

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

**HDRC CASE NO:** 2023-183  
**ADDRESS:** 1003 S NEW BRAUNFELS AVE  
**LEGAL DESCRIPTION:** NCB 6397 BLK 2 LOT N 75 FT OF E 157.2 FT OF A  
**ZONING:** C-1, HS  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Arthur Tovar  
**OWNER:** Arthur Tovar  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** May 09, 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 1003 S New Braunfels.

## 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 1003 S New Braunfels is commonly known as the Elizabeth Bowen Nelson House. The structure is a 2-story, single-family home constructed circa 1911. The applicant is requesting a vernacular style and features a standing seam metal pyramidal roof with projecting front and side gables, stucco cladding, one-over-one wood windows with decorative window screens, a 2-story front porch with Craftsman-style wood columns, and decorative brackets. The property is contributing to the Knob Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, mechanical and plumbing upgrades, foundation repair, painting, and landscaping improvements.

- 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 May 11, 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 2022 means that the property owner 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.

290



NELSON 288 AV. GRAVELED

ST. ANTHONY AV. NOT PAVED.

S. NEW BRAUNFELS AV. NOT PAVED.

PRESTON AV.

290

289

303

ARANSAS

AV. NOT PAVED.

COOPER NOT PAVED.

AV. NOT PAVED.

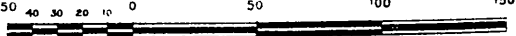
S. NEW BRAUNFELS

SKINNER AV. GRAVELED.

DELMAR NOT PAVED.

309

Scale of Feet.





NELSON 288 AV. GRAVELED

PRESTON AV.

S. NEW BRAUNFELS AV. 12" W. PIPE



ST. ANTHONY AV. NOT PAVED.

ST. ANTHONY

DUMOULIN AV.

289

303

AV. NOT PAVED.

ARANSAS

1598

COOPER NOT PAVED.

AV. NOT PAVED.

S. NEW BRAUNFELS

ST. ANTHONY AV. (SKINNER AV.) GRAVELED

ST. ANTHONY

EDGAR ALLEN POE JUNIOR HIGH SCHOOL

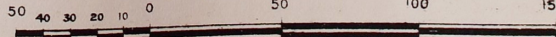
1605

MANUAL TRAINING DEPARTMENT

DELMAR NOT PAVED.

309

Scale of Feet.





## 1003 S New Braunfels Ave - Upgrades

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This home was upgraded in January 2022 and early 2023. The foundation was leveled in July 2022. The interior of the house was painted throughout. It was also painted on the exterior. Original floors were refurbished and new laminate was installed where necessary. New sod was install on outside ground. The following are itemized items that done to the house.

### Original home upgrades

- 1) Foundation leveling - [REDACTED]
- 2) New attic insulation - [REDACTED]
- 3) HVAC maintenance - [REDACTED]
- 4) New cooktop - [REDACTED]
- 5) New oven - [REDACTED]
- 6) Refurbished kitchen cabinets - [REDACTED]
- 7) New kitchen sink, disposal and faucet - [REDACTED]
- 8) Quartz countertops - [REDACTED]
- 9) New interior painted throughout house Sept 2021 - [REDACTED]
- 10) Installed new doors and door stops upstairs- [REDACTED]
- 11) Refurbished downstairs doors- [REDACTED]
- 12) New/Refurbished baseboards - [REDACTED]
- 13) Refurbished stairs - [REDACTED]
- 14) Installed new toilets - [REDACTED]
- 15) Replaced water heater - [REDACTED]
- 16) Installed laminate flooring - [REDACTED]



- 17) Refurbished original wood flooring – Oct 2022 - [REDACTED]
  - 18) New ceiling fans - [REDACTED]
  - 19) Remodeled closets - [REDACTED]
  - 20) New vanities, flooring and faucets in bathrooms - [REDACTED]
  - 21) New texture on walls and ceiling - [REDACTED]
  - 22) New solar screens - [REDACTED]
  - 23) New doors locks interior and exterior - [REDACTED]
  - 24) Refurbished upstairs porch - [REDACTED]
  - 25) New micro wave - [REDACTED]
  - 26) New refrigerator - [REDACTED]
  - 27) Installed 12 pallets of sod exterior grounds - [REDACTED]
  - 28) Painted exteriors steels gates and rails - [REDACTED]
  - 29) Painted exterior of the house - [REDACTED]
  - 30) Repaired HVAC upstairs unit - [REDACTED]
  - 31) AC repair - [REDACTED]
- Total cost - [REDACTED]





















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H-E-B  
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1/2 GP LITE-WEIGHT GIPSUM BOARD

















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