

HISTORIC AND DESIGN REVIEW COMMISSION

May 21, 2025

HDRC CASE NO: 2025-120
ADDRESS: 116 CALLAGHAN AVE
LEGAL DESCRIPTION: NCB 719 BLK 1 LOT 3
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Christopher Gill
OWNER: 116 Callaghan, LLC, 116 Callaghan, LLC
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: May 05, 2025
60-DAY REVIEW: July 04, 2025
CASE MANAGER: Bryan Morales
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 116 Callaghan.

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.

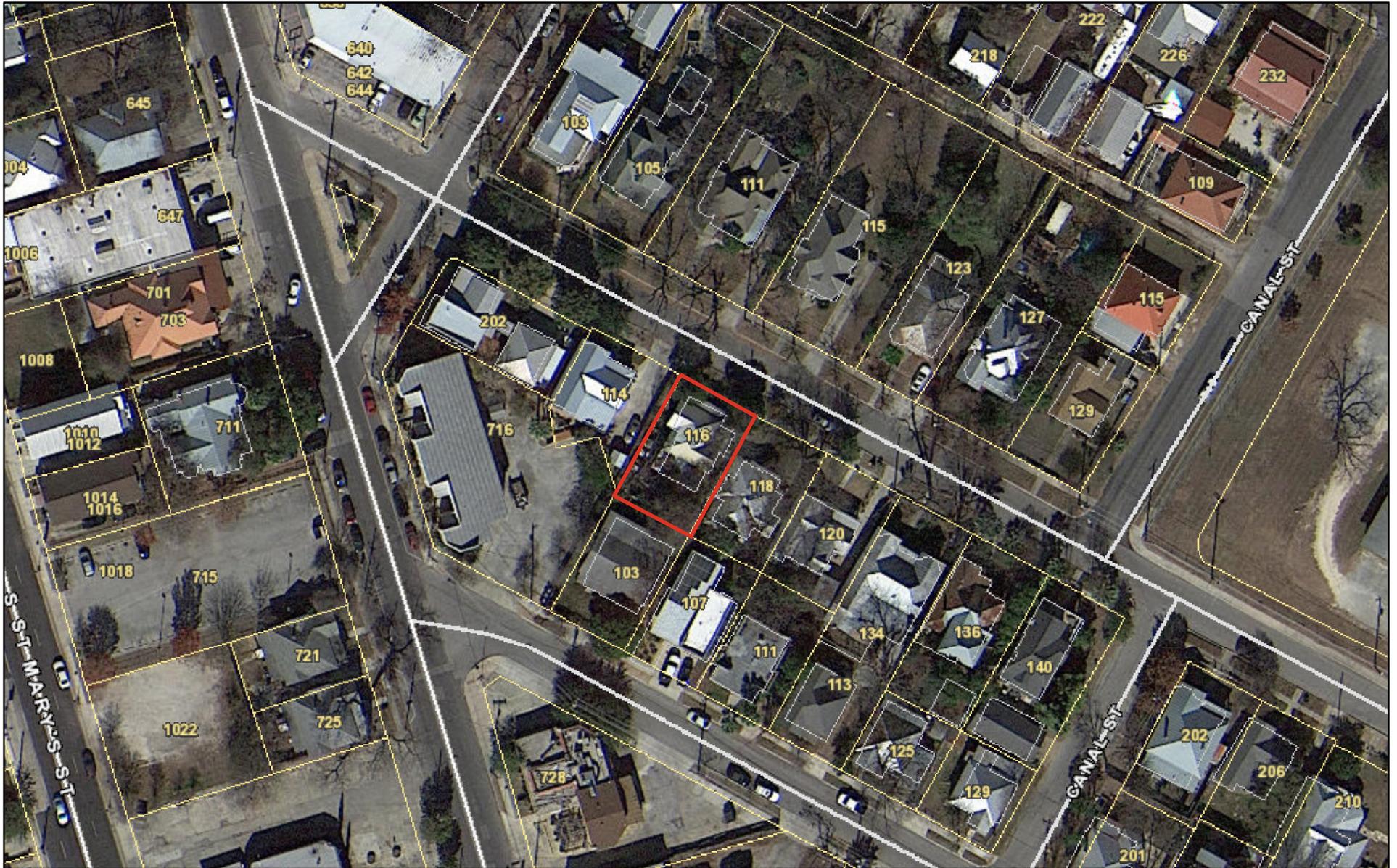
FINDINGS:

- a. The primary structure at 116 Callaghan is a 1-story Folk Victorian structure constructed circa 1910. The structure first appears on the 1912 Sanborn Map. The residence features a hip standing seam metal roof with side gable and shed front porch roof on classical columns. The structure features wood siding and two-over-two wood windows. The property is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes roof, window, and door repair; electrical, plumbing, and HVAC updates; interior drywall installation; painting; and site work. The applicant has met all the requirements for Historic Tax Verification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.
- c. Staff conducted a site visit on May 14, 2025, 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 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2026. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

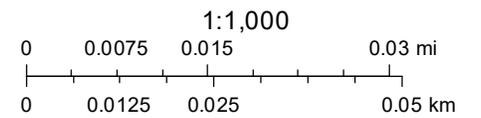
RECOMMENDATION:

Staff recommends approval based on findings a through e.

City of San Antonio One Stop



May 14, 2025



116 Callaghan Ave – Renovation & Remodel Narrative

This application is for the significant historic renovation tax credit for 116 Callaghan Ave. Pre-renovation & structure protection work began in June 22nd, 2023 with the issuance of COA.

This renovation included full exterior repairs with historically appropriate materials, the salvaging and repair of existing metal roof, re-glazing of wood windows, repairing sashes, weights, trim, etc.

Historically appropriate door repair was also conducted that include replacing many broken windows in the door.

The renovations continued inside with electric, plumbing, & HVAC updates. All new sheetrock, and paint, the repair and refinishing of original long leaf pine floors, and restoration of original doors and hardware.

Landscaping updates will also be made to the beds, backyard, driveway, and flatwork.

Tree and brush trimming will also be conducted.

The rough timeline until completion of this project is approx. 60 days or through May 15th, 2025.

116 Callaghan Ave

Int Demo / Clean-Up / Dumpster

Exterior Demo

Foundation

Interior Framing

Roof

Electric

Plumbing

HVAC

Insulation

Deck / Porches

Siding / Wood Repair

Window Repair

Ext Door Repair

Sheetrock Repair

Int Paint

Ext Paint

Tile Materials

Tile Labor

Floor Repair / Refinish

Doors / Base / Trim

Paving / Flatwork

Landscaping

Shower Glass

Total

SQF:

Rehab Price Per SQF









