

# HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2024

**HDRC CASE NO:** 2024-313  
**ADDRESS:** 109 MAGNOLIA DR  
**LEGAL DESCRIPTION:** NCB 6530 BLK 2 LOT 3  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Edward Chapa/BOURGEOIS SHELLEY ANN & CHAPA EDWARD MICHAEL  
**OWNER:** Edward Chapa/BOURGEOIS SHELLEY ANN & CHAPA EDWARD MICHAEL  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** September 05, 2024  
**60-DAY REVIEW:** November 04, 2024  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

The applicant is requesting Historic Tax Verification at 109 Magnolia.

## 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:

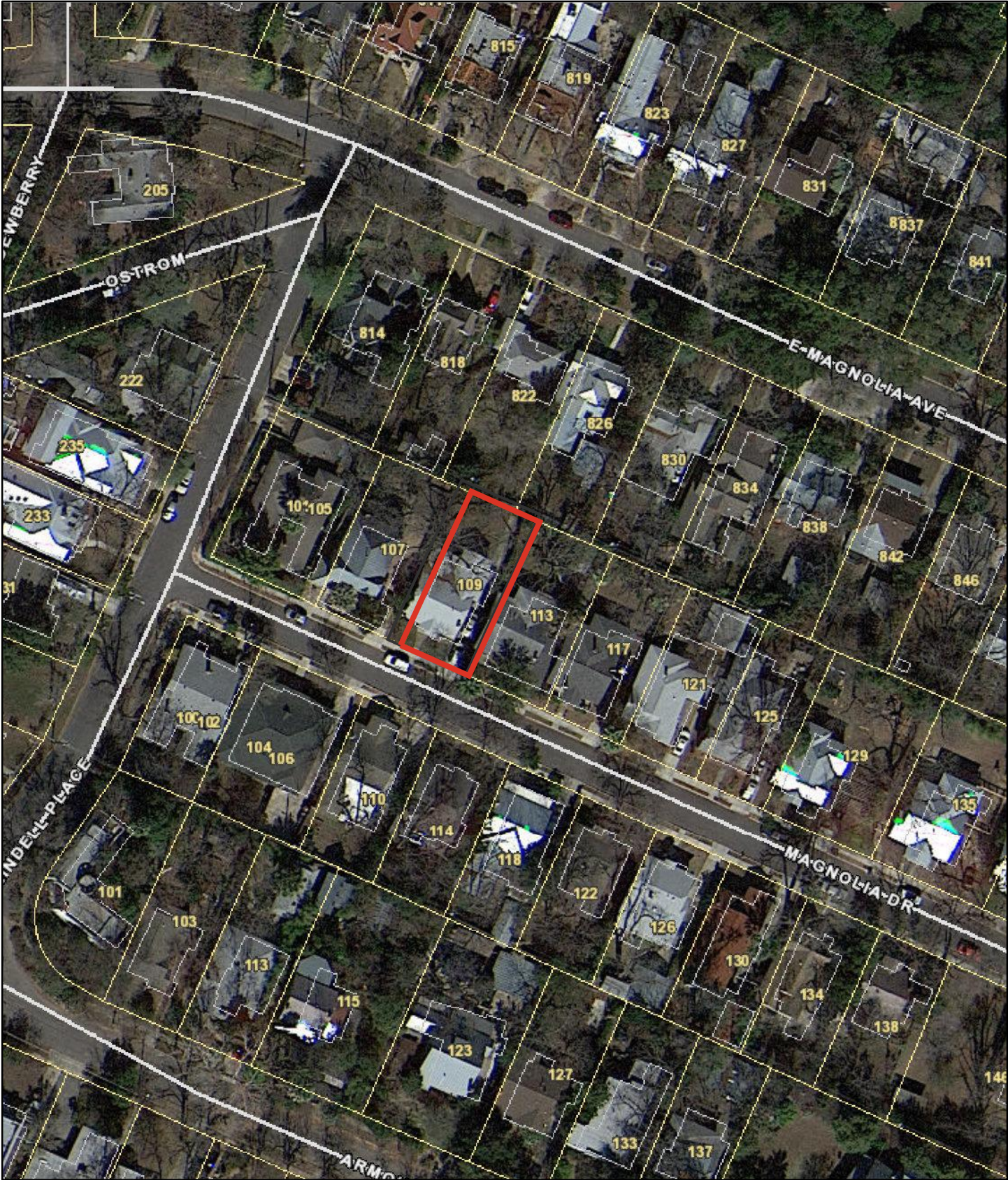
- a. The primary structure located at 109 Magnolia Dr is a 1-story, single-family residence constructed circa 1930 in the Craftsman style. The home features a symmetrical façade, a side gable composition shingle roof with clipped gables with deep overhanging eaves, a clipped gable front porch roof on wood post supports, wood cladding, and a side chimney. The property is contributing to the River Road Historic District. The applicant received Historic Tax Certification on July 19, 2023. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel and mechanical, electrical, and plumbing upgrades, foundation repair, interior and exterior painting. Staff completed a site visit on September 05, 2024, and verifies that the scope of work has been completed and there are no existing violations on the property.
- c. 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.
- d. 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 e.

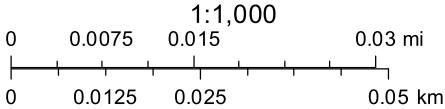


# City of San Antonio One Stop



July 13, 2023

— User drawn lines





Project timeline 1/12/24 to 7/15/24

Scope of work 109 Magnolia Drive

The project consisted of a full interior remodel with an addition to the square footage of the home. We demolished sheetrock, interior framing walls, plumbing, cabinets, bathroom and kitchen plumbing, bathroom tile, shower tile and the flooring in the kitchen area. We ran new electrical wire throughout the entire home, ran new water lines in the kitchen, laundry, and bathrooms. We used new plumbing that connected to the existing sewer line, with a repair to a section under the driveway that had a belly. We added insulation to the home, installed a new AC unit, new interior electrical box and a new tankless water heater. We installed new cabinets and countertops, new tile in kitchen, laundry and both bathrooms. We installed Sheetrock in over 60% of the home and painted the interior and exterior of the home. We leveled the home.

| Task  | Cost/Payment  | Date      |
|---|---------------|-----------|
| <b>Design and planning:</b>                           |               |           |
| Structural enginner                                   | \$ [REDACTED] | 8/28/2023 |
| Design/drawings                                       | \$ [REDACTED] | 11/2/2023 |
| Contractor consultation                               | \$ [REDACTED] | 1/9/2024  |
| Structural enginner                                   | \$ [REDACTED] | 1/9/2024  |
| Design/drawings                                       | \$ [REDACTED] | 3/20/2024 |
| <b>Completed by contractor:</b>                       |               |           |
| Demoed Sheetrock                                      | \$ [REDACTED] | 1/13/2024 |
| Demoed interior framing                               |               |           |
| Demoed cabinets                                       |               |           |
| Demoed floors   |               |           |
| Demoed tile   |               |           |
| Demoed old AC   |               |           |
| Demoed interior electrical                            |               |           |
| Demoed kitchen and bathroom plumbing                  |               |           |
| Demoed old water heater                               |               |           |
| Demoed old appliances (stove, refrigerator)           |               |           |
| Installed Sheetrock                                   | \$ [REDACTED] | 3/6/2024  |
| Installed cabinets in kitchen and bathrooms           |               |           |
| Installed countertops                                 |               |           |
| Installed floors                                      |               |           |
| Installed tile in kitchen, laundry and both bathrooms |               |           |
| Installed new electrical wire in entire house         |               |           |
| Installed new electrical interior panel box           |               |           |
| Installed new gas AC unit                             | \$ [REDACTED] | 3/20/2024 |
| Installed new tankless water heater                   |               |           |
| Installed new kitchen and bathroom plumbing           | \$ [REDACTED] | 5/3/2024  |
| Installed 3 new pocket doors                          |               |           |
| Leveled home  |               |           |
| Painted home  | \$ [REDACTED] | 6/4/2024  |
| Repaired sewer line and wired vanity mirror           | \$ [REDACTED] | 6/11/2024 |
| Added wiring for bathroom vanity mirrow               | \$ [REDACTED] | 7/13/2024 |
| Final payment - punch list complete                   | \$ [REDACTED] | 7/13/2024 |
| <b>Completed by owners:</b>                           |               |           |
| Wood floor sanding and refinishing                    | \$ [REDACTED] | 7/31/2024 |





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

July 19, 2023

**HDRC CASE NO:** 2023-270  
**ADDRESS:** 109 MAGNOLIA DR  
**LEGAL DESCRIPTION:** NCB 6530 BLK 2 LOT 3  
**HISTORIC DISTRICT:** River Road  
**APPLICANT:** Shelley Ann Bourgeois & Edward Michael Chapa - 309 Devine  
**OWNER:** Shelley Ann Bourgeois & Edward Michael Chapa - 309 Devine

#### REQUEST:

The applicant is requesting Historic Tax Certification for the property at 109 Magnolia.

#### FINDINGS:

- a. The primary structure located at 109 Magnolia Dr is a 1-story, single-family residence constructed circa 1930 in the Craftsman style. The home features a symmetrical façade, a side gable composition shingle roof with clipped gables with deep overhanging eaves, a clipped gable front porch roof on wood post supports, wood cladding, and a side chimney. The property is contributing to the River Road Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel and mechanical, electrical, and plumbing upgrades. No exterior work is proposed at this time. The proposed plans include annotations for foundation repair. Exterior scopes of work will require a Certificate of Appropriateness prior to the start 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. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

#### RECOMMENDATION:

Staff recommends approval based on findings a through c.

#### COMMISSION ACTION:

Approved as submitted.

**Shanon Shea Miller**  
Historic Preservation Officer





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

January 16, 2024

**ADDRESS:** 109 MAGNOLIA DR  
**LEGAL DESCRIPTION:** NCB 6530 BLK 2 LOT 3  
**HISTORIC DISTRICT:** River Road  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** RIO-1  
**APPLICANT:** Ronnie Groth/Sotex Renovation, LLC - 13066 N Hunters Circle  
**OWNER:** BOURGEOIS SHELLEY ANN & CHAPA EDWARD MICHAEL - 309 DEVINE ST  
**TYPE OF WORK:** Foundation/skirting

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to repair the foundation.

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

**DATE:** 1/16/2024 11:50:50 AM

**ADMINISTRATIVE APPROVAL TO:** repair the foundation.

No modifications to the existing skirting are approved at this time and must be repaired in-kind.

**APPROVED BY:** Claudia Espinosa

**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





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

September 5, 2024

**ADDRESS:** 109 MAGNOLIA DR  
**LEGAL DESCRIPTION:** NCB 6530 BLK 2 LOT 3  
**HISTORIC DISTRICT:** River Road  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** RIO-1  
**APPLICANT:** Edward Chapa/BOURGEOIS SHELLEY ANN & CHAPA EDWARD MICHAEL - 309 Devine  
**OWNER:** Edward Chapa/BOURGEOIS SHELLEY ANN & CHAPA EDWARD MICHAEL - 309 DEVIN  
**TYPE OF WORK:** Fencing

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the chain-link and wood privacy fence with a six (6) feet wood privacy fence and to replace the existing chain-link gate with a cattle panel style gate not to exceed six (6) feet in height.

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

**DATE:** 9/5/2024 7:47:37 PM

**ADMINISTRATIVE APPROVAL TO:** Approval to replace the chain-link and wood privacy fence with a six (6) feet wood privacy fence and to replace the existing chain-link gate with a cattle panel style gate not to exceed six (6) feet in height.

**APPROVED BY:** Rachel Rettaliata

### RE-ISSUE REASON:

Re-issued to include approval for painting the exterior wood siding.

**RE-ISSUE DATE:** 9/5/2024 7:47:37 PM

**RE-ISSUED BY:** Rachel Rettaliata

**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**











BACKYARD FACING NE, SHOWING  
SCREENED IN CVD. PORCH AND  
PRIMARY BR ADDITION.























