

HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

HDRC CASE NO: 2021-372
ADDRESS: 511 E LOCUST
LEGAL DESCRIPTION: NCB 1736 BLK 10 LOT 3
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Riverjaunt Properties LLC
OWNER: Riverjaunt Properties LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: July 26, 2021
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 511 E Locust.

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.

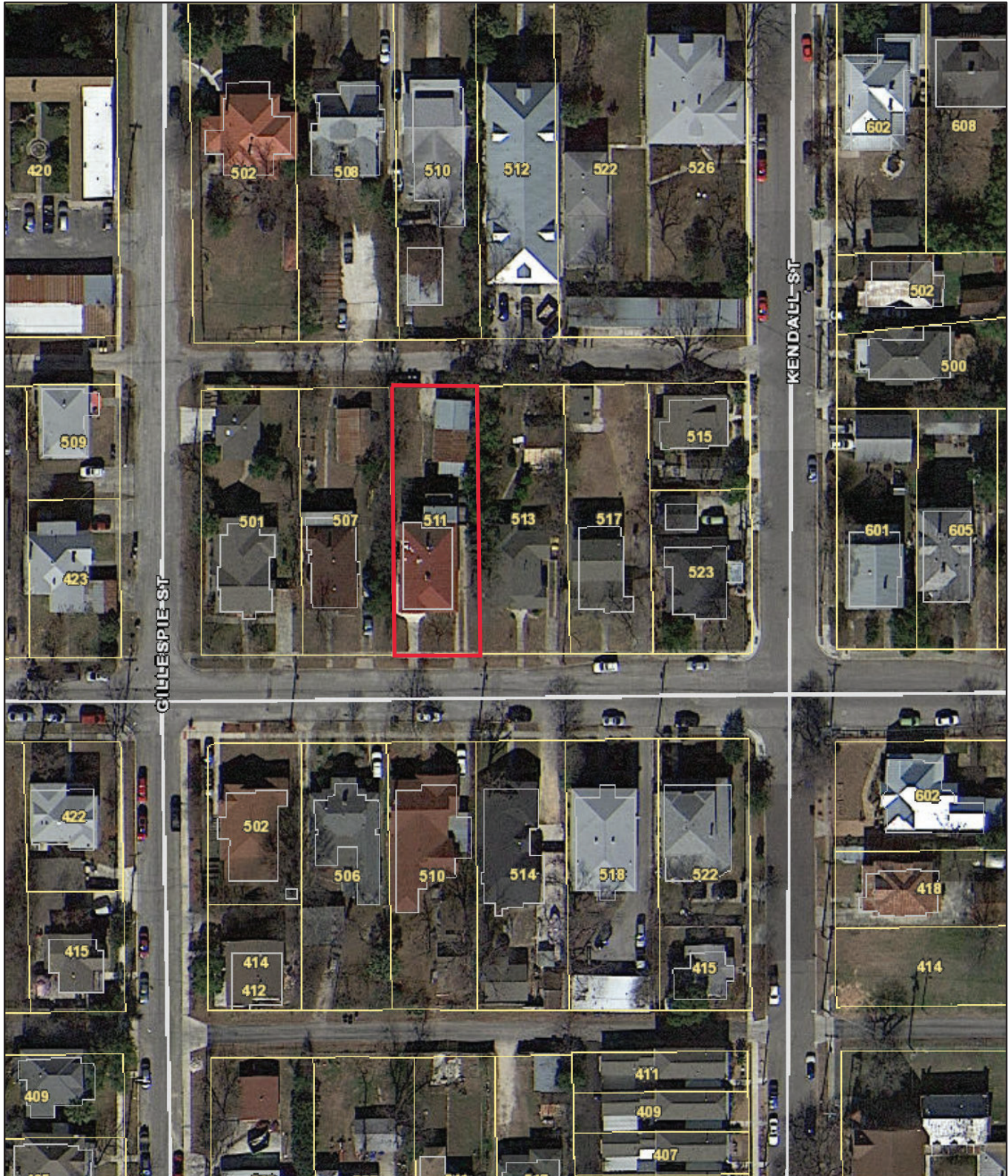
FINDINGS:

- a. The primary structure located at 511 E Locust is a 2-story, single-family residence constructed circa 1920 in the Craftsman style. The home features a red standing seam metal cross gable roof, a 2-story front porch with square columns, widely overhanging eaves, wood cladding, and one-over-one windows. The property 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, exterior cleaning, painting, and repair, lighting installation, landscaping improvements, wood repair and maintenance, electrical upgrades, a sunroom conversion, and a comprehensive interior remodel on the rear accessory structure. Certificates of Appropriateness are required for all exterior scopes of work.
- 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:

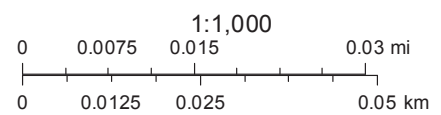
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



July 30, 2021

— User drawn lines



Rachel Rettaliata (OHP)

From:

Sent:

To:

Cc:

Subject: [EXTERNAL] 511 E Locust Historic Rehabilitation Application-Part 1

Attachments: IMG_0240 copy.jpg; IMG_0243 copy.jpg; IMG_0238 copy.jpg; IMG_0239 copy.jpg; IMG_0241 copy.jpg; IMG_0237 copy.jpg; IMG_0236 copy.jpg; IMG_0235 copy.jpg; IMG_0234 copy.jpg; IMG_0230 copy.jpg; IMG_0232 copy.jpg; IMG_0233 copy.jpg; Historic Rehabilitation Application_Part 1 of 2_2019-05-29.pdf

Follow Up Flag: Follow up

Flag Status: Flagged

Hello Rachel,

I spoke earlier today with your colleague Katie and am writing to turn in Part 1 of the Historic Rehabilitation application for this fourplex property which functions as a rental property. I've attached photos and the application form, and below is the description of the project.

Our timeframe for completion is 3 months.

Anticipated cost is I should have an initial scope of work bid from a general contractor in the next week itemizing the costs for the initial project which is for the upstairs unit #2 and exterior work.

Please let me know if I can provide any additional information.

Regards,
Jennifer

Rehabilitation of 3plex main building:

EXTERNAL

Back Deck: remove showerhead/hose, fix loose boards; refinish deck floor, varnish/paint and powerwash

Front Porch: install evenly spaced outdoor lighting across - adding wall sconces and/or fixtures to porch ceiling for 3 separate lights, powerwash and paint

Side entry stairs: add risers and paint white to match house exterior

Replacement of lawn in frontyard and backyard, addition of other drought resistant plantings in frontyard and backyard

Replacement of fencing along entire property

UPSTAIRS UNIT #2:: 3 bedroom/2 bath

-electrical -fix all non working sockets, install GFCI outlets in kitchen, bathroom; replace face plates/switch plates

-fix all loose baseboards

Doorlocks:

-keypad entry for front door

-keypad entry for one closet for cleaning supplies in kitchen

Windows:

-install new 2in vinyl blinds x 15 windows

Front hallway entry:

- visible seams in drywall-taped and floated
- paint walls
- interior stairs-remove carpet runner
- refinish stairs
- clean light fixture--change to LED bulb

COMMON SPACES: remove and replace all ceiling fans/LED bulbs

MASTER BATH

- paint
- floor-replace with penny tile
- remove: current vanity, wall sconce/lighting
- install pedestal vanity/lighting w LED fixture
- install recessed lighting
- install exhaust fan
- shower-keep shower pan, retile w subway tile, add glass enclosure door (open inward), replace faucet with overhead and wand fixture
- add floating shelves above toilet

SECOND BATH:

- paint
- remove ceiling fan, vanity, storage closet and insert, tub wall insert
- remove surrounding walls around tub
- remove flooring
- remove storage closet
- leave existing beadboard-scrub clean
- remove cast iron tub, rebuild space as large shower
- build large shower with new faucet overhead
- add glass half enclosure wall for shower
- insert floor-penny tile
- insert exhaust fan
- insert recessed light
- insert floating shelves on wall
- insert new larger vanity/lighting

SUN ROOM CONVERSION into 3rd bedroom

- remove built in cabinets, keep storage closet (scrub clean)
- walls-paint
- new ceiling fan w LED bulb
- enclosure closet for stacked washer/dryer

KITCHEN

- paint
- fixtures: replace ceiling fan, keep current over sink fixture --change to LED bulb
- upper cabinets-scrub clean, surface paint
- replace hardware (new knobs/pulls) even out hardware heights to match
- replace counters with Level 1 granite slab, subway tile backsplash, stainless undermount sink, new faucet

MASTER BEDROOM

- paint
- remove all built ins

2nd BEDROOM

- paint

DOWNSTAIRS UNITS

UNIT #1: 1 bedroom/1 bath

- refinish floors-entire unit
- repaint entire unit
- fix all loose baseboards

Windows:

- install new 2in vinyl blinds x 8 windows

BATHROOM

- remove and replace vanity and lighting
- remove shower insert and retile, new shower pan
- insert recessed lighting
- insert bathroom exhaust fan
- insert glass shower enclosure
- replace shower faucet

BEDROOM

- remove any built ins

KITCHEN

- repaint cabinets
- insert floating shelves
- replace counters with granite tile, stainless undermount sink and faucet, subway tile backsplash

UNIT #3: 1 bedroom/1 bath

- refinish floors-entire unit
- repaint entire unit
- fix all loose baseboards

Windows:

- install new 2in vinyl blinds x 8 windows

BATHROOM

- remove and replace vanity and lighting
- remove shower insert and retile, new shower pan
- insert recessed lighting
- insert bathroom exhaust fan
- insert glass shower enclosure
- replace shower faucet

BEDROOM

- remove any built ins

KITCHEN

- repaint cabinets
- insert floating shelves
- replace counters with granite tile, stainless undermount sink and faucet, subway tile backsplash

Rehabilitation of free standing "ADU" in backyard:

BACKYARD COTTAGE: 1 bedroom/1 bath

- refinish floors-entire unit
- repaint entire unit
- fix all loose baseboards

Windows:

- install new 2in vinyl blinds x 7windows

BATHROOM

- remove and replace vanity and lighting
- remove shower insert and retile, new shower pan
- insert recessed lighting
- insert bathroom exhaust fan
- insert glass shower enclosure
- replace shower faucet

BEDROOM

- remove any built ins

KITCHEN

- repaint cabinets
- insert floating shelves
- replace counters with granite tile, stainless undermount sink and faucet, subway tile backsplash



[511 E Locust Interior.pdf](#)

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

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TEXAS
NLG-8801







