

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2021-012
ADDRESS: 611 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 25
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Celestina Carrola
TYPE OF WORK: Historic Tax Certification
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 611 Devine.

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.

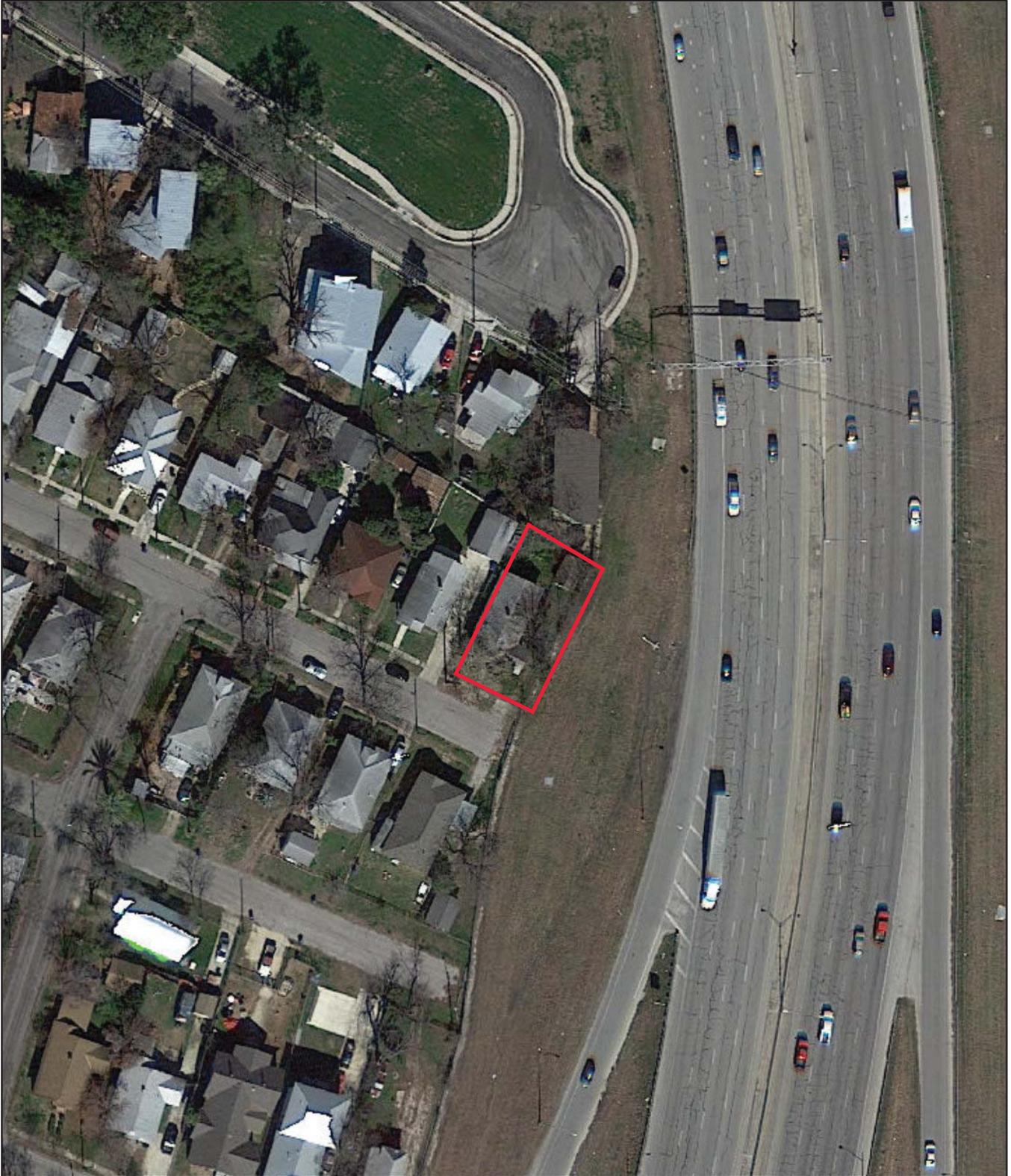
FINDINGS:

- a. The primary structure at 611 Devine is a 1-story, single-family residence constructed circa 1925. The house features a front gable standing seam metal roof with double front gables and a side gable over the wraparound porch, faux stone cladding, brick porch columns, and one-over-one windows. The property is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes foundation repair, skirting repair, cement porch, sidewalk, and patio repair, the installation of new electrical, HVAC and plumbing, roof replacement, and a comprehensive interior remodel.
- 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.

RECOMMENDATION:

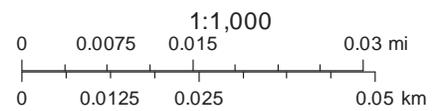
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

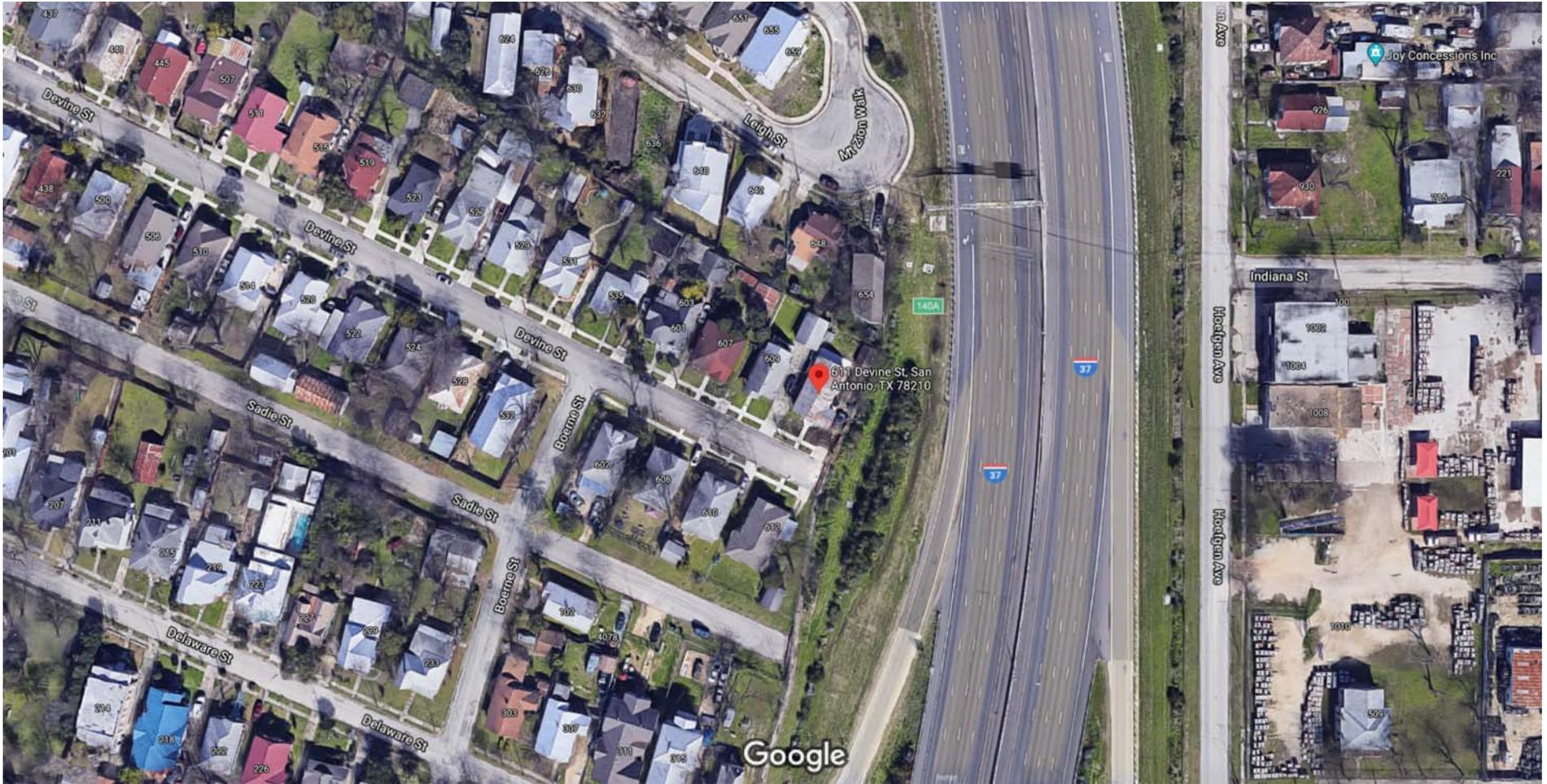


January 12, 2021

 User drawn lines

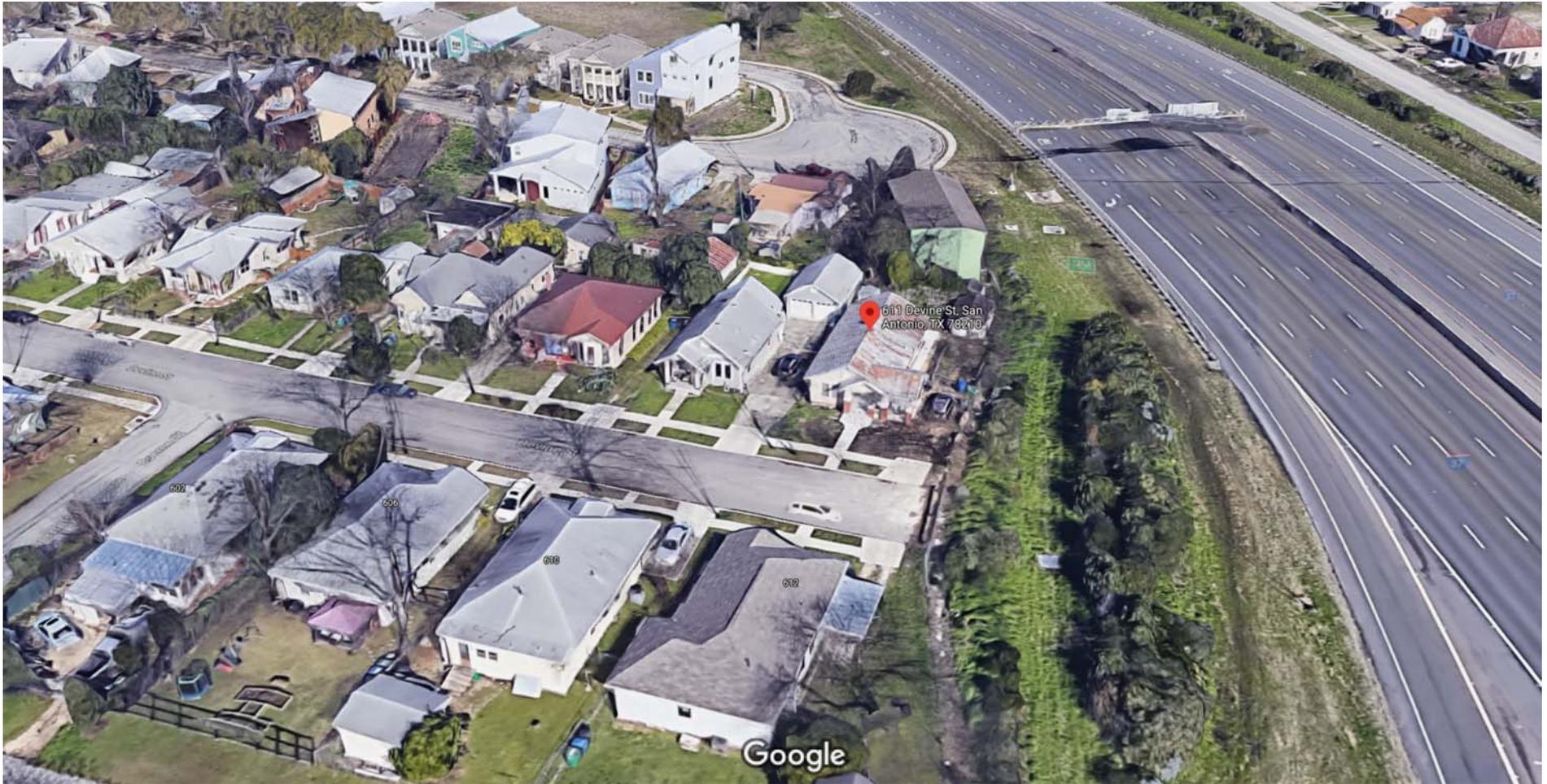


Google Maps 611 Devine St



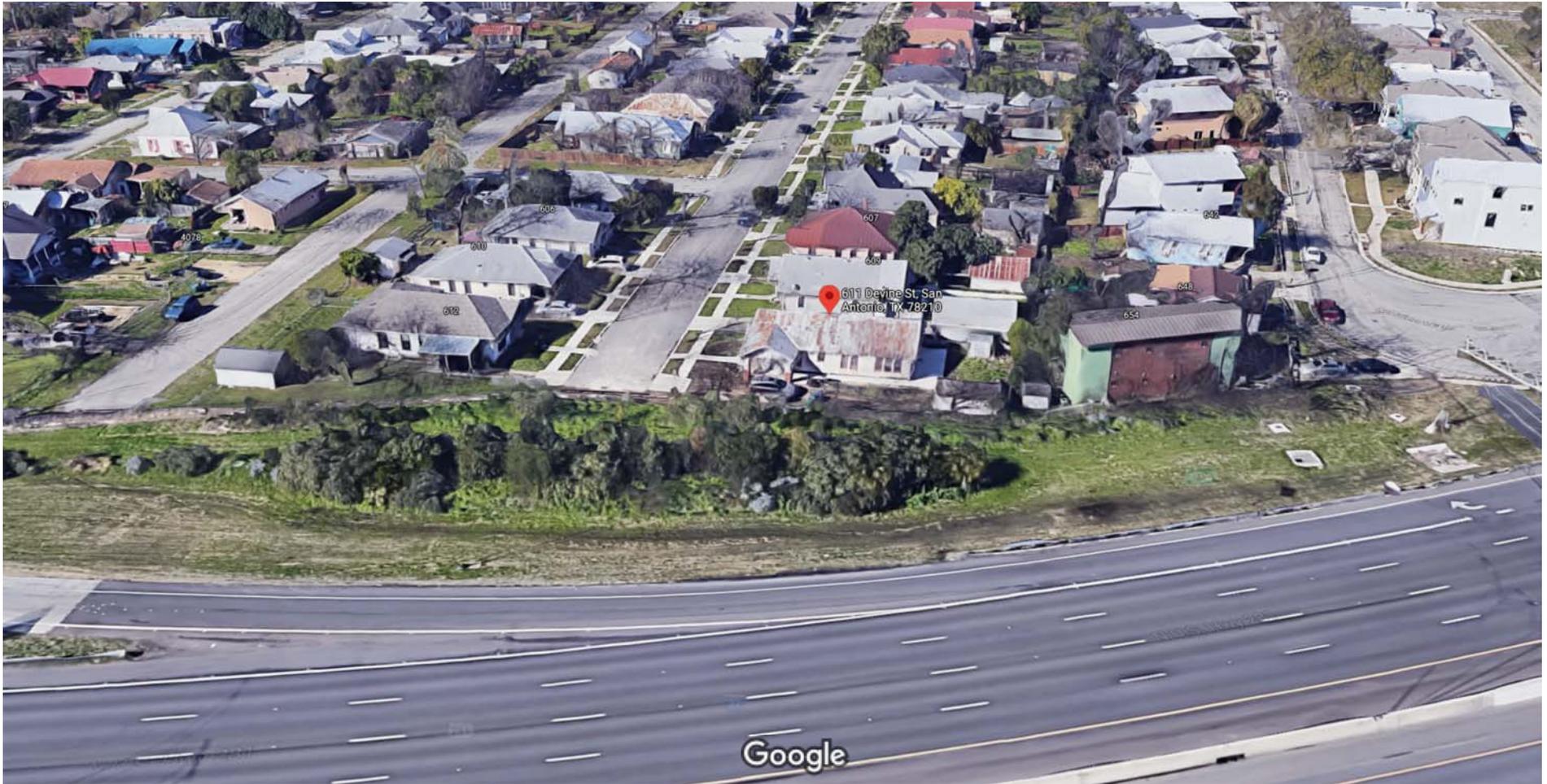
Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft

Google Maps 611 Devine St



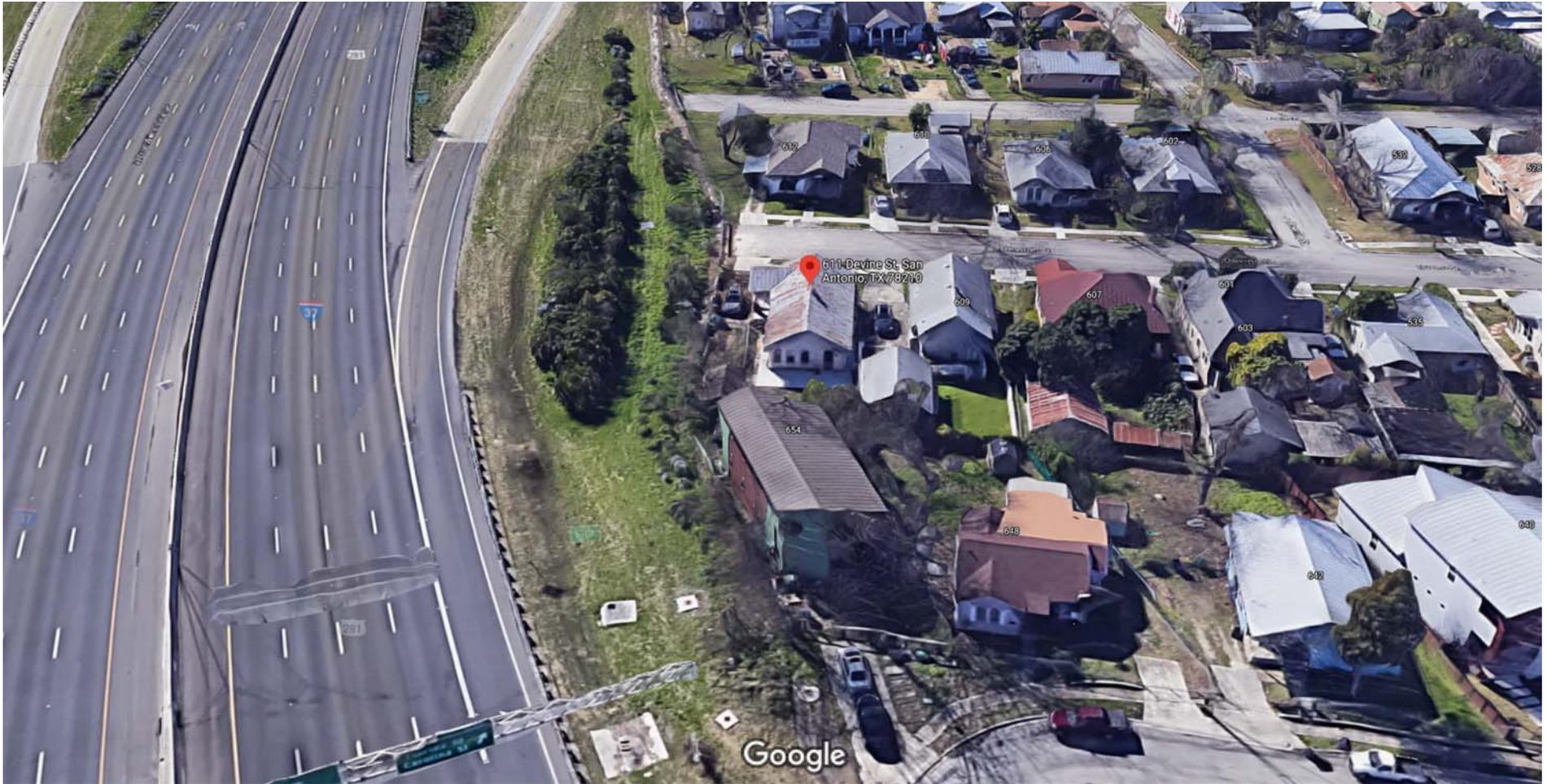
Imagery ©2021 Google, Map data ©2021, Map data ©2021 20 ft

Google Maps 611 Devine St



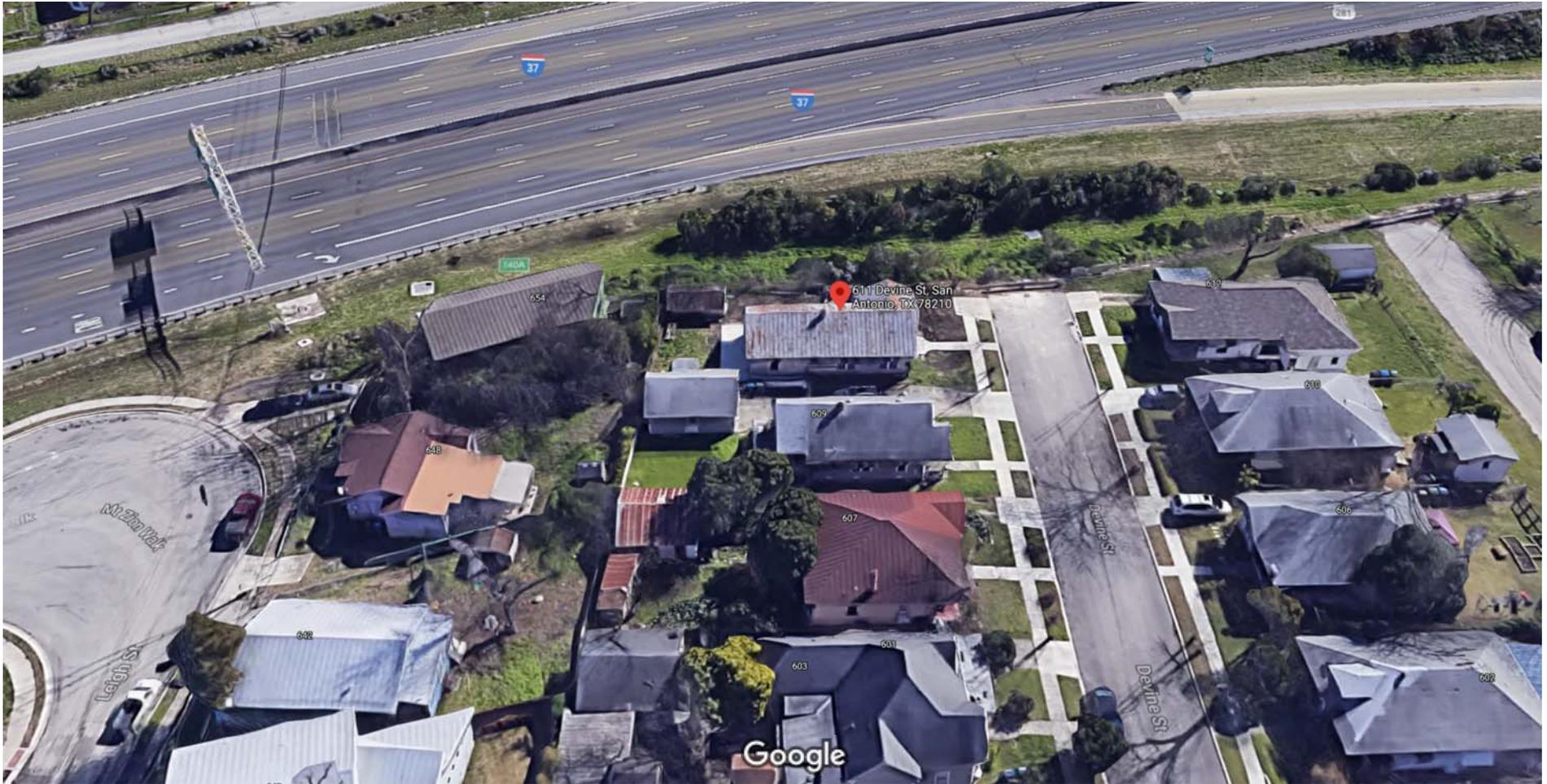
Imagery ©2021 Google, Map data ©2021, Map data ©2021 20 ft

Google Maps 611 Devine St



Imagery ©2021 Google, Map data ©2021, Map data ©2021 20 ft

Google Maps 611 Devine St



Imagery ©2021 Google, Map data ©2021, Map data ©2021 20 ft

Celestina R. Carrola

611 Devine St.

San Antonio, TX 78210

Plans to restore/renovate 96-year-old home—purchased by parents in Aug 1965

- (1) Upgrade exterior of home to repair/upgrade existing structure to include:
- a. in-kind replacement/upgrade of pier & beam foundation
 - b. in-kind replacement of cement porch, steps, brick columns, cedar railing, patio, & sidewalk
 - c. relocation of exterior gas meter to meet code requirements
 - d. total replacement of all water, gas and sewer lines to city sewer connection at street,
 - e. in-kind replacement of metal roof
 - f. in-kind replacement of stucco skirting
 - g. replacement of existing detached garage
 - h. upgrade of existing dirt driveway to cement driveway
 - i. upgrade chain link fence to black metal gate/fence

Interior upgrades to include:

- a. total electrical re-wire/upgrade, and all new lighting fixtures/ceiling fans
 - b. total replacement of water & gas lines and fixtures
 - c. addition of ½ bath in rear utility room
 - d. remodeling existing bath with custom tile walk-in shower
 - e. re-sheet rocking of entire house
 - f. painting interior add new window blinds, restoration of existing windows and doors
 - g. add attic access to include ladder installation, plywood floor for maintenance access
 - h. addition of central air & gas furnace/heat
 - i. Restoration of pine & oak hardwood floors, cabinets, bookcases
 - j. Addition of tile in kitchen/washroom
 - k. Relocation of water heater and wash/dryer to rear utility room
- (2) Explanation of proposed work: House was not livable due to original electrical wiring. The weight of the exterior stucco and the age of the original cedar pier and beam foundation caused house to sink and stucco exterior to crack. Unleveled ground caused cracks to original cement porch, brick columns and sidewalks. Interior stripping of old sheetrock of shiplap damage/rot so that repairs can be made prior to adding new sheetrock. Restoration of original hardwood floors, built-in pine bookcases and pine butler's cabinet to maintain original structure integrity. Relocation of water heater and washing machine from kitchen to utility/washroom. Replacement of existing detached garage and chain link fence.

(3) Itemized list of expected work both interior and exterior

- a. in-kind replacement of cement porch, steps, brick columns, patio, & sidewalk
- b. total replacement of sewer/vents and lines to city sewer connection at street,
- c. in-kind replacement of metal roof and repair of rotten wood fascia boards
- d. in-kind replacement/upgrade of pier & beam foundation
- e. in-kind replacement of stucco skirting
- f. replacement of existing detached garage
- g. upgrade of existing dirt driveway to cement driveway
- h. upgrade of chainlink fence to black metal gate/fence

(4) Projected time schedule: Sep 2018 – Mar 2021

(5) Estimated associated costs:

- a. – Foundation*
- b. – Cement porch/sidewalks/patio*
- c. – Electrical Rewire of house**
- d. - Plumbing (Water/Gas/Sewer, water heater)**
- e. - A/C & Heat**
- f. - Interior Remodeling (floors/fixtures/walls, etc)**
- g. - Metal Roof**
- h. - Stucco Skirting**

\$168,300.00 Estimated/Projected cost of Renovation

- * = Completed in 2018
- ** = Completed in 2020

(6) Color photos of the exterior before renovation:



Figure 1 – Front porch – sinking foundation/brick columns.



Figure 2 – Left exterior of house



Figure 3— Right exterior of porch/driveway.



Figure 4 – Exterior right side of house.



Figure 5 – Right exterior of sinking porch.



Figure 6 – Left exterior of house from backyard.



Figure 7 – Rear of house



Figure 8 – Side view of Garage.



Figure 9 – Right side view of rear.



Figure 10 – Front view of Garage



Figure 11 – view of front porch right side.



Figure 12– interior 5 panel doors being reutilized.



Figure 13– interior kitchen chimney with wash connections/waterheater



Figure 14– interior kitchen sink area



Figure 15– interior built in butlers cabinet in dining room



Figure 16– front bedroom with front entry door



(7)

Figure 17– interior closet in front bedroom



Figure 18– interior original window (hidden) between kitchen and addition added in 1930s or 1940s

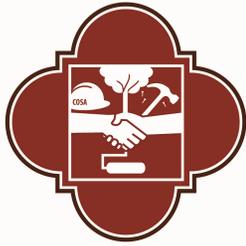


Figure 19– interior utility room leading to backyard

(8) Color photo of the structure from the street



Figure 20 – Front of House – 611 Devine St from street.



City of San Antonio Development Services Department



Minor Building Repair Application REP-MBR-APP20-35000340 CELESTINA R. CARROLA December 11, 2020

Parcel

27995

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		611		DEVINE	ST					City of San Antonio	TX	78210	

Owner

First Name	Last Name	Organization	Recipient	Address
CELESTINA	CARROLA			

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	CARROLA, CELESTINA			ccarr4977@sbcglobal.net	210-863-3264	611 DEVINSE ST		SAN ANTONIO	TX	78210

Project Information

ASI Type	ASI Name	ASI Value
ACKNOWLEDGEMENT	Acknowledgement	CHECKED
GENERAL INFORMATION	Minor Building Repair Type	Residential Repair Permit
GENERAL INFORMATION	Scope of Work	SKIRTING ONLY - INSTALL STUCCO SKIRTING AROUND EXTERIOR OF HOME
GENERAL INFORMATION	Type of Zoning Use	Residential
PROPERTY OWNER	Are you the Property Owner?	Yes
PROPERTY OWNER	Property Owner Acknowledgement	CHECKED
RESIDENTIAL REPAIR INFORMATION	Are you installing wall or ceiling insulation?	No
RESIDENTIAL REPAIR INFORMATION	Is permit application to convert a detached garage or detached accessory building to living space?	No
RESIDENTIAL REPAIR INFORMATION	Is permit application to convert an attached garage or other un-insulated space to living space?	No
RESIDENTIAL REPAIR INFORMATION	Is there any siding being replaced? (excludes addition of new siding over old without removal)	No
RESIDENTIAL REPAIR INFORMATION	Is there structural work involving framing of roof, walls, doors, windows, floors, or stairs?	No
RESIDENTIAL REPAIR INFORMATION	Is this a full remodel where over 50% of the home is being repaired or renovated?	No
RESIDENTIAL REPAIR INFORMATION	Is this permit application only for interior demolition?	No
RESIDENTIAL REPAIR REQ INSP	Residential Repair Required Inspections Building - Framing	CHECKED
RESIDENTIAL REPAIR REQ INSP	Residential Repair Required Inspections Building-Final	CHECKED

TEMP_EXPR_VALIDATOR	Is expression to be triggered?	N
WAIVER ELIGIBILITY	AUTO_WAIVER	Yes
WAIVER ELIGIBILITY	Is your project approved for a City fee waiver program?	No

Custom Tables

GIS JURISDICTIONS

0	Parcel	27995
	Type	San Antonio City Limits
	Value	City of San Antonio
1	Parcel	27995
	Type	Council District
	Value	1

GIS LAND DEVELOPMENT

0	Parcel	27995
	Type	Neighborhood Association(s)
	Value	Lavaca NA - 470
1	Parcel	27995
	Type	School District
	Value	San Antonio ISD
2	Parcel	27995
	Type	USGS Grid
	Value	29098-D4
3	Parcel	27995
	Type	Counties
	Value	Bexar
4	Parcel	27995
	Type	Workzone
	Value	1893
5	Parcel	27995
	Type	Land Sq Ft
	Value	5000

GIS WATER AREAS

0	Parcel	27995
	Type	Watershed
	Value	Upper SAR

GIS ZONING BASE

0	Base Zone	R-5
	Case Number	20040116
	Ordinance Number	99338
	Parcel	27995
	Special Condition	
	Special District	

GIS ZONING OVERLAY

0	Parcel	27995
	Type	Airport Hazard Overlay District (AHOD)
	Value	AHOD
1	Parcel	27995
	Type	Future Land Use
	Value	Urban Low Density Residential - Downtown Area Regional Center
2	Parcel	27995

2	Type	Historic District
	Value	Lavaca
3	Parcel	27995
	Type	Historic Code
	Value	H
4	Parcel	27995
	Type	Neighborhood Community Perimeter Plan
	Value	Lavaca

Documents

<u>Category</u>	<u>Name</u>	<u>Entity Type</u>
Original Application	35000340 611 DEVINE.pdf	CAP

Fees

<u>Fee Item</u>	<u>Fee Amount</u>	<u>Invoice Number</u>	<u>Assessed Date</u>	<u>Balance</u>
Convenience Fee	10.00	26678	12/11/2020	0.00
Residential Repair Existing General Fee (i)	150.00	26678	12/11/2020	0.00
Surcharge Technology Improvement Fee (i)	4.50	26678	12/11/2020	0.00
Surcharge Development Services Improvement Fee (i)	4.50	26678	12/11/2020	0.00

OATH

I swear or affirm that the statements contained in this application, including any attachments and related documents, to the best of my knowledge and belief are true, correct, and complete.

CERTIFICATION

I certify that I have read and understand the instructions that accompany this application and that the statements made as part of this application are true, complete, and correct and that no material information has been omitted. By checking the box below, I understand and agree that I am electronically signing and filing this application. By checking this box, I agree to the above certification and am signing this application electronically. I agree my electronic signature is the legal equivalent of my manual signature on this application.

Your application has been submitted and can be monitored/tracked via the online DSD portal - <https://aca.sanantonio.gov/CitizenAccess>



Plan Reviews/Permits/Inspections For An Address

Permits for address 611 Devine St

House Number:

Street:
 or BLDG:2 or SUITE:201

Bldg/Suite:

Example: 2

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
2390039	611 DEVINE ST	ALLIED FOUNDATION CO. REFUGIO M ARAMBULA ALLIED FOUNDATION LETICIA ARAMBULA		OPEN	MISC NO REVIEW	Inspections	Reviews
2482910	611 DEVINE ST	HOMEOWNER CELESTINA RECIO CARROLA		OPEN	MISC NO REVIEW	Inspections	Reviews
2592817	611 DEVINE ST	HILL ELECTRIC RICHARD G DENNEHY	07/14/2020	CLOSED	GENERL	Inspections	Reviews
2598550	611 DEVINE ST	GUARANTEE PLBG & AIR COND.,INC SUSAN MCKERNAN	09/18/2020	CLOSED	GASPERMIT	Inspections	Reviews
2598567	611 DEVINE ST	GUARANTEE PLBG & AIR COND.,INC SUSAN MCKERNAN		OPEN	GENERALPLUMB	Inspections	Reviews
2606561	611 DEVINE ST	GUARANTEE PLBG & AIR COND.,INC SUSAN MCKERNAN	05/06/2020	CLOSED	SEWER	Inspections	Reviews
2623576	611 DEVINE ST	GUARANTEE PLBG & AIR COND.,INC SUSAN MCKERNAN		OPEN	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2674966	611 DEVINE ST	HOMEOWNER CELESTINA RECIO CARROLA		OPEN	MISC NO REVIEW	Inspections	Reviews