

SHPC MEMORANDUM

SHPC: November 14, 2019
Department: Development Services
Subject: Consideration and/or action approving a Request for a Historical Incentive Program for the Main Street Area grant for 802 Main Street. (B. James/B. James)

BACKGROUND

In January of 2015, City Council approved Resolution 15-R-03 establishing the Historical Incentive Program for the Main Street Area in order to facilitate the preservation of historic structures to promote the economic vitality of the Main Street area as a tourist destination, the City of Schertz is offering incentives that will serve to improve existing properties and businesses within this area. Council subsequently modified the program via Resolution 16-R-37 to eliminate the requirement that properties be designated as Landmark Properties and to slightly expand the area eligible for the grant. The resolution established details of the program including eligibility requirements, and draft funding agreement.

The program provides matching funds up to \$20,000 per property to go towards the cost of renovations. The aim of the program is to protect, enhance, and preserve the historic resources and landmarks which represent distinctive element of the City of Schertz' historic, architectural, economic, cultural, and social heritage by providing property owners an incentive for protecting their property; stabilize and improve property values; foster civic pride in the beauty and accomplishments of the past, and to promote the use of the historic structures for the culture, education and general welfare of residents, and strengthen the economy of the city by protecting and enhancing the attractiveness of the Main Street area to residents and visitors, as well as provide support and stimulus to businesses.

The owner of the property at 802 Main Street, Cal-For Properties, LLC, is applying for a grant for proposed work to the structure. The owner is at this time proposing to renovate the structure to use as a single family residence due to site constraints – this renovation includes major systems, electrical and plumbing, as well as general renovations to make the structure usable – flooring, drywall, bathroom fixtures, counters, doors etc. He has provided an attached estimate of cost of work, broken down by materials and labor. The estimate is under the maximum amount for which the City will provide a matching grant. The grant is a 1:1 grant, with the City providing up to \$17,531.19. If the owner spends less than the estimated \$35,062.38 the amount of the match from the City would be reduced. The match from the City is paid after the work is

complete, though the monies can be paid in increments after elements of the project are complete.

The two largest expenses are for electrical work and plumbing. While the applicant has included costs associated with remodeling the bathroom and kitchen, the costs seem reasonable. The City has a concern with providing monies for high end finishes, which is not what is proposed in this case. Additionally, the City would not recommend approval of some of these items on their own, counters and doors, if they were not part of a larger renovation. The applicant has completed some window work to secure the building and seal it from the elements. Aside from repairs to the siding and roof, most of the exterior work is minor. The proposed color scheme for painting is similar to what exists today.

The Guadalupe County Appraisal District records do not show a date for the improvements, but based on an inspection of the building by the Chief Building Official, he estimates the structure to be from the 1930's or 1940's (over 50 years old). Additionally, an aerial photo from 1951 shows what appears to be the current structure on the property. Based on this evidence, staff is confident the structure is more than 50 years old. The property is located in the Main Street Incentive Area, and taxes must be current prior to paying the grant.

Goal

Promote the history and culture of the City of Schertz to tourists and residents.

Community Benefit

Recognize structures of significance to the community's past.

Summary of Recommended Action

Staff recommends approval of the Schertz Main Street Area Preservation Incentive Grant for up to \$17,531.19 subject to the applicant entering into the incentive agreement with the City.

FISCAL IMPACT

Up to \$17,531.19 from the Hotel Occupancy Tax Funds.

RECOMMENDATION

Approval

ATTACHMENT

Grant Expenses Sheet
Photo of Property

Material and Labor for 802 Main Street, Schertz

<u>Item</u>	<u>Material Cost</u>	<u>Labor Cost</u>	
Siding	\$980.00	\$950.00	
Drywall	\$1,060.00	\$2,400.00	
Paint	\$932.00	\$950.00	
Doors	\$2,735.00	\$750.00	
Window Blinds	\$360.00	\$120.00	
Lights	\$845.00	\$460.00	
Laminate Floor	\$3,030.00	\$1,500.00	
Remodel Bathroom	\$1,675.00	\$1,950.00	
Kitchen Cabinets	\$1,700.00	\$800.00	
Kitchen sink	\$120.00	\$30.00	
Appliances	\$2,400.00	\$350.00	
Water Heater Tank	\$400.00	\$120.00	
Electrical Work Santos Electrical		\$3,200.00	
Plumbing Work A Drian's Plumbing		\$5,000.00	
Window Repairs Morris Glass Company		\$245.38 Completed	
Sub-Totals	Materials \$16,237.00	Labor \$18,825.38	TOTAL \$35,062.38

Renovation List for 802 Main Street- Total Cost \$35,062.38

Exterior

- 1- Siding
- 2- Painting
- 3- Exterior Lights
- 4- Exterior Doors & Hardware (Front, Back, Door to Garage, and Overhead Door)
- 5- Window Solar Screens
- 6- Rear Deck (Smaller)
- 7- Landscaping

Living Room

- 1- Drywall & Texture
- 2- Trim
- 3- Outlet & Switch Covers
- 4- Painting
- 5- Light & Fan Combo
- 6- Sliding Barn Doors (2)
- 7- Laminate Wood Flooring

Hallway

- 1- Drywall & Texture
- 2- Trim
- 3- Outlet & Switch Covers
- 4- Painting
- 5- Can Lights
- 6- Laminate Wood Flooring

Dining Room

- 1- Drywall & Texture
- 2- Trim
- 3- Outlet & Switch Covers
- 4- Painting
- 5- Light
- 6- Laminate Wood Flooring

Kitchen

- 1- Drywall & Texture
- 2- Trim
- 3- Outlet & Switch Covers
- 4- Painting
- 5- Lights
- 6- Laminate Wood Flooring
- 7- Cabinets & Countertops, Sink, Disposal, Fixtures
- 8- Refrigerator, Stove, Microwave, Dishwasher (USED)

Laundry & Pantry

- 1- Drywall & Texture
- 2- Trim
- 3- Outlet & Switch Covers
- 4- Painting
- 5- Can Lights
- 6- Tile Flooring
- 7- Sliding Barn Door
- 8- Hot Water Heater and Closet
- 9- Shelving

Main Bathroom

- 1- Drywall & Texture
- 2- Trim
- 3- Outlet & Switch Covers
- 4- Painting
- 5- Lights & Exhaust Fan
- 6- Tile Flooring
- 7- New Shower Area
- 8- Toilet
- 9- Vanity, Sink, Mirror, Fixtures
- 10- Linen Closet

Master Bedroom

- 1- Drywall & Texture
- 2- Trim
- 3- Outlet & Switch Covers
- 4- Painting
- 5- Light & Fan Combo
- 6- Laminate Wood Flooring
- 7- Expand Closet Area with Sliding Barn Door
- 8- Interior Door

Bedroom #2

- 1- Drywall & Texture
- 2- Trim
- 3- Outlet & Switch Covers
- 4- Painting
- 5- Light & Fan Combo
- 6- Laminate Wood Flooring
- 7- Expand Closet Area with Sliding Barn Door
- 8- Interior Door

House Systems

- 1- Redo Electrical (See Quote from A Drain's Plumbing)
- 2- Redo Plumbing (See Santos Electric's Quote)
- 3- HVAC Checked & Tune-Up



802 Main



Main Color



Trim Color



Photo of a different house with the Tuscan Olive Main Color and a similar trim color.