

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

HDRC CASE NO: 2023-011
ADDRESS: 823 DAKOTA ST
LEGAL DESCRIPTION: NCB 45 BLK 111 LOT 5
ZONING: RM-4, HS
CITY COUNCIL DIST.: 2
LANDMARK: Individual Landmark
APPLICANT: Paulette Jemal
OWNER: Paulette Jemal
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: January 05, 2023
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 823 Dakota.

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.

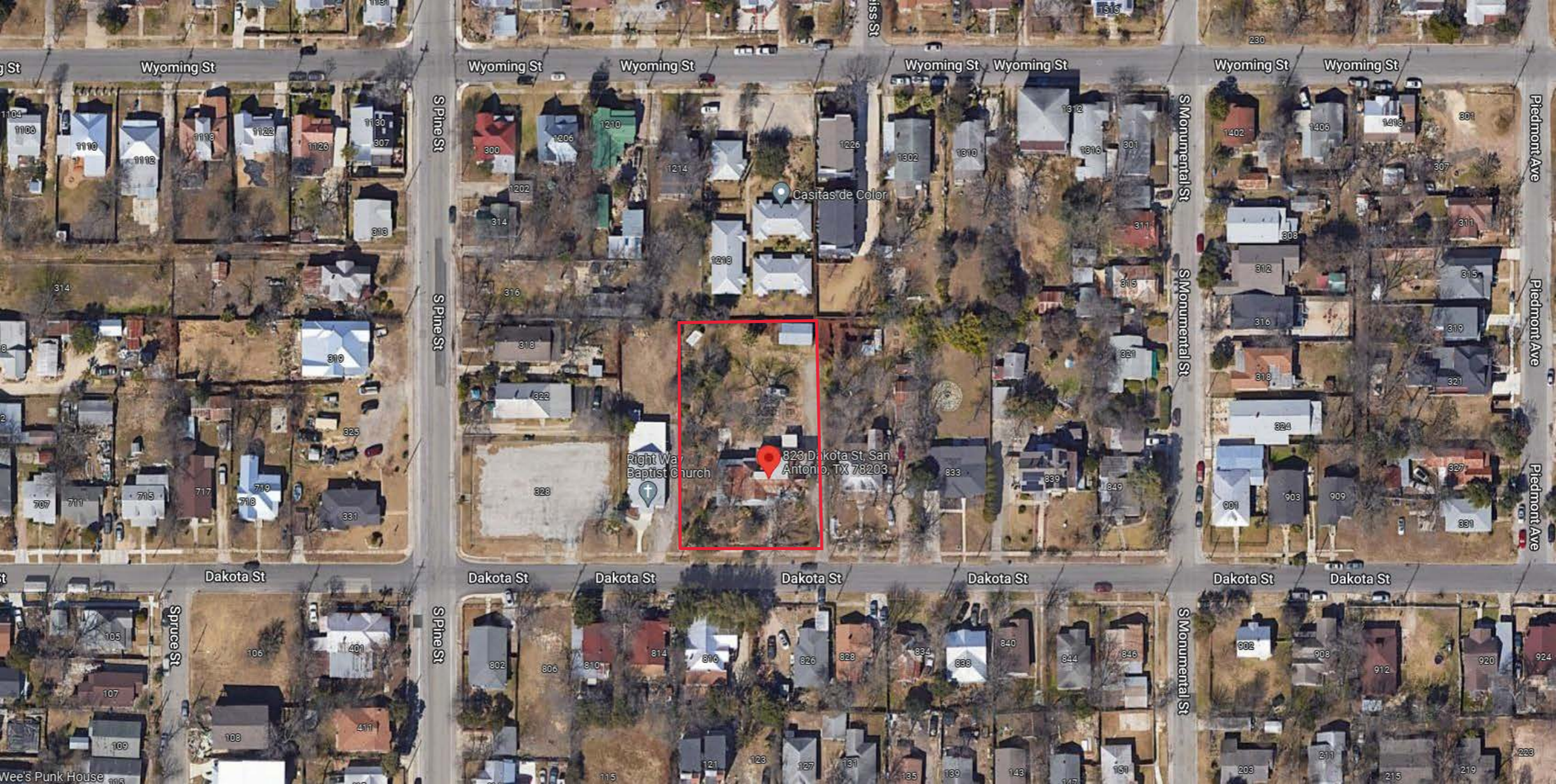
FINDINGS:

- a. The primary structure located at 823 Dakota is a 1-story, single-family residence constructed circa 1900 in the Folk Victorian style. The home features a standing seam metal cross gable roof, a limestone façade, a full-width front porch, and original wood triple-hung windows. The property is designated as an individual landmark in the Denver Heights neighborhood. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, roof replacement, porch repair, gate replacement, fence repair, and exterior painting.
- 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 January 9, 2023, 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 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.



823 Dakota St – A Historic Landmark

The house has been substantially renovated since I purchased it in March of 2021, it is an on-going project, that addresses the interior and exterior of this Historic Landmark. Most of the work for which I applied and obtained a COD, has been completed.

The metal roof alone meets the 30% requirement to qualify for the Tax Incentive Program. Attached you will find before and after photos of some of the improvements that the house has undergone so far. The porch ceiling underwent repairs and was re-painted in the same shade the light baby blue mineral water shade that these older homes have and keep birds from nesting there. The mud room frame ceiling also had to be completely replaced before the new roof was installed.

The floors of the entire house were in terrible condition and this has been one of the most extensive projects the house has undergone. The original long leaf pine floors were leveled in the main bedroom, and they were entirely sanded, repaired and stained in a beautiful lighter shade to compliment the interior light stone walls. The sheetrock interior walls and original beadboard ceilings were painted in white in order to accentuate the beautiful stone. In the dining room, the original beadboard ceilings were sanded to prep for paint, but the multi layers of paint sanded, reveled a French-like antique feel, so characteristic of very coveted French piece, and they complement the beautiful glass chandelier currently in the dining room and the stunning light fixtures throughout the house. A brand new deck was built to replace the existing wooden deck of the dining and home office and the stairs going down towards the driveway were slanted and posed danger to the guest using them to enter into the house.

The entire home was painted inside and out and all the window frames and some exterior doors have been painted in black., interior windows that needed to be framed were finished out. All the wood used for baseboards, crown molding, doors and windows are actually of repurposed wood that come from old homes that have been demolished and feel like they are authentic to the house in their current patina shades, that add beauty and charm to the spaces. This ensures the home is renovated without compromising the style of the home, instead of working with new materials, wherever possible. We do our share to be sustainable as we add to the character of the home.

The guest bathroom was gutted and remodeled to compliment the style of the home, yet it has an old world modern feel, it is an unexpected jewel that doubles as a full bath, yet feels like the perfect guest/powder room with very well thought out design and style. It has repurposed furniture, sink and light fixture. The master bath also underwent a renovation and the laundry room is comfortably hosted in this space, the patterned Spanish tile used adds to the style of the home.

The gates are also built of repurposed metal that complement the house perfectly well, they feel weathered and feel as if they are old yet provide an updated look that enhance the façade of the house. Similar to what was used at the Hotel Emma at the Pearl that dates from the

same era. The front fence is the original old chicken wire fence with cedar post, currently still in place through the front of the house and down the side of the driveway. Unfortunately, prior to my tenure, one whole side of old fence next to the church was replaced with chain-link fence. I would gladly replace my side of the fence with the original, antique chicken wire if I found enough.

Every light fixture in the house is either repurposed or made out of natural elements such as branches or a massive tumbleweed entry light fixture with a repurposed farm like metal medallion and the six kitchen light fixtures that are made of natural wood branches intertwined and shaped like asymmetrical spheres, each one is unique and I was fortunate enough to find six of them for the kitchen. Each piece that is integrated into the architecture of the home is well thought out in exquisite taste and it has been sourced and purchased in antique stores in the vicinity and/or from one of the shops in Round Top, Texas.

The property is zoned RM-4 and eventually I would love the back to feel like a French village and add additional dwellings with lavender and rosemary gardens with crushed stone walkways. The back has an area that feels like an enlarge chicken coup with great views of the Hemisfair, the mesh has been recently replaced with new mesh and the frame sanded and kept in the natural wood. It is now used as an Al Fresco dining area.

823 Dakota

LIST OF REPAIRS

Exterior

Roof Replacement by 05/2022
Exterior paint of all wood window frames, shutters & doors
Exterior paint of brick, wood siding walls by 05/22
Rebuilt roof in the mud room by 05/22
Added insulation to bedroom roof by 05/22
Sealed exterior master bath windows and walls
Exterior wood work & re-paint of deck ceiling 10/22
New deck replacement by dining room/office 10/22
Sun room porch frame adjustment mesh replacement 11/22
Pedestrian and driveway gates replacement 10/22
Chain link fence repair 11/22
Added missing window to mud room 04/22
Rebuilt deck steps to driveway 08/22
Rebuilt walls in mud room 06/22
Refinished A/C and water heater closet 09/22
Sealed/built under house access gates 03/22
TOTAL

Interior

Refinish, sand, level and repair of original hardwood floors 09/21
Built access to under house pantry floor 09/21
Guest bathroom remodel 12/21
Master bathroom remodel 08/21
Refinish of fireplace in master 07/21
Wall extension principal bedroom keeping the original sliding doors 07/21
Repair and refinish sliding doors in primary 08/22
Ceiling repair and cover holes in ceiling throughout house 08/21
Insulation in attic was added 03/22
Baseboard & crown molding was added 08/21
Light fixtures replaced throughout house 09/21
Added 4 missing doors 09/21
Replaced all door hardware to match on exterior and interior doors 08/21
Interior paint throughout house 06/21
Added window wood boxes 02/22
Refinished windows and added frames in mud room and main bath 06/22
Added food disposal to kitchen sink 04/21
Replaced kitchen faucet 02/22
Added Nest Thermostats 10/22
Added Security System 05/21
TOTAL

GRAND TOTAL









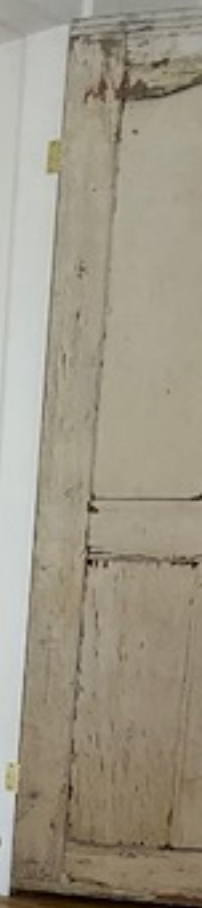


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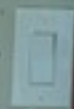






























NO
TRESPASSING

















