

# HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

**HDRC CASE NO:** 2021-550  
**ADDRESS:** 935 S ALAMO ST  
**LEGAL DESCRIPTION:** CB 741 BLK 4 LOT E 48 FT OF 16  
**ZONING:** C-1, HS, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Gino & Elizabeth Lutz  
**OWNER:** Gino & Elizabeth Lutz  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** October 21, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 935 S Alamo.

## 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 935 S Alamo is a 1-story, single-family home constructed circa 1900 in the Folk Victorian style. The property first appears on the 1904 Sanborn Map. The structure features a T-shaped plan, a cross gable standing seam metal roof, an asymmetrical front porch, wood cladding, and divided lite windows. 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 replacing the previously existing standing seam metal roof with a new standing seam metal roof.

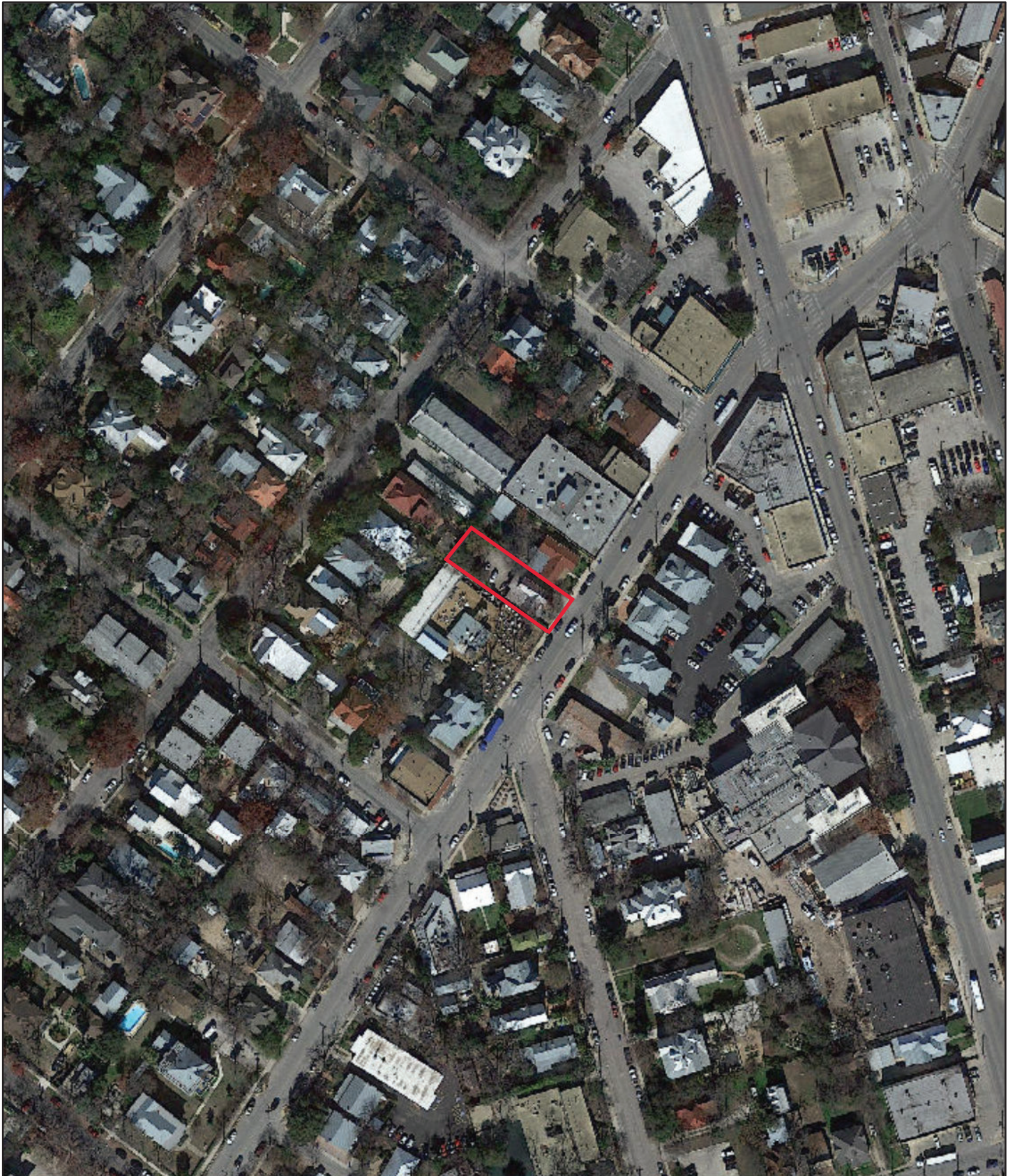
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.
- d. Staff conducted a site visit on October 26, 2021, to examine the conditions of the property. Staff verifies 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 for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. 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.

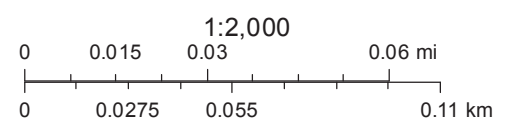


# City of San Antonio One Stop

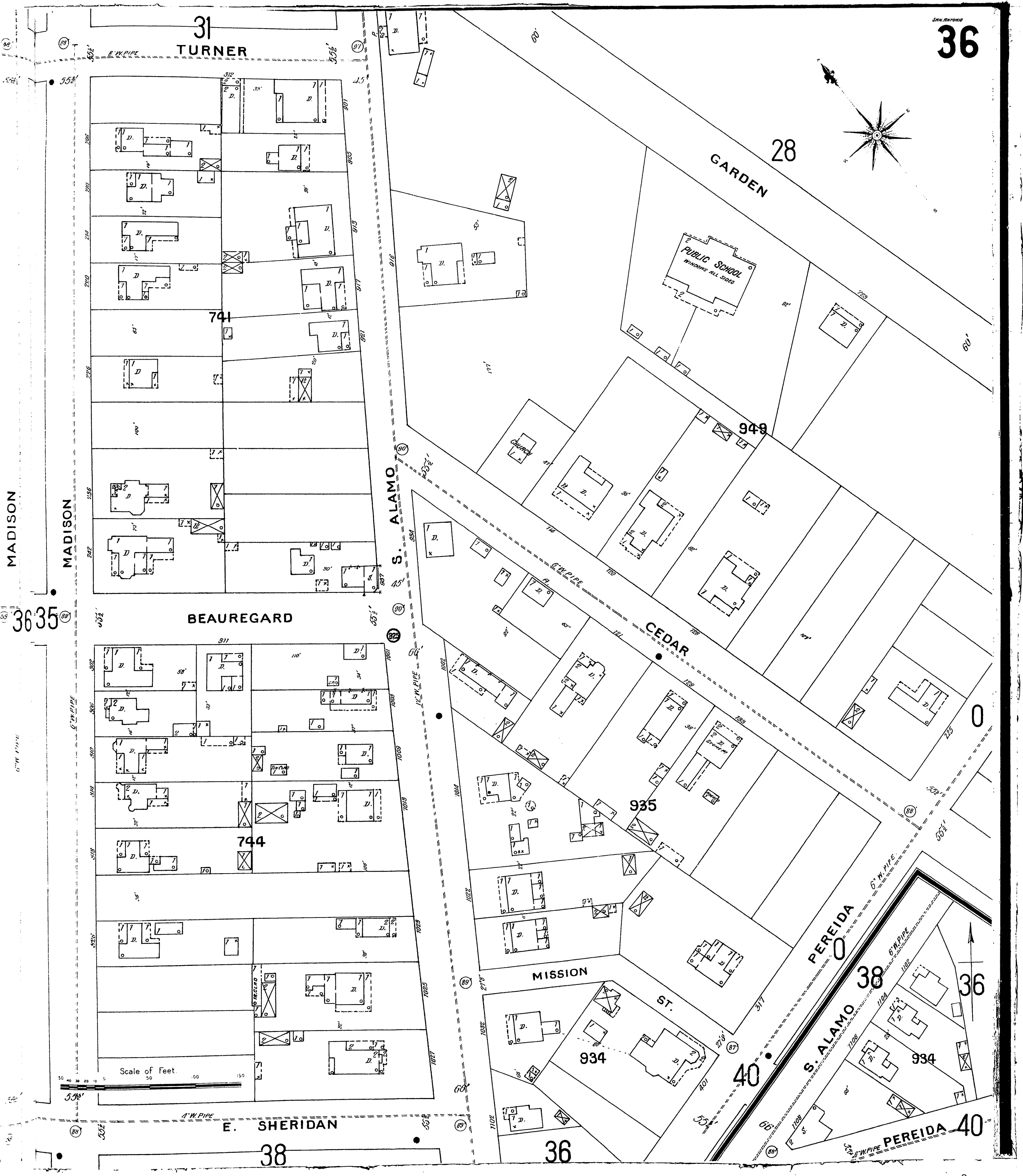
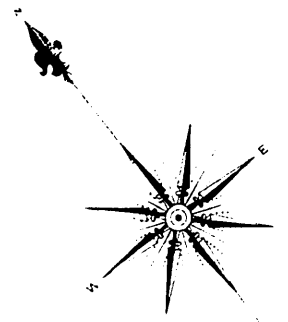


October 27, 2021

— User drawn lines







GARDEN U D I U M E ASPHALT PAVED

21

20

TURNER  
MACRODRUMED

21

741

19

MADISON  
MACRODRUMED

TURNER 20  
MACRODRUMED

19

MADISON  
MACRODRUMED

21

BEAUREGARD  
MACRODRUMED

S. ALAMO  
MACRODRUMED

E. SHERIDAN  
MACRODRUMED

18

CEDAR NOT PAVED

949

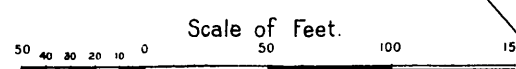
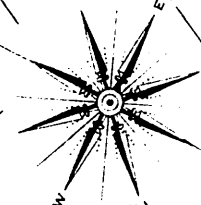
935

934

MISSION

22

PERIEDA  
MACRODRUMED







TURNER 348

350

BEAUREGARD

KING WILLIAM

MADISON

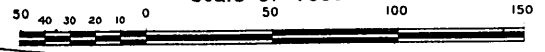
E. SHERIDAN

351

S. ALAMO

352

Scale of Feet.







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Office of Historic Preservation

1901 S. Alamo St

San Antonio, TX 78204

Re: 935 S. Alamo St

We just purchased this property today Friday the 24<sup>th</sup> of September 2021. Our first order of business is to replace the roof as this is the most urgent of the repairs that we plan on doing. The current roof is a metal roof and the current color of the roof is red. We will be changing that to a darker tan color "buckskin" and our roofer has informed us that with this type of colored roof and the way the ridges are "double munched", they will crack over time and is strongly recommended to add Ridge Caps. We estimate the cost of the new roof to be from \$ . I will include his detailed estimate along with this narrative.

List of expected work:

-New Roof

Projected time schedule:

-within the next 15 days

Estimated Associated costs

-\$

Please see attached color photos of the interior/Exterior and photos from Street level.

Thank You for your consideration,

Gino Lutz



9/24/2021





13003 Hunters Ledge, San Antonio, TX 78230  
o- 210 479 1057 f- 210 479 4044 info@championroofingtx.com

### PROPOSAL

|              |                         |          |      |      |  |
|--------------|-------------------------|----------|------|------|--|
| Owner:       | Gino and Elizabeth Lutz | Phone:   |      | Fax: |  |
| Address:     |                         |          |      |      |  |
| Date:        | 09/22/21                | Contact: | Gino |      |  |
| Subdivision: |                         | Lot #:   |      |      |  |
| Job Address: | 935 S. Alamo            |          |      |      |  |
| Plan #'s:    |                         |          |      |      |  |

The following specifications are the standard or better in our industry and will apply to the above mentioned project and plan(s)

- Metal Roof: 21 Approximate number of squares
1. One layer of synthetic underlayment to be supplied and installed.
  2. All metal to be used is 24 gauge.
  3. All pipes to be flashed by Champion, flashing provided by Champion.
  4. If colored metal, jacks to be painted to match the roof.
  5. Includes metal panels, valley, wall and edge flashing and hip and ridge cap.
  6. Panels to be bent to 18".
  7. Metal manufacturer is Berridge Kynar 500 Buckskin.

Note: This does not include any walk decks, balconies or flat roofs.  
Includes removal and disposal of existing roof covering.  
Includes removal and replacement of 2 sheets of OSB decking.

The metal being used is a painted and coated Kynar 500 product and it is not conducive to install the folded over seams at the hip and ridge because the manipulation of the metal will compromise the coating.

| Colored | Insurance Proceeds |  | Supplements if Provided by Insurance |  |
|---------|--------------------|--|--------------------------------------|--|
|         |                    |  |                                      |  |
|         |                    |  |                                      |  |
|         |                    |  |                                      |  |

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practice. Any alterations or deviations from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Customer/Owner responsible for all legal and collection fees.  
Payment schedule to be 30% paid upon dry in, 45% upon load, 25% due upon completion of roof. Bid subject to withdrawal after 30 days. Owner shall indemnify, hold harmless, Protect and defend, Subcontractor against all liabilities, claims, demands, losses, liens, caused of action, judgments and expenses.

Champion  
Roofing, Inc. \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

Acceptance  
of Proposal \_\_\_\_\_  
Title Owner  
Date 9/24/2001

If property is owned by another party besides builder, they must also sign this proposal.

Owner of  
Property \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

Office of Historic Preservation

1901 S. Alamo St

San Antonio, TX 78204

Re: 935 S. Alamo St

As of 10/21/2021 our new roof is completely installed. We chose to go with a standing seam metal roof in an off-white color which was approved at the staff level. The roof was the only repair we have made at this time.

-The cost of the roof was approximately \$                      which exceeds the 30% of improvement value per Bcad.

-This roof job took about a week and commenced on 10/14/2021.

-Final cost of the roof was: \$                      -

Please see attached Exterior photos of the new roof.

Also, attached is the closed permit for the roof.

Thank you,

Gino Lutz



10/21/21