

# HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

**HDRC CASE NO:** 2017-351  
**ADDRESS:** 724 N CHERRY  
**LEGAL DESCRIPTION:** NCB 537 BLK 22 LOT N 61.11 FT OF S 122.22 FT OF 1 & 2  
**ZONING:** R-6 IDZ H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Barbara Garcia  
**OWNER:** Barbara Garcia  
**TYPE OF WORK:** Historic Tax Verification

## REQUEST:

The applicant is requesting Historic Tax Verification for the property at 724 N Cherry.

## 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 724 N Cherry is a 1-story single family home designed in the Craftsman style. The home was constructed in the 1920s and features several elements of the Craftsman style, including deep overhanging eaves with exposed rafter tails, an asymmetrical front porch, and square porch columns. The home is a contributing structure in the Dignowity Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. This property received Historic Tax Certification on September 7, 2016. The scope of work consisted of various items that were administratively approved or were confined to the interior, including repairs to the foundation, wood window rehabilitation, electrical, plumbing, air conditioning, paint, and flooring.
- c. Staff conducted a site visit on July 21, 2017. Staff commends the applicant for the quality and care of the rehabilitation efforts undertaken on this property. The outcome of the work is exemplary and an outstanding example of reinvestment.
- 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. The approval of Tax Verification by the HDRC in 2017 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2018.

**RECOMMENDATION:**

Staff recommends approval based on findings a through e.

**CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 23, 2017

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CITY OF SAN ANTONIO  
NOTICE OF HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION  
ADDRESS: 2101 K. ALAMO  
REQUEST: HISTORIC & DESIGN REVIEW  
HEARING DATE: August 8, 2018 Time: 3:00 PM  
FOR MORE INFORMATION CONTACT  
(210) 207-0035  
ALL HDRC MEETINGS TAKE PLACE AT 1911 K. ALAMO





## 724 N Cherry-Dignowity Hill









### 724 N. Cherry Improvements:

Foundation	\$18,700.00
Rear addition demo and repair	\$10,000.00
New Skirting, framing sheathing, siding and drip edge	\$8,500.00
Front porch joist, columns, banister wall, decking repair	\$6,500.00
Repair exterior siding, install trim,	\$6,500.00
Repair windows sashes	\$4,300.00
Repair front gable, fascia, soffit, brackets, and attic vents	\$4,600.00
Exterior Paint	\$9,700.00
Interior floor repair to joist and decking	\$3,700.00
Interior Framing of new closets	\$1,700.00
Demo of interior kitchen and mud room	\$800.00
Electrical	\$10,500.00
Plumbing	\$8,000.00
Mechanical	\$8,000.00

Total **\$101,500.00**



CITY OF SAN ANTONIO

Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

**Plan Reviews/Permits/Inspections For An Address**

Permits for address 724 cherry

House  
Number: 724Street: cherry  
SUITE:201

Bldg/Suite:

Example: 2 or BLDG:2 or

[List Plan Reviews/Permits/Inspections For An Address](#)[Reset](#)

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
<a href="#">2169784</a>	724 N CHERRY	DESERT GOLD INVESTMENTS LLC DANIEL G DIAZ	05/31/2017	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2172716</a>	724 N CHERRY	DESERT GOLD INVESTMENTS LLC DANIEL G DIAZ	06/14/2017	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2203669</a>	724 N CHERRY	GO GREEN AIRE CARE JAMES M SMITH		OPEN	MECHANICAL PERMIT APPLICATION	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2216550</a>	724 N CHERRY	EB EXTREME ELECTRICAL SERVICES MASTER STATE ELECTRICIANS LIC ERIC BENITES	05/31/2017	CLOSED	GENERL	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2216718</a>	724 N CHERRY	GO GREEN AIRE CARE JAMES M SMITH	01/09/2017	CLOSED	MECHANICAL PERMIT APPLICATION	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2222008</a>	724 N CHERRY	DV PLUMBING REPAIR DAVID P VELIZ	05/25/2017	CLOSED	GENERALPLUMB	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2247990</a>	724 N CHERRY	DV PLUMBING REPAIR DAVID P VELIZ	05/24/2017	CLOSED	GASPERMIT	<a href="#">Inspections</a>	<a href="#">Reviews</a>

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with screen resolution settings of 800x600.





# City of San Antonio – Development Services – Mechanical Inspections



A/P Number 2203669 Address 724 W. Cherry Inspection # \_\_\_\_\_

Your inspection was: Approved ~~Partial/Complete~~ (see comments summarization on back)

Your inspection type was: Residential Commercial

Inspector: Clay <sup>Rough in</sup> ~~Final~~ Date: 6/12/17 Time: \_\_\_\_\_ Co O Phone: 422-3955

Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp>

Note: Please retain this slip for verification purposes.

Rev. Mar 2017















