

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

HDRC CASE NO: 2024-253
ADDRESS: 824 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1829 BLK 21 LOT E 25 FT OF 4 & W 45 FT OF 5
ZONING: R-6, NCD-5, HL
CITY COUNCIL DIST.: 1
APPLICANT: Duncan Hayse and Sheila Black
OWNER: Duncan Hayse and Sheila Black
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: July 15, 2024
60-DAY REVIEW: September 13, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 824 W Magnolia.

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.

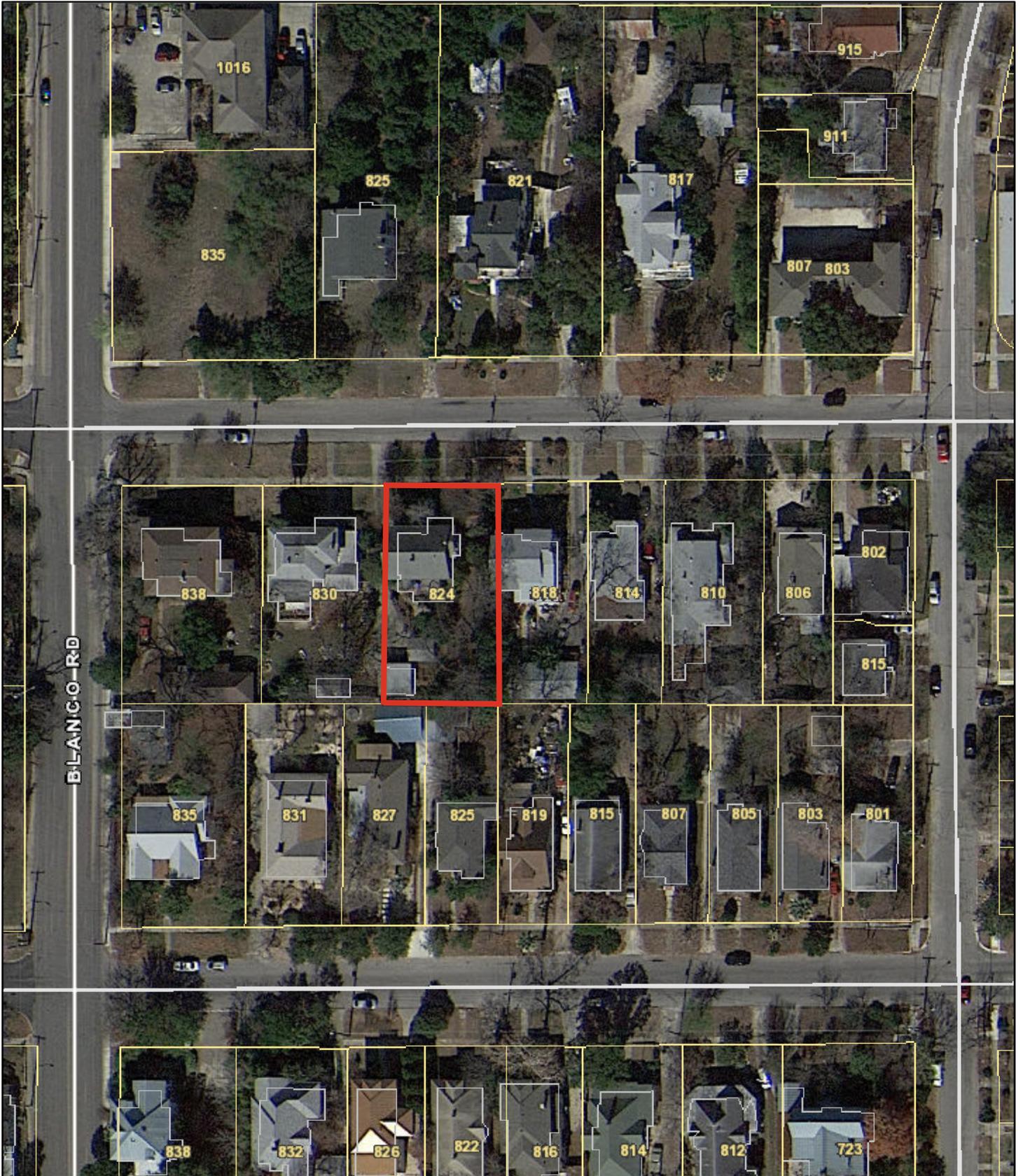
FINDINGS:

- a. The primary structure located at 824 W Magnolia is a 2-story, Colonial Revival residence constructed circa 1919. The structure features a side gable composition shingle roof, composite siding, an asymmetrical front porch with decorative metal porch supports, a full-lite front door with a transom and sidelite surround, and one-over-one wood windows. The property is designated as an individual landmark. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes foundation repair, skirting repair, electrical, plumbing, and mechanical upgrades, kitchen floor replacement, roof replacement, and window repair. 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. 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:

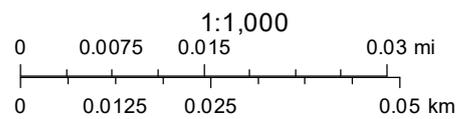
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

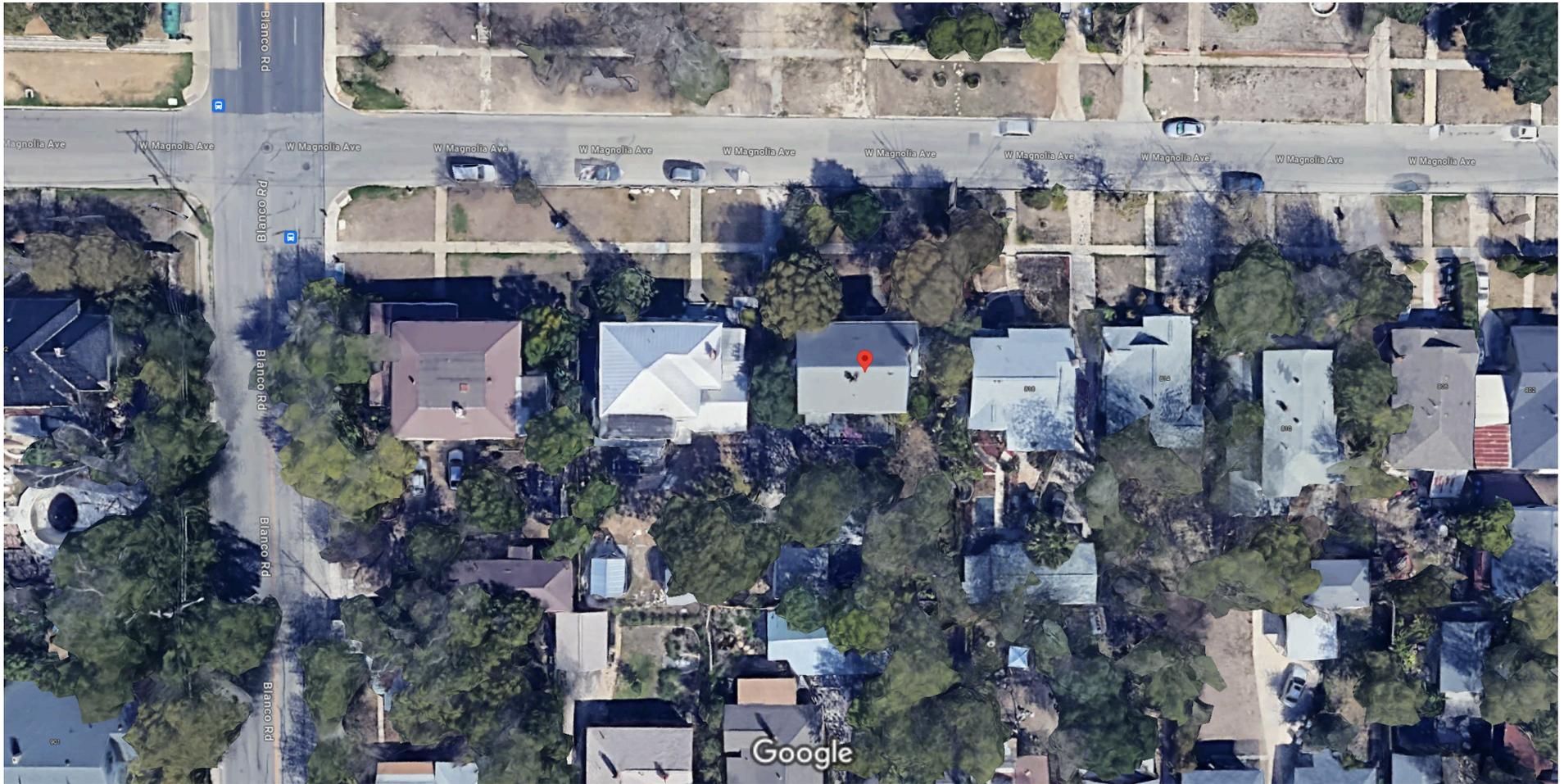


July 30, 2024

— User drawn lines



Google Maps 824 W Magnolia Ave



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Google Maps 824 W Magnolia Ave



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Google Maps 824 W Magnolia Ave



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Project Description
824 W Magnolia Ave
San Antonio, TX 78212

Foundation Repair

This house foundation is the original, consisting of the original cedar posts and wood beams. It is long past time for the house to be re-leveled and the cedar posts to be replaced. Examinations by certified foundation repair contractors indicate that the house is off-level by at least 6 inches on its east-west axis. This has resulted in deformed and sagging walls, cracking and breaking sheetrock, gaps in the floor, ill-fitting doors and windows, and likely has led to electrical circuit outages in parts of the house. Proposed foundation repair consists of re-leveling the house and placing it on a network of concrete, with additional support beams added where needed.

The scope of proposed repair is shown in the attached contractor's estimate.

\$[REDACTED] estimated cost.

4-to-6-week time frame to completion—estimated.

Electrical Repair

The house requires a complete modernization, including upgrade to 200-amp main breaker panel and replacement/disconnect of all obsolete circuitry, which includes the original knob and tube wiring, plus other more recent but still code insufficient wiring.

The scope of proposed repair is shown in the attached contractor's estimate.

\$[REDACTED] estimated cost

Anticipated time frame: 4-to-6-weeks

Skirting

This work to be scheduled after completion of foundation and electrical, would return exterior of house to neighborhood residential visual standards.

\$[REDACTED] estimated cost

Anticipated time frame: 2 weeks

Total anticipated time frame for foundation, electrical and skirting repairs:
10 to 12 weeks

This includes time for plumbing repairs which are anticipated to be needed to the drainage portions of the system caused by the re-leveling movements.

Plumbing

Because of emergent waterline leaks, I had to have the water supply portion of the plumbing system replaced. Therefore, this portion of the house renovation will not need to be scheduled.

Contractor: Reliant Plumbing.

Invoice: \$ [REDACTED]

Roofing

After house re-leveling, roofing needs to be replaced.

I have not obtained an estimate of cost for this project, because it would not be done until after the house re-leveling is completed. But I would think, as a rough estimate, the replacement of asphalt shingled roof for this house, including gutters and flashing, would be approximately \$12,000.

Kitchen Floor

Kitchen floor and adjacent hallway flooring must be replaced. I would wait until house leveling to replace floors.

Estimate: [REDACTED]

Windows

Nearly all windows would need significant repair/refurbishing. Many are double hung wooden frame and have split/cracking frames, cracking glass, broken counterweights, and the large first level picture windows need complete refurbishment.



8
2
4



24

24















RON
MAYOR
SAN ANTONIO





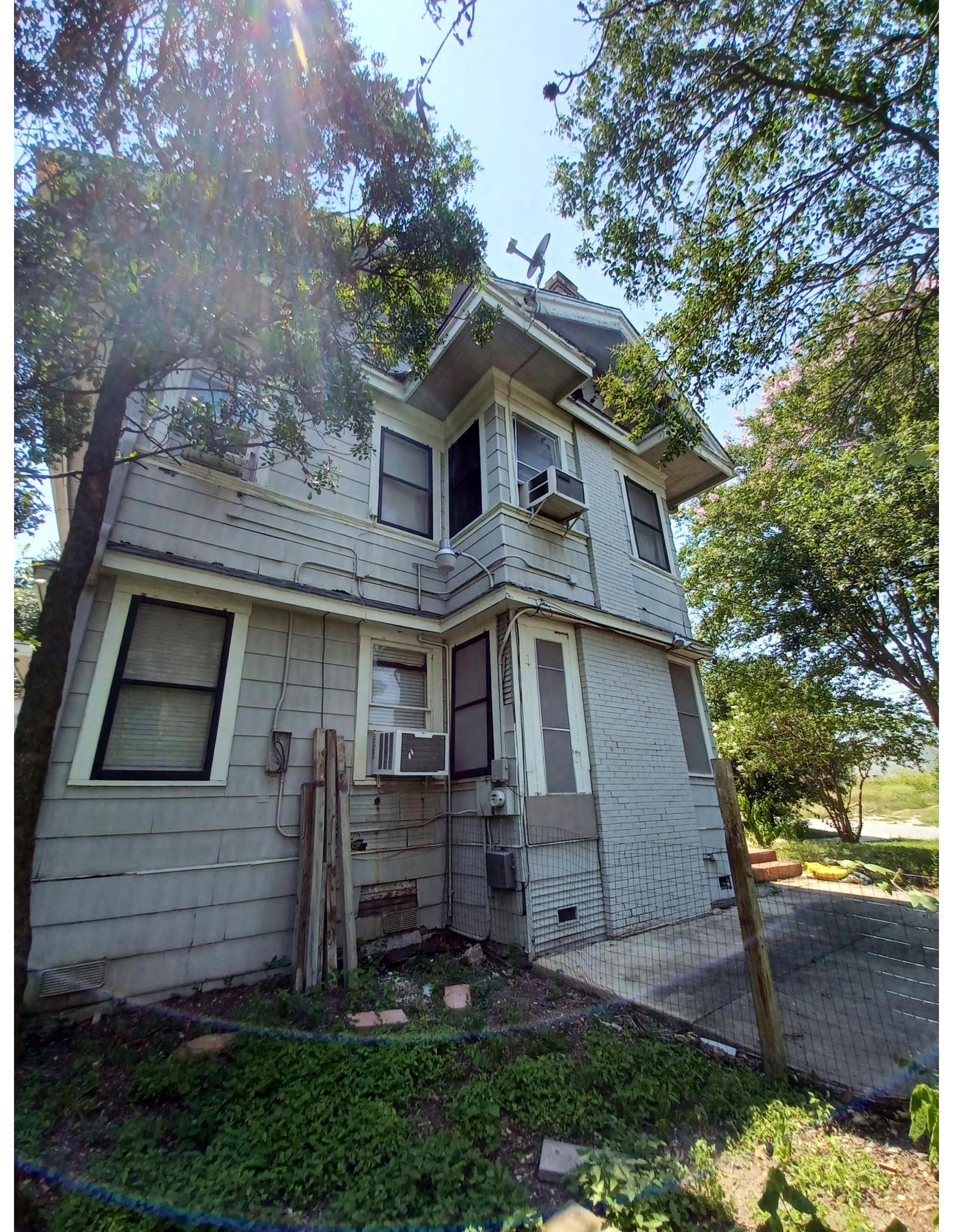














Zinsco 60

TO RESTORE SERVICE
MOVE HANDLE TO
'OFF' AND THEN 'ON'

TRIP

ON OFF

50 ON ON

20 ON ON

20 ON ON

20 ON ON

20 ON ON

60 ON ON

60 ON ON

20 ON ON

20 ON ON

Zinsco

Handwritten notes on a vertical strip of paper, including "House Subpanel" and "wall" with a circled "2".

House
Subpanel

BEXAR ELECTRIC COMPANY FOR
Wiring Department EXPERT
San Antonio, Texas 78201 SERVICE
PE 59111





