

HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2020

HDRC CASE NO: 2020-040
ADDRESS: 2011 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1953 BLK LOT W 45.5 FT OF 3
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Dorothy Choice
OWNER: Dorothy Choice
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: January 07, 2020
60-DAY REVIEW: March 07, 2020
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 2011 W Magnolia 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.

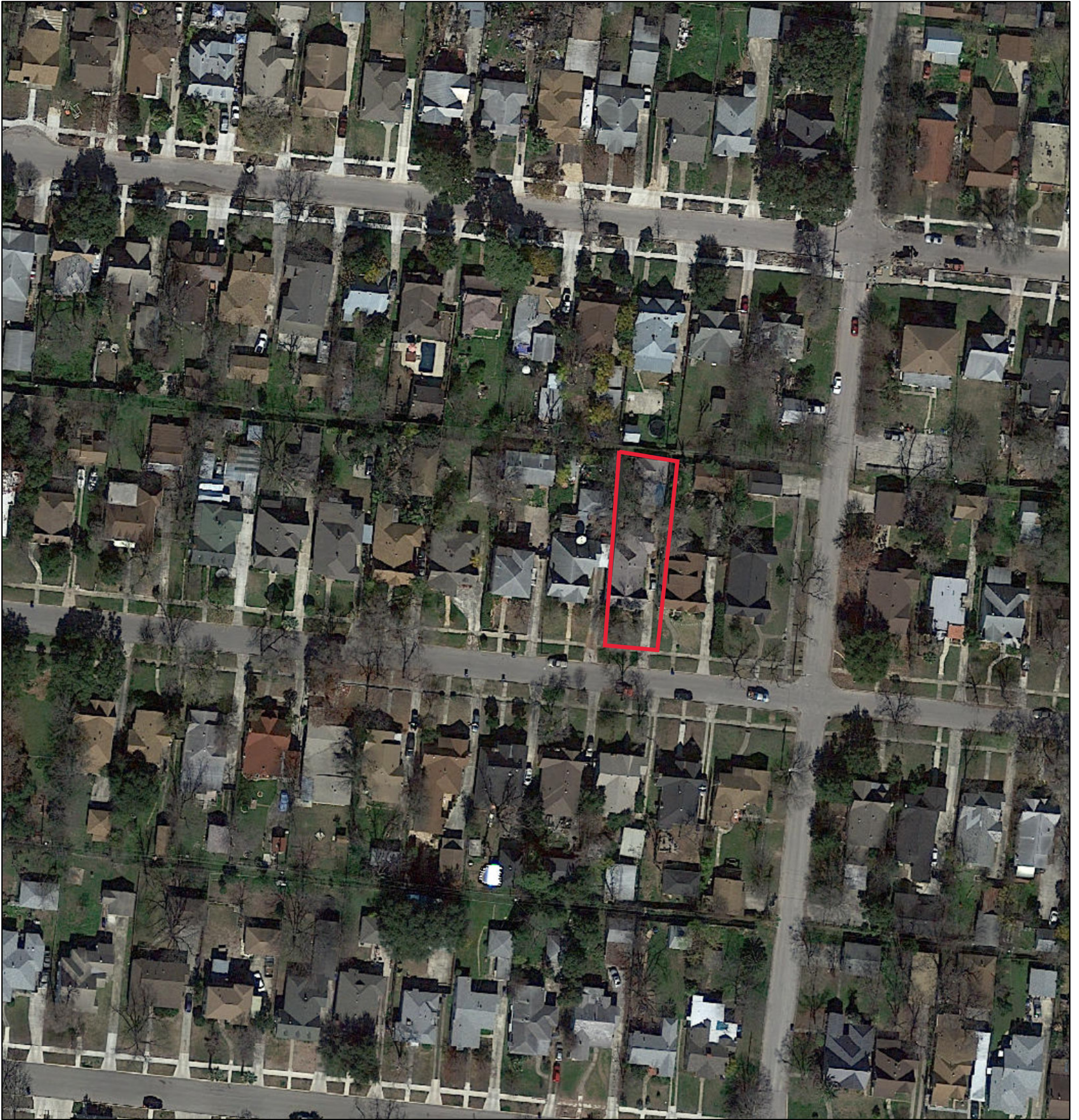
FINDINGS:

- a. The primary structure located at 2011 W Magnolia Ave is a 1-story single family home constructed circa 1930 in the Tudor Revival style. The home features an arched entryway, prominent brick chimney, and an asymmetrical side porch. The structure is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Verification. The applicant received Historic Tax Certification on September 18, 2019.
- b. The scope of work includes siding repair, wood window repair, foundation repair, painting, and a comprehensive interior remodel.
- c. Staff conducted a site visit on January 24, 2020, 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 meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- e. Approval of Tax Verification by the HDRC on February 5, 2020, 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.

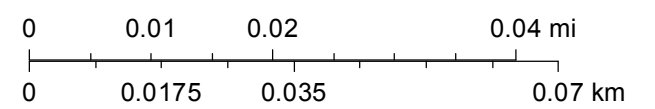
City of San Antonio One Stop



September 13, 2019

— User drawn lines

1:1,000











2011

3201



January 13, 2020

Juan Antonio Santana
J.A.S Builders

Project:

Inspection of ledger attachment and flashing and joist for a new 11' x 13' 143 SQ.FT uncovered deck, with handrails and stairs, attached to rear of existing residence on new concrete post foundation with new footings
Located at 2011 W Magnolia, San Antonio, TX 78201

Property Legal Description:
NCB 1953 BLK LOT W 45.5 FT OF 3

A/P Number: 2554376

Dear Juan:

You constructed your residential renovation referenced above using standard construction and engineering techniques and using documents and guidance prepared by Arredondo Engineering, LLC. Qualified individuals from this office visited the site to check the construction stated above for general conformance with our construction documents and guidance and. In my opinion, based on our experience, knowledge, information and belief, the stated construction that we observed is in general conformance with our construction documents and the 2018 International Residential Code.

The following items were inspected and are covered under this letter:

- ☒ A. Foundation
 - ☒ B. Framing
 - ☐ C. Wall Bracing
 - ☐ D. Energy Conservation (insulation, reflective roof, and fenestration)
 - ☐ E. Fire Blocking/Draft Stopping, Notching and Boring / Life Safety Plan
- ☐ Plumbing
 - ☐ Electrical
 - ☐ Mechanical

As denoted by the engineering seal on the construction documents and on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering/architecture. We further believe we have met those requirements insofar as our responsibility for periodic observation of the work for conformance is concerned.

If you have any questions, please call.

F-18378

Respectfully,

Ernie G. Arredondo, P. E.
SIGNED AND SEALED ELECTRONICALLY

2011 W Magnolia Deck.docx



6004 GRISSOM RD

SAN ANTONIO, TX 78238

210-645-6811



City of San Antonio – Residential Combination Inspections



A/P Number 2554376 Address 2011 W Magnolia Ave Inspection #

Your inspection was: Approved Partial Passed Conditional Approval (see comments summarization below)

The following inspections were performed:

Mechanical

Rough-in
Final

Electrical

Rough-in (TOPS)
Final Reconnect (TML)
(CEE)

Plumbing

Rough-in Top out (IRR)
Waterpipe in Slab
Underground Waterline
Gas Sewer Final

Okay to insulate? Y / N

Building

Foundation Frame UDFrame
Insulation Final UDFinal
Tree Final Flatwork

Comments summarization:

Final OK.



Inspector: Cromwell 207 Date: 1-13-20 Time: AM Phone: 760-7241

The summary above contains highlights of the official inspection record filed by the inspector. The official inspection record may be obtained by scanning the image on the right and entering your A/P Number or by contacting the Development Services Department at (210) 207-1111.

Partnering with our community to build and maintain a safer San Antonio
Rev. Oct 2018