

HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2024

HDRC CASE NO: 2024-315
ADDRESS: 407 DONALDSON AVE
LEGAL DESCRIPTION: NCB 6695 BLK 4 LOT 2
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: DARIAN THEIL/DEAL ESTATE INVESTING LLC
OWNER: DARIAN THEIL/DEAL ESTATE INVESTING LLC
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: September 05, 2024
60-DAY REVIEW: November 04, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 407 Donaldson.

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:

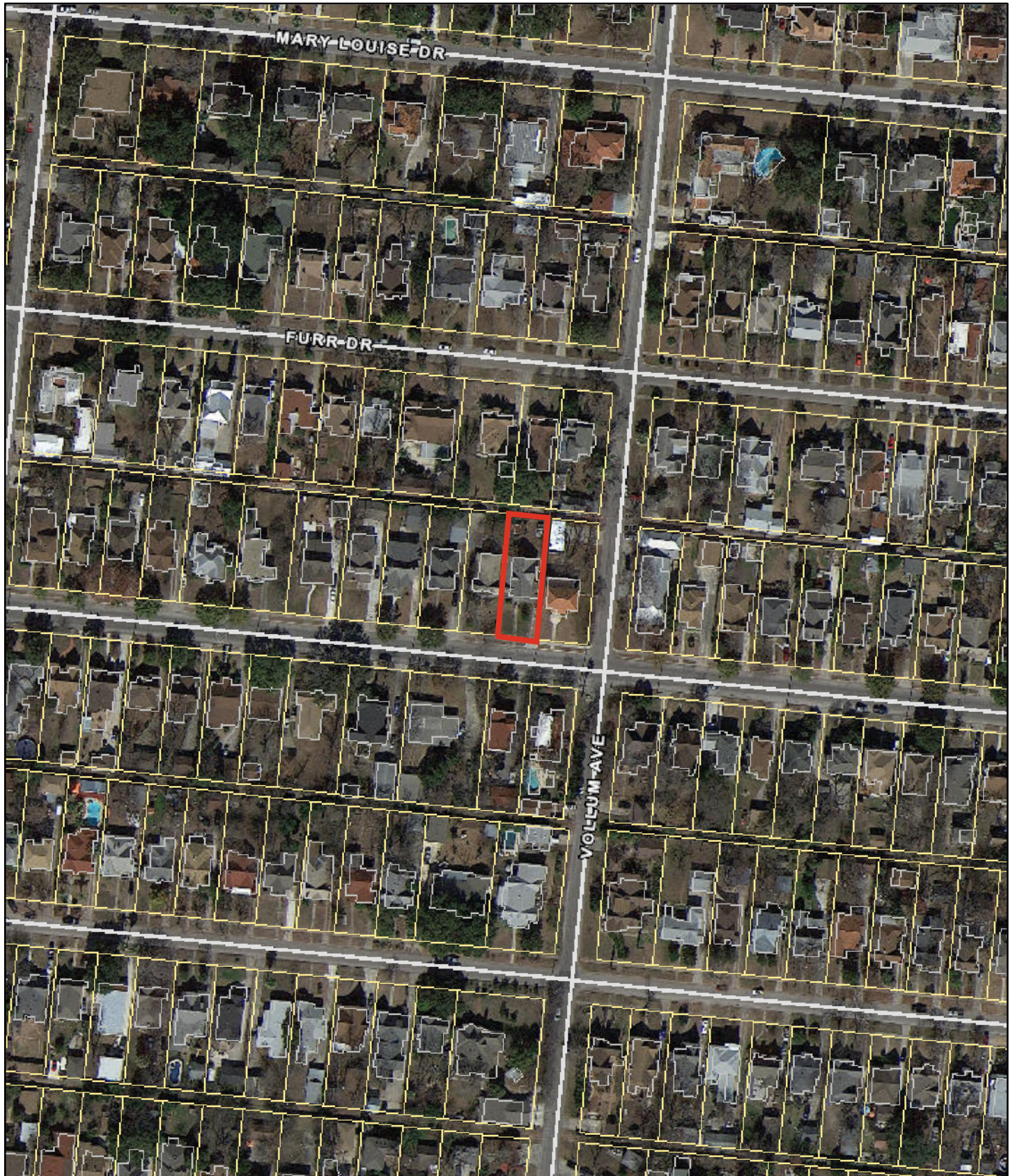
- a. The primary structure at 407 Donaldson is a 1.5-story, single-family residence constructed in the Tudor Revival style circa 1930. The structure features a composition shingle front gable roof, an asymmetrical front porch with a front gable porch roof, stucco and timber gables, brick cladding, and one-over-one wood windows. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes foundation repair, roof replacement, front porch repairs, window repair, a comprehensive interior remodel, electrical, mechanical, and plumbing upgrades, fence replacement, driveway and front walkway replacement, and landscaping improvements.
- 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.

- d. Staff conducted a site visit on September 05, 2024, 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.
- e. 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.
- f. Approval of Tax Verification by the HDRC in 2024, means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

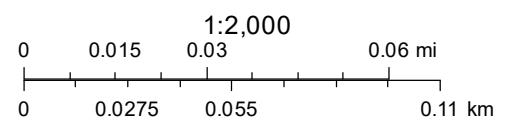
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



September 5, 2024

—— User drawn lines



DOOR SCHEDULE



FOOTAGES:

NOTE:
ATTIC A/C UNIT PROVIDE REQ. ELEC.
AND/OR GAS W/ OVERFLOW PAN TO
OUT-SIDE ON (32) SQ. FT. OF FLYWD.
DECKING. INSTALL AS PER LOCAL
PLB'G. CODE.

NOTE:
VERIFY ALL DIMENSIONS ON SITE



NEW WALLS

EXISTING WALLS

- 3 ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 15 MPH WIND CRITERIA AS PER SEC. R303.21 AND TABLE R303.2 (5).
- 3 PRESSURE TREATED WOOD, OR OTHER APPROVED DECAY-RESISTANT WOOD SILLS, SILLS AND SLEEPERS, OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS OR SLABS ON GRADE TO MEET SEC. R404.2
- 3 PRESSURE TREATED WOOD FASTENERS SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER ONLY AS PER SEC. 404.52
- 3 HANDRAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC. R303.78 (MIN. STAIR TREAD 10", MAX. RISER 7 3/4"), SEC. R303.75
- 3 MASONRY VENEER TO BE ADJUSTABLE WALL TIES AT 24" HORIZONTALLY AND 16" VERTICALLY AS PER SEC. R703.84.1 AND KEEP HOLES TO BE AT A MAXIMUM OF 33" O.C. AS PER R703.8.6.
- 3 INFORMATION ABOUT BRACED WALL LINES (BWL'S) LENGTH SPACING, AND ORIENTATION - SECTION 602.10.1) BRACED WALL PANEL INFORMATION SECTION 602.10.2
- 4 AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MIN. CLEAR WIDTH OF 32", THE MIN. CLEAR HEIGHT OF THE DOOR OPENING SHALL BE LESS THAN 80" IN HEIGHT MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF THE STEP AS PER SEC. R303.2
- 4 TYPE 1 HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2" AS PER SECTION 303.78.5
- 4 IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FIN. FLOOR. SEC R 302.1
- 4 AIR BARRIER AND INSULATION INSTALLATION SHALL COMPLY WITH IRC TABLE R402.4.1(1)
- 4 BUILDING THERMAL ENVELOPE SHALL BE INSTALLED AND COMPLY WITH IECC TABLE R502.3

NOTE

PLAN No.:
REMODEL

PH (210) 837-2860 BILL_815@YAHOO.COM

LOT: 2 **BLOCK: 4**

BLOCK: 4

PAGE No.:

1 OF 2

TPS LLC



SCALE: 1/8" = 1'-0" / 11 X 17 SHEETS



SCALE: 1/8" = 1'-0" (11 X 17 SHEETS)

NOTE:
ATTIC A/C UNIT PROVIDE REQ. E.L.B.C.
AND/OR GAS W/ OVERFLOW PAN TO
OUT-SIDE ON (32) SQ. FT. OF PLYND.
DECKING. INSTALL AS PER LOCAL
PLB'G. CODE.

NCB: 6695

BILL MARTINEZ
DESIGNER/PLANNER
TPS LLC
NEW BUILDS, RENOVATIONS & REMODELS

PH (210) 837-2860 BILL 815@YAHOO.COM

PAGE No.:

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Explanation of Completed Work

Itemized List

Electrical- We took out all old electrical wire and fixtures. We updated to new electrical wiring, and breaker panel throughout the house up to code. Recess lighting was installed throughout the house. New ceiling fans were installed in the bedrooms, living room and porch area. New stove and microwave installed.

\$ [REDACTED]

Plumbing- All new plumbing was installed. New water lines were installed and new sewer lines were installed. New kitchen sink, faucet, garbage disposal and dishwasher all installed to code. New toilets and shower fixtures were installed in all bathrooms.

\$ [REDACTED]

Install of central A/C- Install central A/C in the house up to code and ran ducts throughout the house in the necessary places.

\$ [REDACTED]

Drywall repair- The old damaged stucco was removed and replaced with brand new drywall and insulation throughout the entire house. The drywall was textured and painted.

\$ [REDACTED]

Refinish Hardwood Floors- Hardwood floors were sanded, restained, refinished and polished.

\$ [REDACTED]

Repair pier and Beam foundation- Pier and beam foundation was repaired and leveled within the necessary limits.

\$ [REDACTED]

Convert attic space into bedroom- The entire attic space was framed and converted into a two bedroom and 1 bathroom living space. A small section was made into an attic space to hold the A/C unit. New upstairs living space was drywalled, textured and painted.

\$ [REDACTED]

Build and Install Staircase to lead up to second story converted living space- Hired architect and framer to design staircase up to code

[REDACTED]

Renovate Kitchen- Installing new cabinets, stove, microwave, refrigerator, granite countertops. Installed new kitchen tile, backsplash, cabinet hardware and pantry.

\$ [REDACTED]

Renovate Bathrooms- Installing new floor tile, shower wall tile, bathtub in the second bathroom, walk in shower in the master bedroom, new sink and shower/ tub fixtures, new toilets and new light fixtures.

\$ [REDACTED]

Finish out work- 4" baseboards were installed throughout the entire house. 6" trim was installed around the windows in the house. The windows were sanded down, refurbished and painted to be operational again. New window hardware was installed. New interior and exterior

doors were installed and painted throughout the house with the appropriate door knobs. The attic upstairs had new wood laminate flooring installed throughout.

\$ [REDACTED]

Interior Paint- Paint interior of the house.

[REDACTED]

Exterior Paint- Paint exterior of the house and stain porch concrete

[REDACTED]

Clean Exterior- Power washing dirty siding, cleaning windows and porch

[REDACTED]

Porch Repair- Repairing and/ or replacing any broken porch boards in order to make the porch sightly and usable.

[REDACTED]

Landscape- Adding small flower bed around porch. Sod front and backyards. Install 1" medina rock outlining the backyard.

[REDACTED]

Fence- Install privacy fence.

[REDACTED]

Concrete walkway and Driveway- [REDACTED]

TOTAL= \$ [REDACTED]

Work was started on Sept 22nd 2023

Work was finished August 23rd 2024



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

DEVELOPMENT
SERVICES

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	MEP-PLM-PMT24-34316163
PERMIT NAME	Plumbing General Permit
PERMIT ISSUANCE DATE	06/06/2024
LOC ISSUANCE DATE	08/20/2024
ADDRESS	407 DONALDSON AVE City of San Antonio TX 78201
DESCRIPTION OF WORK	Rough in and top out have been completed. Need final inspection.

Thank you for your business

The City of San Antonio















8:57

LG Mechanical LLC
210-781-1317
LIC# TACLB26325E



MECHANICAL

Heating and Air Specialists



From: noreply@sanantonio.gov

<noreply@sanantonio.gov>

Sent: Thursday, July 18, 2024 11:33:55 AM

To: LG Mechanical <lg@lgmechanical.com>

Subject: Inspection Status for MEP-MEC-PMT23-33932971 - DONDALDSON

Greetings

This is an acknowledgement that the status of your Mechanical - Final for Mechanical Permit - MEP-MEC-PMT23-33932971 has been updated to a status of Pass.

If the status of your inspection requires a re-inspection, you can schedule the inspection online. A re-inspection fee may be assessed.

For your convenience, you may check the progress of your Record(s), upload documentation, request inspections or pay fees online [Customer Portal](#).

ADDRESS

[407 DONALDSON AVE](#)

Please contact the assigned Inspector Leandro Rodriguez, Leandro.Rodriguez@sanantonio.gov, with any questions or comments.

Thank you for your business.

Sincerely,











407



