

HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

HDRC CASE NO: 2021-286
ADDRESS: 711 E EVERGREEN
LEGAL DESCRIPTION: NCB 399 BLK 27 LOT 12D
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Charles Syms
OWNER: Charles Syms
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: June 07, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders

REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 711 E Evergreen.

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.

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:

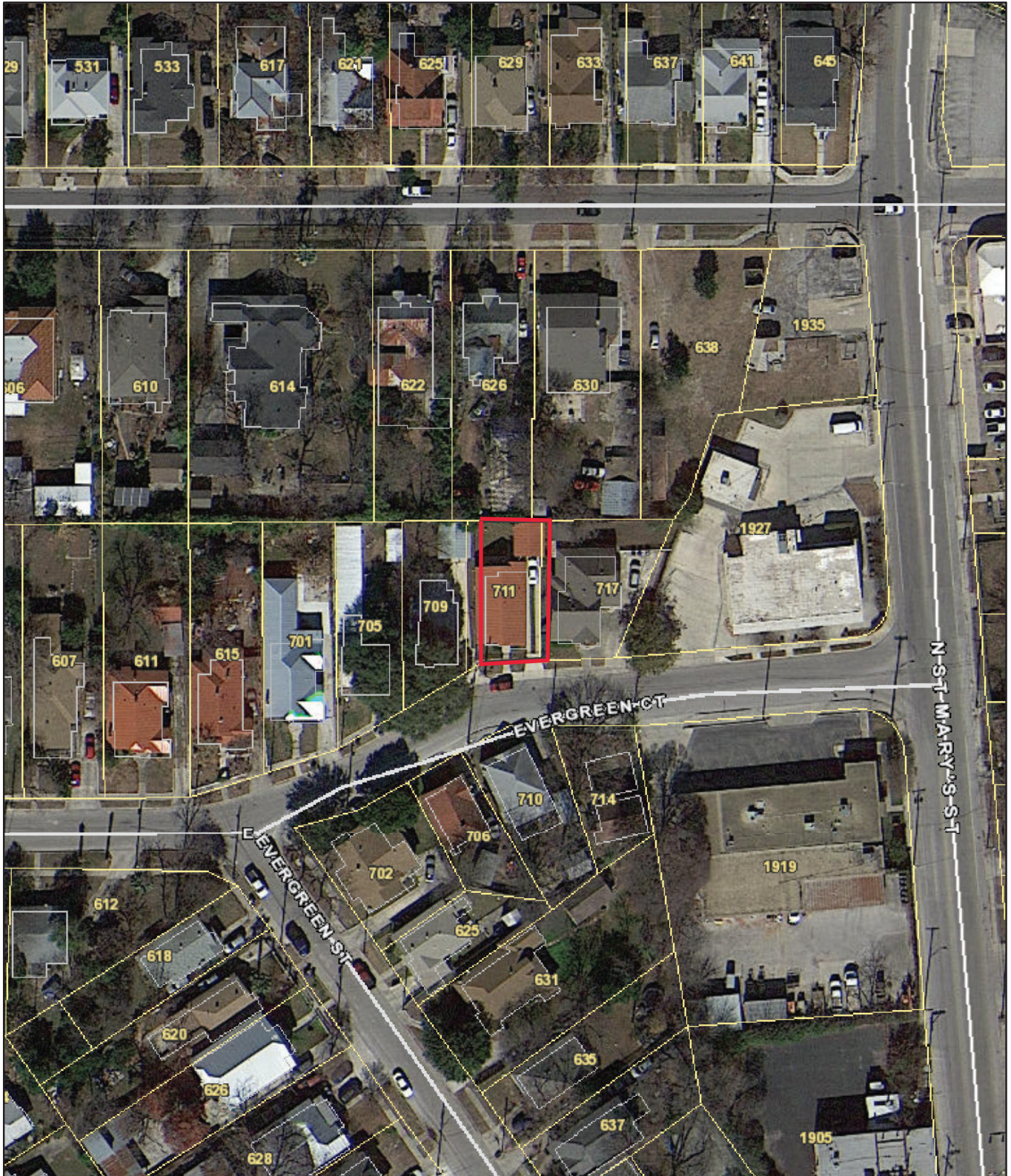
- a. The primary structure located at 711 E Evergreen is a 1-story, single-family residence constructed circa 1920 in the Craftsman style. The home features a front gable standing seam metal roof, a deep-set front porch with a second front gable, wood front porch columns with brick bases, wood cladding, and one-over-one windows. The property is contributing to the Tobin Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes foundation repair, front porch column resetting, plumbing, electrical, and mechanical systems repair and installation, and a comprehensive interior remodel.
- c. Staff conducted a site visit on June 10, 2021, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.

- 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 for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

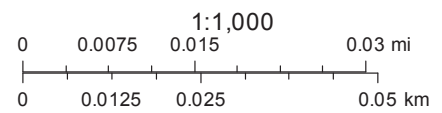
Staff recommends approval based on findings a through e.

City of San Antonio One Stop

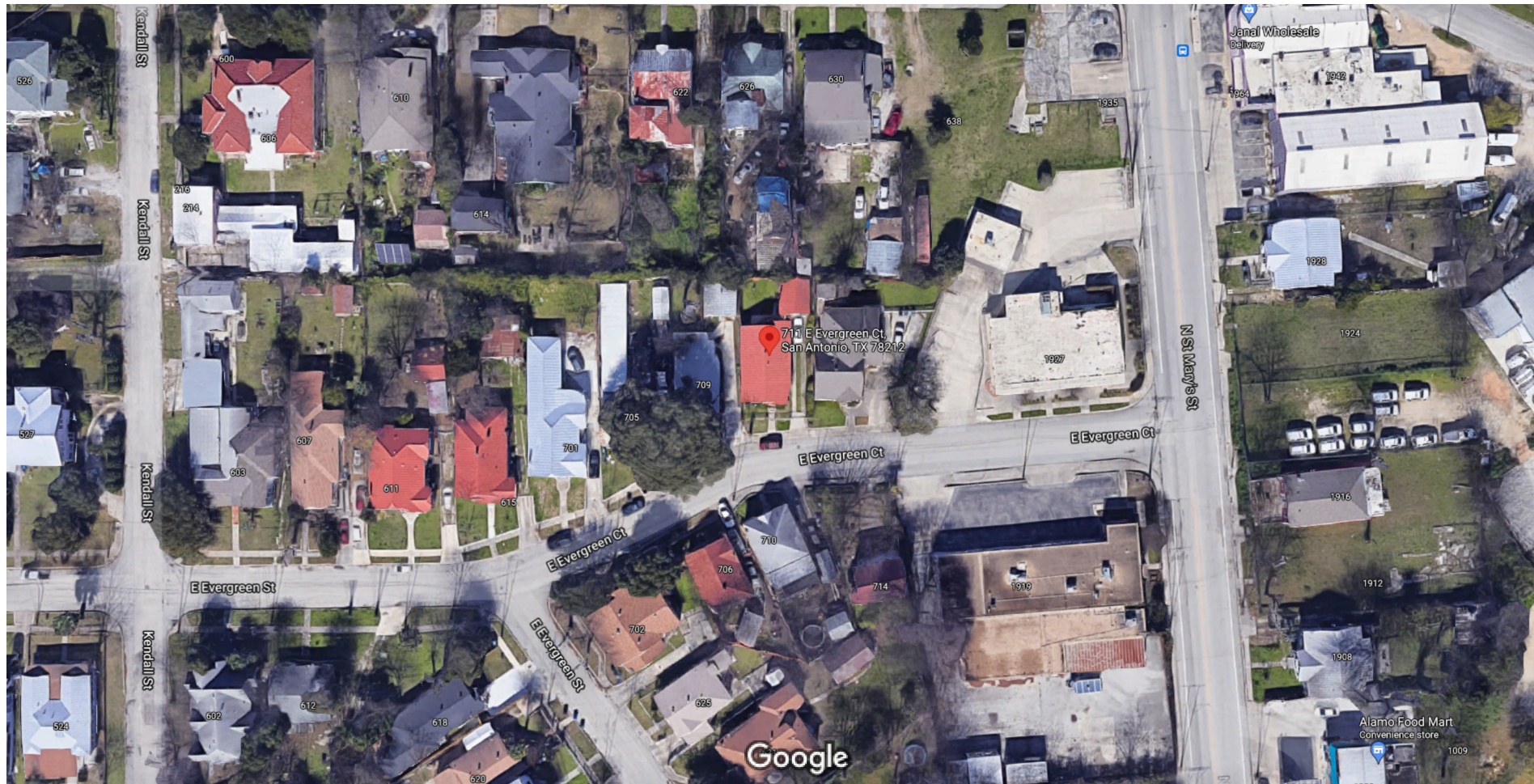


June 11, 2021

 User drawn lines



Google Maps 711 E Evergreen Ct



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 50 ft



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 13, 2020

ADDRESS: 711 E EVERGREEN
LEGAL DESCRIPTION: NCB 399 BLK 27 LOT 12D
HISTORIC DISTRICT: Tobin Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Charles Syms/Syms Charles A - 711 EVERGREEN CT
OWNER: Charles Syms/Syms Charles A - 711 EVERGREEN CT
TYPE OF WORK: Foundation/skirting, Repair and Maintenance, Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Repair the foundation on the primary structure; 2. Replace the existing HVAC system and equipment; 3. Re-paint the exterior of the house; 4. Repair/replace rotted wood on the exterior of the house; 5. Repair damaged brick and back tile.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 4/13/2020 12:09:06 PM

ADMINISTRATIVE APPROVAL TO: FOUNDATION REPAIRS - Repair the foundation on the main house and the detached accessory structure. Existing skirting may be removed where necessary to make repairs, and will be re-installed once work is complete.

HVAC/UTILITIES - Replace the existing HVAC and utilities. All new exterior equipment should be located in the rear yard and otherwise not visible from the public Right of Way or negatively impacting the historic structure.

PAINTING - Re-paint the exterior of the house. Painted elements only should be painted (wood siding, fascia, trim, screens). The existing un-painted brick columns are not approved to be painted.

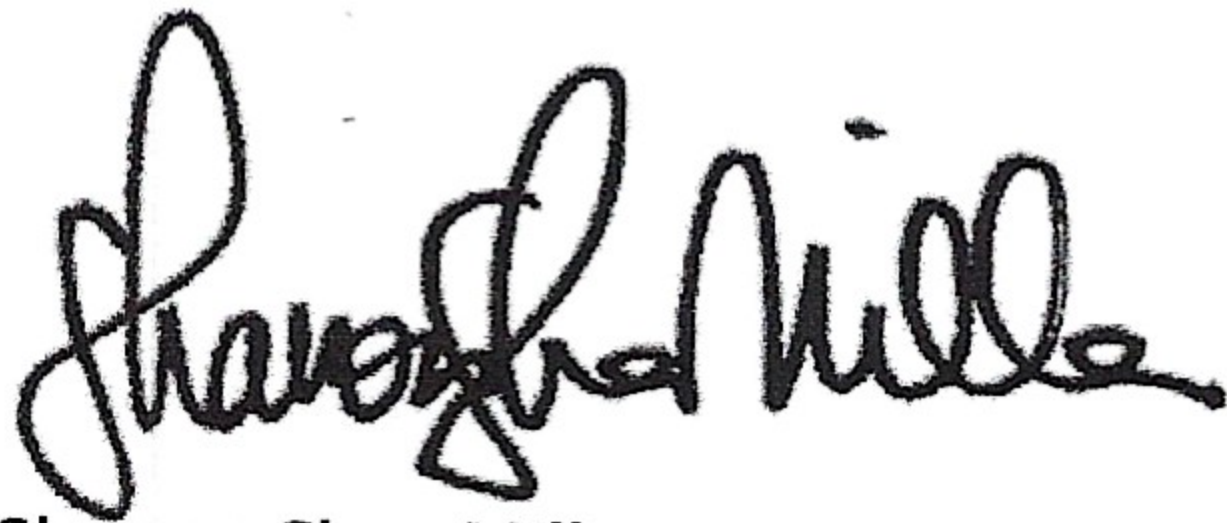
WOOD/SIDING/TRIM REPAIRS - Replace rotted sections of wood siding, fascia, and trim only. Existing siding that is in good condition should be repaired in place and maintained. Wholesale replacement of existing siding is not approved or requested. New materials that are introduced should match the existing in material, dimension, and profile.

BRICK REPAIRS - Re-point existing brick columns and repair where needed. New mortar should match the existing in texture and color as closely as possible.

REAR TILE - Repair/replace damaged backyard tile with new tile.

Interior work does not require a COA and may commence with all proper permits.

APPROVED BY: Katie Totman



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.

May 16. 2021

To: The Office of Historic Preservation

Re: Narrative of completed work for 711 Evergreen Ct. San Antonio, TX 78212

When we purchased 711 Evergreen Ct., our goal was to fully restore both interior and exterior to both the Main House and the Guest House.

We started this project in July of 2020. We are wrapping up completion at this time.

I have attached the Administrative Certificate of Appropriateness, giving a general description of what was done.

Below is a detailed description to include itemized list of work done for both interior and exterior of Main House (MH) and Guest House (GH).

DESCRIPTION	COST
Foundation Repair for MH & GH	
Reset front porch column & replace broken	
backyard patio	
Repair plumbing MH & GH	
Repair fuse box	
Replace shower/floor tile in GH bathroom	
Remodel interior/exterior MH & GH	
Replace air conditioner/heater	
Tile installation kitchen & bathroom to include	
floor	
Installation of wires/breakers for washer & dryer	
Blinds for all MH & GH windows	
Replace water heater	
Repair toilet leak	
Repair lead sanitary & reinstall sink/toilet/shower	
Electrical work for outlets & bathroom light	—
TOTAL	=



San Antonio Board





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