

HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

HDRC CASE NO: 2023-091
ADDRESS: 400 CLUB DR
LEGAL DESCRIPTION: NCB 7013 BLK LOT 9
ZONING: RM-4, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: IDEA International LLC
OWNER: IDEA International 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 400 Club.

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 400 Club is a 2-story, single-family structure constructed circa 1936 in the Minimal Traditional style with Spanish Eclectic influences. The structure features a red tile roof, limestone cladding on the first story and stucco cladding on the second story, and metal casement windows. The property is contributing to the Monticello Park 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.

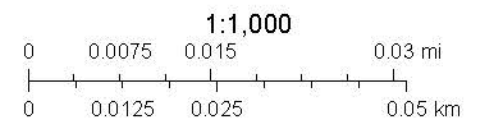
RECOMMENDATION:

Staff recommends approval based on findings a through f.

City of San Antonio One Stop



March 10, 2023



The works contemplated for the house at 400 Club Drive contemplate the total renovation of the interior and exterior spaces.

General cleaning of all rubbish, furniture, clothes, garbage that the previous owner left inside the house.

Demolition of the annex at the back of the house; currently semi destroyed.

Reconstruction of the annex, according to the criteria of the historical department.

Repair of damage to the general structure of the house; repair holes that have been made by water penetration in ceilings and floors.

Repair of all exteriors in accordance with the criteria of the historical department.

Improvement of the exterior areas, rear garden, perimeter fence, roof at the back.

Repair of the space for cars (garage) as well as installation of automatic doors.

Renovation of all interior finishes, texture, paint, bathrooms, new kitchen, closets, interior doors. etc.

Cleaning of exterior facades, repair of cracks and holes, exterior painting according to the criteria of the historical department.

Change and repair of windows with the same design of the original house.

New complete electric network, lamps, plugs, switches, etc.

New Heat, Ventilation, Air Conditioning, thermostat, etc.

New pipes for water and sewer system

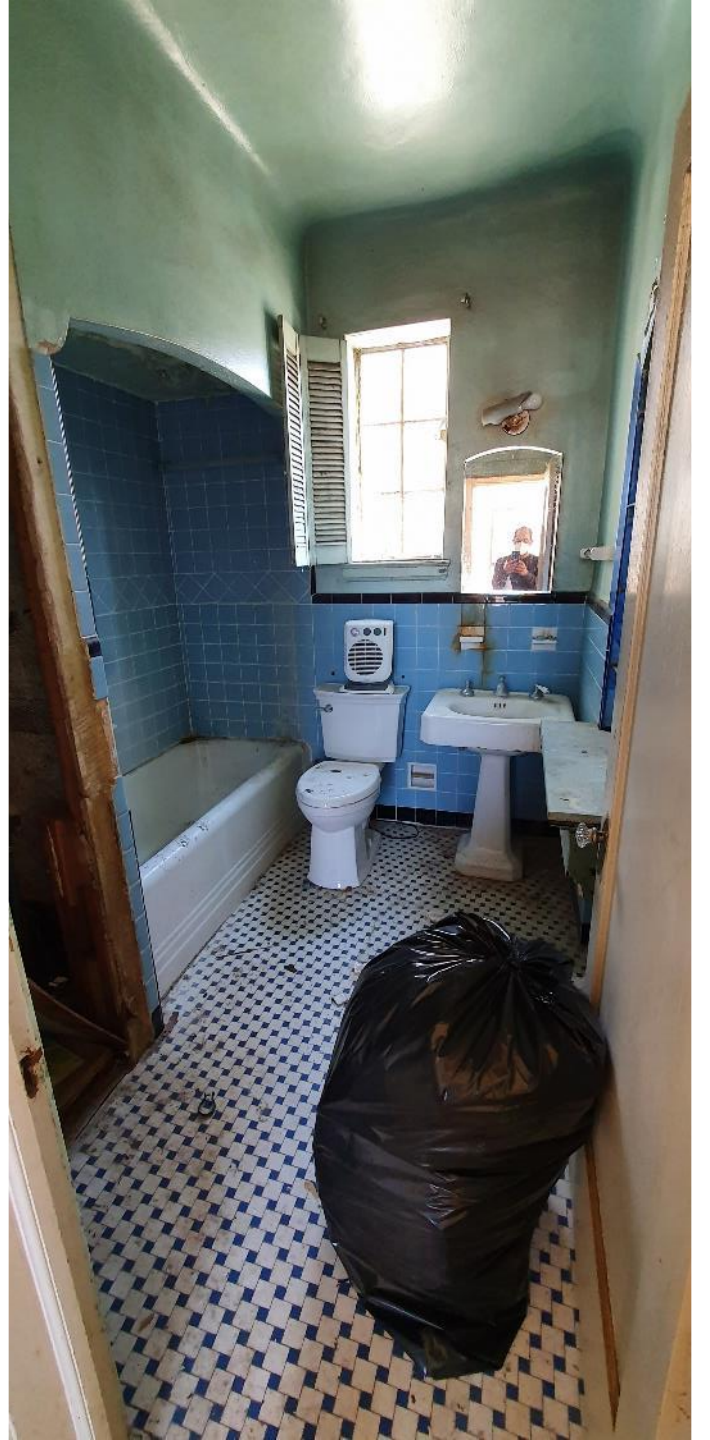
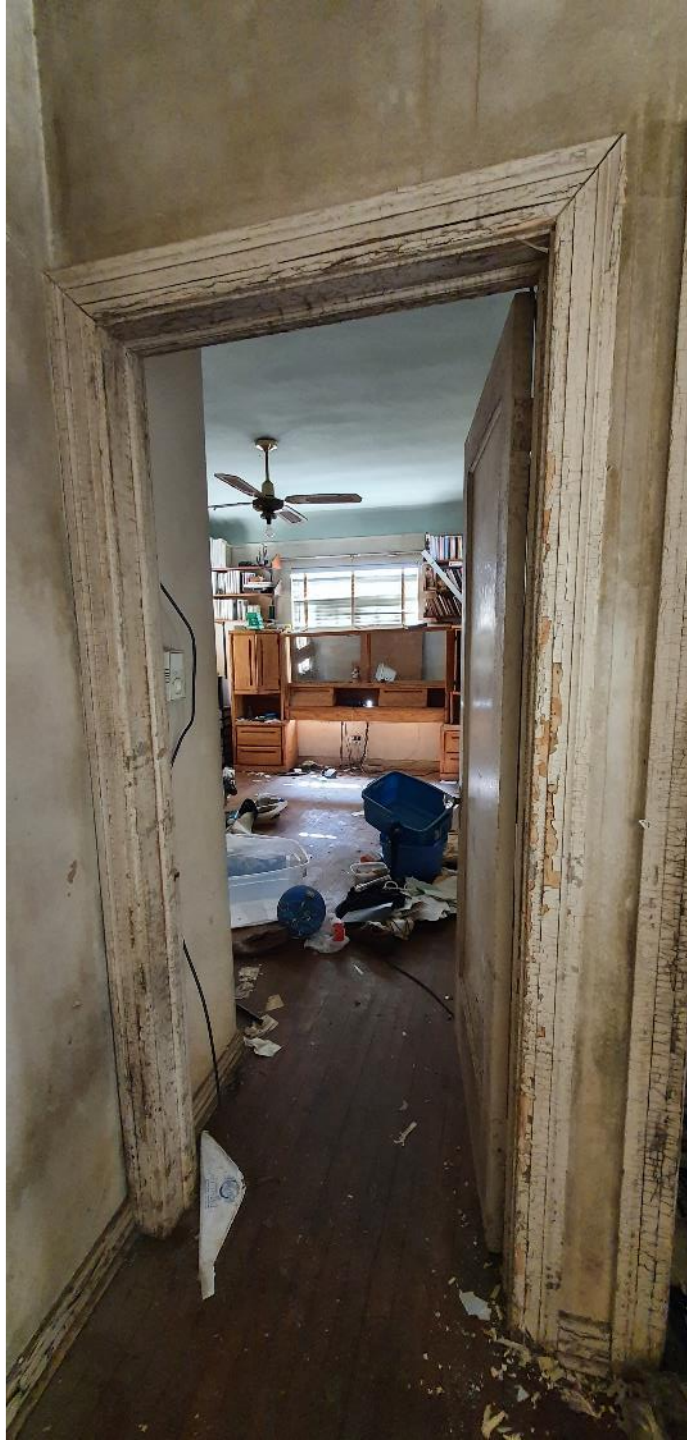
ESTIMATED COSTS	
Taxes (2 years)	\$ <input type="text"/>
Project	\$ <input type="text"/>
Administration	\$ <input type="text"/>
Building permits	\$ <input type="text"/>
Initial Cleaning	\$ <input type="text"/>
Materials by IDEA	\$ <input type="text"/>
Other expenses	\$ <input type="text"/>
Demolition of Destroyed area	\$ <input type="text"/>
Reconstruction of the back area	\$ <input type="text"/>
Foundation Leveling (existing structure)	\$ <input type="text"/>
Roofing Repairs	\$ <input type="text"/>
Exterior Windows	\$ <input type="text"/>
Electric	\$ <input type="text"/>
Plumbing	\$ <input type="text"/>
HVAC	\$ <input type="text"/>
General Contractor: framing, sheetrock, finishes, appliances, kitchen, painting, etc	\$ <input type="text"/>
Total	\$ <input type="text"/>

400 Club Drive: Interior Pictures: Current status









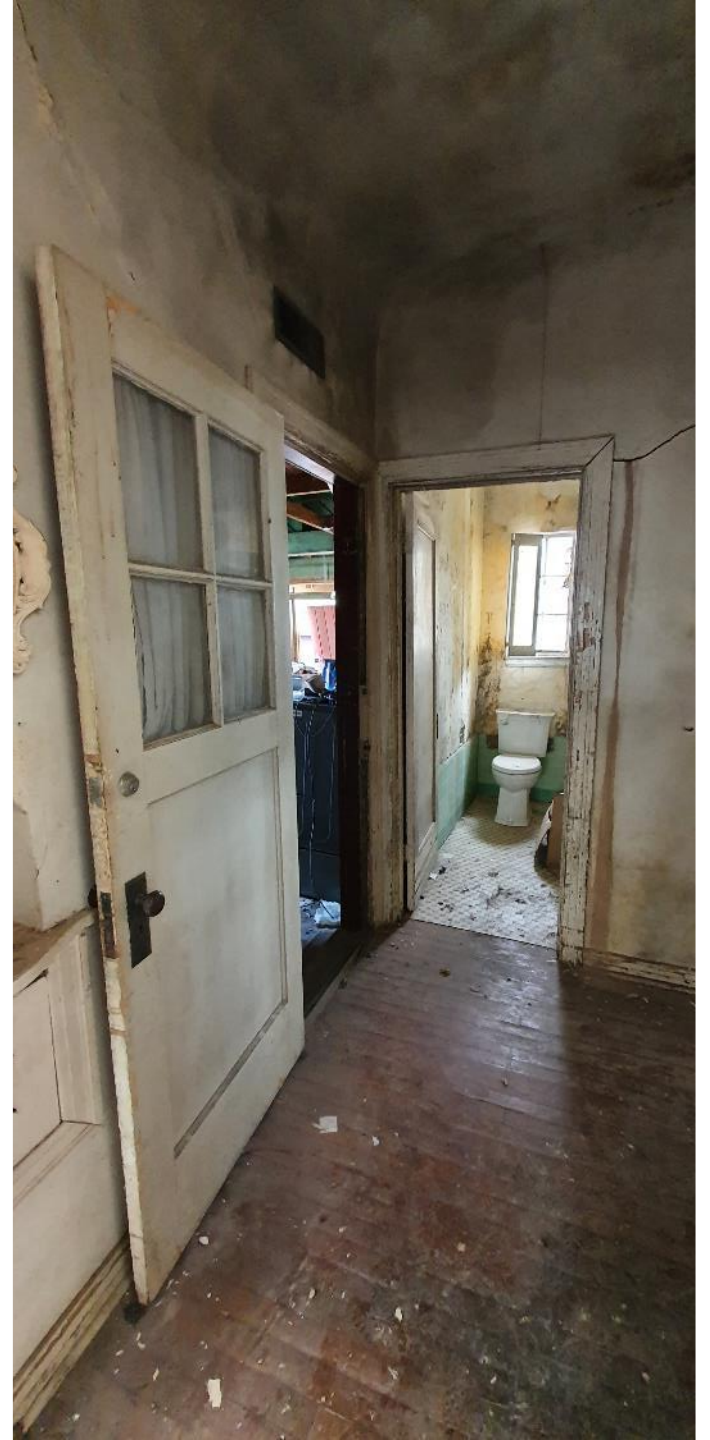






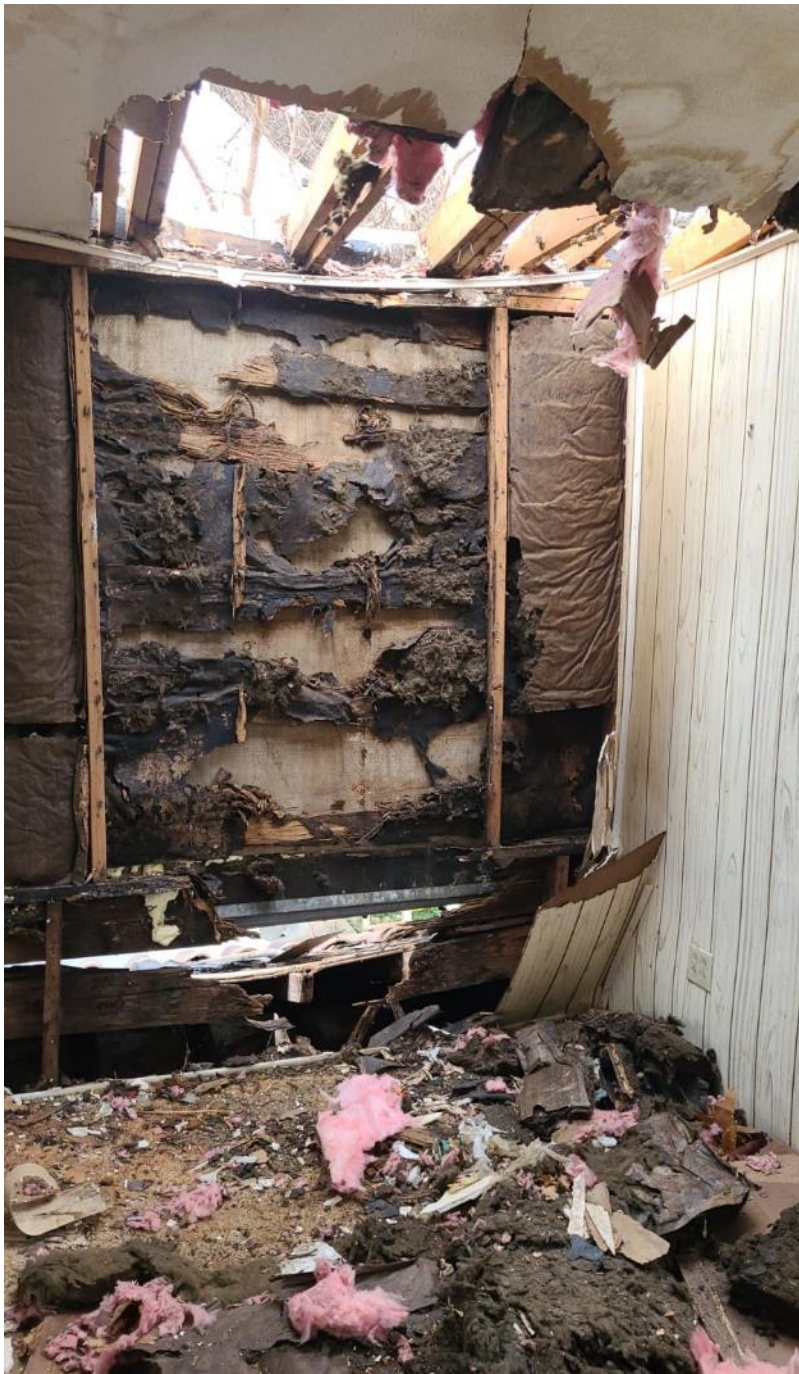








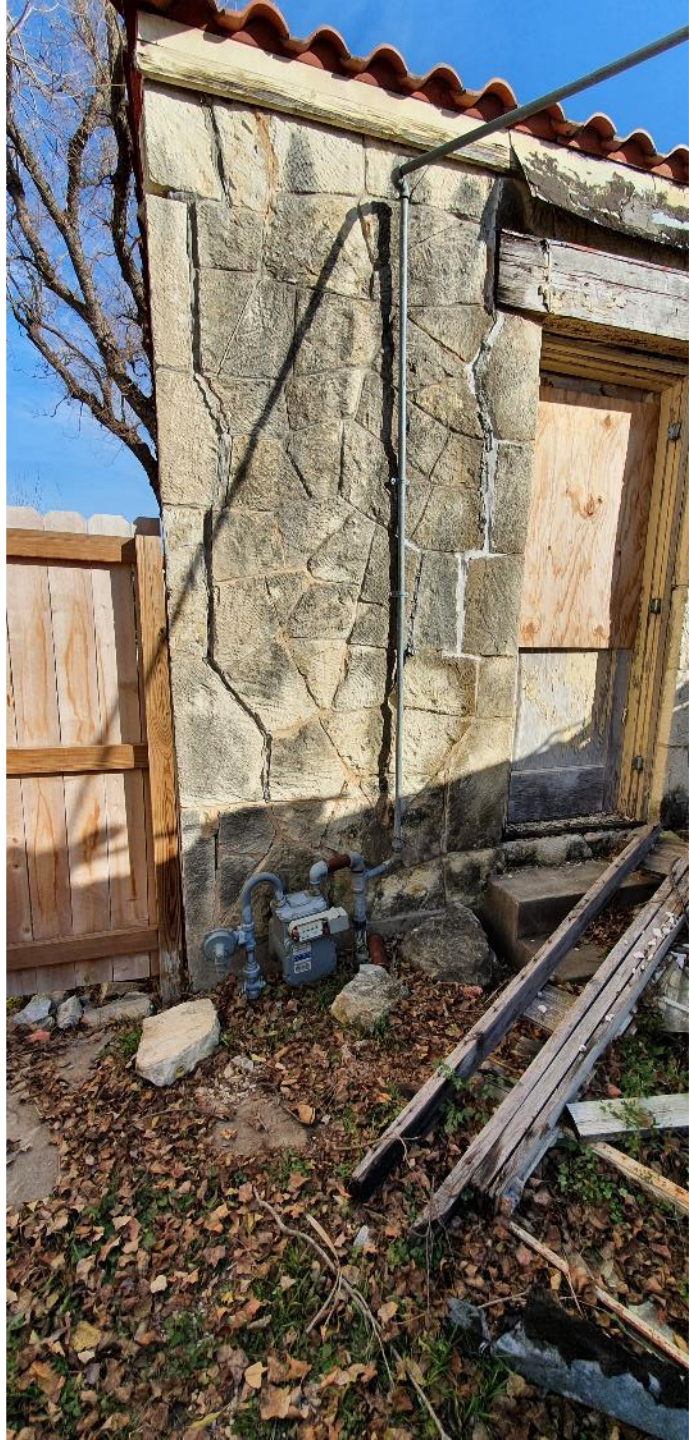






400 Club Drive: Exterior Pictures: Current status





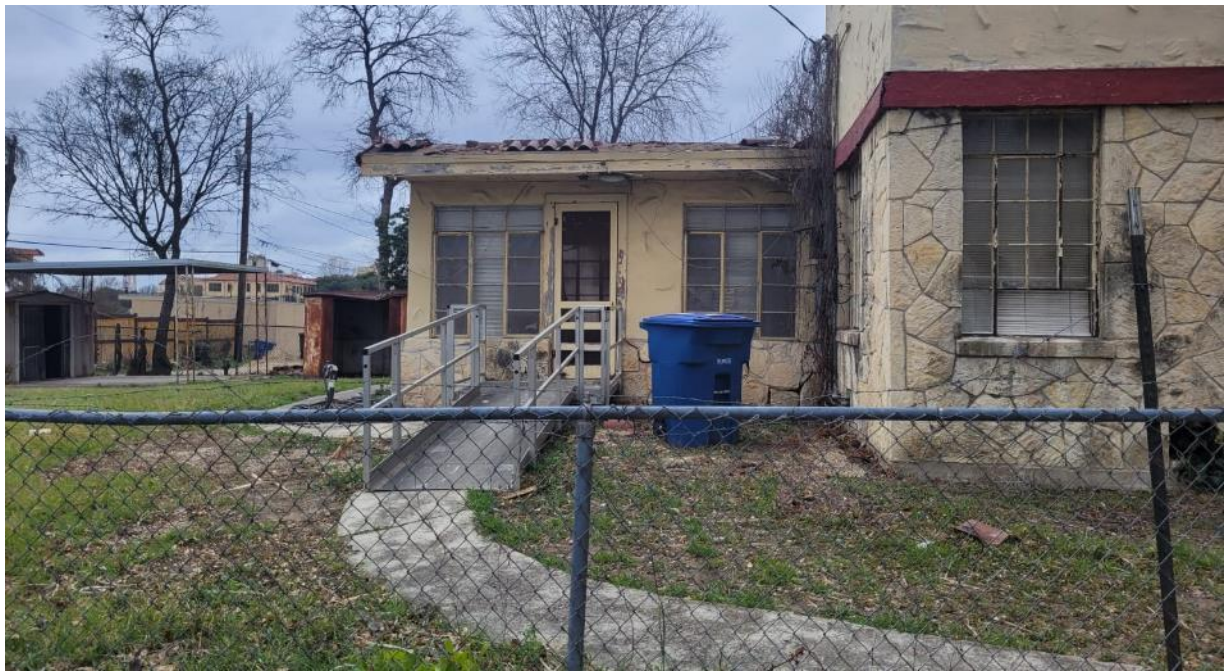








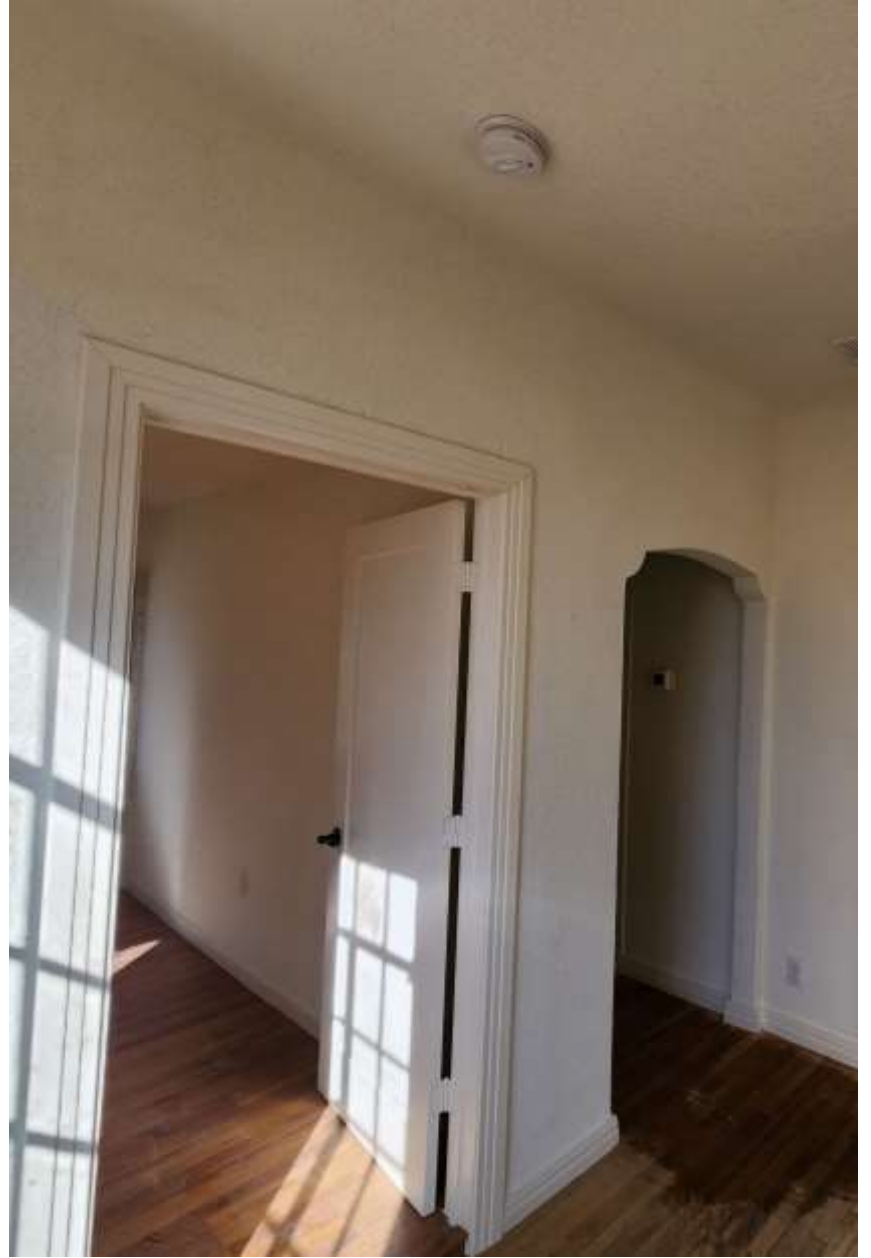


















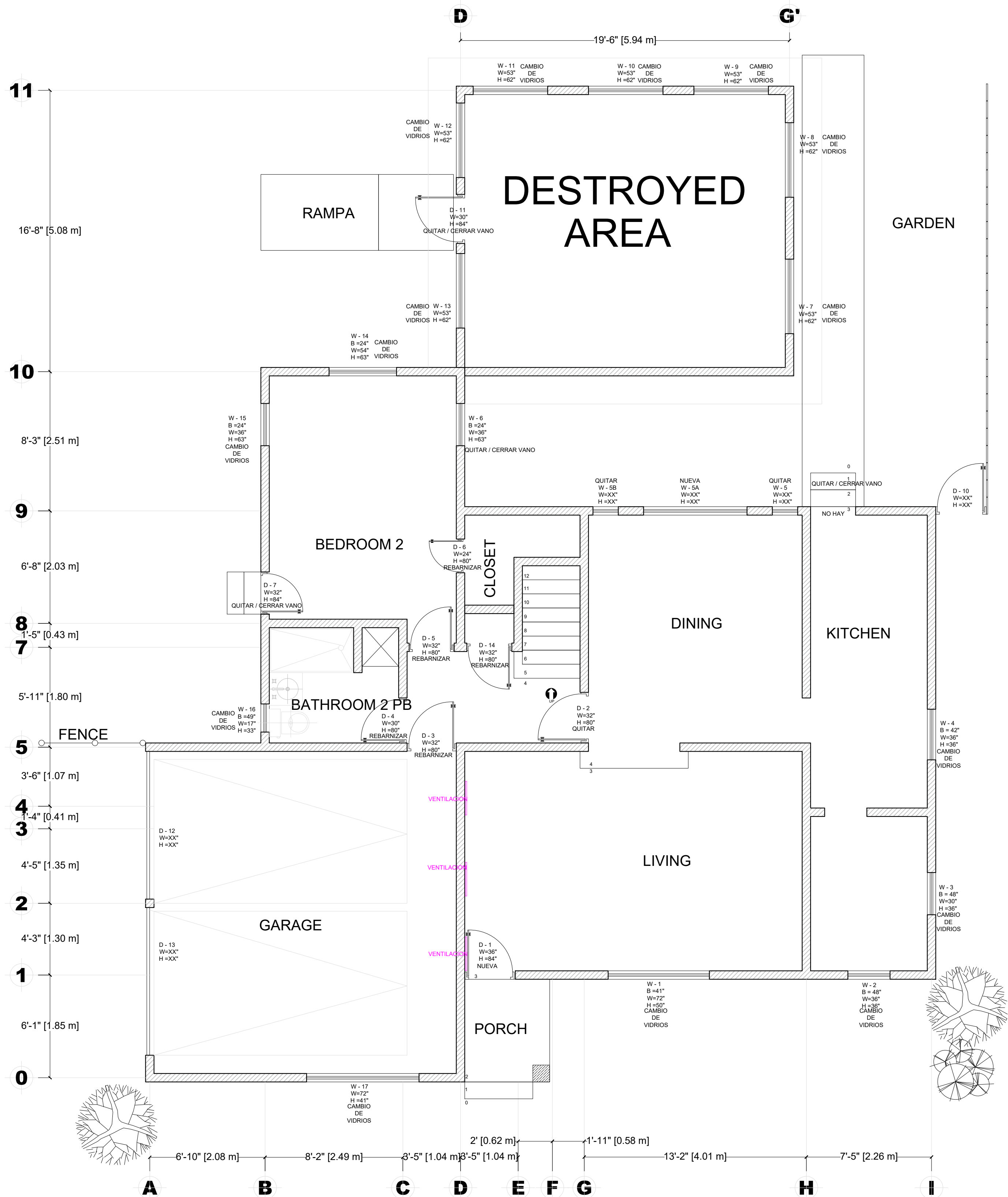




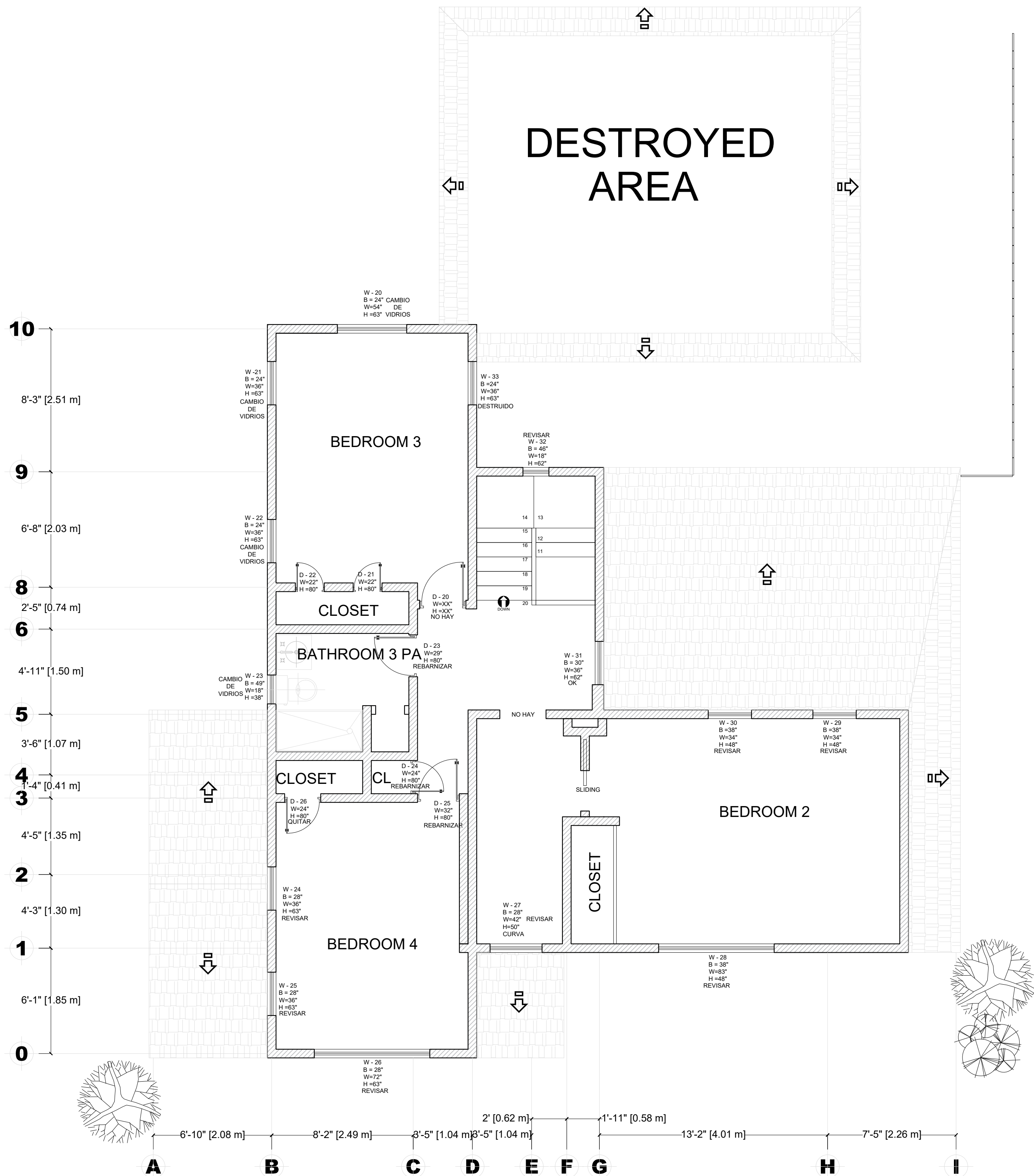




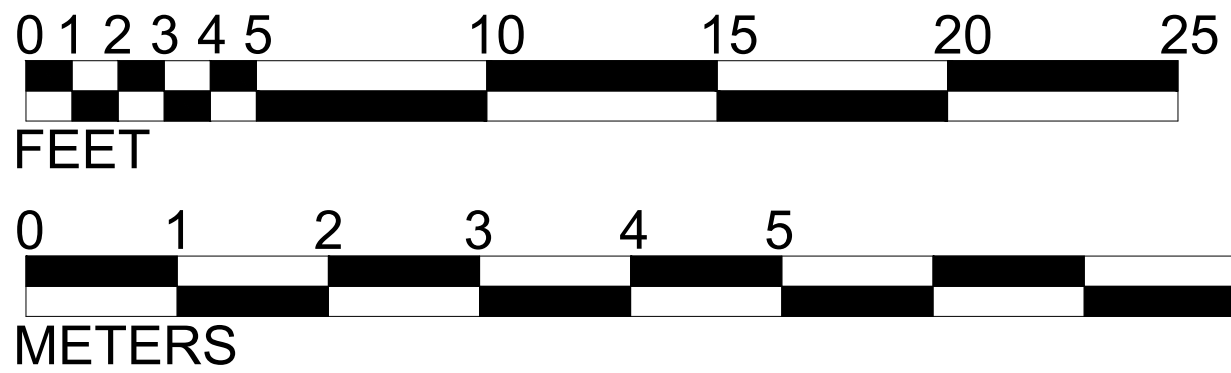
ORIGINAL LAYOUT



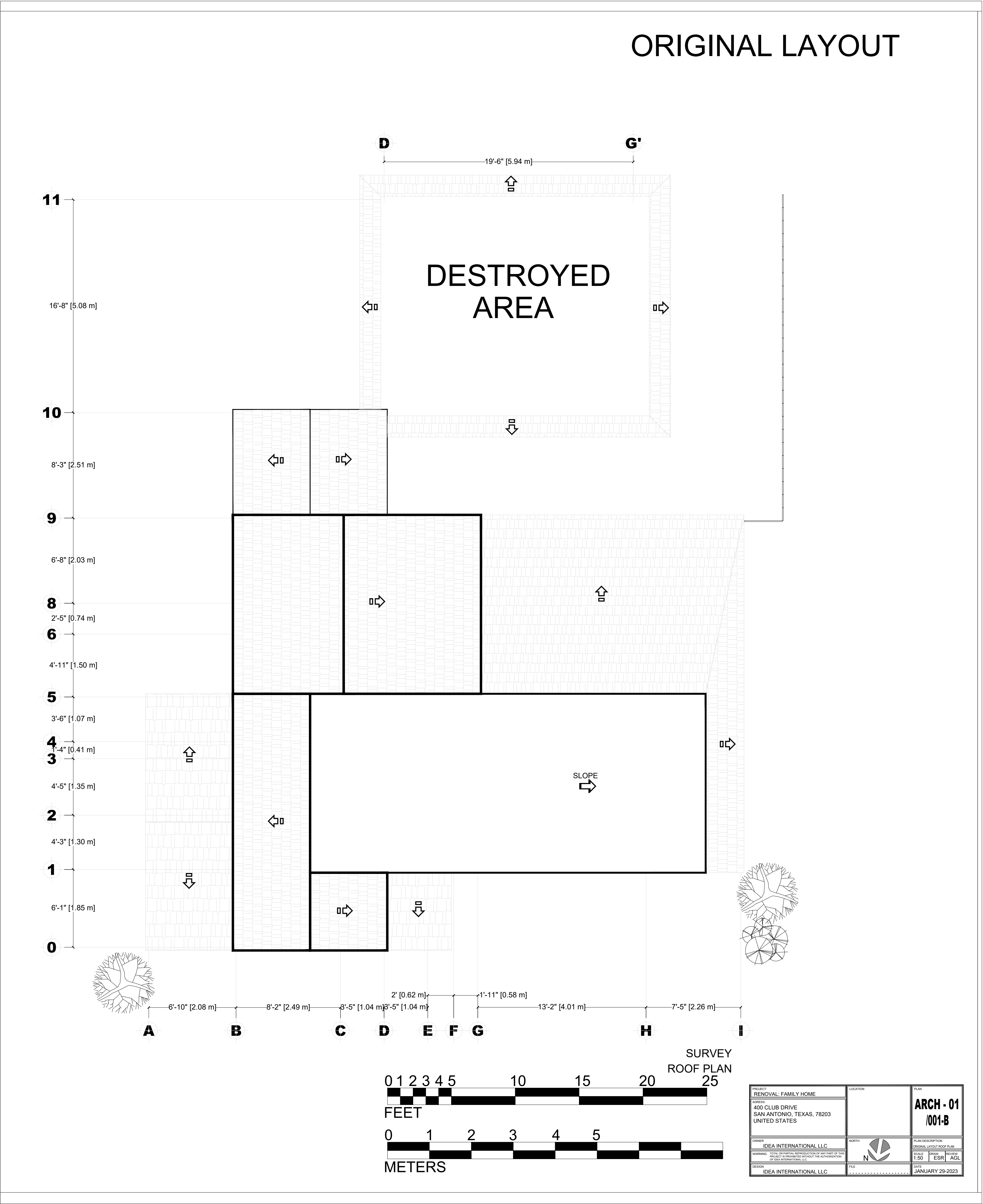
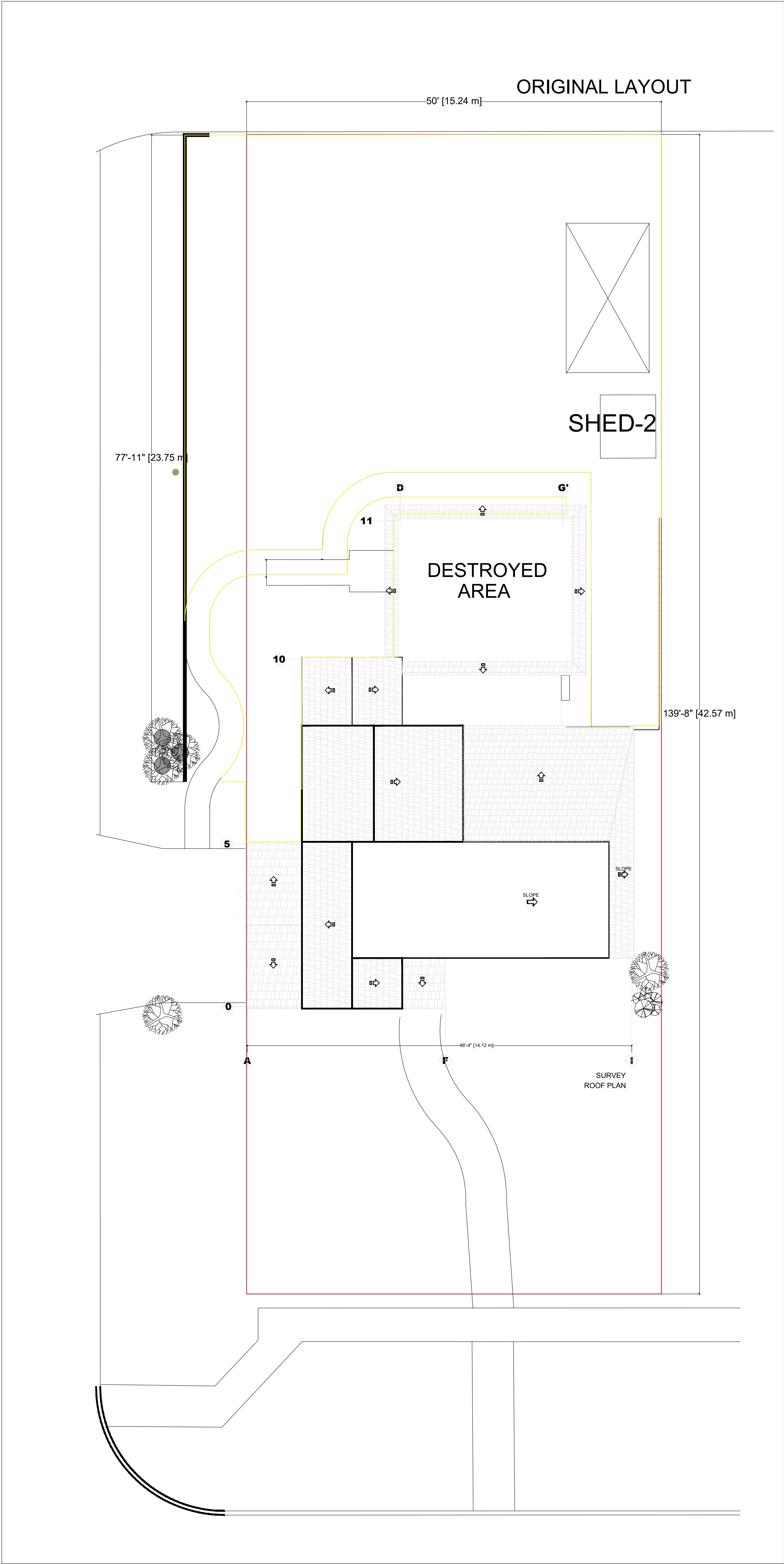
SURVEY: CURRENT CONSTRUCTION
GROUND FLOOR

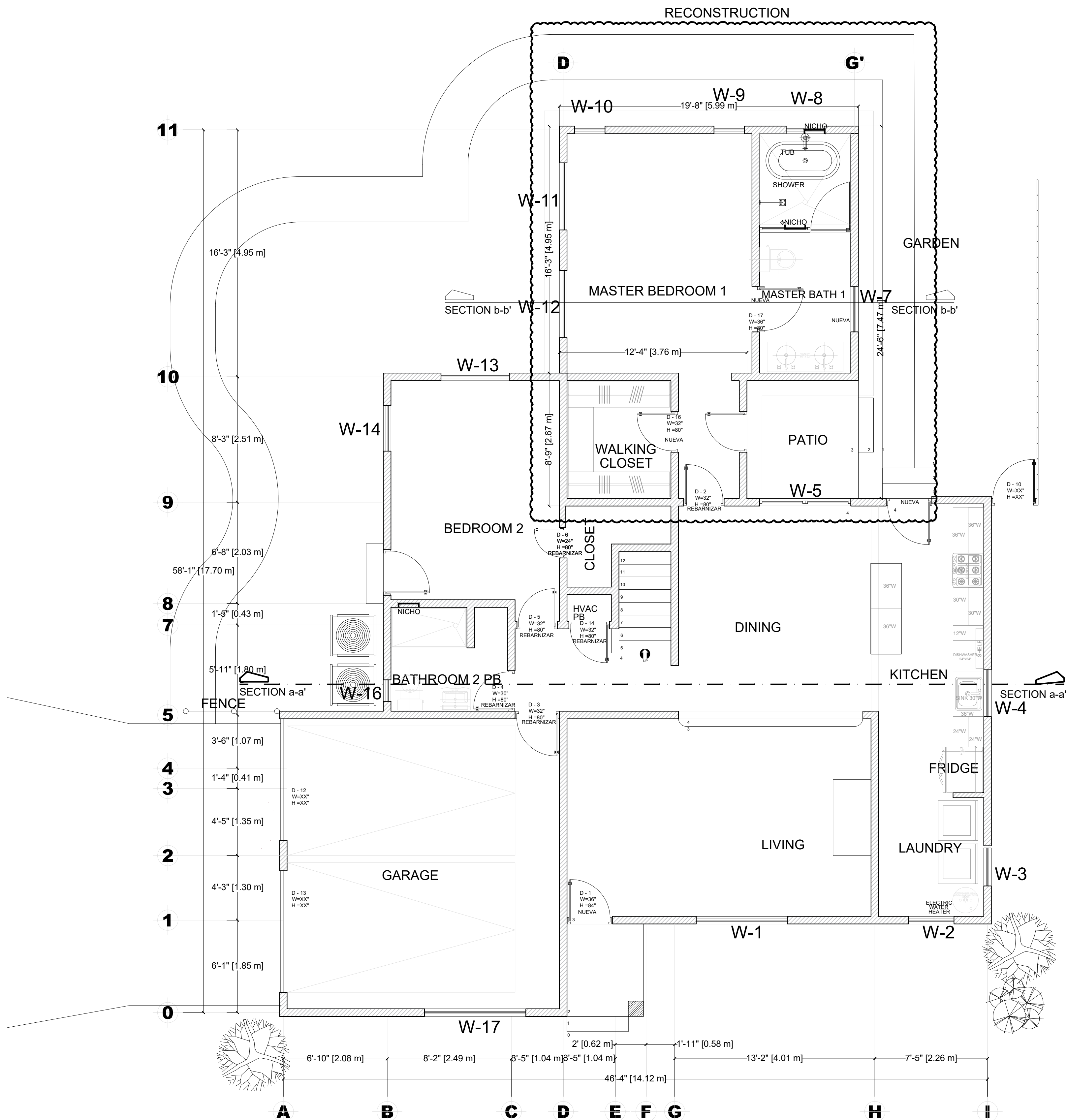


SURVEY: CURRENT CONSTRUCTION
FIRST FLOOR

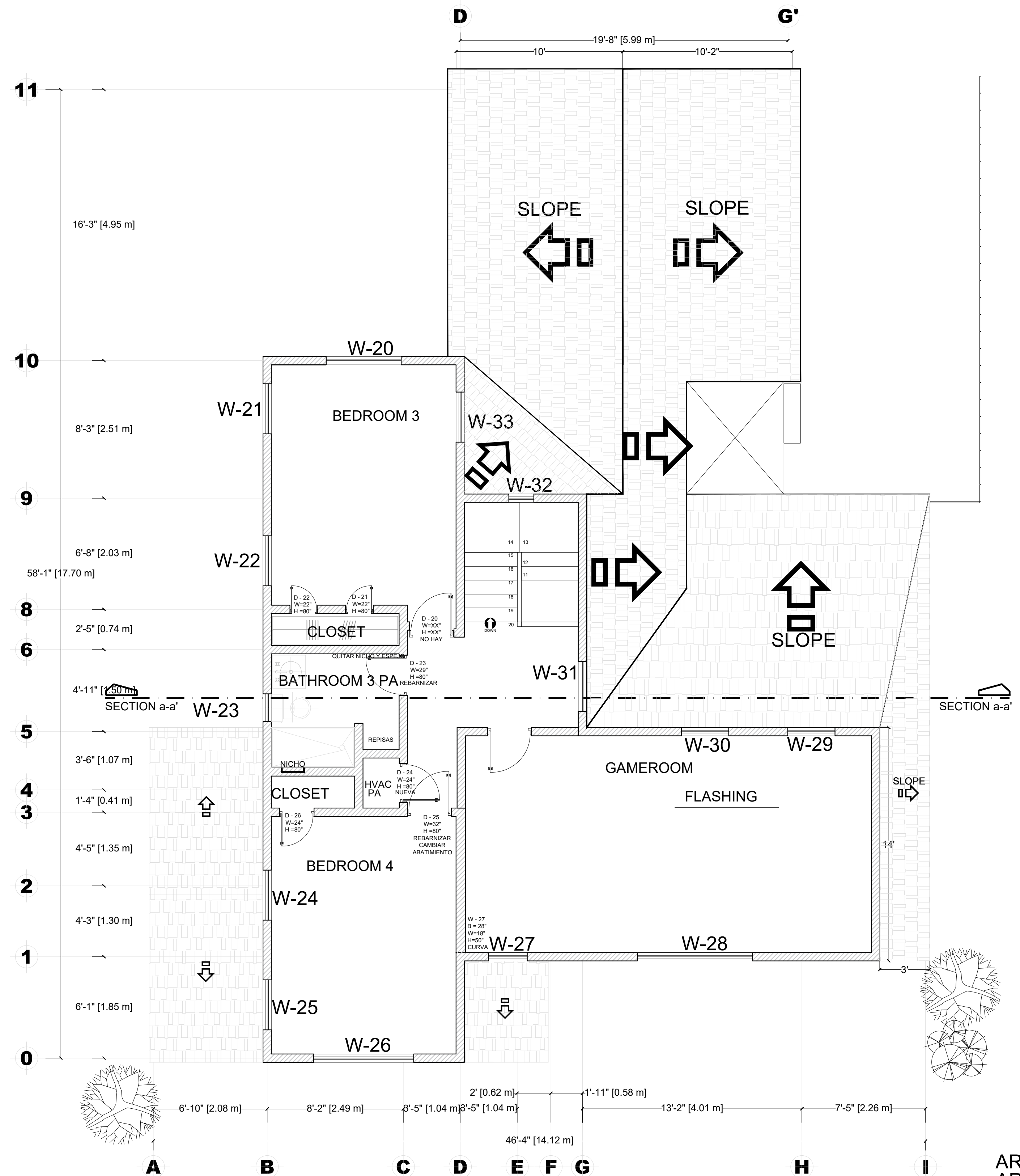


PROJECT RENOVAL: FAMILY HOME	LOCATION 400 CLUB DRIVE SAN ANTONIO, TEXAS, 78203 UNITED STATES	PLAN ARCH - 01 /001
OWNER IDEA INTERNATIONAL LLC	DESIGN IDEA INTERNATIONAL LLC	DATE JANUARY 29-2023
REVISION THIS DRAWING, REPRESENTS A PART OF THE PROJECT TO PROVIDE THE INFORMATION OF THE EXISTING CONDITIONS.	REVISION 1.00 ESR AGL	REVISION 1.00 ESR AGL



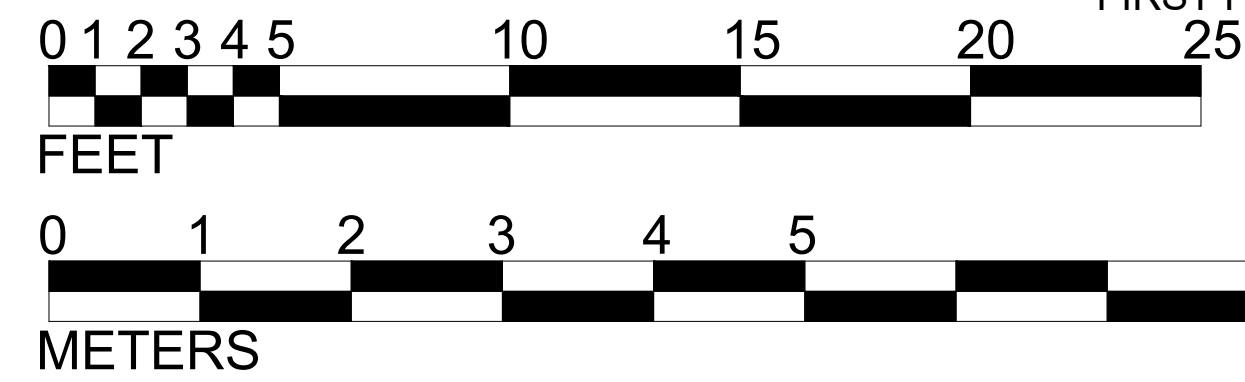


NEW PROPOSAL
GROUND FLOOR

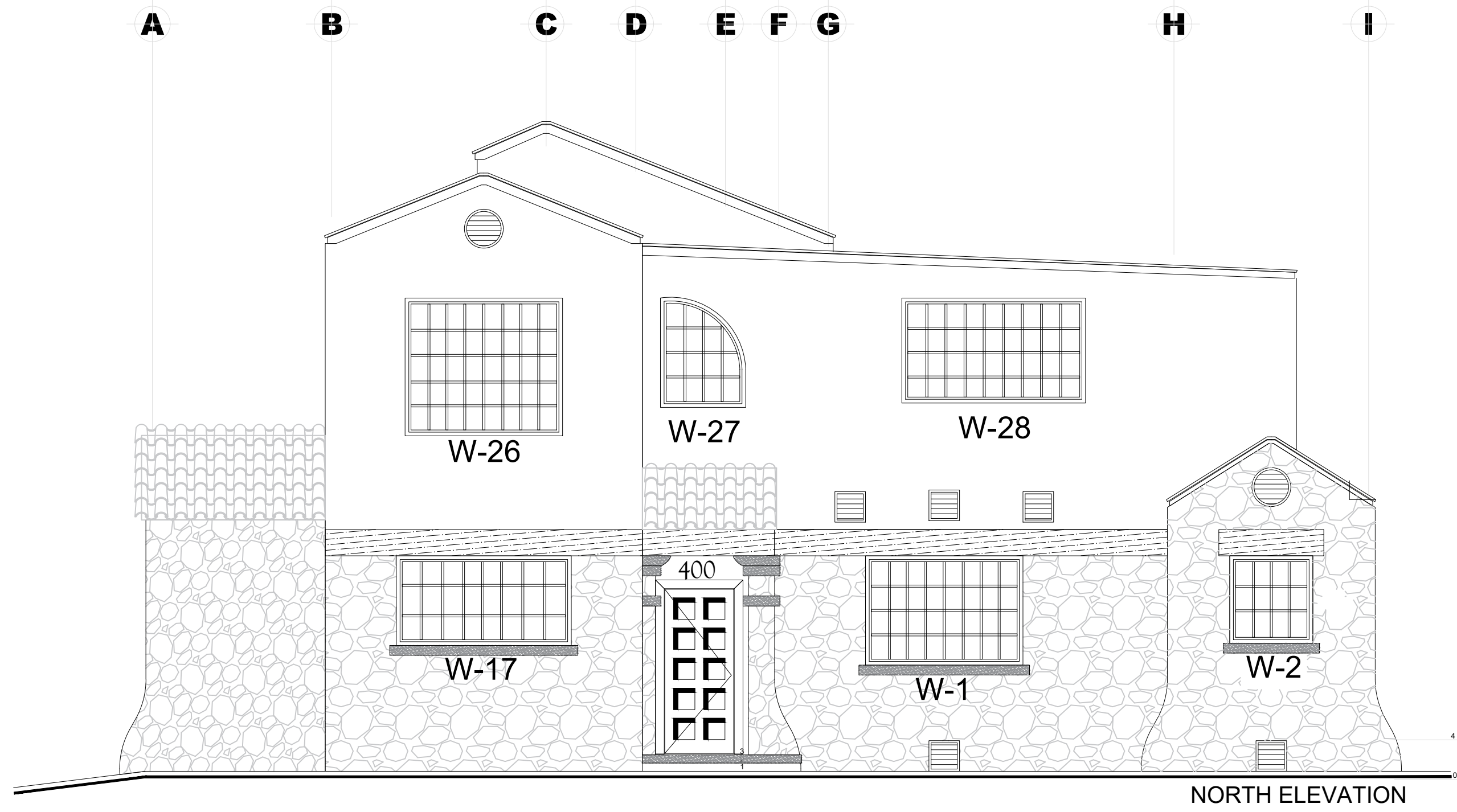


NEW PROPOSAL
FIRST FLOOR

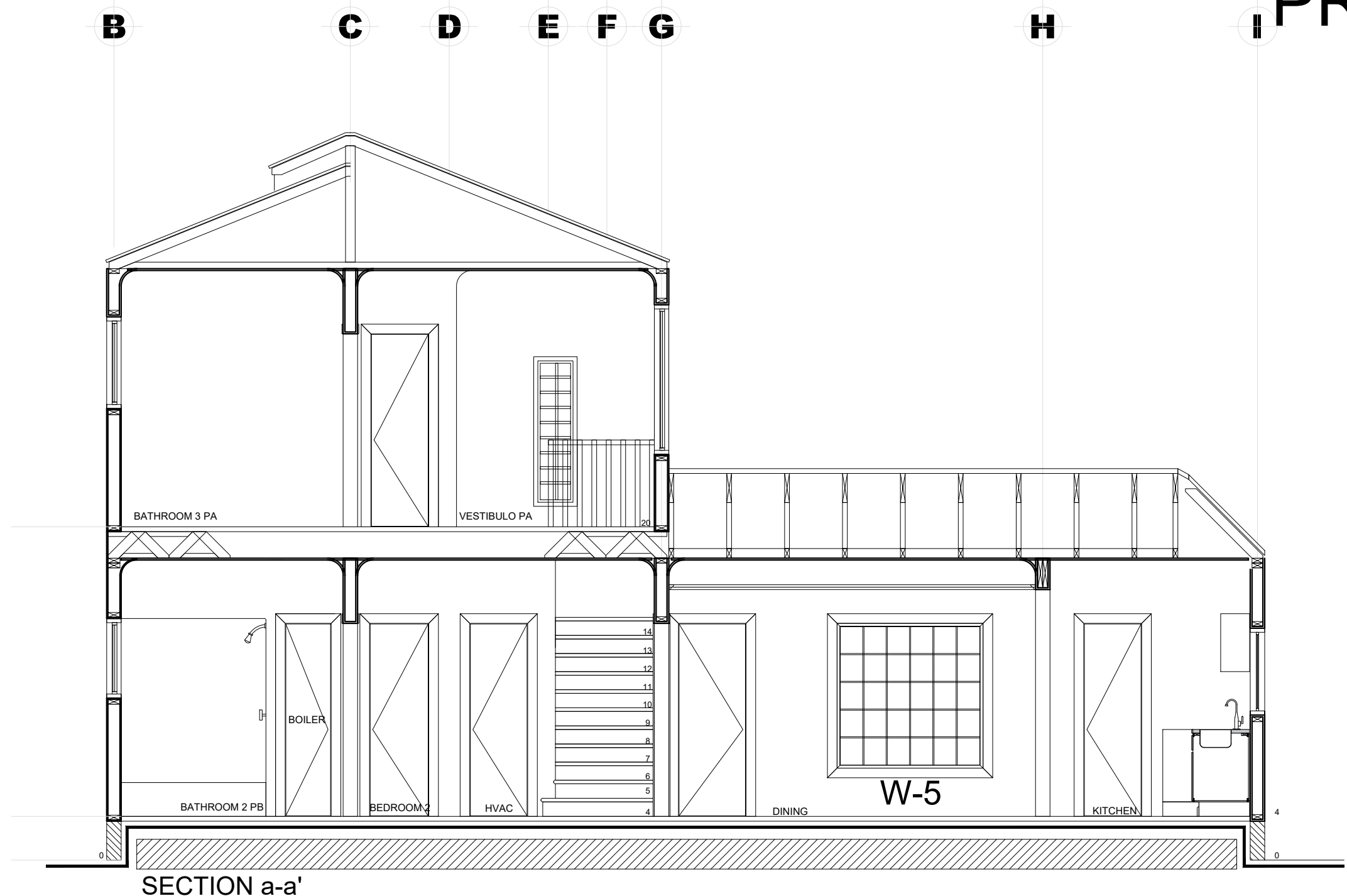
AREA PB 1,994.04 SqFt
AREA PA 962.96 SqFt
AREA TOTAL 2,957.00 SqFt



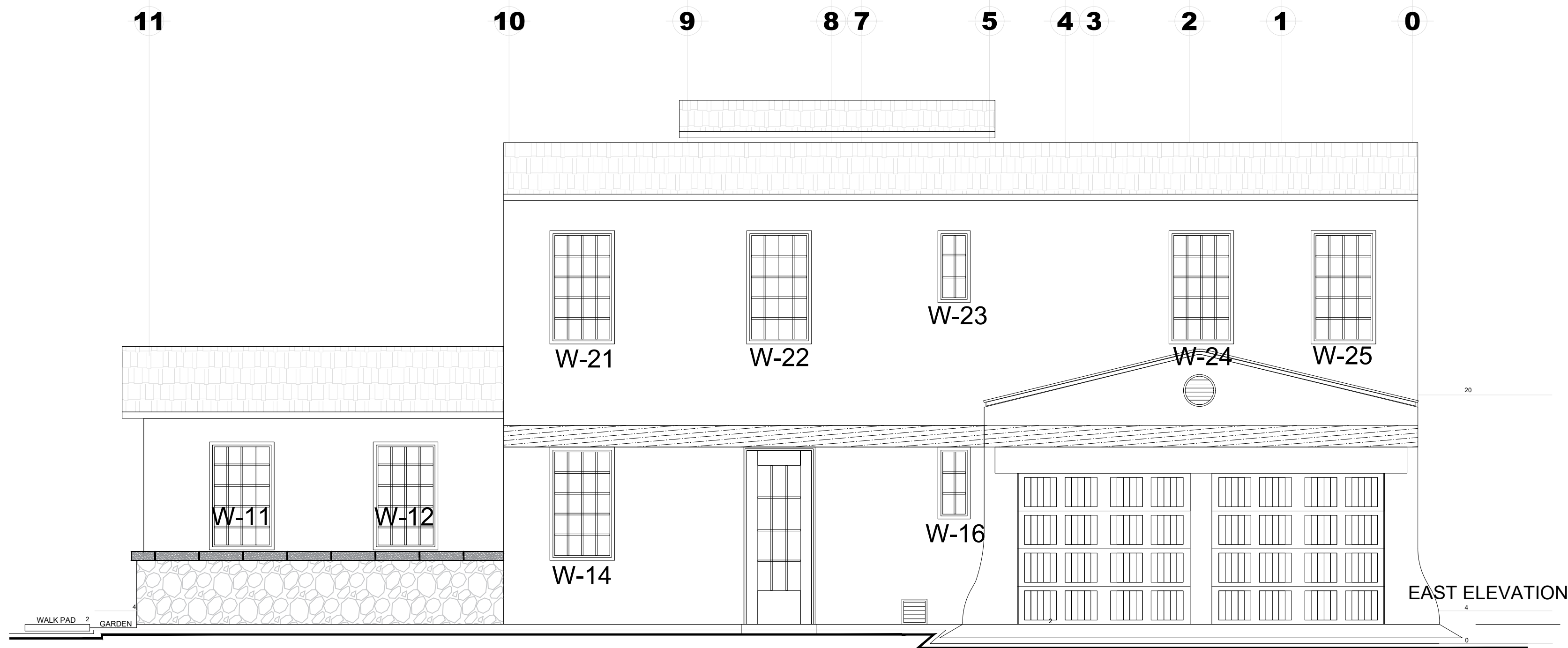
PROJECT: RENOVATION: FAMILY HOME	LOCATION: 400 CLUB DRIVE, SAN ANTONIO, TEXAS, 78203, UNITED STATES	DATE: JANUARY 29, 2023
OWNER: IDEA INTERNATIONAL LLC	DESIGNER: IDEA INTERNATIONAL LLC	ARCHITECT: ARCH - 08 / 001
SCALE: 1/8" = 1'-0"	REVISION: 1.00	DATE: JANUARY 29, 2023



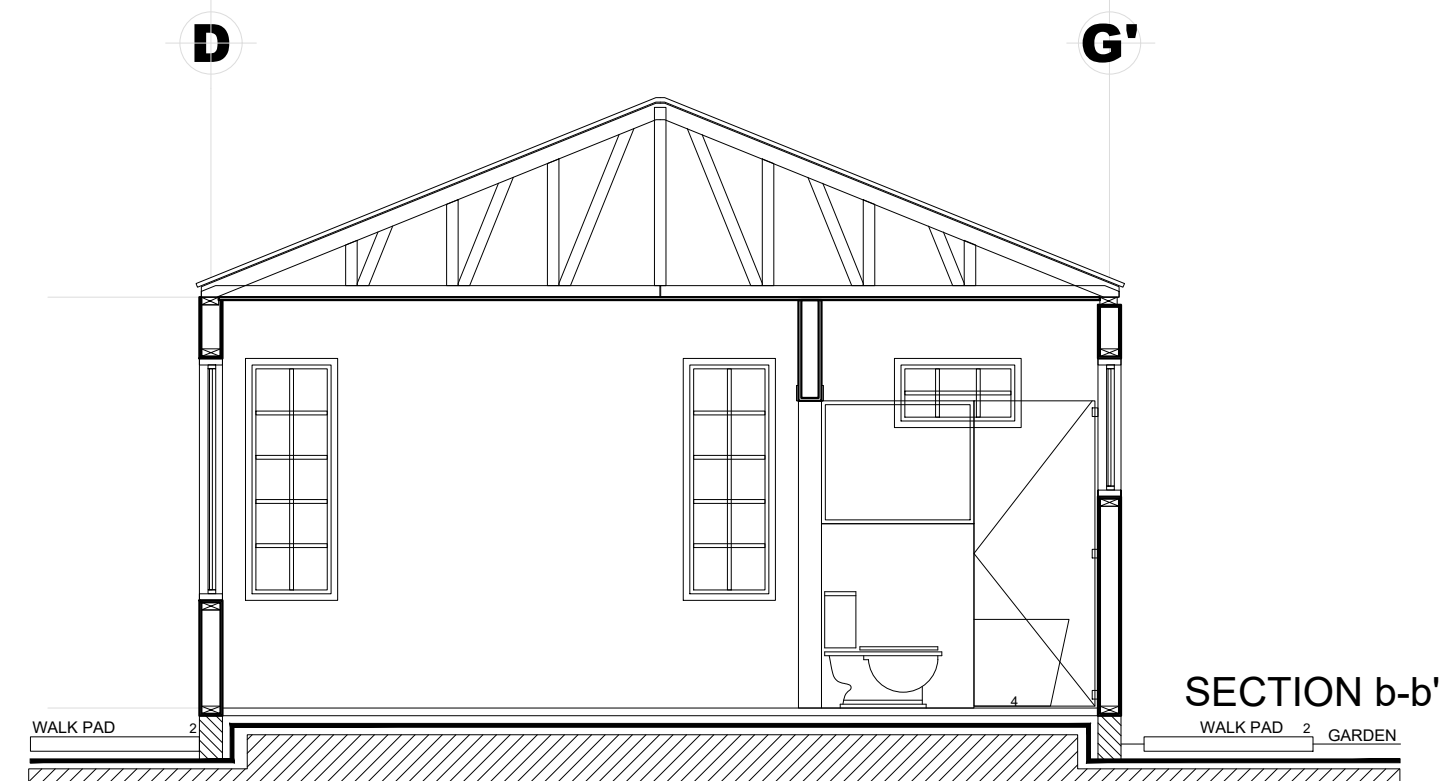
NORTH ELEVATION



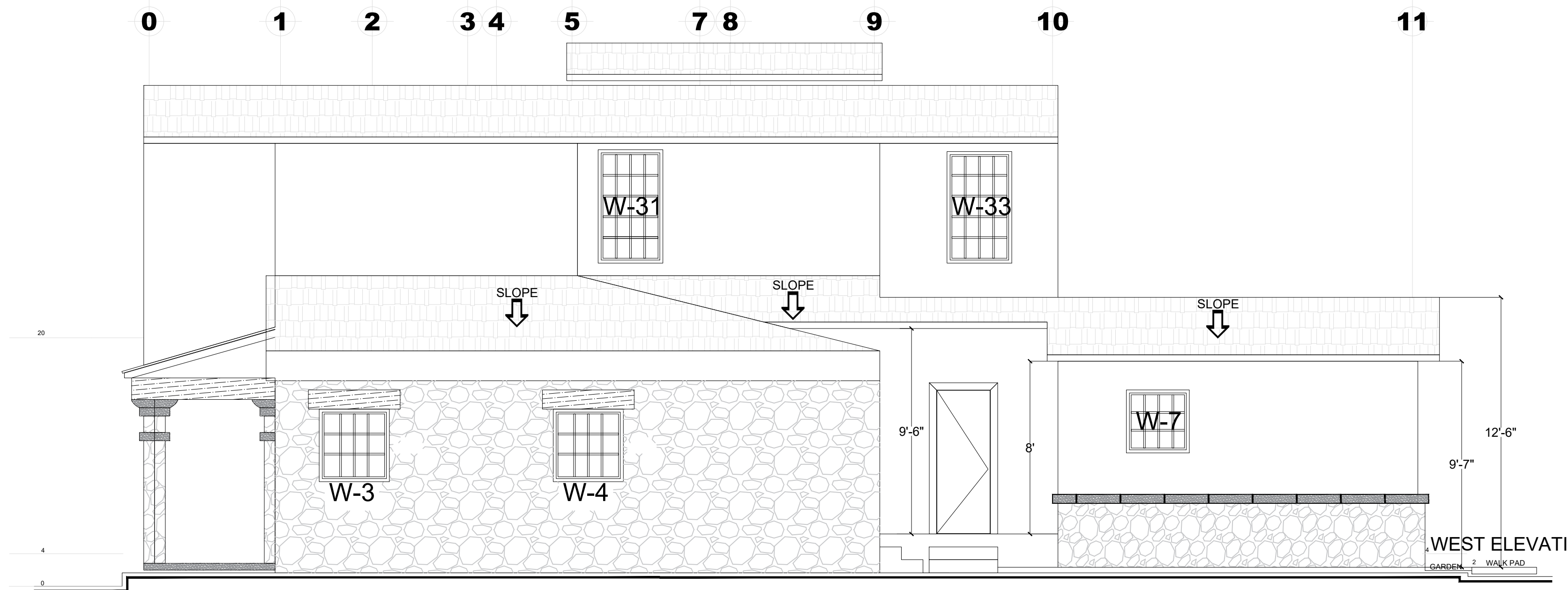
SECTION a-a'



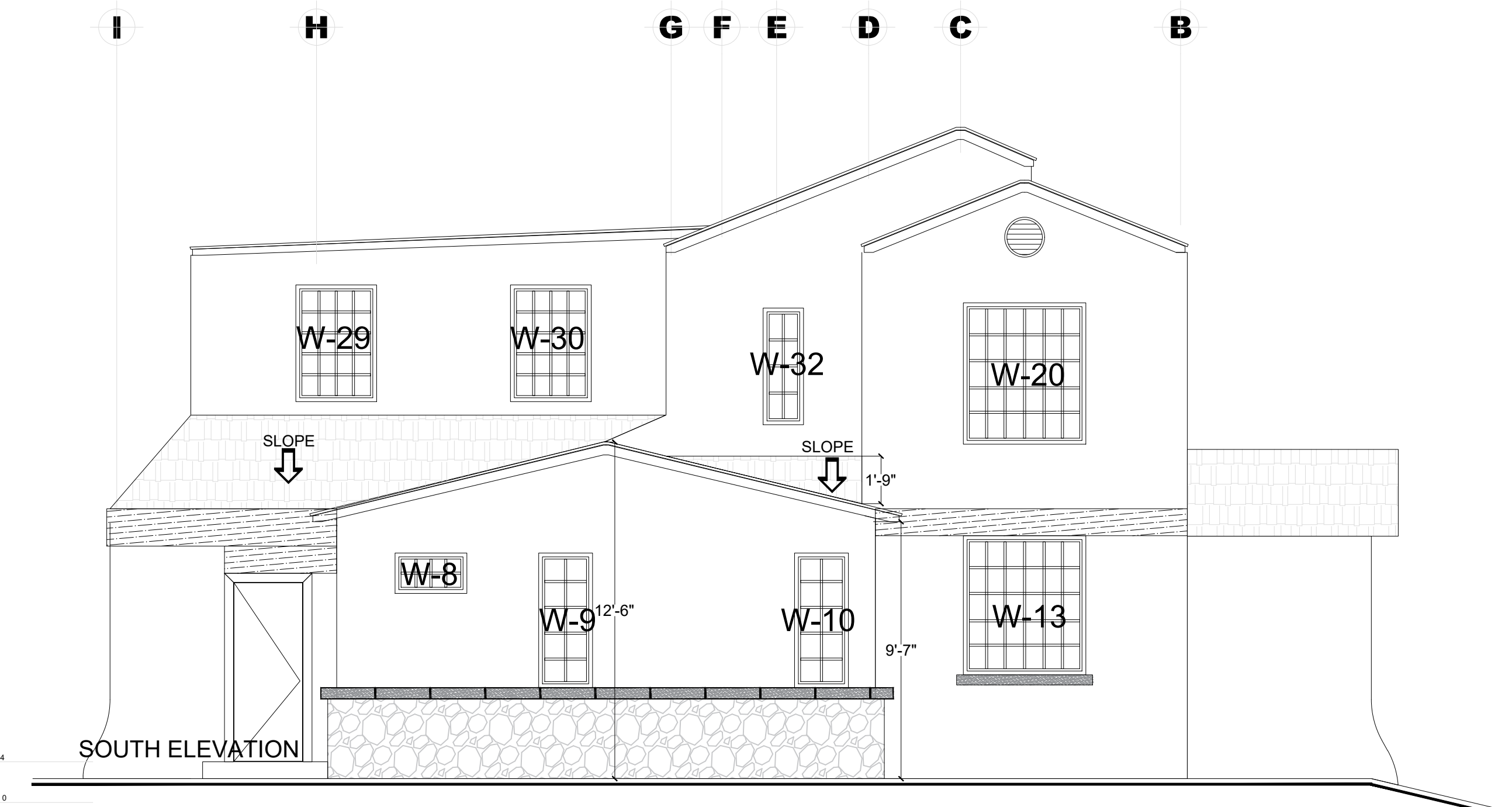
EAST ELEVATION



SECTION b-b'

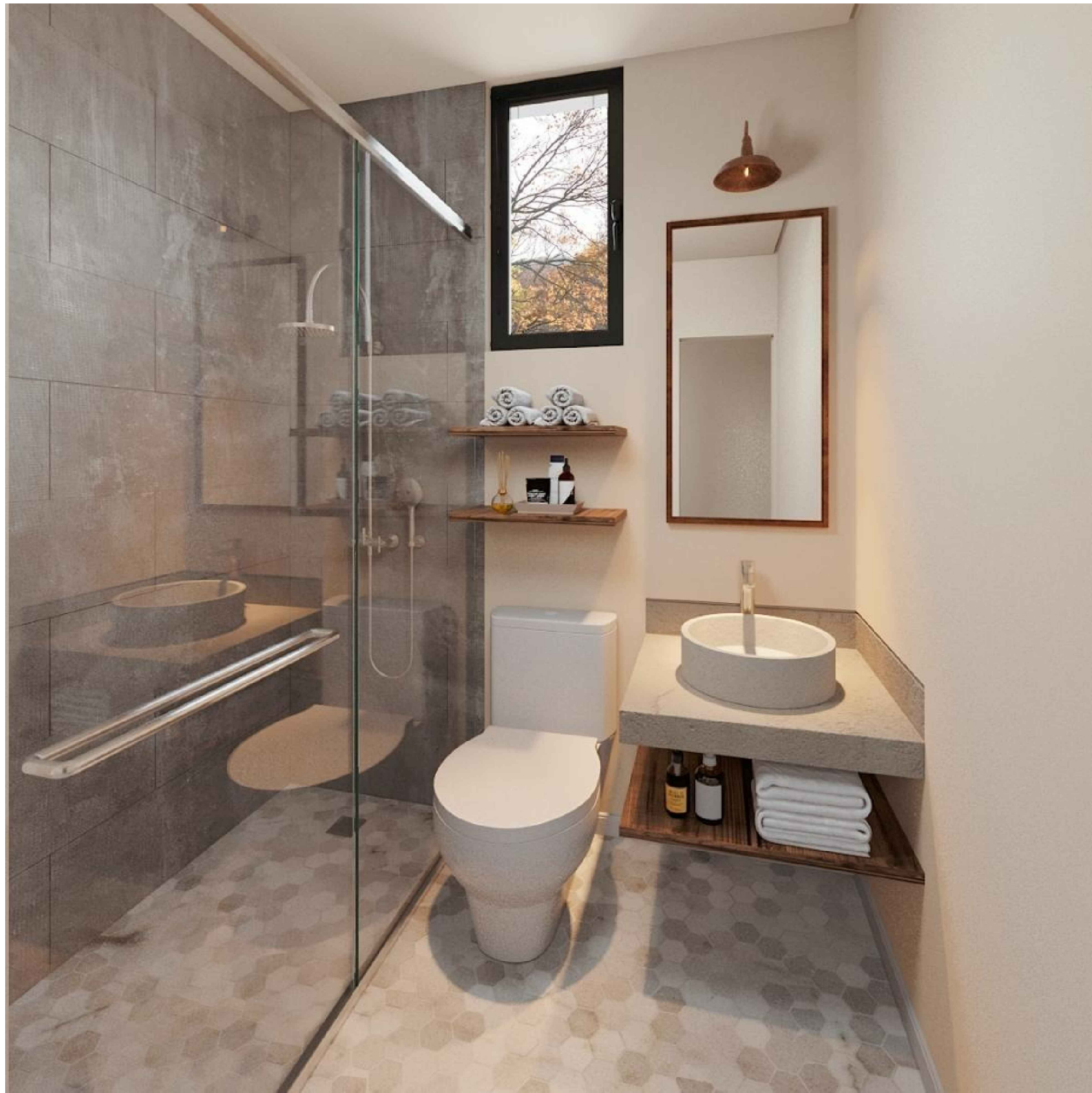


WEST ELEVATION



SOUTH ELEVATION

PROJECT: RENOVAL- FAMILY HOME	LOCATION: 400 CLUB DRIVE SAN ANTONIO, TEXAS, 78203 UNITED STATES	PLAN: ARCH - 08 /002
OWNER: IDEA INTERNATIONAL LLC	DESIGNER: IDEA INTERNATIONAL LLC	DATE: JANUARY 29-2023
REVISIONS: 1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 9.00 10.00 11.00 12.00 13.00 14.00 15.00 16.00 17.00 18.00 19.00 20.00 21.00 22.00 23.00 24.00 25.00 26.00 27.00 28.00 29.00 30.00 31.00 32.00 33.00 34.00 35.00 36.00 37.00 38.00 39.00 40.00 41.00 42.00 43.00 44.00 45.00 46.00 47.00 48.00 49.00 50.00 51.00 52.00 53.00 54.00 55.00 56.00 57.00 58.00 59.00 60.00 61.00 62.00 63.00 64.00 65.00 66.00 67.00 68.00 69.00 70.00 71.00 72.00 73.00 74.00 75.00 76.00 77.00 78.00 79.00 80.00 81.00 82.00 83.00 84.00 85.00 86.00 87.00 88.00 89.00 90.00 91.00 92.00 93.00 94.00 95.00 96.00 97.00 98.00 99.00 100.00	FILE: ARCH - 08 /002	PLAN DESCRIPTION: ELEVATIONS AND SECTIONS SCALE: 1/8" = 1'-0" DATE: JANUARY 29-2023



PROJECT RENOVAL- FAMILY HOME	LOCATION 400 CLUB DRIVE SAN ANTONIO, TEXAS, 78203 UNITED STATES	PLAN ARCH - 08 /003
OWNER IDEA INTERNATIONAL, LLC	ARCHITECT IDEA INTERNATIONAL, LLC	DATE JANUARY 28-2023
DESIGNER IDEA INTERNATIONAL, LLC	FILE	

GENERAL WORKS

- 1 General cleaning
- 2 Removal of old carpets from both levels
- 3 Removal of baseboards
- 4 removal of old kitchen cabinets
- 5 Removal of damaged floors in kitchen area
- 6 Damaged garage door removal
- 7 Removal of metal ramp towards destroyed area
- 8 demolition of destroyed area
- 9 Yard waste removal
- 10 Garbage removal throughout the house
- 11 Whole House Foundation Leveling
- 12 New doors and sheets of the whole house
- 13 New whole house skirting boards
- 14 Contacts, switches, new lamps for the whole house
- 15 New electrical general board
- 16 General two-tone exterior paint
- 17 Design ideas for a backyard garden with river rock in one section.
- 18 New perimeter fence on the side and rear
- 19 Re varnishing of main door
- 20 Foundation leveling
- 21 Roofing Repairs

22 DINING ROOM

- 23 Destroyed wall reinforcement between the living room and the dining room
- 24 Open space between dining room and kitchen
- 25 Repair of walls with stucco finish, application of texture and paint
- 26 Repair window to backyard
- 27 Front garden window repair
- 28 New electrical installation: contacts, lamps, switches, fans
- 29 Installation of air conditioning and heating
- 30 Break through to master bedroom and install new door
- 31 Re-stained original 1923 hardwood floors
- 32 Repair of cracks in ceilings, walls

33 KITCHEN

- 34 repair hole in floor
- 35 Restructure floor throughout the kitchen
- 36 New kitchen cabinets, disposal, sink, stove, microwave, as per plan design
- 37 new granite countertops
- 38 Repair of old windows, crystals, perimeter seal, shelf in the lower part
- 39 New dishwasher, general installation
- 40 New door to rear garden
- 41 Repair of walls with stucco finish, application of texture and paint
- 42 New installation of water and drainage
- 43 New electrical installation: contacts, lamps, switches, fans
- 44 Installation of air conditioning and heating

45 LAUNDRY

- 46 New installation of water and drainage
- 47 New electrical installation: contacts, lamps, switches, fans
- 48 Installation of air conditioning and heating
- 49 Repair of old windows, crystals, perimeter seal, shelf in the lower part

- 50 Installation of new water heater
- 51 Washer and dryer installation
- 52 Repair of walls with stucco finish, application of texture and paint
- 53 Roof hole repair
- 54 **HALL AND STAIRS**
- 55 Re varnishing of stairs
- 56 Repair of walls with stucco finish, application of texture and paint
- 57 New electrical installation: contacts, lamps, switches, fans
- 58 Closet for air conditioning equipment
- 59 **BATHROOM LEVEL 1**
- 60 Repair of old windows, crystals, perimeter seal.
- 61 New installation of water and drainage
- 62 New installation of electricity, lamps, switches, contacts
- 63 New finishes on floors, walls, ceiling lights, shower
- 64 New bathroom furniture
- 65 Glass cancel in shower
- 66 new bathroom accessories
- 67 new door
- 68 new shelves
- 69 **BEDROOM 1: MASTER BEDROOM**
- 70 Demolition of roofs and walls
- 71 Review of the existing foundation and repair
- 72 Assembly of the general structure of walls, ceilings, new bathroom, dressing room
- 73 Roof framing connection to existing house
- 74 New HVAC installations, water, drainage, electrical, contacts, lamps, switches
- 75 New windows according to the design of the original house
- 76 Exterior finish in stucco equal to the original and paint
- 77 Roof with clay tile equal to the original
- 78 Texture and paint on interior walls
- 79 new doors
- 80 **BEDROOM 2: LEVEL 1**
- 81 Repair of walls with stucco finish, application of texture and paint
- 82 repair windows
- 83 Exterior door repair
- 84 New electrical installation: contacts, lamps, switches, fans
- 85 Installation of air conditioning and heating
- 86 Re-stained original hardwood floors
- 87 New closet and access doors
- 88 new ceiling fan
- 89 **GARAGE**
- 90 demolition of destroyed floor
- 91 Concrete floor reconstruction
- 92 Wall covering with drywall and paint
- 93 New electrical installation, contacts, switches, lamps
- 94 new door
- 95 New automatic garage doors
- 96 window repair
- 97 Removal of old heating system
- 98 **BEDROOM 4 SECOND LEVEL**
- 99 Repair of walls with stucco finish, application of texture and paint

- 100 repair windows
- 101 New closet interior
- 102 New electrical installation: contacts, lamps, switches, fans
- 103 Installation of air conditioning and heating
- 104 Re-stained original hardwood floors
- 105 new door
- 106 new ceiling fan
- 107 **BEDROOM 3: SECOND LEVEL**
- 108 Repair of walls with stucco finish, application of texture and paint
- 109 repair windows
- 110 New electrical installation: contacts, lamps, switches, fans
- 111 Installation of air conditioning and heating
- 112 Re-stained original hardwood floors
- 113 new door
- 114 new ceiling fan
- 115 Closet for air conditioning equipment
- 116 **GAME ROOM: SECOND LEVEL**
- 117 demolition of destroyed walls
- 118 Dining room ceiling repair
- 119 Destroyed roof repair, right corner
- 120 Destroyed floor repair
- 121 Repair of walls with Drywall, application of texture and paint
- 122 New blacksmith windows
- 123 New electrical installation: contacts, lamps, switches, fans
- 124 Installation of air conditioning and heating
- 125 Installation of new wood-type laminate flooring, baseboard
- 126 new door
- 127 new ceiling fan
- 128 **SECOND LEVEL BATHROOM**
- 129 Repair of old windows, crystals, perimeter seal.
- 130 New installation of water and drainage
- 131 New installation of electricity, lamps, switches, contacts
- 132 New finishes on floors, walls, ceiling lights, shower
- 133 New bathroom furniture
- 134 Glass cancel in shower
- 135 new bathroom accessories
- 136 new door
- 137 new shelves
- 138 **SECOND LEVEL HALL**
- 139 Re varnishing of original floors
- 140 Repair of walls with stucco finish, application of texture and paint
- 141 New electrical installation: contacts, lamps, switches,
- 142 Existing window repair

