

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2020

HDRC CASE NO: 2020-475
ADDRESS: 430 E MYRTLE
LEGAL DESCRIPTION: NCB 1752 BLK 5 LOT 18
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: October 23, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 430 E Myrtle.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(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.

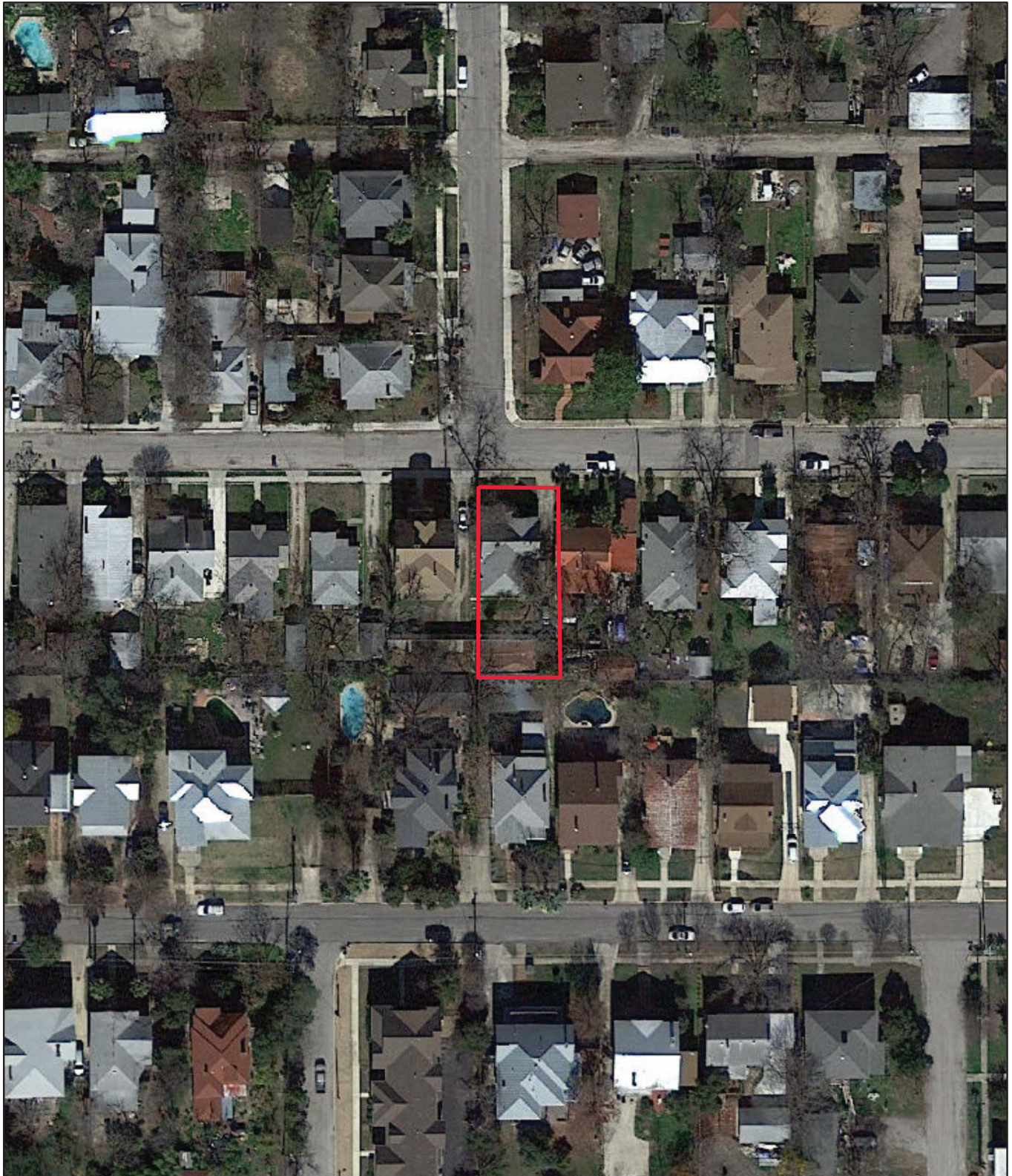
FINDINGS:

- a. The primary structure located at 430 E Myrtle is a 1-story residential structure constructed circa 1920 in the Tudor Revival style with Craftsman influences. The structure features an arched entryway, woodlap and wood shingle siding, and decorative wood screens with a gothic-inspired design. The structure is contributing to the Tobin Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, foundation repair, exterior and interior repainting, new HVAC installation, window and window screen repair, updates to plumbing fixtures, and roof repair.
- c. 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:

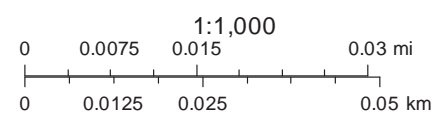
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



October 26, 2020

— User drawn lines



Checklist

Yes/No	Description	Amount
<input checked="" type="checkbox"/>	Extensive foundation repair and re-leveling (COA received, city permit received)	
<input checked="" type="checkbox"/>	Replace skirt (COA received)	
<input checked="" type="checkbox"/>	Landscaping: Lay new sod in front yard, plant new plants and flowers, place new stones (replacing the older stones with similar new stones)	
<input checked="" type="checkbox"/>	New front yard iron fence, new back yard wood privacy fence, new iron driveway gate (COA received)	
<input checked="" type="checkbox"/>	Repair roof where leaking in the back	
<input checked="" type="checkbox"/>	Repair rotted and damaged wood on the exterior, scrape and repaint the entire exterior (COA received)	
<input checked="" type="checkbox"/>	Repair and repaint all existing original window screens (Part of COA)	
<input checked="" type="checkbox"/>	Repaint all interior, including trim and ceilings. Repair and tape and float all sheetrock where needed	
<input checked="" type="checkbox"/>	Fix plumbing deficiencies and leaks	
<input checked="" type="checkbox"/>	Update plumbing fixtures in kitchen and 2 baths, add shower head in bathtub, resurface bathtub	
<input checked="" type="checkbox"/>	Replace old, chipped kitchen linoleum with new cement tile	
<input checked="" type="checkbox"/>	Restore original pink and blue bathroom tiles	
<input checked="" type="checkbox"/>	Replace bathroom floor tiles, which were done in 2010, with more appropriate-looking time period tiles.	
<input checked="" type="checkbox"/>	Add 2 new toilets	
<input checked="" type="checkbox"/>	Add wooden deck in backyard	
<input checked="" type="checkbox"/>	Upgrade HVAC unit to proper capacity for size of house	
<input checked="" type="checkbox"/>	Electrical update throughout house, and add all new switch and outlets	
<input checked="" type="checkbox"/>	New ceiling fans and lights throughout house	
<input checked="" type="checkbox"/>	New meter loops with buried CPS electric lines under driveway to make it more visually pleasing from the street (City permits pulled and closed)	
<input checked="" type="checkbox"/>	Repair all broken or cracked windows (approximately 10)	
<input checked="" type="checkbox"/>	Restore original wood doors and existing cabinets in kitchen	

Yes/No	Description	Amount
<input checked="" type="checkbox"/>	Replaced new fridge and stove, add a built-in stainless steel microwave to match the appliance and add a built-in dishwasher and disposal system	
	Total	

Expected Completion
10/15/2020 (Complete)
10/30/2020
8/30/2020
10/30/2020
10/15/2020
11/30/2020
10/30/2020
11/30/2020
11/30/2020
11/30/2020
11/30/2020
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11/30/2020
11/30/2020
11/30/2020
11/30/2020
Completed
11/30/2020
11/30/2020

Expected Completion
11/30/2020















مجلس بني عيسى







Alfonso Robalin
Lisa McCorquodale-Robalin

October 10, 2020

To whom it may concern:

Alfonso Robalin and I are applying for the Substantial Rehabilitation Tax Incentive for our property at 430 E. Myrtle.

Alfonso Robalin's grandmother and grandfather had owned and lived at 430 E Myrtle since circa 1940 until his grandmother's passing in 2007, when he took over ownership. We had been renting the property to various tenants while we waited to move into the house next door, 428 E Myrtle.

We finally have a chance to invest the time and funds to rehab the property. We plan to keep as much of the original historic charm, while updating the major systems of electrical, plumbing and HVAC.

We have already re-graded the yard where it was not draining properly in the front and had sloped down from the two steps at the front of the property and done some beautiful landscaping and fences!

Here is a list of additional planned updates:

1. Foundation leveling and repair
2. Repaint all exterior features and replace damage materials along the way with like materials.
3. Restore the historic window screens.
4. Update the existing HVAC to the better service the entire home.
5. Repair all broken windows.
6. Restore original wood floors and original wood doors.
7. Tape and float and repair all cracked sheetrock.
8. Repaint entire interior, including trim and ceiling.
9. Replace the kitchen appliances with stainless steel appliances, adding a built-in over-the-range hood and microwave, a built-in dishwasher and add a disposal.
10. Replace damaged kitchen floors with new, appropriate cement tile.
11. Restore existing cabinets in kitchen.
12. Update all plumbing fixtures.
13. Add two new, low-flow toilets.
14. Add a shower to the bathtub and refinish the bathtub.
15. Repair/restore existing bathroom pink and blue tiles.
16. Replace dated bathroom tile with more appropriate hex tile.
17. Repair roof leak.
18. Repair all broken windows.

19. Add a deck in the back to cover the hazardous broken cement that the previous ash tree caused.

We are happy to be able to do this for ourselves and the betterment of the community!

Warm regards,
Alfonso and Lisa Robalin