

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2020

HDRC CASE NO: 2020-511
ADDRESS: 720 E CARSON
LEGAL DESCRIPTION: NCB 1265 BLK 1 LOT N 137.15 FT OF 4
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: November 06, 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 720 E Carson.

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.

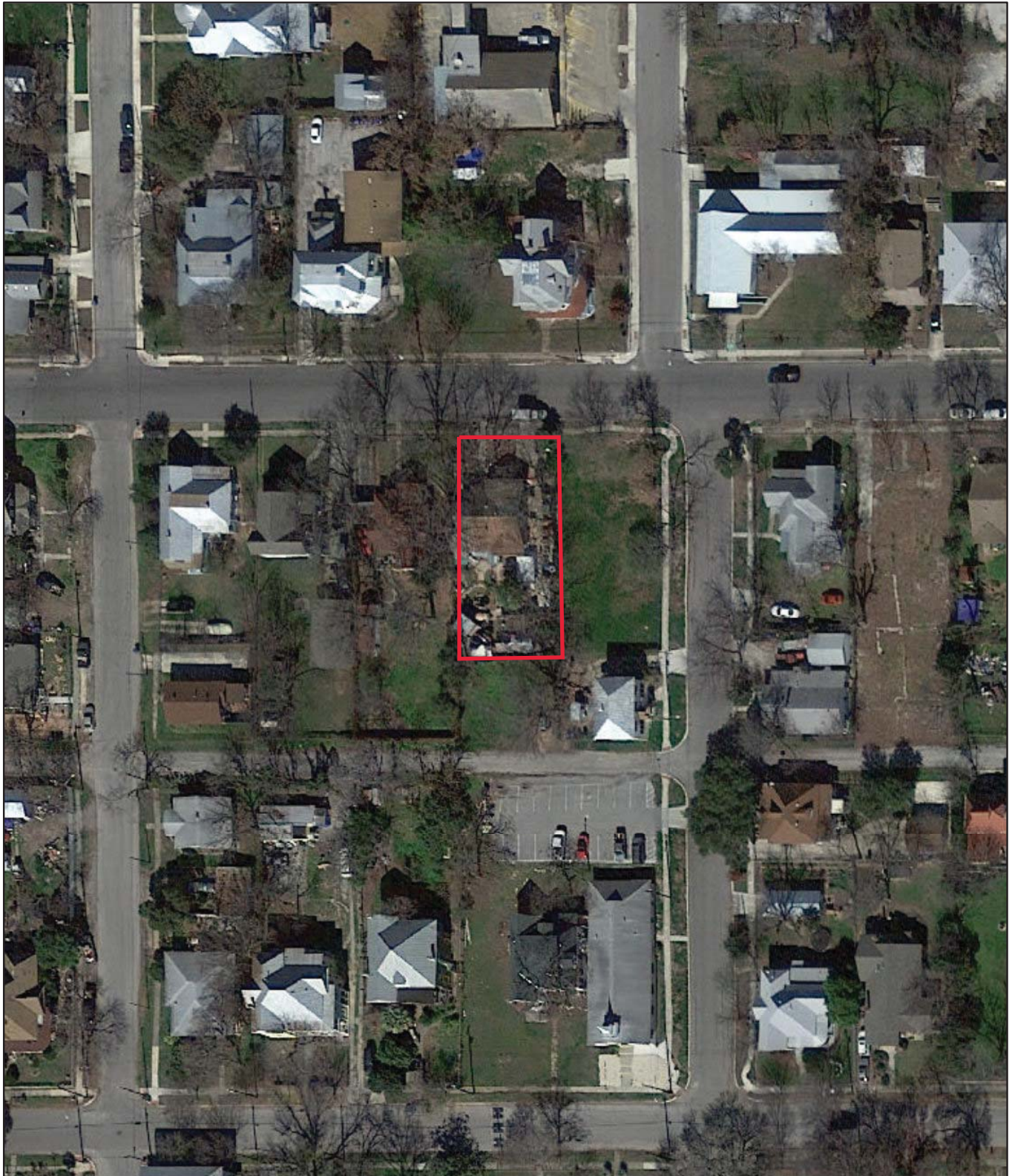
FINDINGS:

- a. The primary structure located at 720 E Carson is a 1-story single family structure constructed in approximately 1930. The home features a standing seam metal cross gable roof with widely overhanging eaves and exposed rafters, wood siding, and a front porch gable. The home is contributing to the Government Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes exterior wood siding repair and replacement, foundation repair, concrete slab replacement, window repair, roof replacement, new electrical and plumbing installation, and a comprehensive interior remodel. Staff commends the applicant for undertaking this rehabilitation.
- 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:

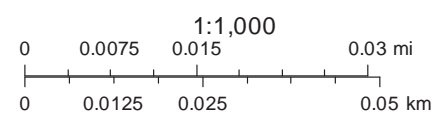
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

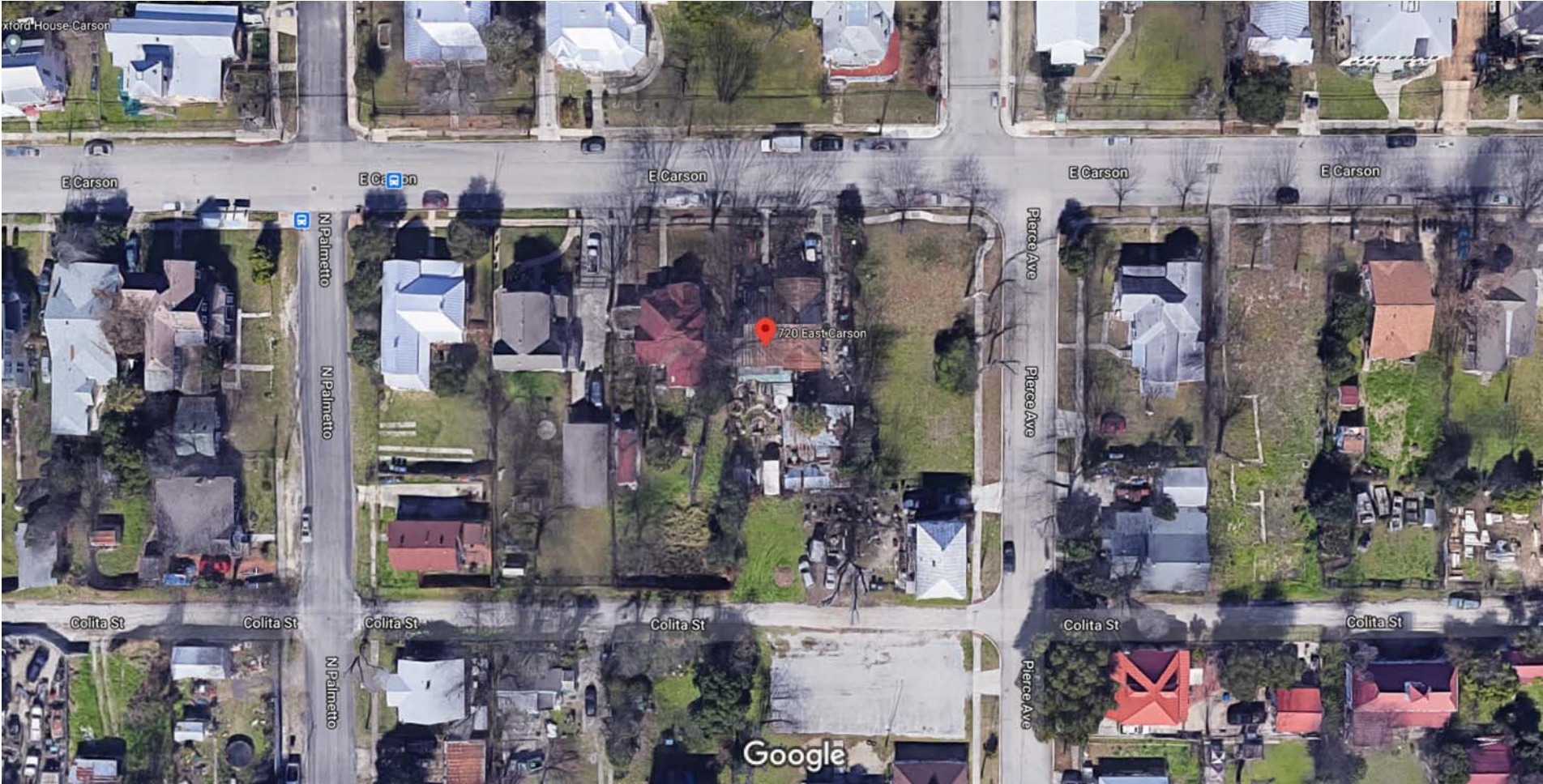


November 8, 2020

— User drawn lines

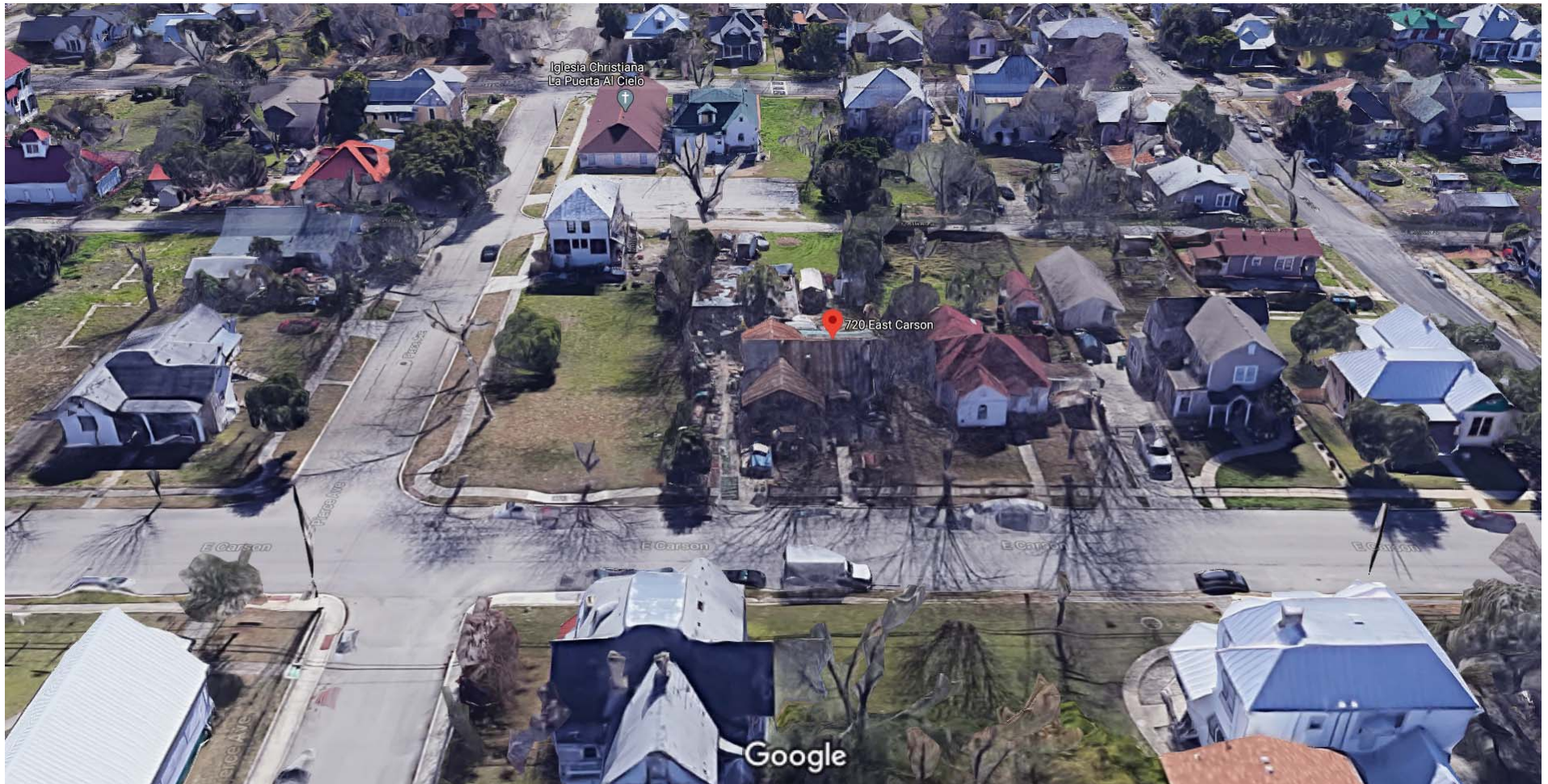


Google Maps 720 E Carson



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Google Maps 720 E Carson



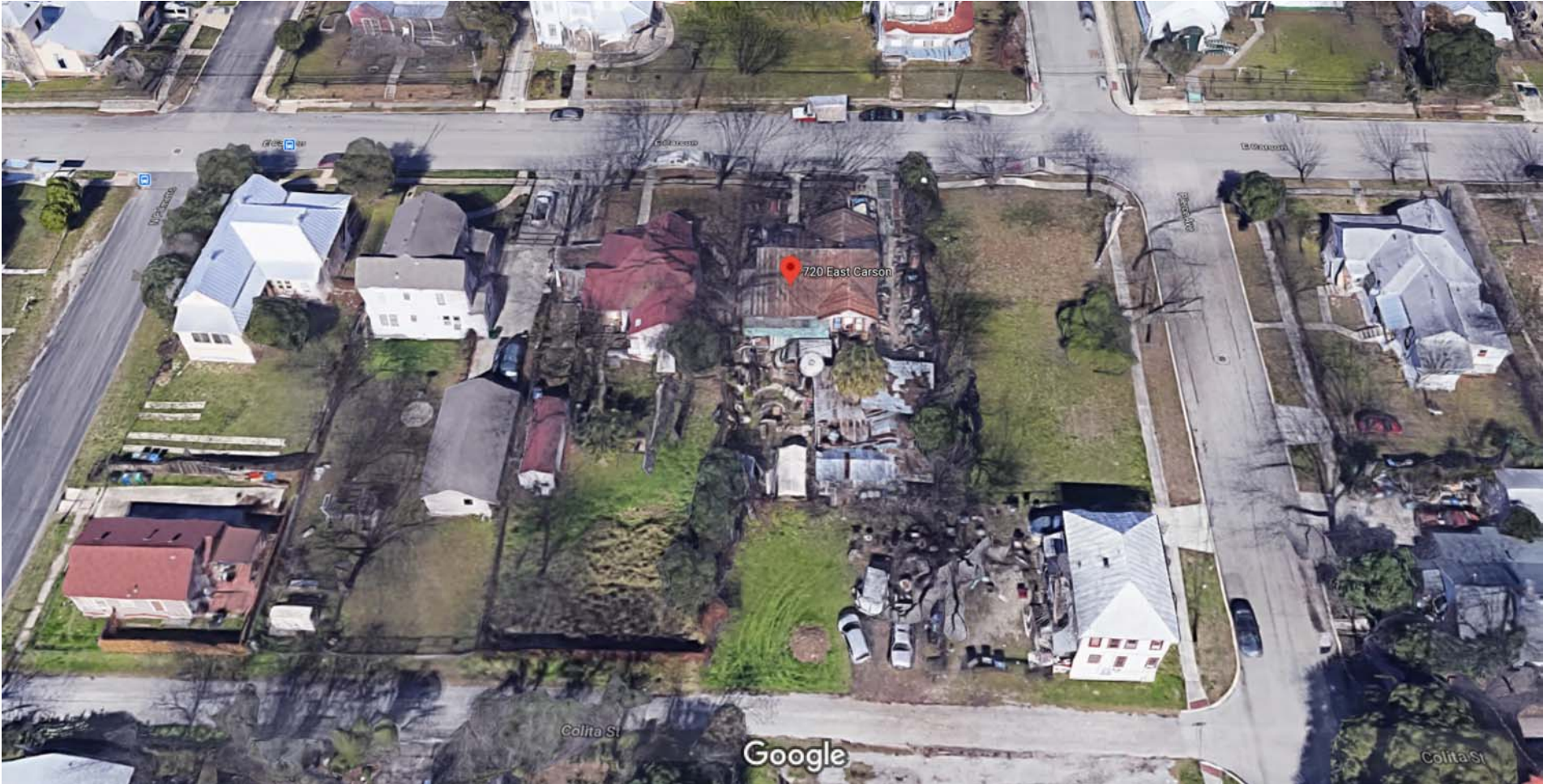
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Google Maps 720 E Carson



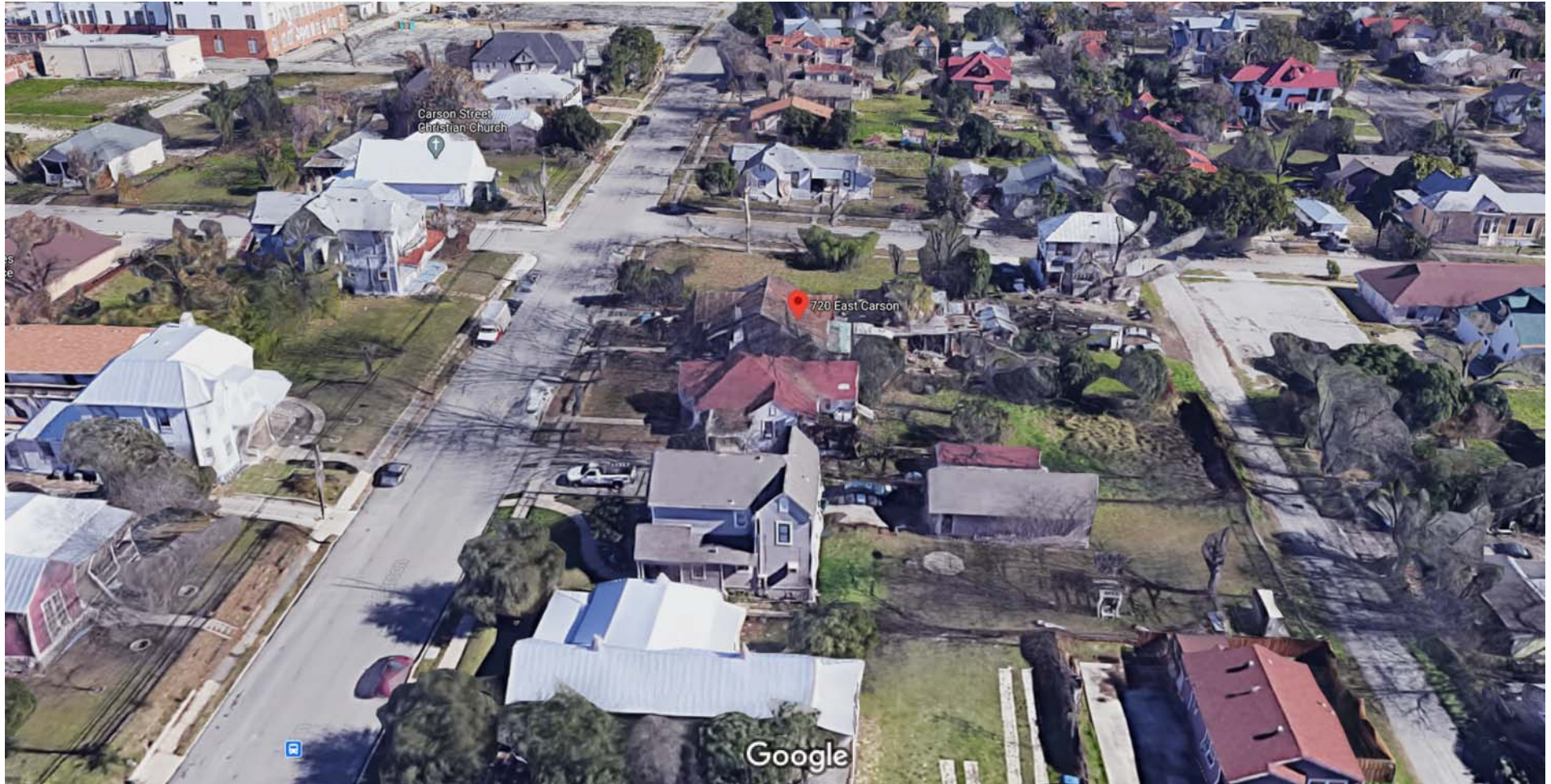
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Google Maps 720 E Carson



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Google Maps 720 E Carson



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Property Address: 720 E Carson - San Antonio, Texas 78208

This is a 1930s home located in the Historic District of Government Hill. This home will require a full restoration exterior and interior due to age and condition of home. The exterior of home has missing and rotted siding, front concrete porch is cracked and unsafe, the original metal roof is rusted and leaks, most windows have missing glass panes and rotted trim. The interior will require new plumbing and electrical, install insulation and sheetrock, repair and restore wooden floors, full kitchen and bath remodel.

Certificate of appropriateness from the HDRC has been approved for the following:

- Exterior wood siding - COMPLETED
- Concrete slab for front porch – COMPLETED

City of San Antonio Permit for Full Remodel has been obtained: A/P # 2598749

Expected work

- Exterior wood siding due to missing and rotted siding – **COMPLETED**
- New Concrete Slab for Front Porch - **COMPLETED**
- New glass panes where missing or cracked – **COMPLETED**
- Complete Electrical re-wire to meet city code – *Currently getting estimates/ projected time Jan 2021*
- Complete plumbing to meet city code - *Currently getting estimates/ projected time Jan 2021*
- New Metal Roof - *Currently getting estimates/ projected time Jan 2021*
- Repair and restore interior wood flooring – *Estimated projected time Summer 2021*
- Full New Kitchen - *Estimated projected time Summer 2021*
- New Bathroom - *Estimated projected time Summer 2021*
- Install Insulation in walls and new sheetrock - *Estimated projected time Summer 2021*

Cost for Completed work:

- Exterior Wood Siding materials
- Exterior Primer Paint labor
- Exterior Primer Paint materials
- Engineer Report for Front concrete porch evaluation:
- New Concrete Slab Porch \$
- City Permit Fee=\$

Estimated Costs

- Electrical \$:
- Plumbing \$
- Metal Roof
- Interior full remodel \$ (Materials and labor)















