



# **CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION**

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**Historic House Specialist:**

**Preservation in Action Tour**

**Provider: 0008 - REALTOR Academy,  
Course #34424**





# Historic House Specialist Certification

## CERTIFICATION REQUIREMENTS

- Take all three (3) courses (one of each 1 hour, 2 hour, and 3 hour)
- Pass final online exam

## ONCE CERTIFIED

- Listed on OHP's website
- Listing as a Certified member of the SA Rehabber Club
- Emailed certificate
- Signature Designation

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

## HISTORIC HOUSE SPECIALIST CERTIFICATION

Earn a certification issued by the City of San Antonio's Office of Historic Preservation. Over 10,260 properties are designated historic. Become a certified expert and increase your clientele!

<b>COURSE TOPICS</b> <ul style="list-style-type: none"><li>Design review and Permitting</li><li>Property Work History</li><li>Architectural Styles</li><li>Benefits of Preservation</li><li>Wood Windows 101</li><li>Case studies of past projects</li><li>Tax Incentives</li><li>Research</li></ul>	<b>ONCE CERTIFIED</b> <ul style="list-style-type: none"><li>• Listing on OHP's website</li><li>• Listing as a Certified member of the SA Rehabber Club</li><li>• Certificate</li><li>• Membership card</li><li>• Signature Designation</li></ul>
<b>CERTIFICATION REQUIREMENTS</b> <p>Licensed Real Estate Agent Complete one of the each of the following courses: Historic Home Specialist: Resources and City Processes (3 CE) Historic Home Specialist: Unique San Antonio (2 CE) Historic Home Specialist: Preservation in Action Tour (1 CE) Pass Online Exam</p>	<b>LEARN MORE...</b> <p>All certification course details can be found at both SABOR and the City's Office of Historic Preservation. <i>Non-agents can attend each course, but preference will be given to agents.</i></p>

Office of Historic Preservation  
www.SAPreservation.com  
210-207-0055

SABOR  
www.realtoracademy.com  
210-593-1200



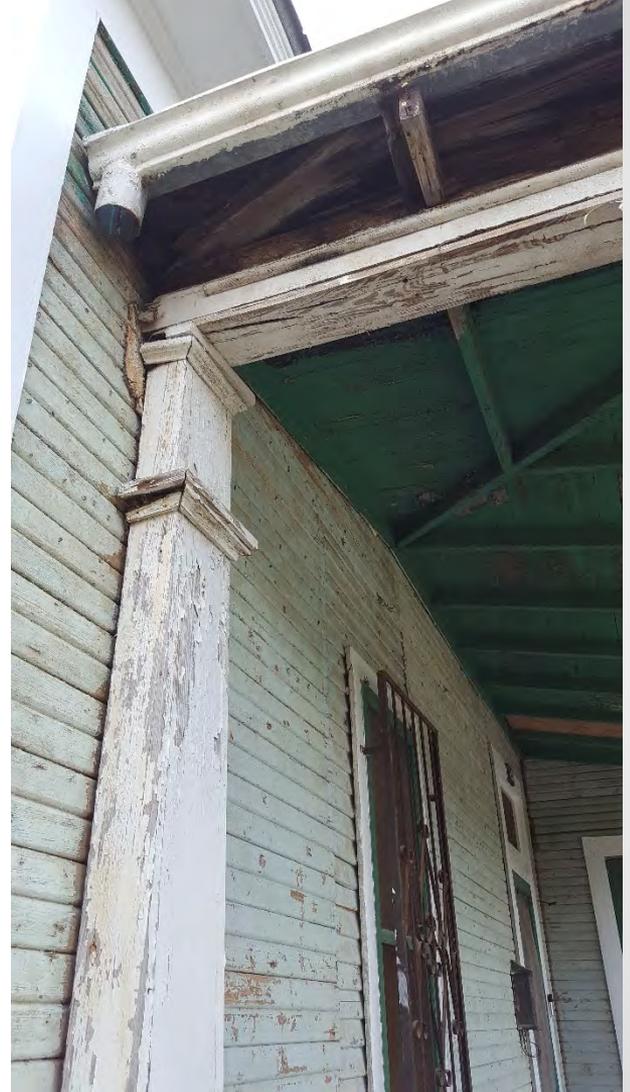
# Case Study

- Designation
- Certificate of Appropriateness,  
Approval process
- Tax Incentives



## Case Study: 118 Florida









Case Study

# Designation



# UDC Sec. 35-607(b): 16 criteria

## Designation Criteria Buckets: UDC Sec. 35-607(b)

- Affiliation with a prominent person
- Affiliation with a prominent event
- Architectural style and construction methods
- Relationship to other properties nearby
- Cultural significance
- Archaeological significance

These criteria are based on the Secretary of the Interior's criteria for National Register listing, but are written through the lens of San Antonio history.



# Architecture



Folk Victorian



Queen Anne



Tudor Revival



Spanish Eclectic



Craftsman



# Folk Victorian

**1870-1910**

- Most common type of Victorian architecture
- Often one-story
- Simplified forms (rectangular or L-shaped)
- Porches
- Spindlework porch detailing and brackets (often replaced)



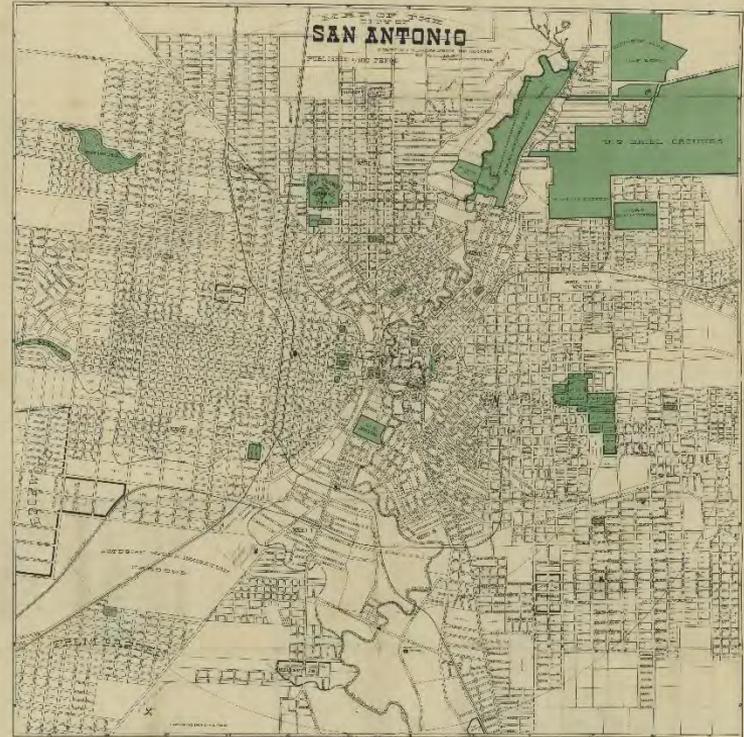


## Case Study: 118 Florida





# Development History





# Development History





# Resources: Historic Research

## Primary Sources

- City Directories
- Newspaper Archive
- Deed Records
- Historic Aerials
- Sanborn Fire Insurance Maps

## Local Archives

- Public Library
  - Texana Room
- San Antonio Conservation Society Library & Archives
- Bexar County Clerk



# Historic Assessments

CITY OF SAN ANTONIO  
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Historic Assessment

Property Address: 402/406 San Pedro  
Known Name: CASA

Tier: 2

## 1. Application Details

Applicant: Terri Rubiola, DH Realty Partners, Inc.  
Type: Historic Assessment  
Date: February 28, 2018

## 2. Findings

The structure at 402/406 San Pedro (called 402 San Pedro in this document) is a one-story Italianate commercial structure built in 1929 for Salling's, a local grocery store. Jacob Rubiola Properties Ltd currently owns the building.

San Pedro Avenue, connecting San Antonio's earliest suburbs to downtown parallel to San Pedro Creek, serves as the commercial corridor for neighborhoods including Five Points and Tobin Hill. The first streetcar line in the city, powered by mules, traveled from Alamo Plaza to San Pedro Park along this route in 1878. Large near downtown neighborhood establishments on the 1920s, made visible in Plaza), the Medical A Wix Hospital in 1925,

## Findings

th century. These commercial ding boom in the 1922 (Municipal Young Tower and esses including a candy shop and a grocery store were located on the site. Salling's Grocery, which San Pedro was designed by local architectural firm Adams & Adams. Established in 1909, this firm produced many prominent structures in San Antonio, including the San Antonio Drug Company, the National Bank of Commerce, the F.W. Woolworth Building, and Jefferson High School.

Salling's, established in 1912, operated eleven other stores in San Antonio by 1929. The location at 402 San Pedro was the largest of the dozen locations. Stores served many of the prominent contemporary suburbs of San Antonio, including Alta Vista, Becon Hill, Highland Park, Alamo Heights, Tobin Hill, West Highlands, and Lavaca. Many of these locations remain, repurposed for other retail uses. Their main office was located near the railroad on East Houston Street. The San Antonio Light celebrated the opening of the new store with 10 pages of coverage and advertisements for the store and its vendors. Headlines including "New Building Masterpiece in Both Architecture and Convenience" and "Started Here Seventeen Years Ago: Now Operating One of the Largest Food Store Chains in the Southwest" illustrate the significance of the occasion for the community. Salling's remained in the structure until



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1956, when Studer Photo purchased the property. A local firm established in 1929, Studer Photo Company used 402 San Pedro as their headquarters and remained at this location through at least 1973.

402 San Pedro reflects the commercial development of the San Pedro corridor. Several one-story brick commercial structures filled out the block to the east in the early twentieth century. The surrounding residential neighborhood of Tobin Hill flourished as one of San Antonio's early suburbs.

## 3. Architectural Description

The structure at 402/406 San Pedro Avenue is a one-story commercial structure with a rectangular footprint, gabled facade with red brick, and a red clay barrel tile roof. The structure features a gabled facade with decorative arches above both entry doors and windows, arched dentils beneath both gables that also extend around the north and south elevation, and a red clay barrel tile roof. There is a large asphalt parking area that faces San Pedro Avenue. Two free standing signs are located on the San Pedro side of the street; a tall pole sign with neon letters and a newer free-standing sign with two cabinets.

## Architectural Description

## 4. Landmark Criteria

402 San Pedro is not currently designated as a local landmark or included in a local historic district. Staff concludes that the

4. Its identification individual work has structure designed

5. Its embodiment period, type, method commercial block

7. Its unique location feature: for its location on a prominent corner along San Pedro Avenue.

## Landmark Criteria



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11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; for its role as the flagship store for Salling's Grocery as well as the headquarters for Studer Photo Company, both successful local businesses in their time that represent the economic heritage of San Antonio.

## 5. Recommendation

Based on this 607(b). In order criteria; thus uncover more have been m colonnade. Th not intend to treatments m windows and by surface pe structure. Addition, a modest vertical addition to the structure could provide additional space if required for future uses.

## Outcome / Recommended Treatment



From San Antonio Light, 10 May 1925, p 5-C



## New Products

Designation  
Verification \$150

Historic  
Assessment \$350

- Purpose:

Review of property to document OHP's survey, research, and evaluation of potential historic significance



## Case Study: Timeline

Action	Date
Application submitted	March 15, 2019
HDRC	April 3, 2019
Zoning Commission	May 21, 2019
City Council	June 20, 2019
First CoA Request	May 22, 2019



## Case Study

# Design Approval Process



# Is My Property Historic?

[sanantonio.gov/historic](http://sanantonio.gov/historic) or [sapreservation.com](http://sapreservation.com)

## OFFICE OF HISTORIC PRESERVATION

HISTORIC HOME

ABOUT >  
COMMUNITY & EVENTS >  
CURRENT PROJECTS & INITIATIVES >

PROGRAM AREAS

ARCHAEOLOGY >  
DESIGN REVIEW >  
LIVING HERITAGE >  
SCOUTS: SURVEY & DESIGNATIONS >  
VACANT BUILDINGS >

SA GOV RELATED SITES

DEVELOPMENT SERVICES  
PLANNING AND COMMUNITY DEVELOPMENT  
WORLD HERITAGE OFFICE  
...MORE

PRESERVATION PARTNERS

CONSERVATION SOCIETY  
POWER OF PRESERVATION  
PRESERVATION TEXAS  
...MORE

LEADERSHIP

SHARON SHEA MILLER  
Director



Let's Talk About Woodlawn Lake!

### SA SPEAKUP: WOODLAWN LAKE

Meetup with your neighbors to learn how the City of San Antonio can work with you to preserve places in our community.



Connect with the  
OFFICE OF HISTORIC  
PRESERVATION



SIGN UP FOR E-ALERTS!

### EXPLORER MAP



### LEGACY BUSINESSES



### HPTV: LATEST EPISODE



APPLICATION  
PORTAL



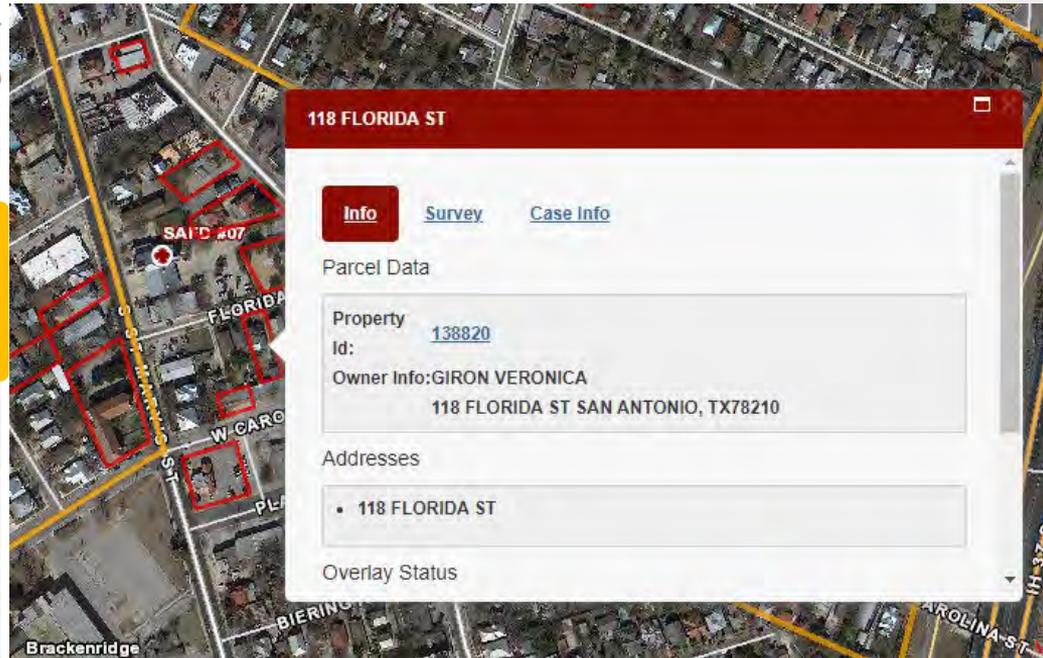
HDRC SCHEDULE  
& AGENDAS



REHABBER  
CLUB



SCOUT SA





# HOW TO SUBMIT A COMPLETE APPLICATION

## PHOTOS

one photo from the sidewalk, one photo of each side of the structure, photo(s) of the specific request location (windows, porch, roof, landscape, etc).

## MEASURED DRAWINGS

measured drawings with materials labeled (site plan, elevation drawings, 3D renderings or perspective drawings), specification sheets from manufacturers, photo of the exact architectural element you are proposing to install.

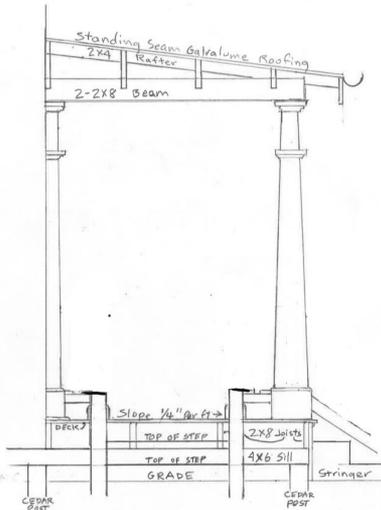
## CONTEXTUAL INFORMATION

labeled photo examples on the block or in the district, an expert's letter commenting on "deterioration beyond repair" or "economic hardship for rehabilitation", letters of support from neighborhood associations or other interested parties.

# HOW TO SUBMIT A COMPLETE APPLICATION

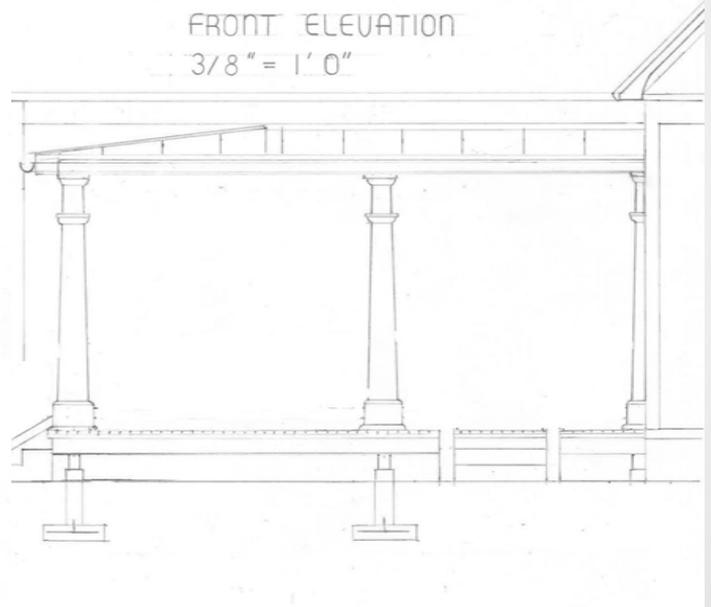


SIDE ELEVATION  
CONSTRUCTION DETAILS  
1/2" = 1' 0"

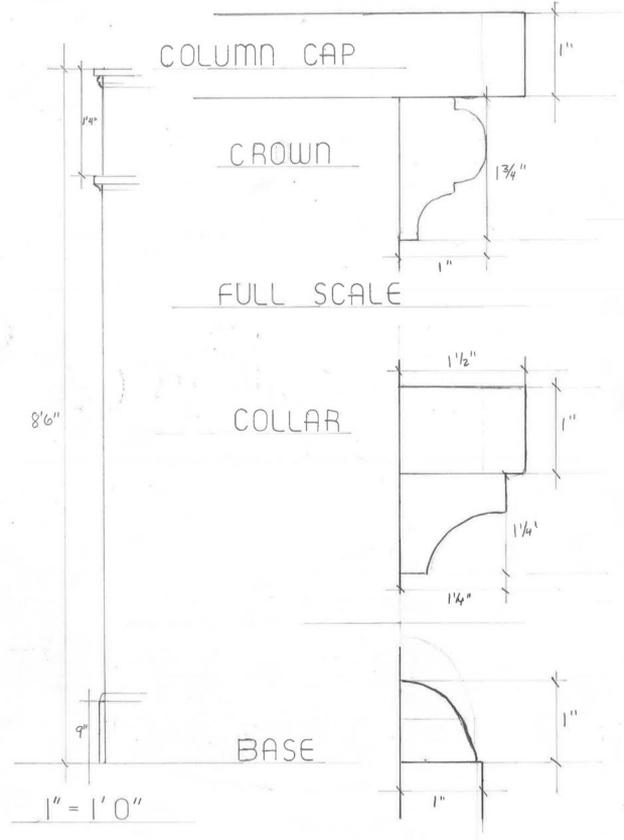


Front Porch Restoration  
Giron Family

FRONT ELEVATION  
3/8" = 1' 0"



# HOW TO SUBMIT A COMPLETE APPLICATION



AZEK Porch  
Slate Gray

AZEK Porch

- Limited Lifetime Residential Warranty
- 30 Year Fade & Stain Warranty
- Highly Durable & Easy to Maintain
- Mold, Mildew & Moisture Resistant
- Stain, Scratch & Insect Resistant
- Will Not Splinter, Rot, Crack or Warp



Sample does not represent the full color variation that will be seen within a board and between multiple boards on a porch.

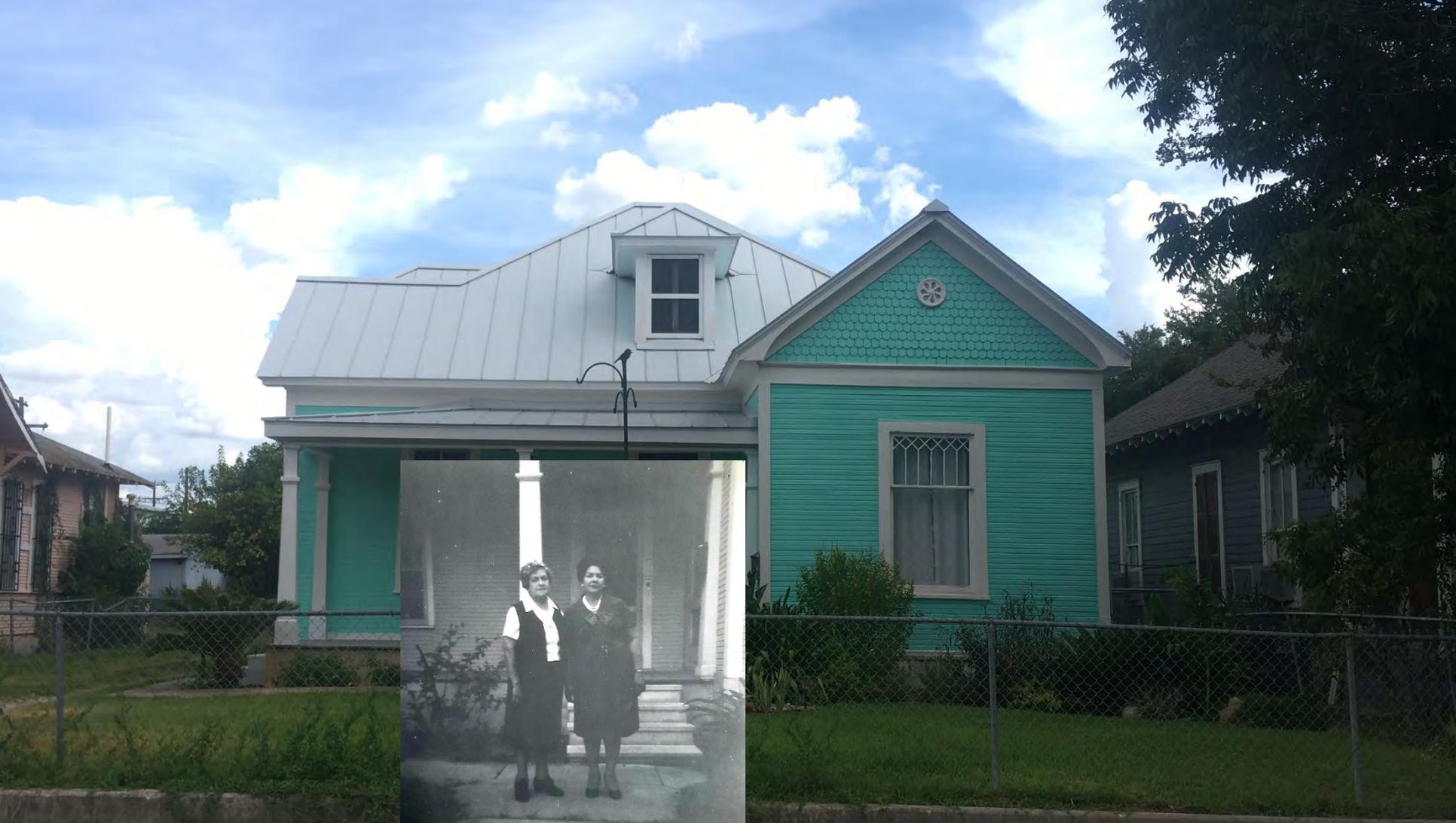
For related pricing visit us on [AZEK.com/warranty-and-care](http://AZEK.com/warranty-and-care) For more information visit [AZEK.com](http://AZEK.com)



# HOW TO SUBMIT A COMPLETE APPLICATION







# HOW TO SUBMIT A COMPLETE APPLICATION





# HOW TO SUBMIT A COMPLETE APPLICATION

## Window repair



## Case Study

# Local Tax Incentives



## SUBSTANTIAL REHABILITATION TAX INCENTIVE AND FEE WAIVER PROGRAMS





## SUBSTANTIAL REHABILITATION TAX INCENTIVE AND FEE WAIVER PROGRAMS

### Part 1 | Tax Certification

- Application shows the work to be done
- Heard by the HDRC
- Substantial work that remains with the property
- Cost of work to be equal at least 30% of the homesite improvement value listed by BCAD
- Use to receive fee waivers

### Part 2 | Tax Verification

- Work completed matches Certificates of Appropriateness
- All permits pulled
- Receipts add up to threshold indicated in **Part 1**
- Heard by the HDRC
- Finalizes fee waiver program



## SUBSTANTIAL REHABILITATION TAX INCENTIVE

### Option 1:

10-Year Tax Freeze — The City property taxes (Entity 21) freezes as the pre-rehabilitation value, the value at the year of Part 1 — Tax Certification, for 10 years total.

### Option 2:

Five Zero/Five Fifty — The City property taxes (Entity 21) remains at zero (0) for five (5) years, then year 6 through 10, the ad valorem City property taxes are 50% at the new assessed value of the property.



# Conservation Society of San Antonio Grant

## About

- Once a year
- **Exterior** restoration of residential or commercial
- 50 years or older
- Architectural/historical distinction
- Reimbursement funds
- Work hasn't started yet
- Typically around \$5,000

## 2020 Applications

May be submitted between August 1, 2020, and Friday, September 25, at 4:00 pm.





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**[www.SApreservation.com](http://www.SApreservation.com)**

**210-207-0035**