

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-617
ADDRESS: 414 DONALDSON AVE
LEGAL DESCRIPTION: NCB 1932 BLK 39 LOT 26 AND 27
ZONING: R-6
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: October 16, 2019
60-DAY REVIEW: December 16, 2019
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 414 Donaldson.

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 414 Donaldson is a 1-story single family structure constructed circa 1952 in the Minimal Traditional style with Midcentury influences. The home features a primary low-sloping side gable configuration, a red brick façade, and aluminum windows. The structure is contributing to the Monticello Park Historic District.
- b. The scope of work includes foundation repair, driveway repair, fence removal and replacement, landscaping, roofing maintenance, and a comprehensive interior remodel.
- c. Staff conducted a site visit to this property on October 25, 2019, to examine the exterior conditions of the property. The work has been completed.
- 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, including the submission of an itemized list of costs that meet the threshold to be eligible

for the Substantial Rehabilitation Tax Incentive.

- e. Approval of Tax Verification by the HDRC in 2019 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2020. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

Staff recommends approval based on findings a through e.

414 DONALDSON AVE IMPROVEMENT COST SHEET

Exterior Items	PRICE	ITEM	PRICE
GENERAL		INTERIOR	
Permits		Demo	\$1,000.00
Dumpster	\$1,000.00	Structural Beam	\$1,500.00
Design Survey	\$300.00	Framing Lumber	\$2,500.00
		Drywall	\$150.00
		Finish Carpentry	
		Doors	\$450.00
EXTERIOR		Paint	\$7,500.00
		Electrical - new panel, additional wiring	\$5,000.00
		Plumbing for new master, washer dryer	\$5,000.00
Windows	\$0.00	Subfloor new master bath	\$1,500.00
Roofing		Light Fixtures	\$2,500.00
Roof Maintenance		Fan Fixtures	\$500.00
Roof Replacement		Finish Plumbing	\$400.00
Soffits/Fascia	\$1,400.00	Relocate Hot Water Heater	\$500.00
Gutters		Toilets	\$1,200.00
Exterior Carpentry		Sinks	\$700.00
Siding at Back Porch/New Master	\$2,200.00	Faucets	\$500.00
Exterior Trim		Flooring	
Decks		Tile (kitchen)	\$2,500.00
Landscaping/Irrigation	\$1,500.00	Carpet (bedrooms)	\$2,500.00
Termite Inspection/Treatment	\$100.00	Pad	
Doors	\$0.00	Hardwood (living room)	\$7,000.00
Foundation	\$7,500.00	Vinyl	
Driveway Removal	\$800.00	Trim	
Fence Removal	\$300.00	Kitchen	
New Fence	\$500.00	Appliances (Sink, dishwasher, stove, vent hood, refrigerator)	\$3,500.00
		Cabinets	\$2,500.00
		Countertops	\$2,000.00
		Backsplash	\$750.00
		Garbage Disposal	\$300.00
		Bathrooms (3)	
		Vanities	\$1,300.00
		Bath Hardware	\$650.00
		Shower/Tub	\$2,500.00
		Tile	\$2,500.00
		Washer/Dryer (not included)	\$0.00
		Finishing Touches	

414 DONALDSON AVE IMPROVEMENT COST SHEET

		Door Knobs/Deadbolts/Hinges	\$0.00
		Switches	\$500.00
		Outlets	\$750.00
		Switch Plates	\$0.00
		Outlet Covers	\$0.00
		Window Treatments	\$600.00
TOTAL: \$15,600.00			\$0.00
		TOTAL	\$60,750.00

City of San Antonio
Development Services Department



Plan Reviews/Permits/Inspections For An Address

Permits for address 414 donaldson

House Number:

Street:

Bldg/Suite:

Example: 2 or

BLDG:2 or SUITE:201

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
1690968	414 DONALDSON AVE	COUNTY WIDE BONNIE PALUMBO COUNTY WIDE	03/22/2011	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2083652	414 DONALDSON AVE	COUNTY WIDE BONNIE PALUMBO COUNTY WIDE KARL A DRESCHER		OPEN	MECH LIMITED SVC AND REPAIR	Inspections	Reviews
2353119	414 DONALDSON AVE	MID CITIES ROOFING, INC. MIDCITIES ROOFING INC. MARION M REVAR	03/09/2018	CLOSED	MISC NO REVIEW	Inspections	Reviews
2476037	414 DONALDSON AVE	WORLD ENRIQUE R VAZQUEZ		OPEN	MISC NO REVIEW	Inspections	Reviews
2485927	414 DONALDSON AVE	KKW DONALDSON LLC CASEY KINNER SONNY J KNOX		OPEN	MISC NO REVIEW	Inspections	Reviews
2499339	414 DONALDSON AVE #168 D.F.	OMEGA PLUMBING OMEGA PLUMBING & CONSTRUCTION ALBERT C GARZA		OPEN	GENERALPLUMB	Inspections	Reviews
2503950	414 DONALDSON AVE	OMEGA PLUMBING OMEGA PLUMBING & CONSTRUCTION ALBERT C GARZA	08/30/2019	CLOSED	SEWER	Inspections	Reviews
2503953	414 DONALDSON AVE	OMEGA PLUMBING OMEGA PLUMBING & CONSTRUCTION ALBERT C GARZA		OPEN	GASPERMIT	Inspections	Reviews
2504620	414 DONALDSON AVE	COASTAL ELECTRICAL CONTRACTORS ADRIAN LERMA	10/10/2019	CLOSED	GENERL	Inspections	Reviews
2507910	414 DONALDSON AVE	AIRE TECH HEATING AND AIR COND AIRE TECH HEATING & AIR COND PETE MARTINEZ, JR. KKW DONALDSON, LLC		OPEN	MECHANICAL PERMIT APPLICATION	Inspections	Reviews

1 2

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City of San Antonio

Development Services Department**Plan Reviews/Permits/Inspections For An Address****Permits for address 414 donaldson****House Number:** **Street:** **Bldg/Suite:**

Example: 2 or

BLDG:2 or SUITE:201

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
2514479	414 DONALDSON AVE	OMEGA PLUMBING & CONSTRUCTION ALBERT C GARZA OMEGA PLUMBING & CONSTRUCTION	08/01/2019	CLOSED	GENERALPLUMB	Inspections	Reviews

1 2

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