

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-092
ADDRESS: 1003 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 520 BLK 24 S 60 FT OF 17 & 18 ARB A17
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: New Comfort Homes Inc
OWNER: New Comfort Homes Inc
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: March 03, 2023
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 1003 N Hackberry.

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.

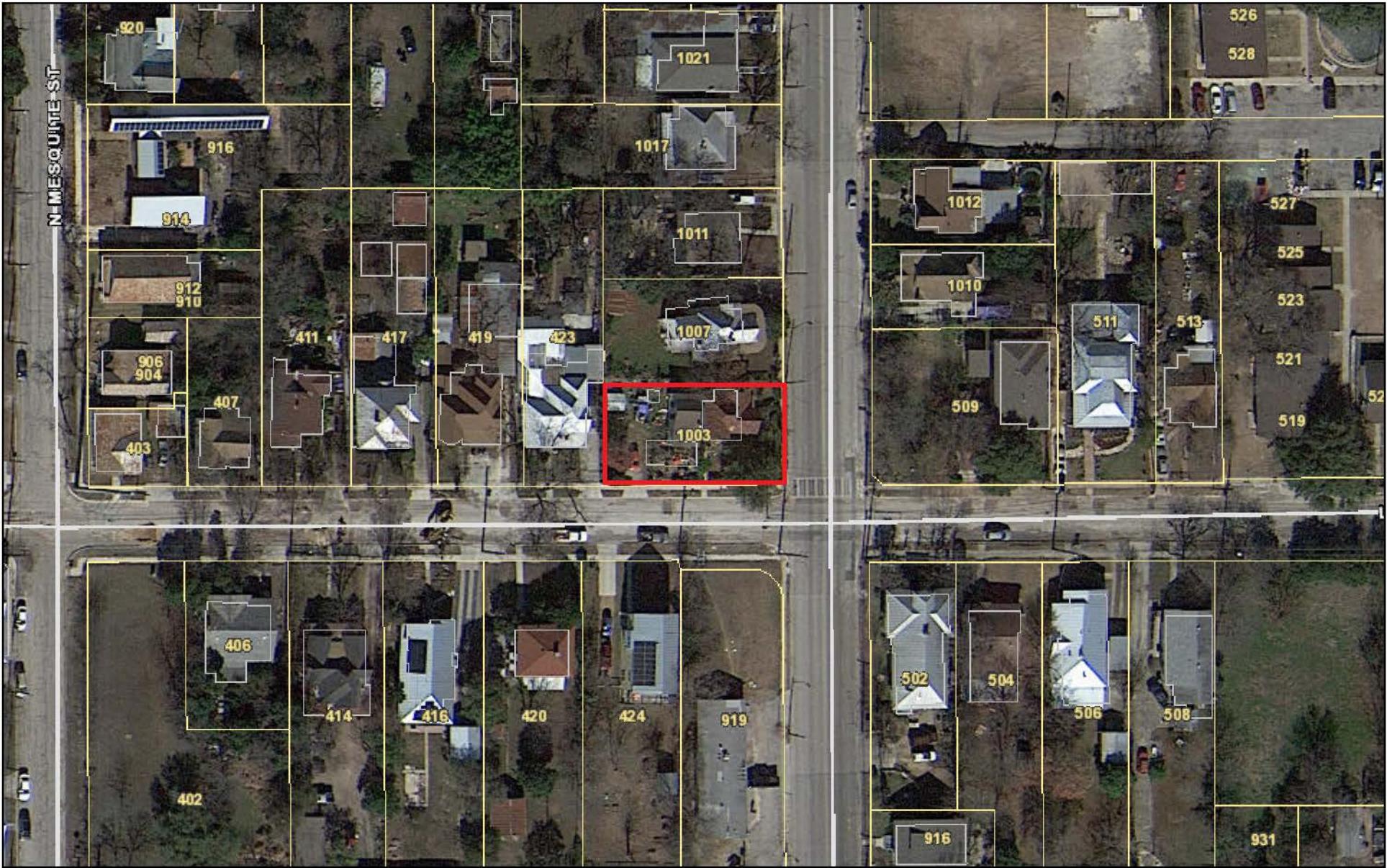
FINDINGS:

- a. The primary structure located at 1003 N Hackberry is a 2-story, single-family residence constructed circa 1910. The home features a composition shingle cross gable roof, with a shed roof front porch and a second story shed roof awning, wood cladding, and one-over-one windows. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, window repair and restoration, fenestration modifications, plumbing and electrical upgrades, and interior painting.
- c. Staff conducted a site visit on March 2, 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.
- 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 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

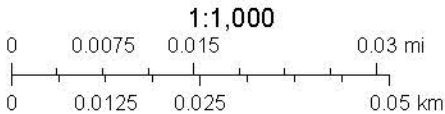
RECOMMENDATION:

Staff recommends approval based on findings a through e.

City of San Antonio One Stop



March 10, 2023



1003 Hackberry San Antonio, Texas 78202

Below are our completed plans for restoration and rehabilitation to both the interior and exterior, along with associated costs, time schedule & colored photos. Our intent was always to keep the integrity of the property and the original structural components.

EXTERIOR

*Foundation-house was raised where needed and reinforced throughout

Completed Jan 2021

*Windows-installed in like condition Completed June 2022

*Siding-replaced roach infested insulation Completed June 2021

*Skirting-installed concrete fiber siding to entire perimeter with scuttle door Completed June 2021

*Painted-all exterior Completed March 2022

*Fence-added around perimeter (similar to neighbor on Lamar) Completed Oct. 2022

*Roof-demo all roofing, installed decking and 30 year dimensional roofing
Completed Oct 2021

*Deck-installed 6'x12' treated deck with handrails and stairs Completed Aug 2022

*Sidewalks-Demo & installed 20 LF of sidewalks Completed July 2022

INTERIOR

*Kitchen-replaced cabinets, added appliances, updated floors, added granite Completed April 2022

*Electrical-rewired house and all fixtures, added smoke detectors, TR outlets up to code
Completed April 2022

*Mechanical-added HVAC Completed May 2022

*Plumbing-updated all plumbing and sewer, added washroom attachments and repaired gas lines
Completed May 2022

*Painted-all interior Completed June 2022

*Flooring- Installed LVP (luxury vinyl plank) throughout Completed April 2022

Actual Time Frame of Project: 16 months

1003 Hackberry San Antonio, Texas 78202

Please contact us directly with any questions.

All feedback is appreciated.

New Comfort Homes

Lawrence Briseno President

Missy Ramos Secretary

PICTURES

Front of the House from Street



Side Door of the House



Back of the House

1003 Hackberry San Antonio, Texas 78202



Living Room



Old Kitchen/ Now Dining Room



Master Bed and Bathroom



Downstairs Bathroom

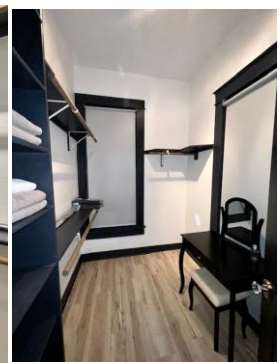
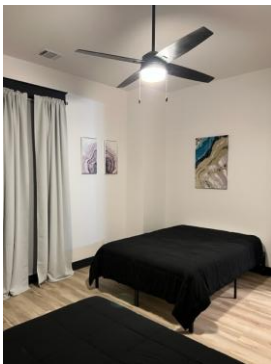


Staircase

1003 Hackberry San Antonio, Texas 78202



Upstairs Bathroom with Stand Up Shower



Upstairs Front Bdrm & Washroom/ Future Master Bdrm & Walk-in Closet

1003 Hackberry San Antonio, Texas 78202



Exterior



New Fence