

HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2017

HDRC CASE NO: 2017-610
ADDRESS: 402 E EVERGREEN
LEGAL DESCRIPTION: NCB 395 BLK 19 LOT N 120.7 FT OF W 53.9 FT OF
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Criswell Humphrey/CCH Projects LLC
OWNER: Criswell Humphrey/CCH Projects LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: November 28, 2017
60-DAY REVIEW:
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 402 E Evergreen.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications

(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:

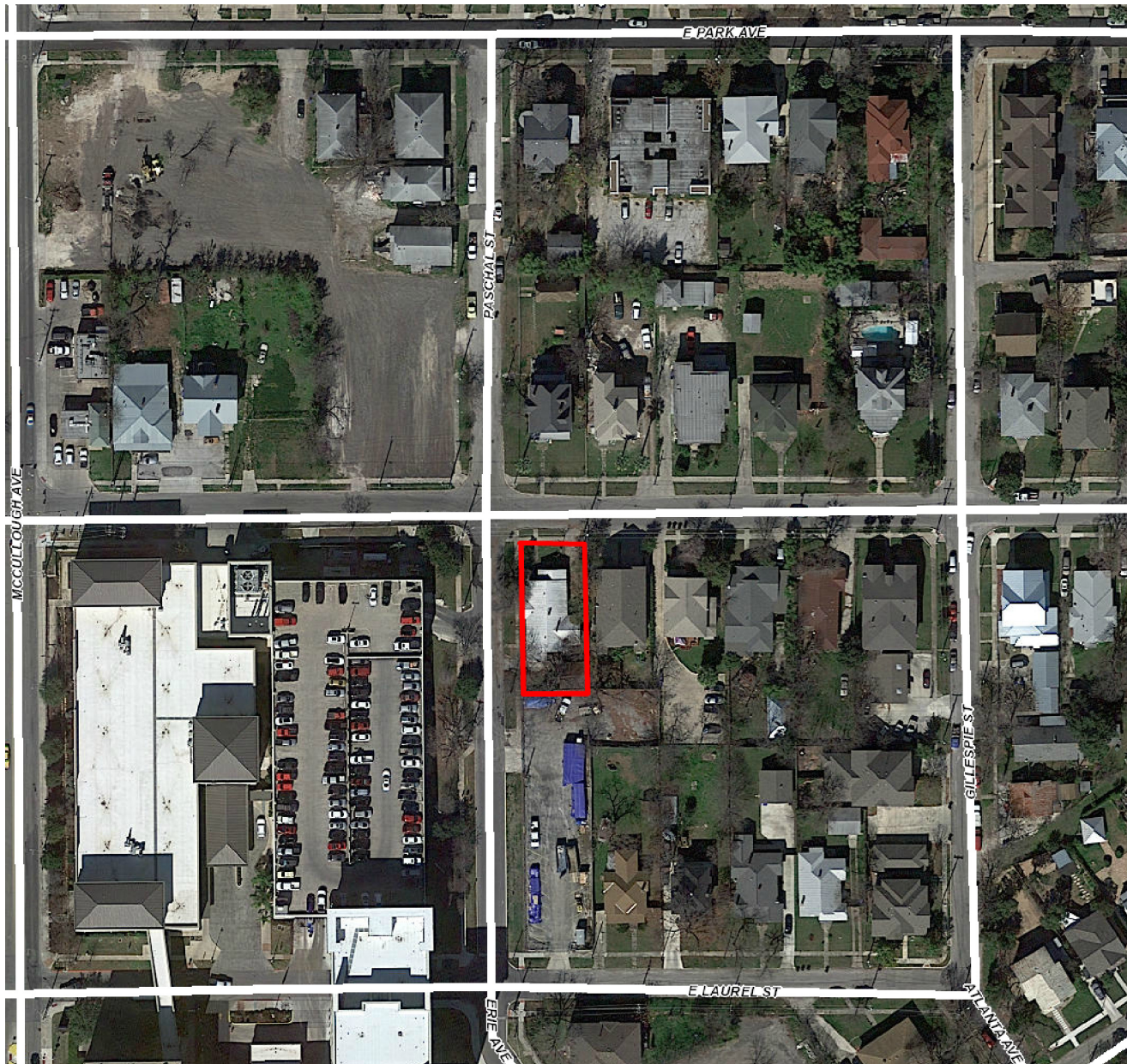
- a. The primary structure located at 402 E Evergreen is a 1-story single family home designed in the Craftsman style. The home appears on the 1911-1951 Sanborn Map. The house features several quintessential elements of the style, including a double gable front facade with overhanging eaves and exposed rafter tails, decorative wood window screens, and wide tapered brick front porch column bases with slender wood posts. The home is a contributing structure in the Tobin Hill Historic District.
- b. The scope consists of various items ranging from administrative to HDRC approval, including a full interior removal, the removal of non-original aluminum windows, stair and porch repair, roof replacement, window repair, and the installation of new materials consistent with the Guidelines.
- c. Staff conducted a site visit on November 9, 2017, to examine the conditions of the property. Some interior work had begun. Overall, staff finds that the property is in need of extensive repairs and commends the applicant for undertaking its rehabilitation.
- d. 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 d.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 30, 2017

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SANBORN MAP 1911-1951

211

EX. . . 03

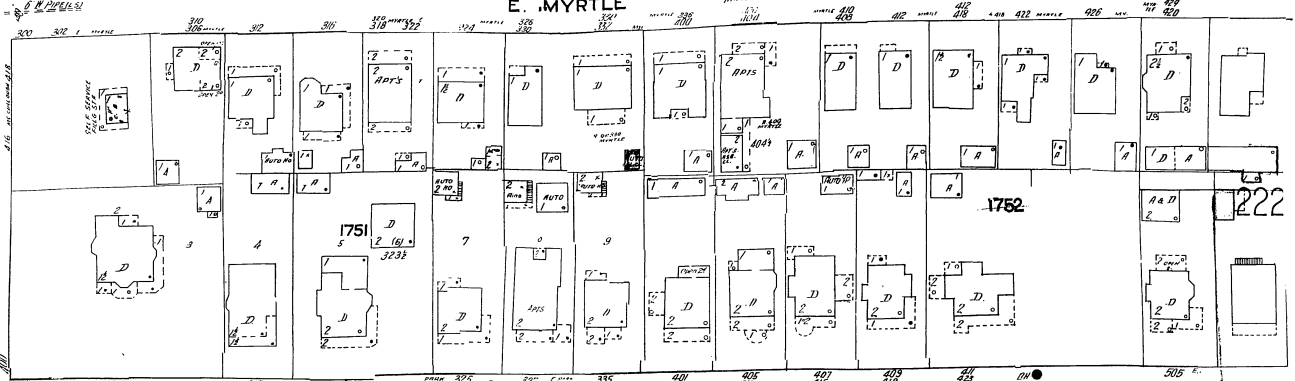
216

PASCAL ST

GILLESPIE ST

E. MYRTLE

MACADAMIZED



207

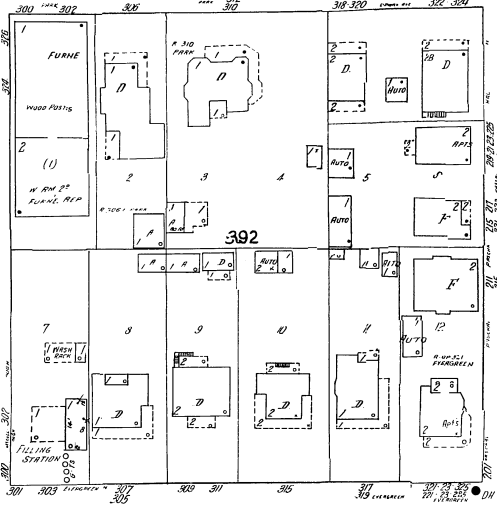
E. PARK

AV.

E. N. PIPE

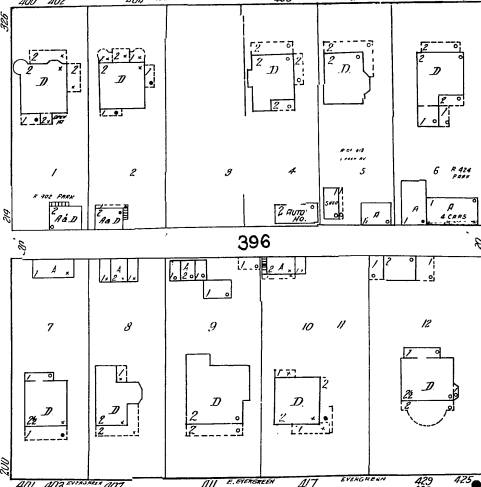
AV. MC CULLOUGH

AV. MC CULLOUGH



PASCAL

MACADAMIZED



GILLESPIE

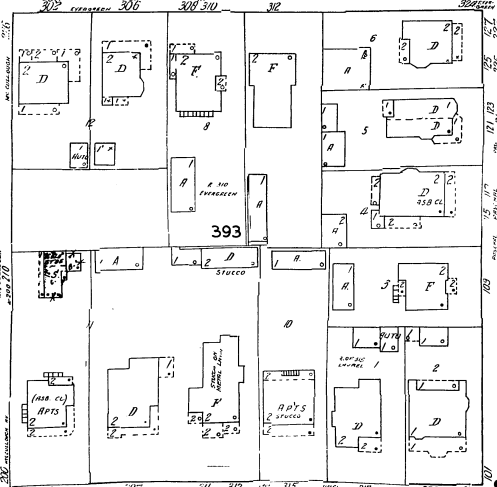
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E. EVERGREEN

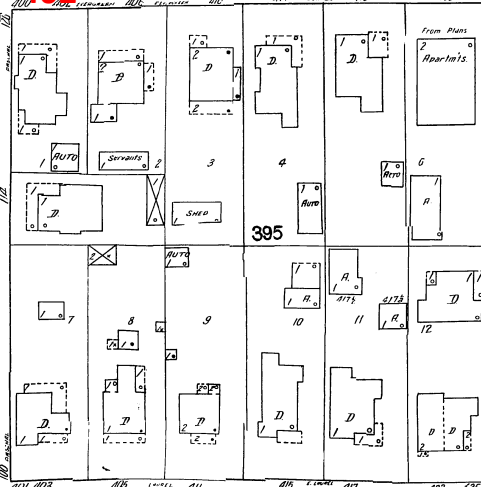
MACADAMIZED

E. N. PIPE

212



E. LAUREL



MACADAMIZED

209

Scale of Feet.



ATLANTA ST

HOEFLING ST



















