

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

HDRC CASE NO: 2023-181
ADDRESS: 506 E EVERGREEN
LEGAL DESCRIPTION: NCB 398 BLK 18 LOT 3
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Zamarripa Real Estate Investments, LLC
OWNER: Zamarripa Real Estate Investments, LLC
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 506 E Evergreen.

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:

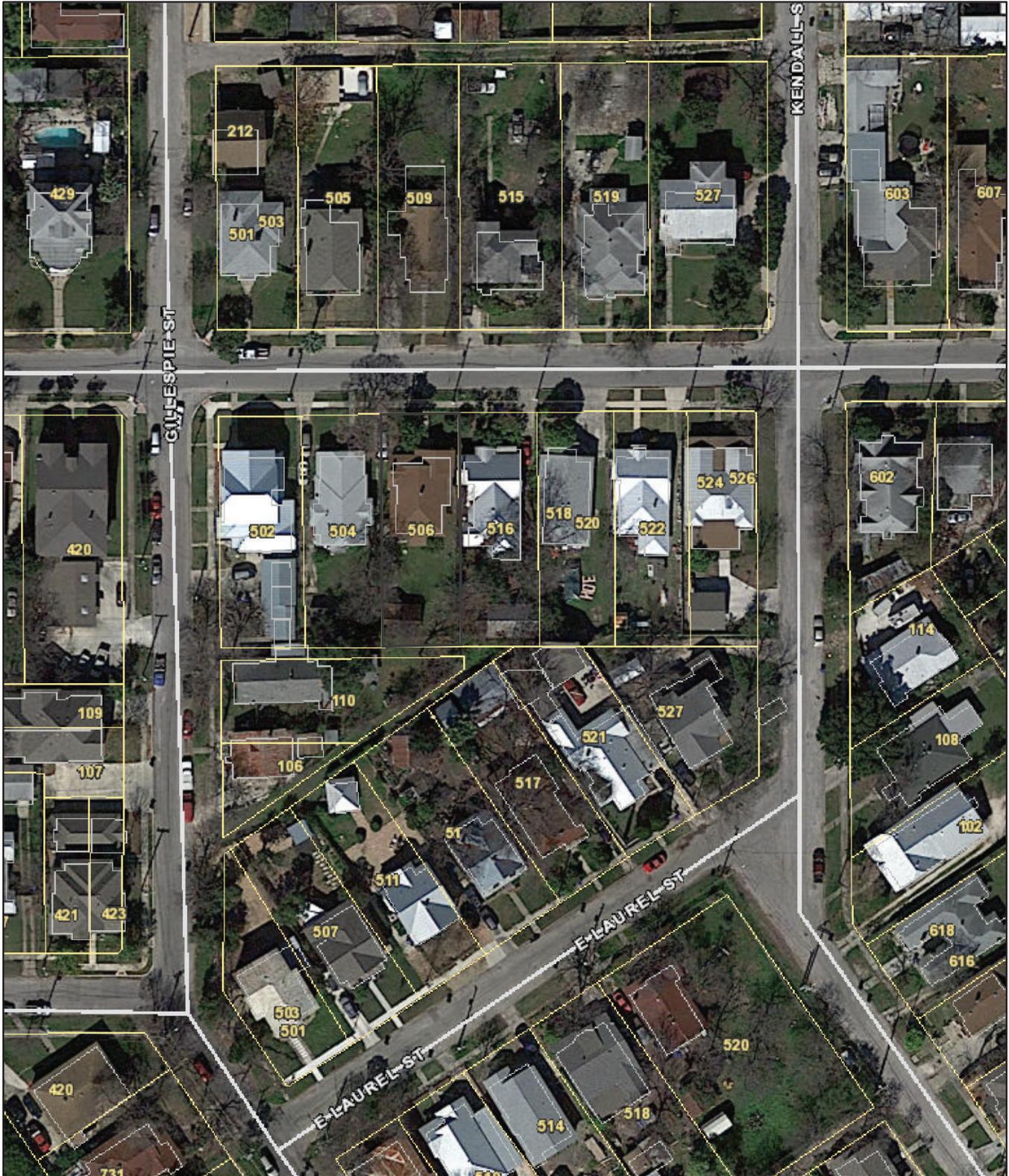
- a. The primary structure at 506 E Evergreen is a 1-story, single-family residence constructed circa 1920 in the Craftsman style. The structure features a cross gable and hip composition shingle roof configuration, a deep-set asymmetrical wraparound front porch on metal post supports, wood cladding with board and batten gable detailing, and one-over-one wood windows. The structure first appears on the 1931 Sanborn Map. The property is contributing to the Tobin Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, foundation repair, roof replacement, plumbing, electrical, and mechanical upgrades, and the construction of a rear addition.
- 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:

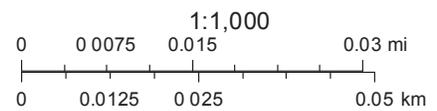
Staff recommends approval based on findings a through f.

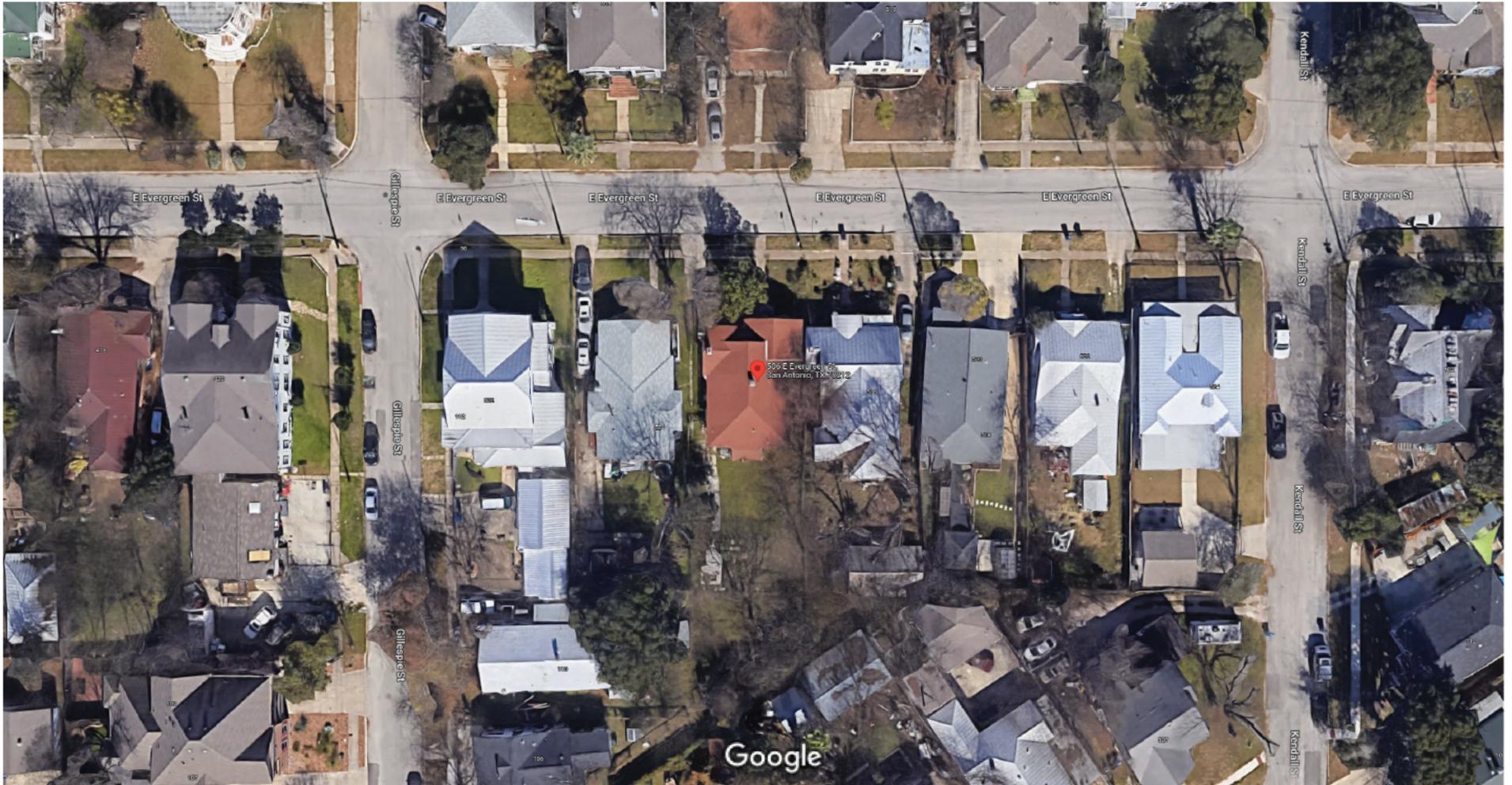
City of San Antonio One Stop

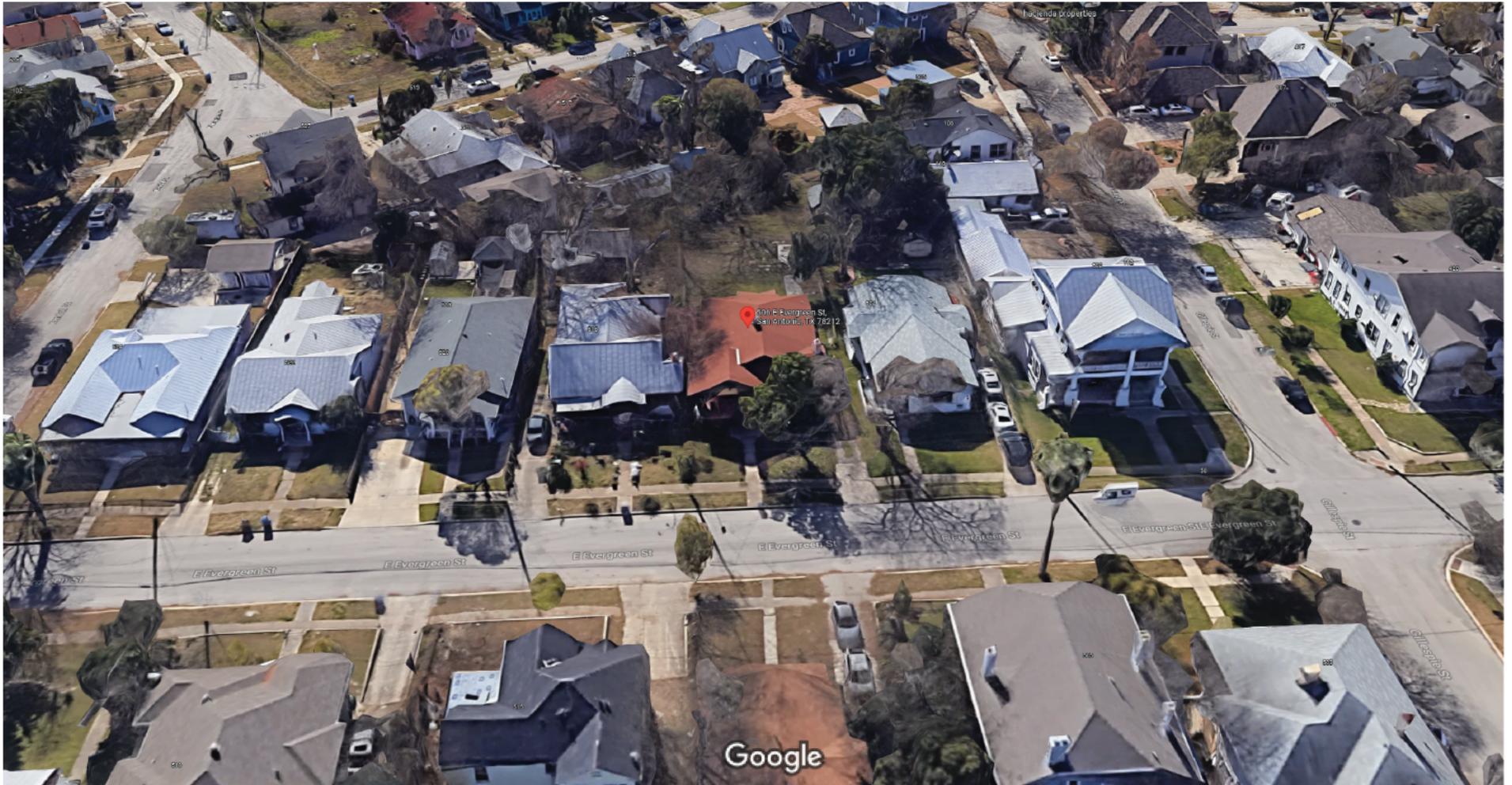


August 11, 2022

— User drawn lines













HISTORIC REHABILITATION/TAX INCENTIVE APPLICATION:

ADDRESS: 506 E Evergreen

REQUIRED DOCUMENTS

1. Detailed written narrative explaining the completed work:

An 812 sq ft addition was constructed and attached to the existing building. Existing exterior siding was refurbished, replaced badly damaged siding with appropriate materials, sanded, and painted. New 30 year asphalt shingle roof. Wooden windows were repaired/refurbished. Front yard was sodded with St. Augustine grass.

All new electrical rewire to include a new outside service panel and meter loop, all new sewer and fresh water lines and a new 5 ton HVAC system.

All roof and wall framing of the structure was reinforced where needed , all new insulation, sheetrock/texture, and paint. All new bathrooms to include showers and bath. All new cosmetics to include flooring, electrical and plumbing fixtures, kitchen, cabinets, and countertops.

2. Itemized list of work completed both interior and exterior: See attachment A

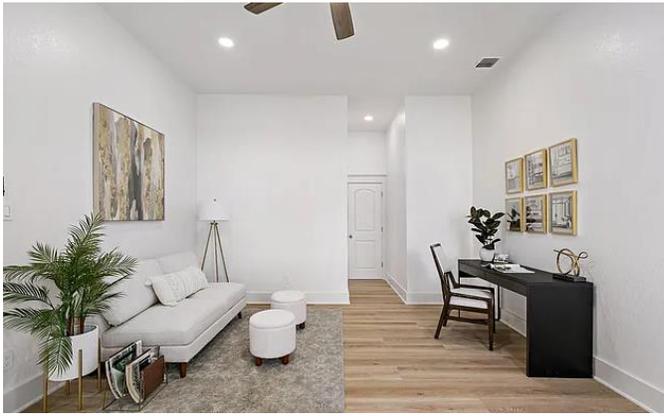
3. Completed time schedule:

Work began in August 2022 and completed on March 2023.

4. Itemized list of final associated costs: See Attachment B

5. Color photos of the exterior and interior.





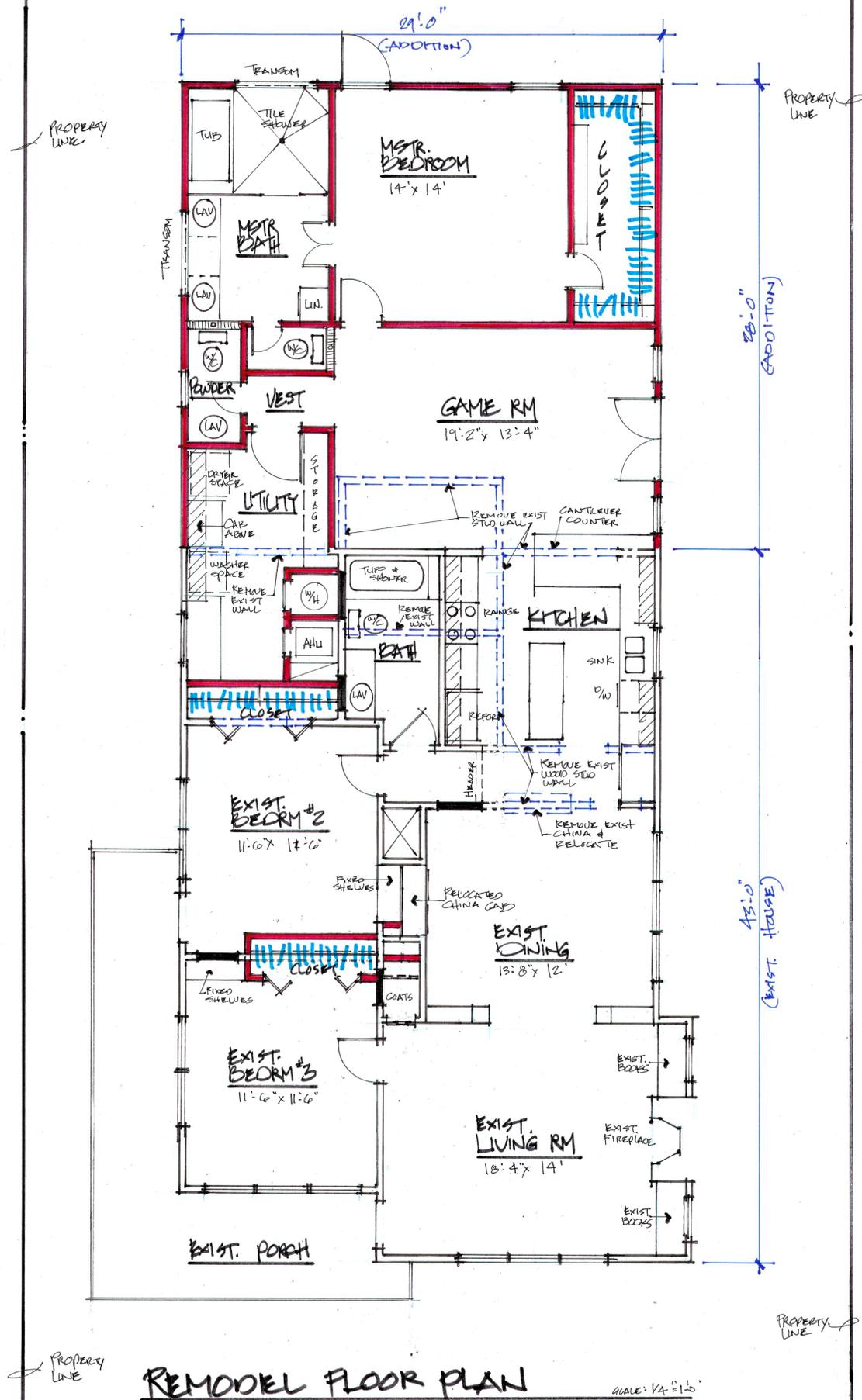
6. Color photo of the home from the street:



7. Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificate of Appropriateness (copies or case number): See attachment C and D.

506 Evergreen

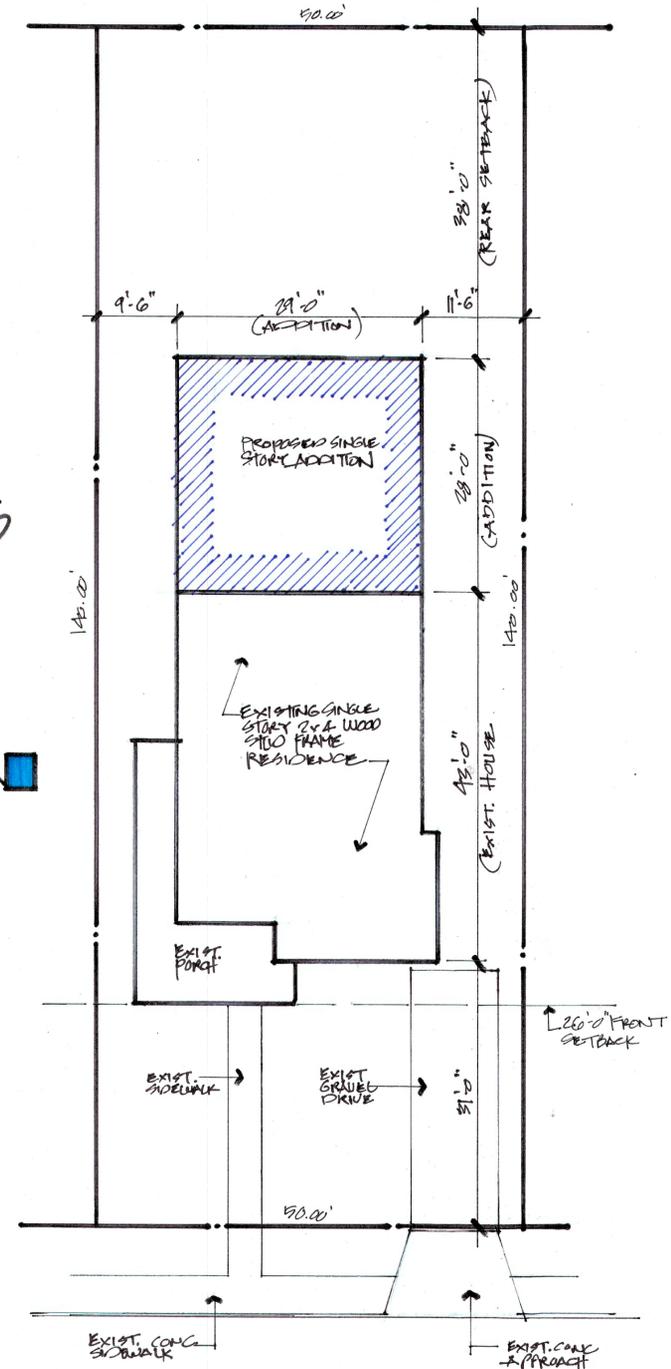
Roof	\$	████████
Foundation	\$	████████
Demo	\$	████████
Framing	\$	████████
Siding	\$	████████
Windows	\$	████████
Landscape	\$	████████
Paint exterior	\$	████████
Plumbing	\$	████████
Electrical	\$	████████
HVAC	\$	████████
Sheetrock TFT	\$	████████
Interior paint	\$	████████
Doors and trim	\$	████████
Cabinets	\$	████████
Countertops	\$	████████
Flooring	\$	████████
Baths	\$	████████
Electrical fixtures	\$	████████
Plumbing Fixtures	\$	████████
Cabinet hardware	\$	██████
Door hardware	\$	████████
Appliances	\$	████████
Misc	\$	████████
Porches/stairs	\$	████████
Total	\$	████████



REMODEL FLOOR PLAN scale: 1/4" = 1'-0"

SQ FOOTAGES

EXISTING HOUSE: 1228.90 SF
 PROPOSED ADDITION: 812.00 SF
 TOTAL NEW LIVING: 2040.90 SF
 PORCH: 226.00 SF



506 E. EVERGREEN

SITE PLAN

1" = 10'-0"
 LOT-3, BLOCK-18, NCD-393

ALL RIGHTS RESERVED
 ALL OF THE DESIGN CONCEPTS,
 WORKING DRAWINGS, DETAILED PLANS
 AND SPECIFICATIONS REMAIN THE SOLE
 AND EXCLUSIVE PROPERTY OF DESIGN
 PLUS. DUPLICATIONS, REPRODUCTIONS
 AND/OR USE OF PLANS IS NOT
 PERMITTED WITHOUT WRITTEN CONSENT.
 DESIGN PLUS EXPRESSLY RESERVES AND
 RETAINS THE RIGHT TO DUPLICATE
 OR IN PART AT ITS SOLE
 DISCRETION.

pelandesign@pelandesign.com
 CELL: (210) 584-0504
DESIGN PLUS
 SAN ANTONIO, TEXAS 78207

A EXISTING RESIDENCE
 REMODEL FOR
506 E. EVERGREEN
 SAN ANTONIO, TEXAS 78207

Job# 2022-11
 DATE: 7/27/2022
 DRAWN BY: Russel D. Felan
 SHEET # **A-1**
 of 2



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

August 17, 2022

HDRC CASE NO: 2022-419
ADDRESS: 506 E EVERGREEN
LEGAL DESCRIPTION: NCB 398 BLK 18 LOT 3
HISTORIC DISTRICT: Tobin Hill
PUBLIC PROPERTY: No
APPLICANT: Jesus Zamarripa/Zamarripa Real Estate Investments, LLC - 506 E EVERGREEN ST
OWNER: Jesus Zamarripa/Zamarripa Real Estate Investments, LLC - 506 E EVERGREEN ST
TYPE OF WORK: Addition, Fencing, Foundation/skirting, Roofing, Repair and Maintenance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an 812-square-foot rear addition.

FINDINGS:

a. The primary structure at 506 E Evergreen is a 1-story, single-family residence constructed circa 1920 in the Craftsman style. The structure features a cross gable and hip composition shingle roof configuration, a deep-set asymmetrical wraparound front porch on metal post supports, wood cladding with board and batten gable detailing, and one-over-one wood windows. The structure first appears on the 1931 Sanborn Map. The property is contributing to the Tobin Hill Historic District.

b. **LOT COVERAGE** – The applicant has proposed to construct a 1-story rear addition. The total square footage of the primary structure and the proposed addition is approximately 2,040 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds that the applicant should submit the total percentage of lot coverage to staff for review.

c. **MASSING AND FOOTPRINT** – The applicant has proposed to construct an 812-square-foot, 1-story rear addition. The original primary structure is approximately 1,229 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. The proposed addition will remain within the existing footprint of the primary structure and the visibility from the public right-of-way is minimized. Staff finds the proposal generally appropriate.

d. **ROOF** – The applicant has proposed to install a hip roof form to match the roof form of the primary structure. The proposed roofline will be a continuation of the existing roofline. The roof form of the addition will not be visible from the public right-of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposal appropriate.

e. **ROOF MATERIAL** – The applicant has proposed to install a composition shingle roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile. Staff finds the proposal consistent with the Guidelines.

f. **REAR WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of six (6) existing one-over-one wood windows on the rear elevation and on the south side of the west elevation, and one door at the rear of the structure. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. The windows and door proposed for removal are not visible or are minimally visible from the public right-of-way. Staff finds the proposal acceptable given the location of the rear addition and encourages the applicant to salvage or reuse the existing windows and door.

g. NEW WINDOWS AND DOORS: SIZE AND PROPORTION – The applicant has proposed to install windows with traditional proportions on the east, west, and south (rear) elevations. The applicant has proposed to install two transom windows, one each on the rear and east elevations to accommodate a bathroom. Additionally, the applicant has proposed to install a single divided-lite pedestrian door on the rear elevation and a set of divided-lite French doors on the west elevation. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Although transom windows are common on historic structures, they are traditionally installed as part of a door configuration and are not found installed as isolated windows. Staff finds that the installation of salvaged transom windows on the rear and east elevations where they are not visible from the public right-of-way to be appropriate.

h. RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern generally appropriate.

i. MATERIALS: NEW WINDOWS AND DOORS – The applicant has proposed to install fully wood windows. Guideline 3.B.i for Additions states that imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure, may not be used. Fully wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux grids are not permitted. Staff finds the proposal consistent with the Guidelines and finds that the applicant should submit final material specifications for the windows and doors to staff for review.

j. MATERIALS: FAÇADE – The applicant has proposed to install wood waterfall siding on the rear addition. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. The applicant has proposed to install a vertical trim piece to differentiate the addition from the historic structure. Staff finds the proposal consistent with the Guidelines.

k. ARCHITECTURAL DETAILS – The applicant has proposed to construct a 1-story rear addition. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Guideline 4.A.iii for Additions states that applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Guideline 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. The applicant has proposed to install exposed rafter tails on the addition to match the historic structure and to install vertical trim pieces to differentiate the addition from the historic structure. The applicant has proposed to install stucco skirting to match the existing skirting on the primary structure. Stucco skirting is not appropriate for the historic structure and the existing skirting is a non-compliant condition. The applicant has previously been approved to replace the stucco skirting on the primary structure with wood siding. Staff finds that the applicant should install wood skirting to match the existing siding.

l. ADMINISTRATIVE APPROVAL – The applicant has included foundation repair, skirting replacement, siding repair and replacement, repainting, roof replacement, and rear privacy fence installation in their application. These scopes of work are eligible for administrative approval and do not require review by the HDRC.

RECOMMENDATION:

Staff recommends approval of the construction of a rear addition based on findings a through l with the following stipulations:

i. That the applicant submits the total percentage of lot coverage showing that the lot coverage will not exceed 50 percent based on finding b to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

ii. That the applicant salvages the existing windows and door proposed for removal to accommodate the addition and reuses them in the addition or stores them on site for future use or donates or sells them to a local architectural salvage store based on finding f.

iii. That the applicant submits final material specifications for the proposed windows and doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i. Window must be fully wood and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be

accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

iv. That the applicant installs wood skirting on the rear addition in lieu of stucco skirting based on finding k. Final material specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

COMMISSION ACTION:

Approved with stipulations:

i. That the applicant submits the total percentage of lot coverage showing that the lot coverage will not exceed 50 percent based on finding b to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

ii. That the applicant salvages the existing windows and door proposed for removal to accommodate the addition and reuses them in the addition or stores them on site for future use or donates or sells them to a local architectural salvage store based on finding f.

iii. That the applicant submits final material specifications for the proposed windows and doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i. Window must be fully wood and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

iv. That the applicant installs wood skirting on the rear addition in lieu of stucco skirting based on finding k. Final material specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

August 4, 2022

ADDRESS: 506 E EVERGREEN
LEGAL DESCRIPTION: NCB 398 BLK 18 LOT 3
HISTORIC DISTRICT: Tobin Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Jesus Zamarripa/Zamarripa Real Estate Investments, LLC - 502 Boulder Ridge
OWNER: Jesus Zamarripa/Zamarripa Real Estate Investments, LLC - 502 Boulder Ridge
TYPE OF WORK: Foundation/skirting, Repair and Maintenance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)remove the security bars on the windows, (2)repair and paint the existing windows and doors, (3)repair the foundation, (4)repair the existing siding and replace in-kind where deteriorated beyond repair, (5)repaint the exterior, (6)replace the roof to match existing.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 8/4/2022 10:42:22 AM

- ADMINISTRATIVE APPROVAL TO:**
1. Remove the security bars on the windows.
 2. Repair and paint the existing windows and doors.

No modifications to the existing window openings or sashes are to take place. Sashes may be removed from the frames to make repairs; elements such as rails and stiles that are rotten or missing may be replaced with new solid wood elements to match the existing (in kind repairs only). Glass should feature a clarity comparable to the existing (tinted glass should not be used).

3. Repair the foundation.

No modifications to the existing skirting are requested or approved at this time. Any changes to the existing skirting will require an additional application for review and approval by staff.

4. Repair the existing siding and replace in-kind where deteriorated beyond repair.

Any replacement siding must match the existing siding in material, profile, reveal, and finish.

5. Repaint the exterior.

The painting of any unpainted masonry is not included in this request.

6. Replace the roof to match existing.

No modifications to the roof form or roof pitch are requested or approved at this time.

APPROVED BY: Rachel Rettaliata

RE-ISSUE DATE: 8/4/2022 10:42:22 AM

RE-ISSUED BY: Rachel Rettaliata

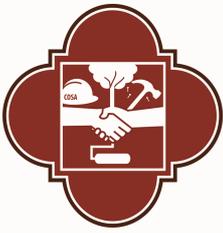
A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer

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City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-22-35303297
PERMIT NAME	506 EVERGREEN
PERMIT ISSUANCE DATE	08/04/2022
LOC ISSUANCE DATE	03/30/2023
ADDRESS	506 EVERGREEN City of San Antonio TX 78212
DESCRIPTION OF WORK	Replace rotted wood as needed Siding Repair existing sheetrock, new flooring throughout, new walk-in shower in master bath, Tile new cabinets in kitchens and baths, new countertops, New Doors Repair existing windows.

Thank you for your business

The City of San Antonio