

# HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

**HDRC CASE NO:** 2018-452  
**ADDRESS:** 325 E PARK AVE  
**LEGAL DESCRIPTION:** NCB 1751 BLK 6 LOT 8  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Andrew Ligouri  
**OWNER:** Andrew Ligouri  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** August 31, 2018  
**60-DAY REVIEW:** October 30, 2018

## REQUEST:

The applicant is requesting Historic Tax Verification for the property at 315 E Park Ave.

## 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:

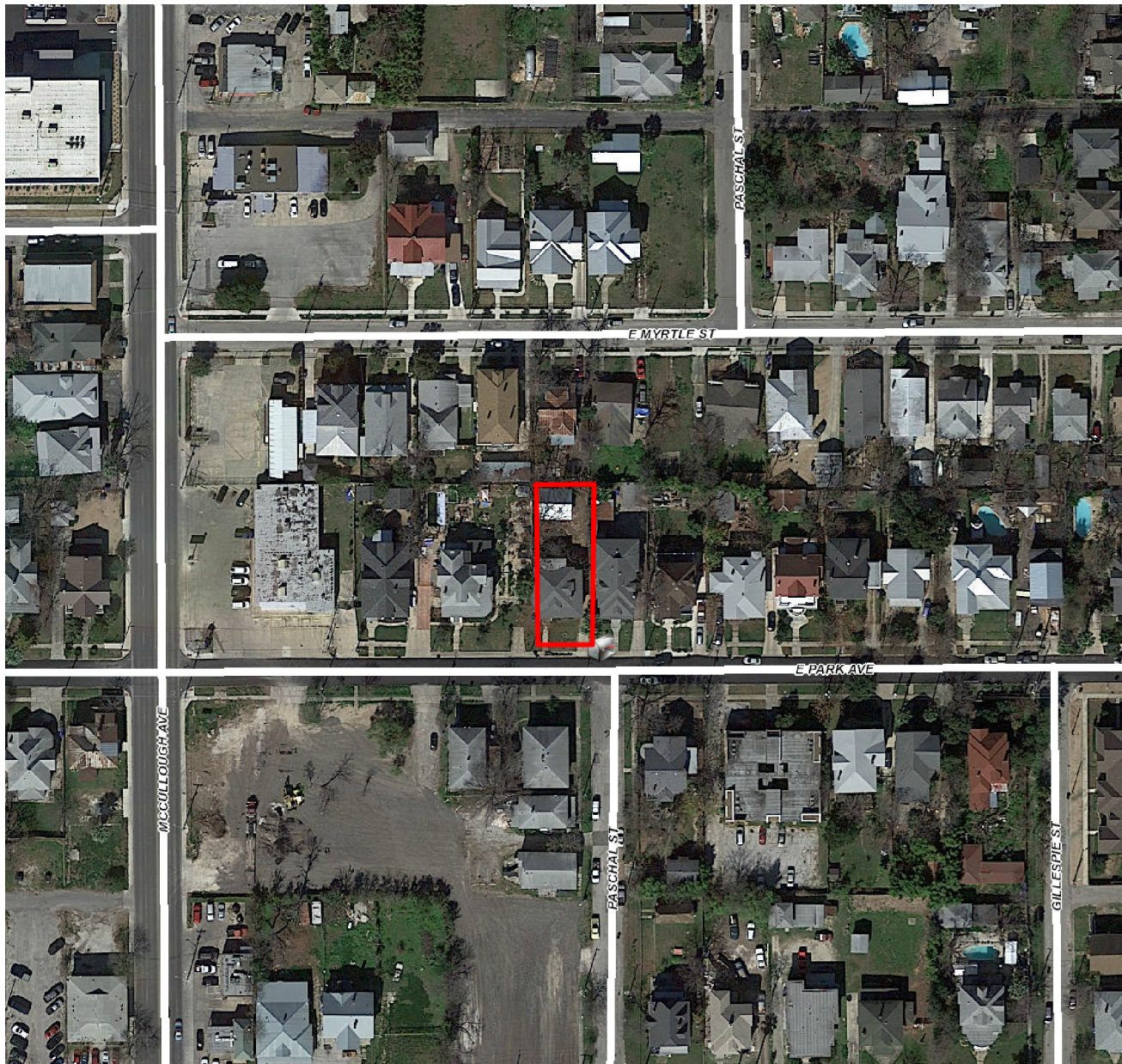
- a. The structure located at 325 E Park is a two-story single-family home constructed in approximately 1920 in the Craftsman style. The house features a distinctive 2-story asymmetrical front porch with square columns, a hipped roof with hipped dormer, and a front door accentuated with side lites and transoms. The house is a contributing structure in the Tobin Hill Historic District. The applicant is requesting Historic Tax Verification. The applicant received approval for Historic Tax Certification from the Historic and Design Review Commission (HDRC) on February 7, 2018.
- b. The scope of proposed work consists of various items that qualify for administrative approval, were previously approved by the HDRC, or are confined to the interior, including plumbing, electrical wiring and fixtures, HVAC upgrades, an interior remodel, siding repair, and the installation of a rear deck.
- c. Staff conducted a site visit on August 31, 2018, to examine the interior and exterior conditions of the property. The work has been completed. Staff commends the applicant for the quality and care undertaken to restore this historic structure.
- 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. The incentive is applicable to the City of San Antonio property tax line only.

**RECOMMENDATION:**

Staff recommends approval based on findings a through e.

**CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 07, 2017

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Application #2397112

Application #: 2397112

Site Location: WATER HEATER PERMIT ? 325 E PARK AVE  
SAN ANTONIO, TX 78212-0000

Application Type: PLUMBING PERMIT APPLICATION

Fees Paid: \$166.60

Amount Due: \$0.00

Application Run approximately 85 ft of New gas line from meter and connect to; 1 water  
Description: heater 1 stove. Install 1 Natural Gas Tankless Water Heater

Occupancy Type: RESIDENTIAL CONSTRUCTION

Work Type: EXISTING

Declared Valuation: 0

Status: Finalized

Applicant/Contact:

Company/Contractor: MAI VU PLUMBING  
14060 NACOGDOCHES  
SAN ANTONIO, TX 78247-  
Day: (210)393-1488 x  
Fax: (210)549-0171

Additional Contacts: THERESA M MCFAUL LICENSE HOLDER 4007 BENTWAY ST.  
SAN ANTONIO, TX 78217

Plumbing Trade  
Permit

Permit Class: GAS PERMIT

Feet of Sewer Line: 0

Reclaim Waterline # 0  
of Openings:

Street Cut?: No

Details: 2 OPENINGS

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Application #: 2399359

Site Location: 325 E PARK AVE  
SAN ANTONIO, TX 78212-0000

Application Type: PLUMBING PERMIT APPLICATION

Fees Paid: \$236.36

Amount Due: \$0.00

Application Replace 13 Fixtures throughout Property 1 Tankless water heater 4 lavatory  
Description: faucets 3 toilets

08/01/2018\*\*AMENDED PERMIT TO ADD 1 WATER HEATER  
GAS/ELECTRIC AND TAKE REMOVE ONE PLUMBING FIXTURE TO THE  
ORIGINAL 8 TO MAKE 7\*\*CGONZALEZ

Occupancy Type: RESIDENTIAL CONSTRUCTION

Work Type: EXISTING

Declared Valuation: 0

Status: Finalized

Applicant/Contact:

Company/Contractor: MAI VU PLUMBING  
14060 NACOGDOCHES  
SAN ANTONIO, TX 78247-  
Day: (210)393-1488 x  
Fax: (210)549-0171

Additional Contacts: THERESA M MCFAUL LICENSE HOLDER 4007 BENTWAY ST.  
SAN ANTONIO, TX 78217

Plumbing Trade  
Permit

Permit Class: GENERAL PLUMBING

Feet of Sewer Line: 0

Reclaim Waterline #  
of Openings: 0

Street Cut?: No

Details: 8 PLUMBING FIXTURES  
1 WATER HEATER (GAS/ELECTRIC)

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