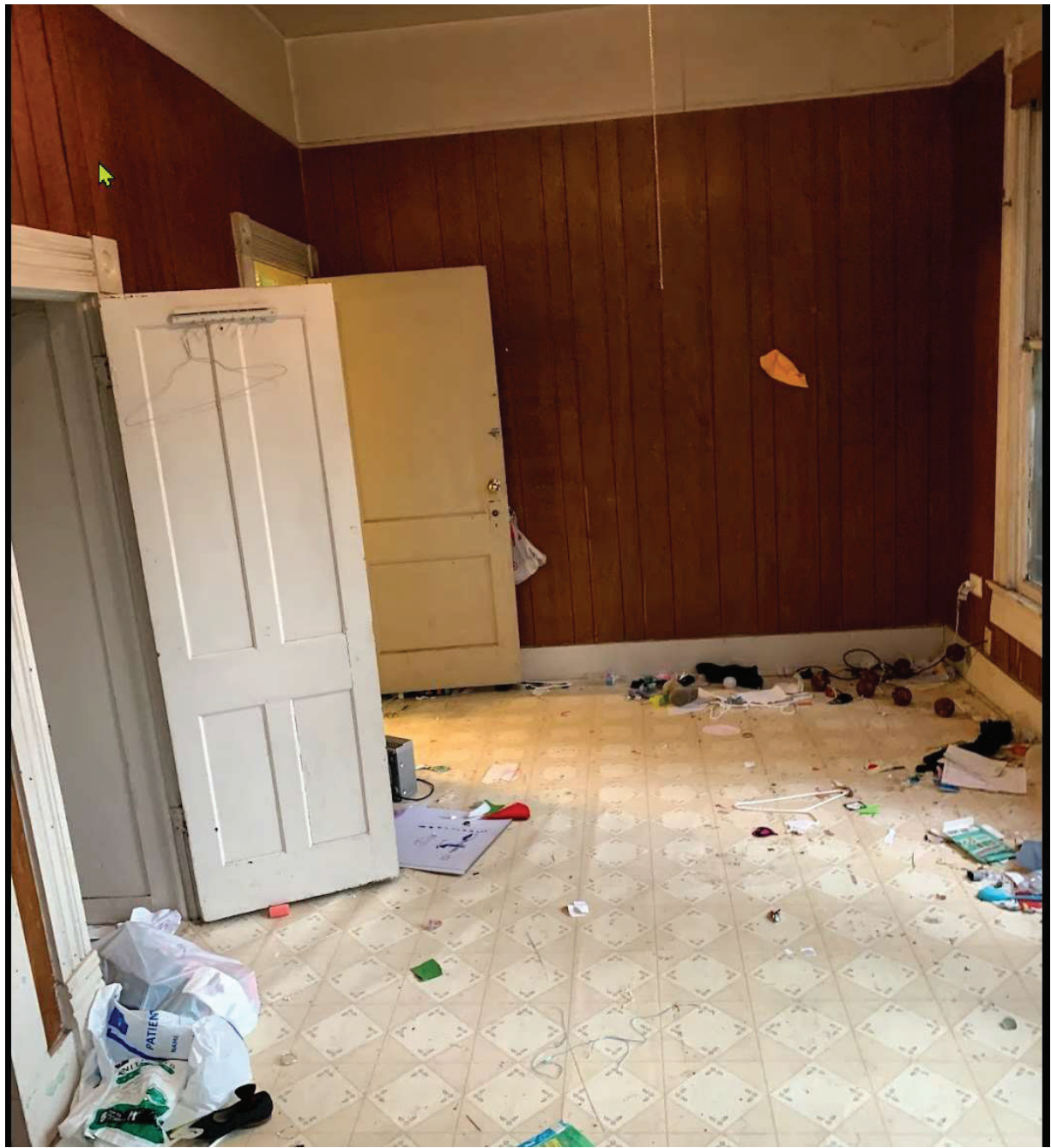




732 N Pine







New Pictures

912 Burnet











732 N Pine















September 15, 2022 at 4:26 PM
731 N Pine St
San Antonio TX 78202
United States

