

HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO: 2018-348
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 Certification
APPLICATION RECEIVED: June 28, 2018
60-DAY REVIEW:
REQUEST:

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

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:

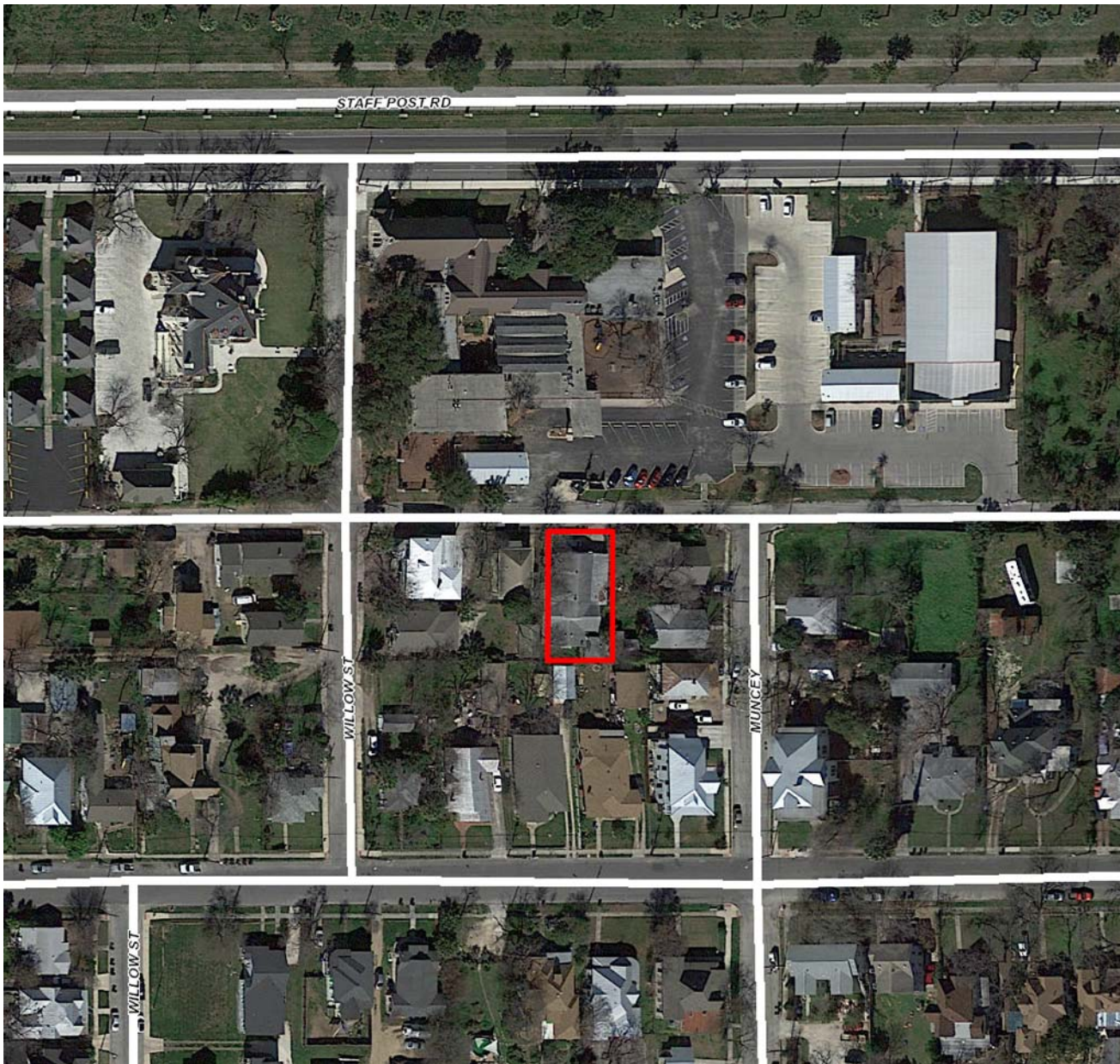
- a. The primary structure located at 538 Quitman St is a 1-story single family home constructed in approximately 1935 in the Craftsman style. The home has been heavily modified over the years, and features non-original metal windows, non-original stucco siding, and columns clad with stucco. Despite 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 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 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

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Printed: Jul 02, 2018

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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
APPLICANT: TERRY SUTHERLAND
HEARING DATE: July 10, 2018
FOR MORE INFORMATION, PLEASE CALL 210-205-3400

FOR SALE



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



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

ADDRESS :
REQUEST :

538 QUITMAN ST
Historic Tax Certification
Historic Tax Verification

HEARING
DATE:

July 18, 2018

ALL HISTORIC MEETINGS TAKE PLACE AT
If you have any questions or concerns, please call (210) 207 - 0035 or email
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



at 3:00 PM

1001 S. ALAMO

info@sapreservation.com

commercial



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



