

# HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

**HDRC CASE NO:** 2018-349  
**ADDRESS:** 538 QUITMAN ST  
**LEGAL DESCRIPTION:** NCB 993 BLK 3 LOT E 35.3 FT OF N 100FT OF 2 & W 14.7 FT OF N 100 OF 3  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Justin Abt  
**OWNER:** Justin Abt  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** July 09, 2018  
**60-DAY REVIEW:**  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 538 Quitman St.

## 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:

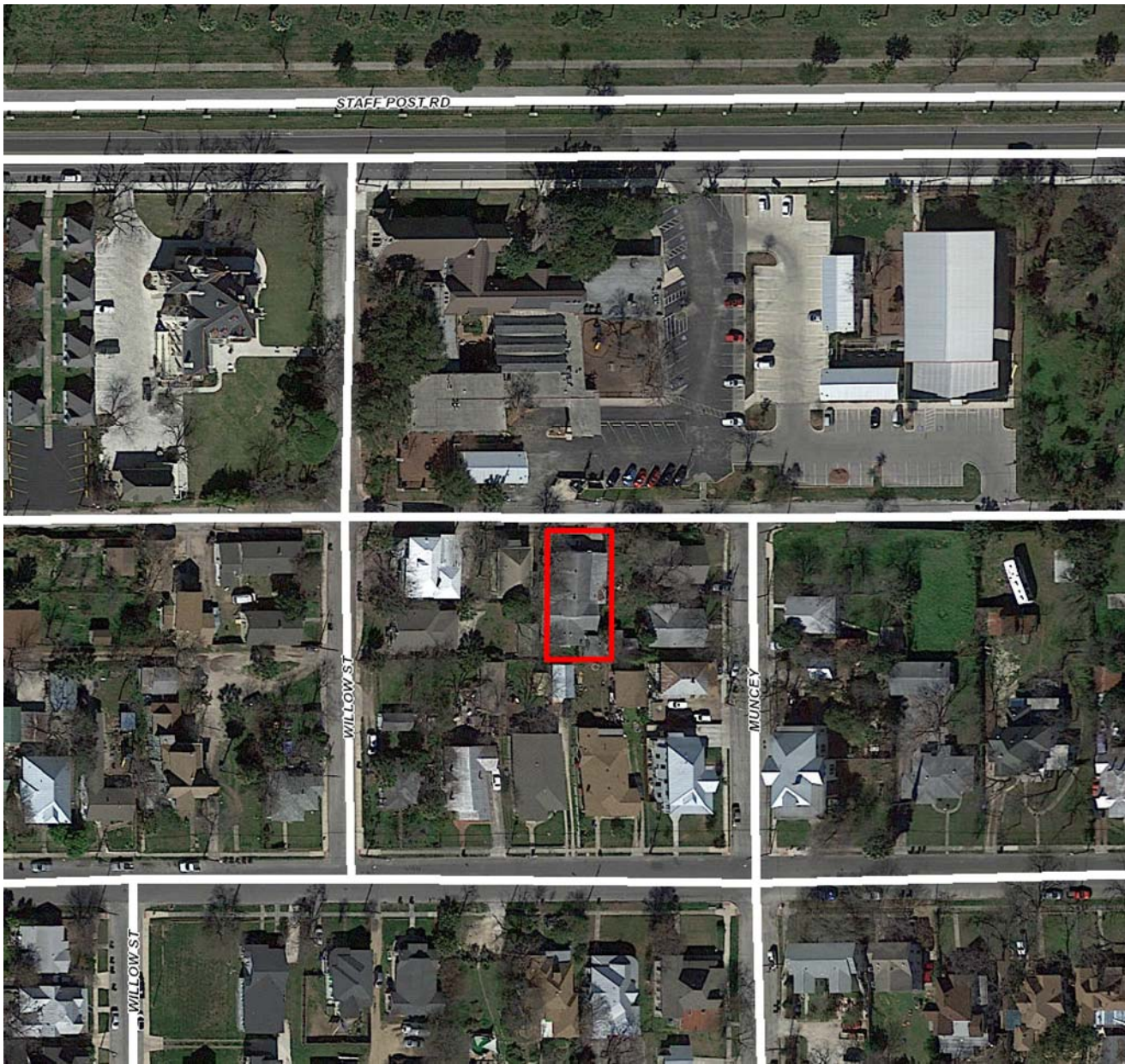
- a. The primary structure located at 538 Quitman St is a 1-story single family home constructed in approximately 1935 in the Craftsman style. The home has been heavily modified over the years, and features non-original metal windows, non-original stucco siding, and columns clad with stucco. Despite these changes, the structure retains several original elements that are characteristic of the Craftsman style, including a primary front gable configuration, gable vent, and gable bracketing. The home is contributing to the Government Hill Historic District.
- b. The scope of work consists of various items that are eligible for administrative approval or are confined to the interior, including repair and replacement of siding, skirting repair, wood floor restoration, and a comprehensive interior remodel including HVAC, electrical, wiring, and fixtures. The applicant also modified the front porch columns prior to receiving approval and is in the process of returning them to their previous condition.
- c. Staff conducted a site visit on July 11, 2018, to examine the exterior conditions of the property. The work has been completed, with the porch column modifications to be finalized.
- 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.
- e. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

**RECOMMENDATION:**

Staff recommends approval based on findings a through e with the stipulation that the front porch columns be returned to their previous condition prior to restoration or receive administrative approval for their proper modifications. If these stipulations are not met, the property will be ineligible for the Historic Tax Incentive.

**CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 02, 2018

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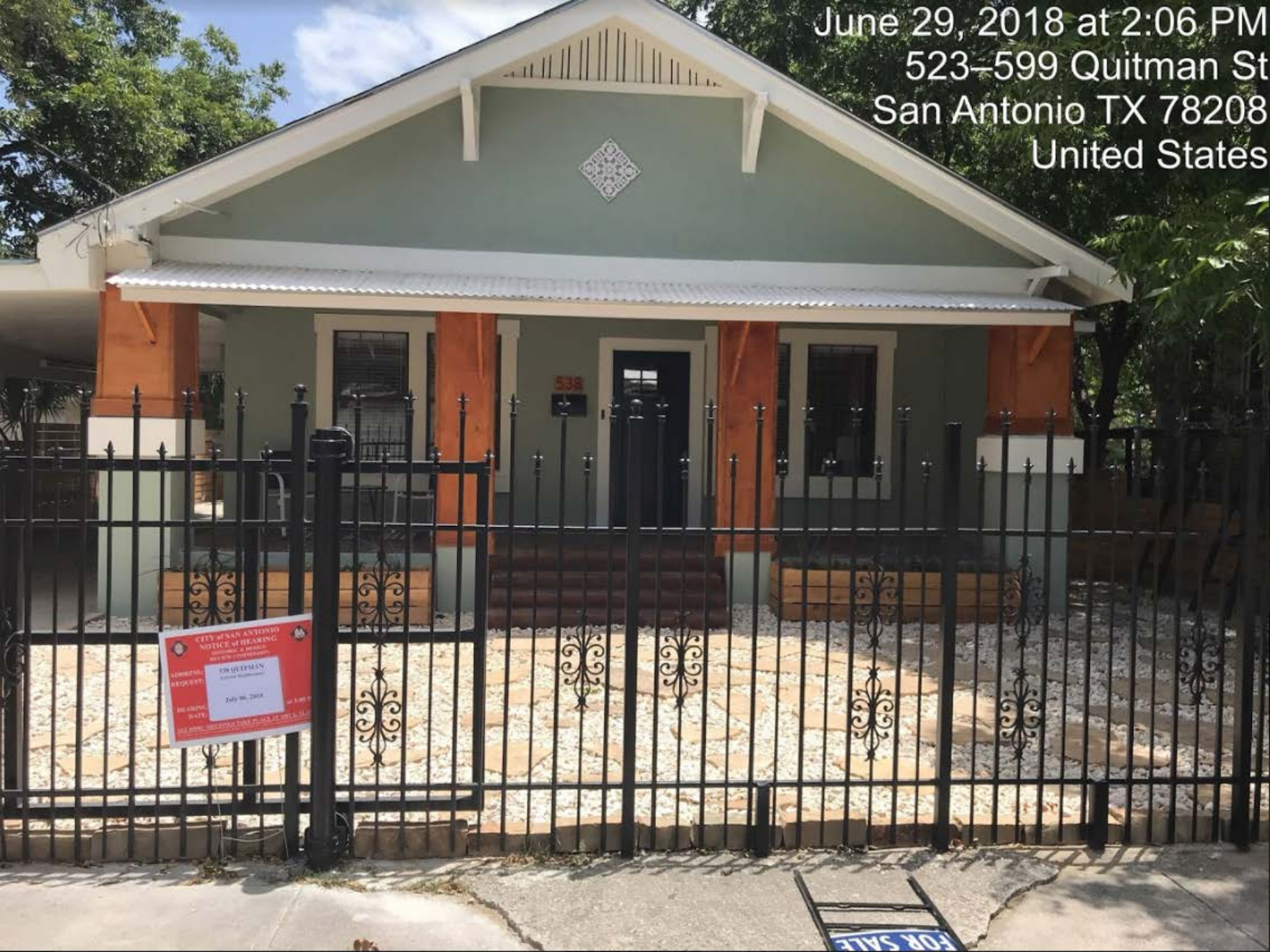




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June 29, 2018 at 2:06 PM  
523-599 Quitman St  
San Antonio TX 78208  
United States



CITY OF SAN ANTONIO  
NOTICE OF HEARING  
ADDRESS: 523-599 QUITMAN ST  
PROPERTY OWNER: TW GUILLEN  
DATE: July 06, 2018  
TIME: 10:00 AM  
PLACE: 1000 N. N. ST.

FOR SALE



July 13, 2018 at 11:15 AM  
523-599 Quitman St  
San Antonio TX 78208  
United States



538

**CITY of SAN ANTONIO**  
**NOTICE of HEARING**  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: **538 QUITMAN ST**  
REQUEST: Historic Tax Certification  
Historic Tax Verification

HEARING DATE: **July 18, 2018**  
at 3:00 PM

ALL HISTORIC MEETINGS TAKE PLACE AT 1001 S. ALAMO  
If you have any questions or concerns, please call (210) 207-0035 or email info@sapreservation.com  
Si prefiere recibir esta información en español o tiene alguna inquietud, llame al 210-207-0035 o envíe un correo electrónico a info@sapreservation.com

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July 13, 2018 at 11:15 AM  
534 Quitman St  
San Antonio TX 78208  
United States



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