

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-089
ADDRESS: 320 CEDAR ST
LEGAL DESCRIPTION: NCB 2963 BLK 11 LOT A16
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: Blue Line Housing LLC
OWNER: Blue Line Housing LLC
TYPE OF WORK: Historic Tax Certification & 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 Certification & Verification for the property at 320 Cedar.

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 at 320 Cedar is a 2 ½ - story, multi-family structure constructed circa 1910 in the Queen Anne style. The property first appears on the 1912 Sanborn Maps addressed as 326 Cedar. The structure features a metal hip roof with a projecting side gable, front gable detail, and dormer windows. Additionally, the structure features wood cladding, one-over-one windows, a 2-story front porch supported by Corinthian columns, and three (3) entry doors on the first floor of the front façade. The property is contributing to the King William Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.

- b. The scope of work includes foundation repair, drywall repair, bathroom remodel, mechanical upgrades, roof replacement, landscaping improvements, and site work modifications.
- 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 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.
- 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 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:

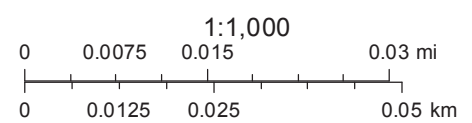
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



November 22, 2021

— User drawn lines



320 Cedar St. San Antonio, Texas 78210

This historic rehab project began on October 20, 2021 and completed October 30, 2022. This structure began as a 3200 sq ft two story quad plex and the final vision was for a 3 story, 4000 sq ft SFR. This project had an original rehab budget of almost and the eventual cost was almost

This project was a full gut as the previous owners had placed walls all over the place inside the house in order to turn this into a quad plex. I removed all the added walls and made sure to preserve as much as I could of the interior. The wood floors were beautifully restored and when removing walls, I even discovered a set of columns separating the front foyer and the first living room off to the left. I was able to salvage and restore these ceramic columns and they are a beautiful design element as you enter the house.

I converted the third story attic into a large master bedroom with en-suite. All original windows and exterior doors have been refurbished. The kitchen has been outfitted with the top of the line appliances and the entire house has design features at every turn.

REHAB/ RESTORATION ESTIMATE

ADDRESS:

320 Cedar San Antonio, Texas 78210

Line #	WORK ITEM	QTY	ESTIMATE
1	APPLIANCES		
	Purchase/ Install microwave, electric stove, dishwasher, refrigerator(Sub Zero fridge, Signature Suite Stove, oven, microwave, and Hobart commercial undercounter dishwasher)		\$
	CABINETS & COUNTERTOPS		
	Kitchen: Purchase/Install new base and wall cabinets. Install knob/ pull hardware/Quartz includes faucet/sink		\$
	Bathroom (4) Purchase/ Install single vanity cabinets and top (porcelan/ granite/ quartz)		\$
	Bathroom (3): Purchase/ Install double vanity cabinets and top (porcelain/granite/quartz)		\$
	Wetbar on 3rd story and lounge: Purchase/ Install cabinets, countertop and sink (marble/ granite) Includes faucet/sink		\$
	CARPENTRY		
	Frame walls including materials		\$
	Coffered ceiling in foyer		\$
	Tray ceiling in dining room		\$
	Finish: Trim/ casing		\$
	CLEANING		
	Make Ready		
	DRYWALL		
	Install sheetrock/ tape/ float Includes Materials		\$
	texture throughout as desried (knockdown, smooth level 5, etc)		
	DEMO/ TRASHOUT		
	Cleanout house, as directed with 2 40yd Dumpster @ \$600 each		\$
	demo labor		\$
	DECK/ FENCING		
	Concrete front yard and down side of house for parking		\$
	ELECTRICAL		
	Rough In: wiring/sub panel		\$
	Finish out: switches, outlets, lights, fans, smoke and CO2 detectors		\$
	FLOORING		
	Flooring (refinish/repair existing wood floor where possible. Engineered wood if not)		\$
	Subfloor Repairs		\$

	FOUNDATION		
	Pier and Beam level and add piers and beef up foundation for the third story increase in load		\$
	HVAC/ INSULATION		
	Three, 3 Ton units(One for each floor) include all ducting and smart thermostats		\$
	Insulation Spray foam underneath flooring and roof/blown in insulation in walls		\$
	LANDSCAPING		
	Landscaping- Heavy to include proper drainage and grading for st augustine artificial grass to encompass most of the back yard		\$
	PAINTING - INTERIOR		
	Interior Walls/ closets: All- 1-color paint satin (color-gray)		
	Hall/Mastr Baths: 1-color paint satin(color-gray)		
	Interior Trim/ baseboard, doors: All- 1-color paint semi-gloss (bright white)		
	Ceiling- All 1-color flat white		
	Includes Materials		
	PAINTING - EXTERIOR		
	Paint exterior to include trim, fascia, soffet, and paint		\$
	PLUMBING		
	Rough-in/ top out(includes all materials and gas permits)		\$
	Finish out: installing fixtures, sinks, water lines, and drain connections		\$
	Tankless water heaters (2)		\$
	ROOF		
	Replace Metal Standing Seam metal roof		\$
	SIDING		
	Replace damaged siding		\$
	TILE WORK		
	7 Bathrooms: install new tiled shower and flooring		\$
	Includes Materials		
	Kitchen : Install tile backsplash on stove area wall (includes materials)		\$
	WINDOWS		
	Repair all historic windows		\$
	ADDITIONAL		
	Shower Glass 6 showers		\$
	Permits		\$
	Lighting fixtures throughout		\$
	Doors Includes materials		\$
	ARCHITECT		

MISCELLANEOUS		
TOTAL SQUARE FOOTAGE OF HOME (Livable sqft)	4100	
TOTAL BEDS	6	
TOTAL BATHS	6.5	













