

# HISTORIC AND DESIGN REVIEW COMMISSION

December 07, 2022

**HDRC CASE NO:** 2022-564  
**ADDRESS:** 268 LOVERA BLVD  
**LEGAL DESCRIPTION:** NCB 9005 BLK 3 LOT 17 18 AND 19  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Olmos Park Terrace Historic District  
**APPLICANT:** DOUGLAS MARY & HARRIS ZACHARY  
**OWNER:** DOUGLAS MARY & HARRIS ZACHARY  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** November 21, 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 268 Lovera.

## 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:

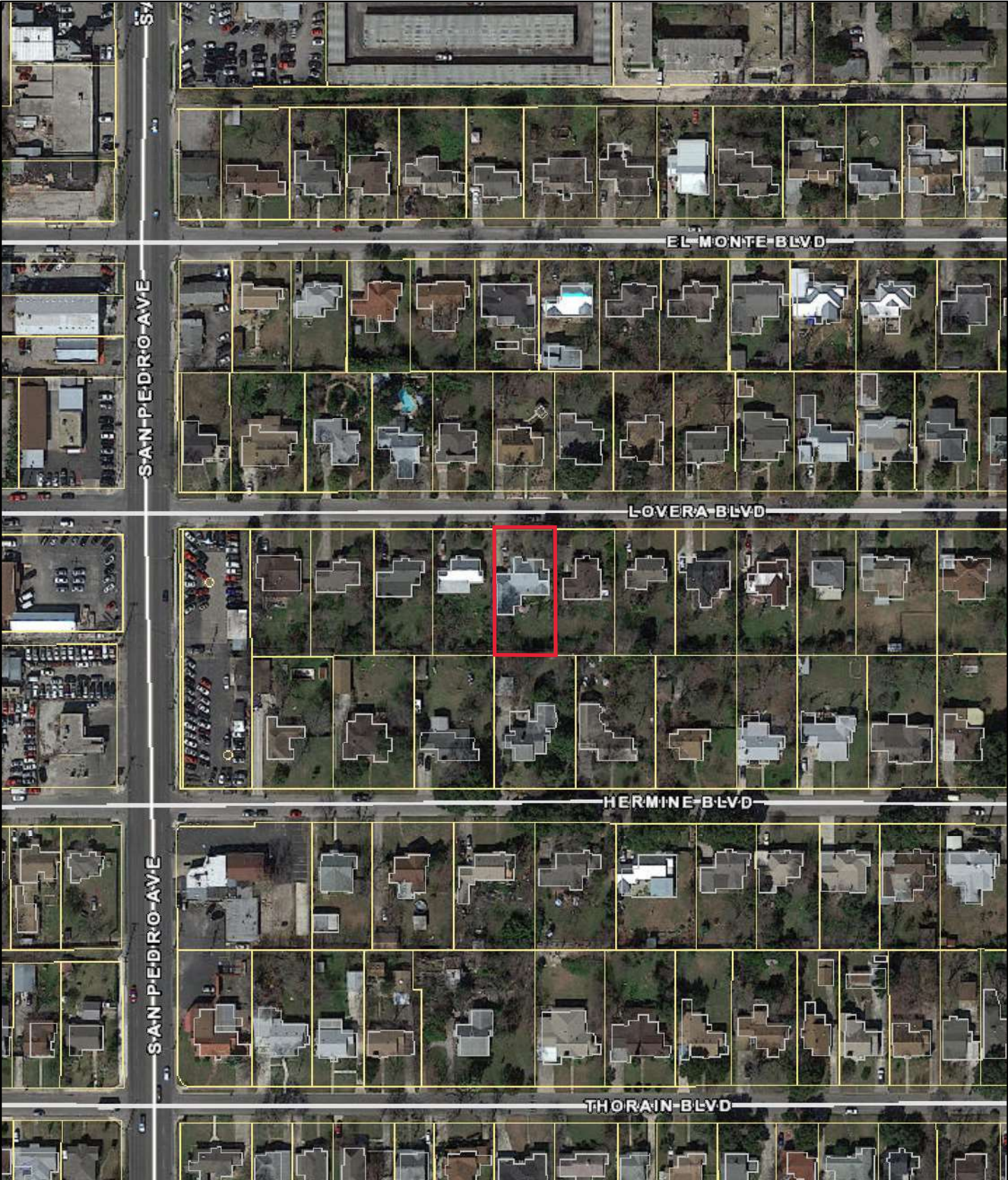
- a. The primary structure located at 268 Lovera was constructed circa 1930. The structure features a side gable composition shingle roof with two front gables, rock cladding, vertical and horizontal wood siding, wood and replacement windows, and a garage addition. The property is contributing to the Olmos Park Terrace Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, plumbing, mechanical, and electrical upgrades, foundation repair, roof replacement, window repair, garage door replacement, cladding repair and replacement, driveway replacement, fence replacement, and site 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.

- d. Staff conducted a site visit on November 30, 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 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:**

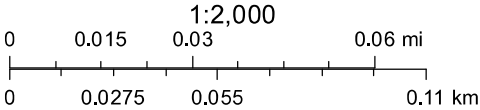
Staff recommends approval based on findings a through f.

# City of San Antonio One Stop

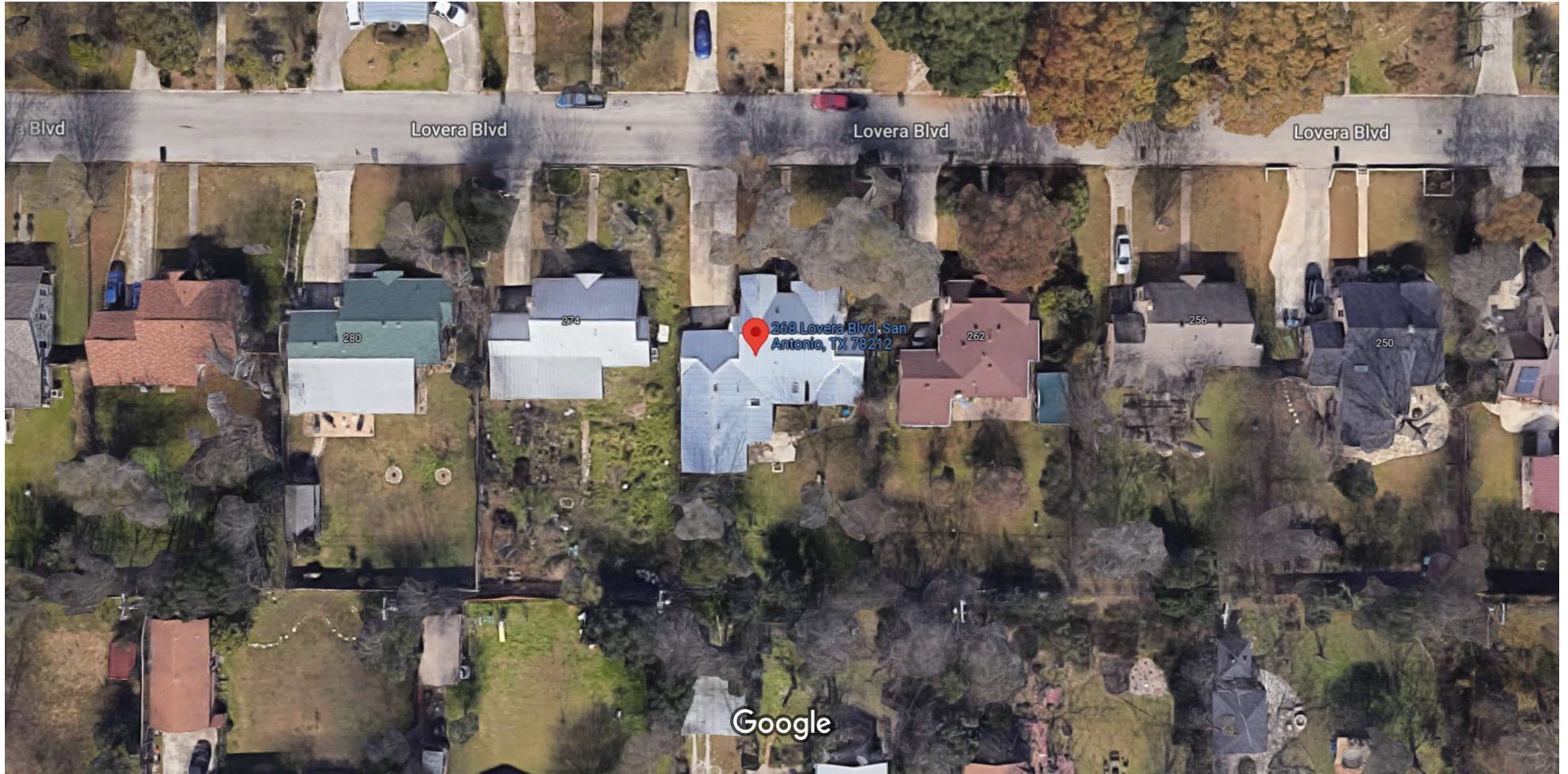


December 1, 2022

— User drawn lines







268 Lovera Blvd  
Narrative of Completed Work  
10.25.22

We began this project in February of this year soon after we purchased the home at the end of January. We gained approval from OHP and pulled all our permits before any work was started. Once we began the interior demolition and exterior cosmetic fixes, we knew we had a bigger project than expected.

The main house was completely taken down to the studs in all rooms, but we were able to save the original wood floors as well as the original guest bathroom floor and happy with how those helped keep the historic elements to the home. The additional structure that was added after the original home was built was in such bad shape the entire structure had to be taken down to the studs and that includes the exterior CMU walls as well as the entire floor system. We redid the entire foundation in that space and rebuilt a new flooring system before finishing out that space to become a large open usable flex space that has its own electrical panel. The main house and the additional structure all have fully updated mechanical, electrical and plumbing systems as well as a new architectural shingle roof system.

The finish out of the house includes all new sheetrock. The bathrooms are completely updated with tile and fixtures and the kitchen has all new cabinets, fixtures, and appliances. The original windows are all still in place and were repaired in place as well as glass replaced as needed. We removed the non-historic metal sliding back patio door and installed a new French style double door. We had to replace the original wood garage doors due to rot and broken pieces that were not repairable. We replaced with a metal door that matches the style of the wood doors and they will be painted the original color of the wood ones to match. All other exterior doors are original and have been patched and repaired as needed. We removed and replaced the wood picket fence with approved like materials.

The fake stone clad CMU walls on the "original" two added structures had broken free from the wall due to much water damage over last 30 years and had fallen free of the rest of the structure. We replaced these non-historic areas with OHP staff approved wood siding as you can see in the pictures. We also had to demo the concrete driveway and the interior of the garage due to water damage and replaced with new foundation and drive leading up to the garage.

There is still some minor landscaping that needs to be done but that will only include mulching the beds and the side of the house as well as using some of the original stones to create a stepstone pathway behind the fence in the backyard.

268 Lovera Blvd  
Itemized List of Work Completed  
10.25.22

- Exterior
  - New Roof
  - New Siding
  - Repair original limestone masonry
  - Repair/replace all fascia and other wood as needed
  - Added exterior lights for safety
  - New garage doors
  - New garage concrete floor
  - Stabilize and white box the garage
  - New gutters
  - New exterior door to back patio
  - All wood painted
  - Landscaping
- Interior
  - New sheetrock
  - New floor in main bedroom
  - New main bathroom and guest bathroom
  - Refinish existing wood floors as needed
  - New Mechanical system
  - New electrical system and CPS service
  - New plumbing throughout
  - New water heater
  - Added laundry room in the house
  - New interior doors
  - Salvaged original wood corner hutch cabinets and set them in place in the dining room.
  - Complete new kitchen
  - All new fixtures and appliances
  - Paint throughout
  - All new insulation
  - New door hardware throughout

268 Lovera Blvd  
Completed Time Schedule  
10.25.22

- February 2022
  - Close on house
  - Hire contractor
  - OHP CofA
  - COSA Permits
  - Begin demolition
- March 2022
  - Continue demolition
  - Foundation work
  - Start plumbing
  - Start repairing structure as needed
  - Start electrical
- April 2022
  - Continue MEP
  - Demo the exterior CMU walls
  - Site Cleanup
  - New Roof installed
  - Continue all tasks as needed
- May 2022
  - Continue MEP
  - Continue framing as needed
- June 2022
  - Continue MEP
  - Pass framing inspection
  - Start Insulation
  - Start Drywall
  - Order Kitchen cabinets
  - Continue tasks as needed
- July 2022
  - Interior Paint
  - Interior doors
  - Repair windows as needed
  - Exterior Paint
  - Reframe garage
  - Reframe additional flex space structure
  - Continue MEP

- August
  - Final MEP
  - Punchlist
- September
  - Certificate of Occupancy
  - Punchlist



DESCRIPTION OF WORK	TOTAL TO DATE	% Complete	BALANCE TO FINISH
<b>268 Lovera Blvd. - Renovation</b>			
<b>General Contractor Bid</b>			
Foundation Repairs		100%	-
Electrical - Whole House Re-wire		100%	-
New Central HVAC System		100%	-
Blow in Cellulose Insulation (attic)		100%	-
Interior Home Painting		100%	-
Drywall		100%	-
Bathroom Remodel (80 sqft)		100%	-
Bathroom Remodel (40 sqft)		100%	-
Kitchen Remodel (12x16)		100%	-
Tape, float, and texture		100%	-
Permit and Inspection Fees		105%	-
Exterior Cornice Work		100%	-
Garage Doors (Labor Install Only)		100%	-
Shingle Roof		100%	-
Blown in wall insulation		100%	-
<b>Original General Contractor Subtotal</b>		100%	-
<b>CHANGE ORDERS TO ORIGINAL GC BID</b>			-
CO#1 - Master Bedroom Reframe		100%	-
CO#2 - Exterior Stone Demolition at Garage		100%	-
CO#3 - Bedroom 2 Closet and Laundry Closet		100%	-
CO#4 - Additional Master Bath Work		100%	-
CO#5 - Wood Fence on West Side		100%	-
CO#6 - MIL Suite Remove and Replace Siding		100%	-
CO#7 - Remove and Replace Garage Floor		100%	-
CO#8 - Add Roof Ridge Vent		100%	-
CO#9 - MB Framing Code Upgrades per Eng		100%	-
CO#10 - MIL Framing Code Upgrades per Eng		100%	-
CO#11 - Concrete overlay in MB		100%	-
CO#12 - Electrical Work in MIL Suite & Temp Power		100%	-
CO#13 - Install Owner Provided Corner Hutches		100%	-
CO#14 - Fix Guest Bath Tile Floor		100%	-
			-
<b>Change Order Subtotal - A+ Construction &amp; Design</b>		100%	-
<b>Total - General Contractor Scope</b>		100%	-
<b>OWNER COST &amp; SCOPE OF WORK</b>			
Landscaping		50%	1,000.00
Plumbing - Whole House Re-Plumb		100%	-
Demo at MIL and Site Cleanup		100%	-
Garage Doors Material Only		100%	-
HD Materials for framing up back CMU wall for demo		100%	-
MIL Insulation/Texture & All Ext Paint		100%	-
MIL Suite/Garage Framing/Sheathing/Siding		100%	-
Garage Framing & Doors		100%	-
New Back Patio Concrete Pad		100%	-
Fixture & Appliances Allowance		100%	-
Owner Provided Materials		100%	-
Gutters		100%	-
Wood floor Patch and ReFinish		100%	-
Window Glass and Glazing as needed		100%	-
Floor & Décor - Tile for Mbath and Hall Bath		100%	-
Kitchen Cabinets and Countertops		100%	-
			-
<b>Total - Owners Cost</b>		99%	1,000.00
<b>Total All In Reno Costs</b>		100%	

## 268 Lovera Boulevard Photographs

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View of home from the street



Rear exterior view





Eastern elevation



Western elevation



Kitchen



Dining and living

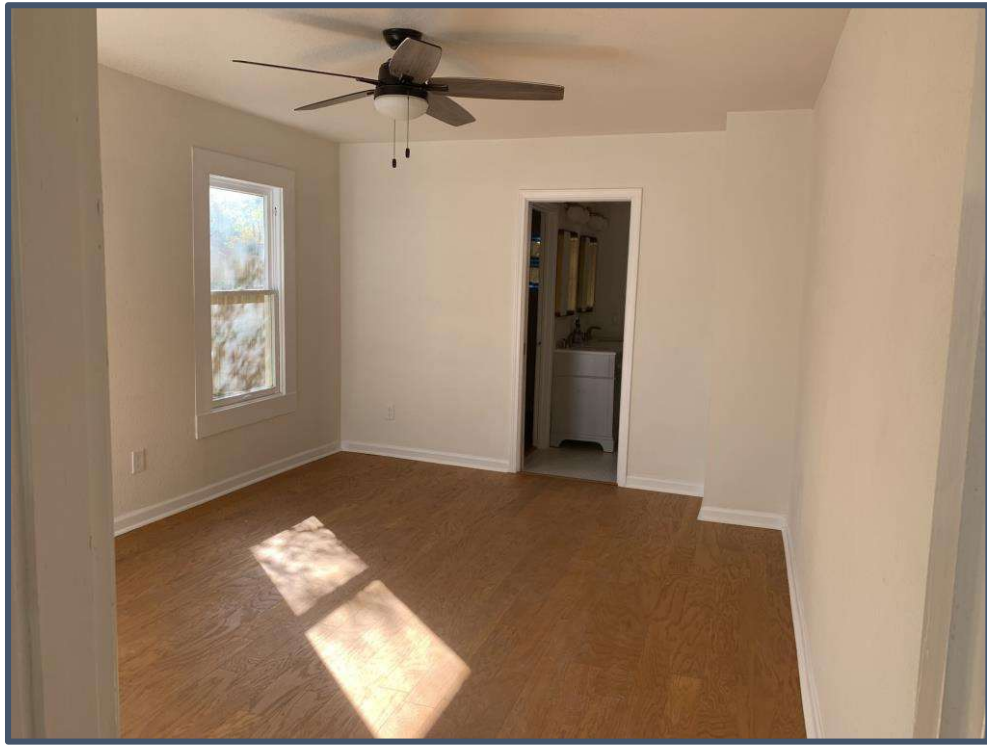




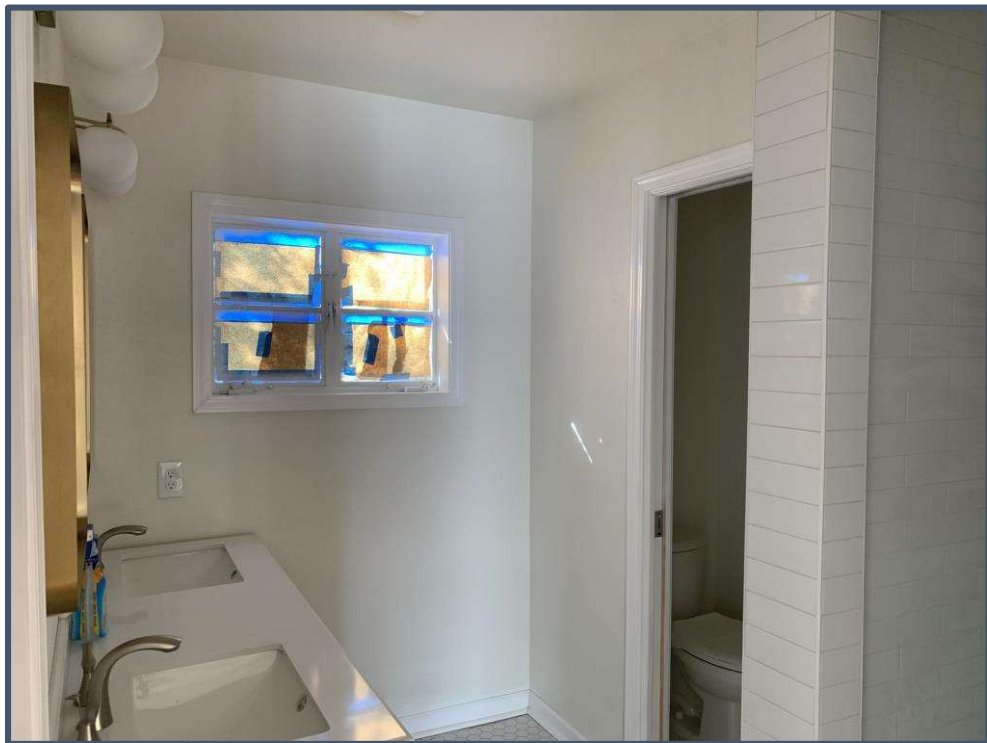
Living room



Bedroom



Primary/master bedroom

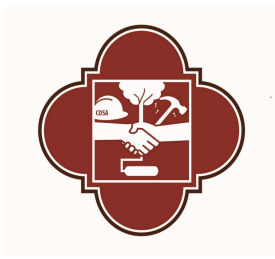


Primary/master bathroom

Primary/master bathroom



Hallway bathroom



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-22-35301212
PERMIT NAME	268 LOVERA BLVD
PERMIT ISSUANCE DATE	03/24/2022
LOC ISSUANCE DATE	09/16/2022
ADDRESS	268 LOVERA BLVD City of San Antonio TX 78212
DESCRIPTION OF WORK	Drywall repair, interior and exterior paint, kitchen and bathroom remodels, garage door replacement, roof replacement , new flooring in kitchen and bathrooms, window repair

Thank you for your business

The City of San Antonio





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 3, 2022

**ADDRESS:** 268 LOVERA BLVD  
**LEGAL DESCRIPTION:** NCB 9005 BLK 3 LOT 17 18 AND 19  
**HISTORIC DISTRICT:** Olmos Park Terrace  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Zachary Harris and Mary Douglas -  
**OWNER:** Zachary Harris and Mary Douglas -  
**TYPE OF WORK:** Driveway/sidewalk, Exterior alterations, Fencing, Foundation/skirting, Roofing, Repair and Maintenance, Painting

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform various site and structural repairs to include:

1. In-kind repair of the existing driveway. The current form and layout of the driveway will not be altered.
2. Replacement of the existing stone veneer on the non-historic addition with siding.
3. In-kind replacement of the existing 6ft wood fence and gate with a new 6ft wood fence and gate.
4. Foundation repair localized in areas to include the additions as well as the outside footing of the garage.
4. Painting all wood trim and siding. The masonry will remain unpainted.
5. Repair of rotted wood, trim, fascia
6. Repair wood windows as needed. Other general repairs as needed to make safe and bring up to code.
7. In-kind replacement of the existing roof with new dimensional shingle roof

**CITY OF SAN ANTONIO**  
**OFFICE OF HISTORIC PRESERVATION**  
**DATE:** 2/3/2022 10:04:18 AM

**ADMINISTRATIVE APPROVAL TO:** perform various site and structural repairs to include:

1. In-kind repair of the existing driveway. The current form and layout of the driveway will not be altered.
2. Replacement of the existing stone veneer on the non-historic addition with siding. Wood siding would be appropriate. Do not use vinyl siding, plastic, or corrugated metal sheeting. If fiber cement siding or skirting is used, boards should feature a smooth finish with a maximum reveal of six inches or reveal to match the existing historic structure. Faux grain is not permitted. Siding materials outside of these stipulations must be submitted to staff for review and re-issuance of COA.
3. In-kind replacement of the existing 6ft wood fence and gate with a new 6ft wood fence and gate. The final construction height of the approved rear gate and fencing may not exceed the maximum height of 6 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.
4. Foundation repair localized in areas to include the additions as well as the outside footing of the garage. No modifications to the existing skirting are approved at this time.
4. Painting all wood trim and siding. The masonry will remain unpainted.
5. Repair of rotted wood, trim, fascia. Replacement should only take place where wood is rotted beyond repair, and should use in-kind materials.
6. Repair wood windows. No modifications to the existing window openings or sashes are to take place. Sashes may be removed from the frames to make repairs; elements such as

rails and stiles that are rotten or missing may be replaced with new solid wood elements to match the existing (in kind repairs only). Glass should feature a clarity comparable to the existing (tinted glass should not be used).

7. In-kind replacement of the existing roof with new dimensional shingle roof. All chimney, flue, and related existing roof details must be preserved, and the existing roof form and slope should not be altered.

**APPROVED BY:** Hannah Leighner

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" being more prominent.

**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



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 17, 2022

**ADDRESS:** 268 LOVERA BLVD  
**LEGAL DESCRIPTION:** NCB 9005 BLK 3 LOT 17 18 AND 19  
**HISTORIC DISTRICT:** Olmos Park Terrace  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Zachary Harris and Mary Douglas -  
**OWNER:** Zachary Harris and Mary Douglas -  
**TYPE OF WORK:** Garage/carport

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the two existing wood-panel garage doors with painted steel garage doors.

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

**DATE:** 2/17/2022 2:22:06 PM

**ADMINISTRATIVE APPROVAL TO:** replace the two existing wood-panel garage doors with painted steel garage doors, with the stipulation that the door is similar in material and design to the existing doors, e.g., wood-paneled, or metal painted to look like wood.

**APPROVED BY:** Hannah Leighner

**Shanon Shea Miller**  
**Historic Preservation Officer**

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