

# HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

**HDRC CASE NO:** 2022-046  
**ADDRESS:** 400 E ARSENAL  
**LEGAL DESCRIPTION:** NCB 972 BLK 8 LOT W 150 FT OF 7  
**ZONING:** MF-33, HS, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Rene Ruiz  
**OWNER:** Rene Ruiz  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** January 12, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Verification for the property at 400 E Arsenal.

## APPLICABLE CITATIONS:

*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.

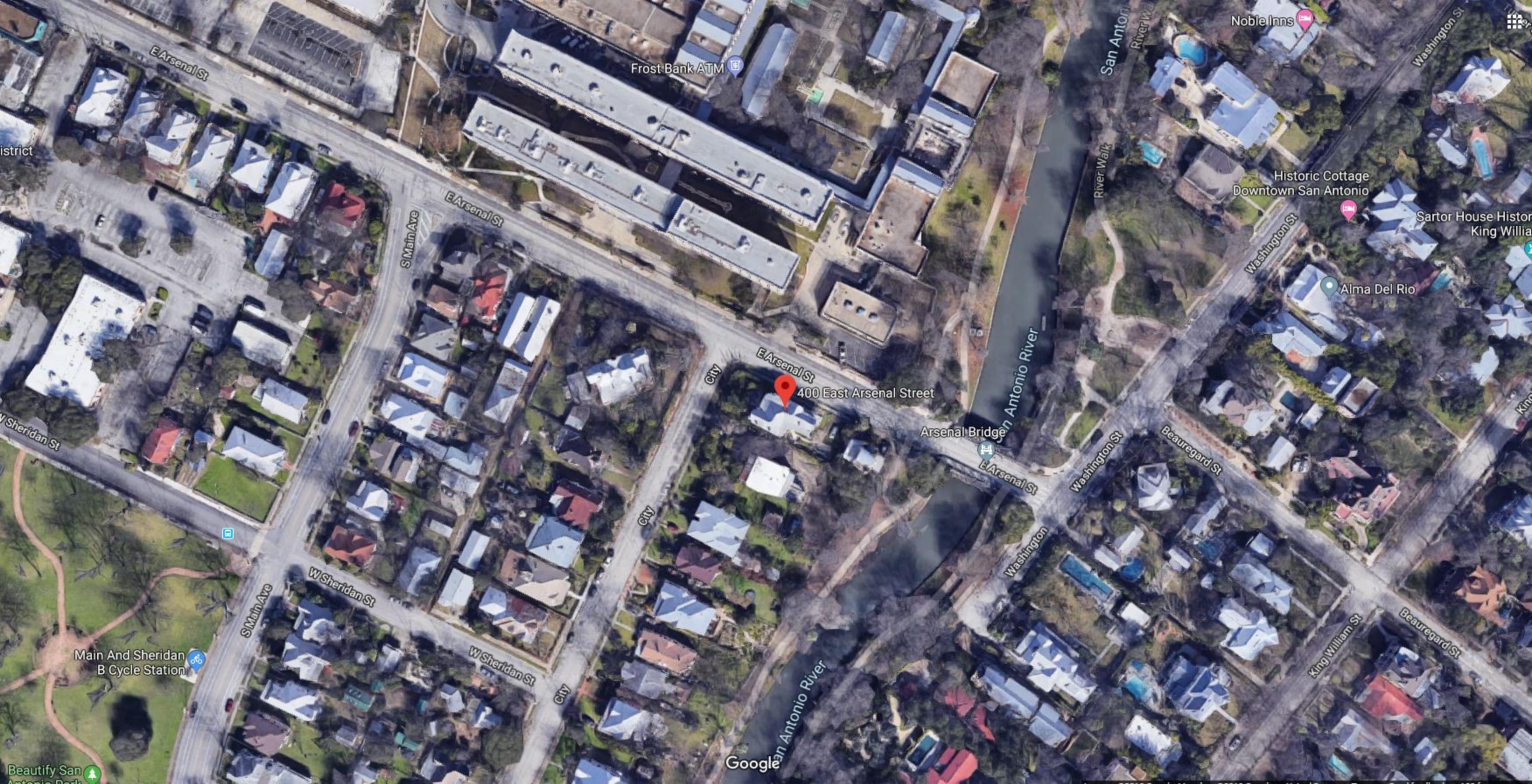
## FINDINGS:

- a. The primary structure located at 400 E Arsenal is a 2-story, single-family residence constructed in the Folk Victorian style. The property contributing to the King William Historic District and received Historic Tax Certification on May 15, 2019. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive front porch rehabilitation, with porch decking, railing, column, and ceiling replacement, foundation repair, rain gutter installation, and exterior painting.
- c. Staff conducted a site visit on January 11, 2022, 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 violations on the property.
- d. 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.

- e. 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 e.



Frost Bank ATM

Noble Inns

Historic Cottage  
Downtown San Antonio

Sartor House Histor  
King Willia

Alma Del Rio

400 East Arsenal Street

Arsenal Bridge

Main And Sheridan  
B Cycle Station

Beautify San  
Antonio Park

Google



400 East Arsenal Street





400

P  
320





0























6JG-5874





City of San Antonio  
ORGANIC MATERIAL

15 1358151

ATTACHMENT TO HISTORIC REHABILITATION APPLICATION (PART 2 OF 2) FOR

400 E. ARSENAL, SAN ANTONIO, TEXAS 78204

A. Detailed Written Narrative Explaining Completed Work

1. As stated in the application, the objective was to replace all rotten wood on the exterior of the house using same materials and design, install rain gutters, and paint the house. Added to the COA on July 22, 2021, was the reinstallation of handrails on the first level to match the existing handrails on the second level. Specifically:
  - a. Replaced all porch flooring 1<sup>st</sup> floor facing Arsenal Street;
  - b. Replaced portion of porch flooring 2<sup>nd</sup> story rear;
  - c. Replaced entire railing 2<sup>nd</sup> story facing Arsenal and City streets;
  - d. Reinstalled entire railing 1<sup>st</sup> story facing Arsenal and City streets;
  - e. Replaced portion of railing 2<sup>nd</sup> story rear;
  - f. Replaced fascia at 3 areas of roof perimeter:
    - i. above 2<sup>nd</sup> story balcony facing Arsenal and City
    - ii. above 2<sup>nd</sup> story facing Arsenal only
    - iii. above 2<sup>nd</sup> story rear balcony
  - g. Replaced fascia above 1<sup>st</sup> story porch facing Arsenal street
  - h. Replaced wood columns 1<sup>st</sup> and 2<sup>nd</sup> stories facing Arsenal and City streets
  - i. Repaired wood columns 1<sup>st</sup> and 2<sup>nd</sup> stories rear
  - j. Replaced lattice skirting at 3 perimeter sides of lower story
2. Performed foundation work to level porch on 1<sup>st</sup> floor facing Arsenal only
3. Installed rain gutters.
4. Painted exterior of house.
5. No interior work done.

B. Completed Time Schedule. Completed work on November 12, 2021.

C. itemized List of Final Associated Costs:

1. Items #1,2 and 4 above: \$
2. Item #3: \$
- TOTAL : \$

D. Color photos of exterior. See attached.

E. Color photo of the home from the street. See attached.

F. Final Building Inspection Clearance: COA pending.