

HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2024

HDRC CASE NO: 2024-331
ADDRESS: 310 BRAHAN BLVD
LEGAL DESCRIPTION: NCB 3858 BLK 4 LOT 12, 13 & W 25 FT OF 11
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: Jacob Pylman and Samantha Simpson
OWNER: Jacob Pylman and Samantha Simpson, Jacob Pylman and Samantha Simpson
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: September 17, 2024
60-DAY REVIEW: November 16, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 310 Brahan.

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:

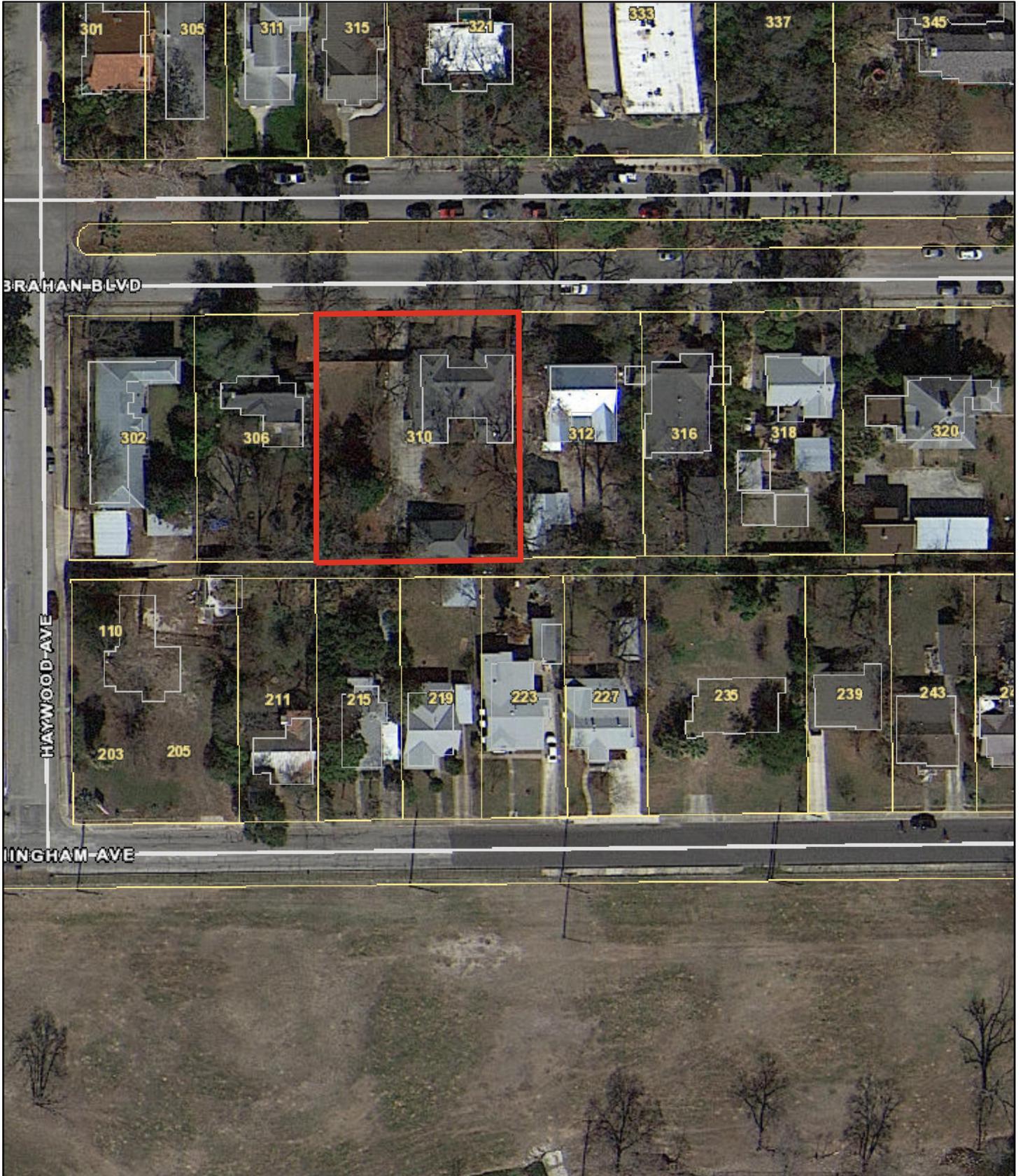
- a. The primary structure located at 310 Brahan is a 1-story residential structure that was constructed circa 1916. The address first appears in the 1917 City Directory and the structure first appears on the 1931 Sanborn Map. The structure features an H-shaped plan, a composition shingle hip roof with wide overhanging eaves, shingle cladding, one-over-one windows, and a central front porch with a brick landing and steps. The property is contributing to the Westfort Historic District. The applicant received Historic Tax Certification on February 7, 2024. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior kitchen remodel and the relocation of one exhaust vent on the roof from the north slope to the east slope to accommodate the relocation of the oven. Staff completed a site visit on September 23, 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:

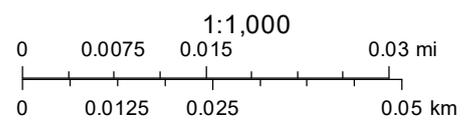
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



September 17, 2024

— User drawn lines



September 4, 2024

310 Brahan Blvd, San Antonio Texas 78215
Homeowners: Jacob Pylman and Samantha Simpson (husband and wife)
Historic Rehabilitation Application: Part 2 of 2

Reference is made to Part of 1 of the Substantial Rehabilitation Tax Program application submitted by the homeowners at 310 Brahan Blvd, San Antonio. The work outlined in Part 1 of the application has been completed as further described herein.

Narrative

The homeowners at 310 Brahan renovated the kitchen and butler's pantry at this property as detailed in the below-itemized list of work completed.

Interior Updates

The interior work completed is as follows: (i) replacement of the pine cabinets in the kitchen and lower pine cabinets in the butler's pantry with paint grade, custom-made cabinets, including replacement of existing hardware; (ii) replacement of the upper butler pantry cabinets with custom-made, maple cabinets, including replacement of existing hardware; (iii) installation of custom-made, maple pantry cabinet in kitchen; (iv) installation of shelving in kitchen; (v) replacement of the laminate floors in kitchen and butler's pantry with tile flooring; (vi) replacement of the counter-tops in the kitchen and butler's pantry with quartz counter-tops; (vii) replacement of the laminate back-splash in the kitchen with zellige tile; (viii) re-plastering the walls in the kitchen; (ix) painting the ceiling in the kitchen and walls and ceiling in the butler's pantry; (x) installation of new trim around doors and windows and new baseboard; (xi) painting of the interior windows, interior shutters and interiors doors of the kitchen and butler's pantry; (xii) relocation of the oven from North wall to East wall; and (xiii) installation of oven vent hood and vent exhaust on roof.

Exterior Updates

The vent exhaust stack on the roof connecting to the oven vent hood was relocated from the North sloping roof to the East sloping roof to accommodate the relocation of the oven from the North kitchen wall to East kitchen wall.

Completed Time Schedule

| Timeline | Work Performed |
|-------------------------------|--|
| December 2023 - February 2024 | Build custom-made cabinets. |
| February (end) 2024 | Demolition of existing cabinetry and millwork. |
| March 2024 | Relocation of gas line for stove; new fittings and piping for kitchen sink and butler's pantry sink; installation of stuber valve for butler's pantry. |
| March 2024 | Work on vent hood installation; cut hole for roof; relocate vent exhaust stack from North slopping roof to East slopping roof. |
| March - May 2024 | Installation of custom cabinets in kitchen and butler's pantry. |
| April 2024 | Installation of tile floor. |
| May 2024 | Electric work; installation of outlets; code compliance. |
| May 2024 | Plaster work in kitchen. |
| May-June 2024 | Installation of quartz counter-top. |
| June 2024 | Installation of back-splash tile. |
| June – August 2024 | Millwork; install trim and baseboard |
| June – August 2024 | Installation of appliances (kitchen refrigerator, butler's pantry wine and beverage refrigerators, oven, drawer microwave); finalize vent hood installation. |
| June-July 2024 | Painting and staining of cabinets and trim. |
| July 2024 | Supplemental plaster work in kitchen. Paint kitchen ceiling. Paint butler's pantry wall and ceilings. |
| July 2024 | Installation of water line for refrigerator. |
| August 2024 | Painting of interior windows; touch-up panting |
| August 2024 | Touch-up backsplash work |
| July (end) – August 2024 | Final inspections for gas, plumbing, electric and HVAC (vent hood). Additional millwork and punchlist items. |

Itemized List of Final Associated Costs

| Date | Payee | Amount | Description of Work |
|--------------|---------------------|---------------|---|
| 12/4/23 | Baiz Company | \$ [REDACTED] | General Contractor (Payment 1 of 7) |
| 1/23/24 | Baiz Company | \$ [REDACTED] | General Contractor (Payment 2 of 7) |
| 2/3/24 | Baiz Company | \$ [REDACTED] | General Contractor (Payment 3 of 7) |
| 3/20/24 | Dillon Company | \$ [REDACTED] | Plumber (Payment 1 of 5): Gas line re-location; pipes for sinks; Stuber valve. |
| 3/25/24 | Baiz Company | \$ [REDACTED] | General Contractor (Payment 4 of 7) |
| 4/10/24 | Baiz Company | \$ [REDACTED] | General Contractor (Payment 5 of 7) |
| 4/15/24 | Manaces Oviedo | \$ [REDACTED] | Tile installation |
| 5/2/24 | Hector Galvan | \$ [REDACTED] | Plaster, kitchen (Payment 1 of 2) |
| 5/15/24 | Jonatha Gama Perez | \$ [REDACTED] | Countertop and installation (Payment 1 of 2) |
| 5/24/24 | Baiz Company | \$ [REDACTED] | General Contractor (Payment 6 of 7) |
| 6/11/24 | Dillon Plumbing | \$ [REDACTED] | Plumber (Payment 2 of 5): Installation of pot-filler; installation of garbage disposal; installation of kitchen and butler pantry sinks |
| 6/11/24 | Jonathan Gama Perez | \$ [REDACTED] | Countertop and installation (Payment 2 of 2) |
| 6/14/24 | Julio C. Romero | \$ [REDACTED] | Paint, stain cabinets (Payment 1 of 3) |
| 6/15/24 | Manaces Oviedo | \$ [REDACTED] | Backsplash installation |
| 6/18/24 | Baiz Company | \$ [REDACTED] | General Contractor (Payment 7 of 7) |
| 6/26/24 | Julio C. Romero | \$ [REDACTED] | Paint stain, cabinets (Payment 2 of 3) |
| 7/3/24 | Julio C. Romero | \$ [REDACTED] | Paint/stain, cabinets (Payment 3 of 3) |
| 7/5/24 | Dillon Plumbing | \$ [REDACTED] | Plumber (Payment 3 of 5): Follow-up visit regarding kitchen faucet. |
| 7/17/24 | Hector Galvan | \$ [REDACTED] | Plaster, kitchen (Payment 2 of 2) |
| 7/18/24 | Dillon Plumbing | \$ [REDACTED] | Plumber (Payment 4 of 5): Installation of waterline for refrigerator. |
| 8/6/24 | Dillon Plumbing | \$ [REDACTED] | Plumber (Payment 4 of 5): Further work toward inspection. |
| Total | | \$ [REDACTED] | *Note: All above-listed costs are exclusive of cost of appliances and replacement sinks. |
| | | | |

Color Photos of Exterior and Interior / Home from the Street

Color photos of the interior kitchen and butler's pantry remodel, exterior of the home and home from the street are attached hereto as Attachment 1.

Certificate of Appropriateness

A certificate of appropriateness was obtained for approval to relocate the oven vent exhaust stack from the North sloping roof to the East sloping roof. Work was completed in conformance with the Certificate of Appropriateness. The Certificate of Appropriateness is attached hereto as Attachment 2.

Permits

An Electrical Permit (Record MEP-ELE-PMT24-33308488) was obtained to install new outlets in the kitchen and butler's pantry. Reference to the permit is attached hereto as Attachment 3.

A Plumbing Permit (Record MEP-GAS-PMT24-34207663) was obtained to relocate the gas line for the oven. Reference to the permit is attached hereto as Attachment 4.

A Plumbing Permit (Record MEP-PLM-PMT24-34307664) was obtained to relocate water and drain lines, install garbage disposals and sinks and related work. Reference to the permit is attached hereto as Attachment 5.

A Mechanical/HVAC Permit (Record MEP-MEC-PMT24-33906496) was obtained to install a new oven vent over the oven. Reference to the permit is attached hereto as Attachment 6.

Attachment 1





*Pictured: relocated vent exhaust stack per COA.

Attachment 2

Certificate of Appropriateness



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 8, 2024

ADDRESS: 310 BRAHAN BLVD
 LEGAL DESCRIPTION: NCB 3858 BLK 4 LOT 12, 13 & W 25 FT OF 11
 HISTORIC DISTRICT: Westfort
 PUBLIC PROPERTY: No
 RIVER IMPROVEMENT OVERLAY: No
 APPLICANT: Jacob Pylman/SIMPSON SAMANTHA & PYLMAN JACOB - 310 Brahan
 OWNER: Jacob Pylman/SIMPSON SAMANTHA & PYLMAN JACOB - 310 Brahan
 TYPE OF WORK: Roofing

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to relocated an exhaust vent on the northwest portion of the house from the north roof plane to the east roof plane.

CITY OF SAN ANTONIO
 OFFICE OF HISTORIC PRESERVATION
 DATE: 2/8/2024 3:02:05 PM

ADMINISTRATIVE APPROVAL TO: Approval to relocated an exhaust vent on the northwest portion of the house from the north roof plane to the east roof plane. Any new roofing materials used to patch the previous vent location must match existing.

APPROVED BY: Jessica Anderson

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

Attachment 3

Electrical Permit

Record MEP-ELE-PMT24-33308488:
Electrical General Permit
Record Status: LOC Issued

Record Info ▾

Payments ▾

We understand how important customer service is and our employees are here to assist you and to help make Processing Status to locate the employee(s) currently reviewing your application. Please feel free to reach out

DSD E-MAIL AND PHONE CONTACT INFORMATION (PDF) (Link to: <https://www.sanantonio.gov>,

Location

310 BRAHAN BLVD

Record Details

Applicant:

Organization
Tex Star Power Group, LLC
Primary Phone:830-499-2559
cory@texstarpowergroup.com

Mailing
PO BOX 1407
Boerne, TX, 78006
United States

Physical
1 Chaparral HI
Boerne, TX, 78006
United States

Project Description:

310 Brahan

Licensed Professional:

Cory Langford
Po Box 1407
Boerne, TX, 78006
Primary Phone:8304992559
Mobile Phone:8304992559
Fax:2106342801
State Electrical Contractor SEC-22-579440

Owner:

SIMPSON SAMANTHA & PYLMAN JACOB
310 BRAHAN BLVD, SAN ANTONIO, TX., 78215

Attachment 4

Plumbing (Gas) Permit

Record MEP-GAS-PMT24-34207663:
Plumbing Gas Permit
Record Status: LOC Issued

Record Info ▾

Payments ▾

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DSD E-MAIL AND PHONE CONTACT INFORMATION (PDF) (Link to: <https://www.sanantonio.gov>)

Location

310 BRAHAN BLVD

Record Details

Applicant:

Individual
Clayton T Dillon
Primary Phone:210-854-1525
Secondary Phone:210-854-0826
dillonplumbingcompany@gmail.com
Do not receive Email Notifications: No

Mailing
615 WALDER TRAIL
SAN ANTONIO, TX, 78260
United States

Project Description:

Dillon Plumbing Company

Licensed Professional:

Clayton Dillon
22915 Carriage Bush
San Antonio, TX, 78261
Primary Phone:2108541525
Mobile Phone:2104800087
State RMP Contractor RMP-21-42889

Owner:

SIMPSON SAMANTHA & PYLMAN JACOB
310 BRAHAN BLVD, SAN ANTONIO, TX., 78215

Attachment 5

Plumbing (General) Permit

Record MEP-PLM-PMT24-34307664:

Plumbing General Permit

Record Status: LOC Issued

Record Info ▾

Payments ▾

We understand how important customer service is and our employees are here to assist you and to help you with the Processing Status to locate the employee(s) currently reviewing your application. Please feel free to reach out to us if you have any questions.

DSD E-MAIL AND PHONE CONTACT INFORMATION (PDF) (Link to: <https://www.sanantonio.gov/DocumentCenter/View/1111111>)

Location

310 BRAHAN BLVD

Record Details

Applicant:

Individual
Clayton T Dillon
Primary Phone:210-854-1525
Secondary Phone:210-854-0826
dillonplumbingcompany@gmail.com
Do not receive Email Notifications: No

Mailing
615 WALDER TRAIL
SAN ANTONIO, TX, 78260
United States

Project Description:

Dillon Plumbing Company

Licensed Professional:

Clayton Dillon
22915 Carriage Bush
San Antonio, TX, 78261
Primary Phone:2108541525
Mobile Phone:2104800087
State RMP Contractor RMP-21-42889

Owner:

SIMPSON SAMANTHA & PYLMAN JACOB
310 BRAHAN BLVD, SAN ANTONIO, TX., 78215

Attachment 6

Mechanical (HVAC) Permit

Record MEP-MEC-PMT24-33906496:

Mechanical Permit

Record Status: LOC Issued

Record Info ▾

Payments ▾

We understand how important customer service is and our employees are here to assist you and to l Processing Status to locate the employee(s) currently reviewing your application. Please feel free to

DSD E-MAIL AND PHONE CONTACT INFORMATION (PDF) (Link to: <https://www.sanant>)

Location

310 BRAHAN BLVD

Record Details

Applicant:

Individual
Homero ortiz
Primary Phone:210-661-3215
Fax:210-661-3520
air1st@yahoo.com

Mailing
7827 ENCANTO VISTA DR
SAN ANTONIO, TX, 78244
United States

Mailing
7827 Encanto Vista
San Antonio, TX, 78244
United States

Project Description:

HOODVENT

Licensed Professional:

Homero ortiz
7827 ENCANTO VISTA DR
SAN ANTONIO, TX, 78244
United States
Primary Phone:210-661-3215
Fax:210-661-3520
City Mechanical Master HM917476

Owner:

SIMPSON SAMANTHA & PYLMAN JACOB
310 BRAHAN BLVD, SAN ANTONIO, TX., 78215





**These windows look out the
North side of the kitchen.**



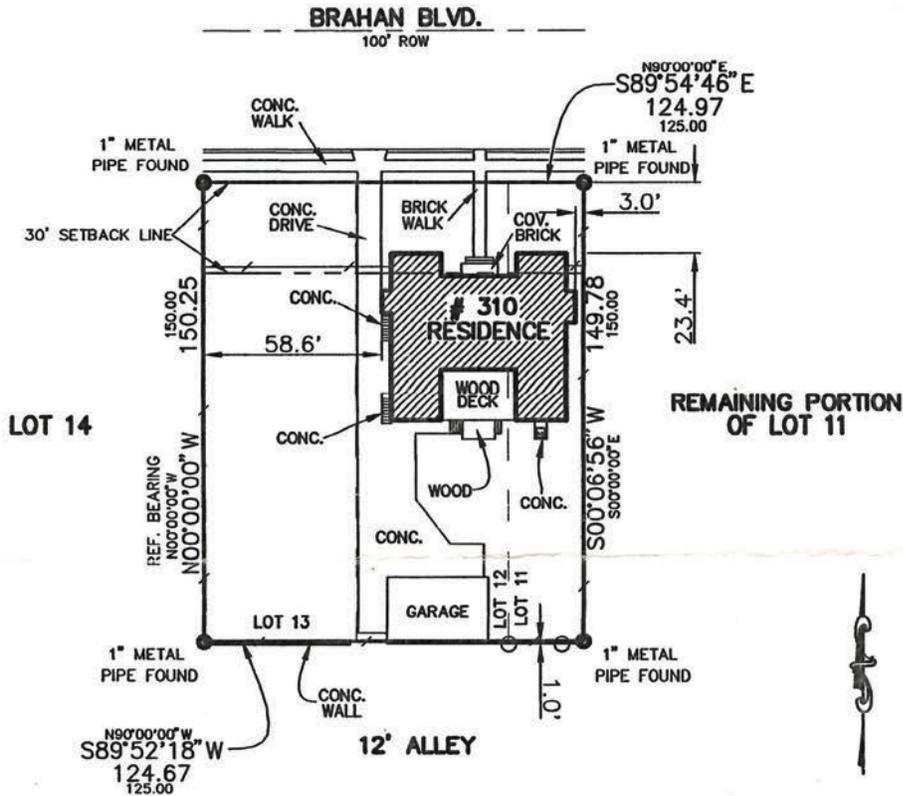
This window looks out the East side of the kitchen. The oven range will be relocated to the left of this window (or to the right of the window if looking out from the kitchen). The vent, appearing above, which services the existing oven range, will be relocated above the relocated oven range or a new vent will be installed.

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

| | | | | | | |
|------------|------------|------|---------|------------|------------|---------|
| VOL. 472 | PAGE 370 | DEED | RECORDS | VOL. _____ | PAGE _____ | RECORDS |
| VOL. 577 | PAGE 468 | DEED | RECORDS | VOL. _____ | PAGE _____ | RECORDS |
| VOL. 606 | PAGE 442 | DEED | RECORDS | VOL. _____ | PAGE _____ | RECORDS |
| VOL. _____ | PAGE _____ | | RECORDS | VOL. _____ | PAGE _____ | RECORDS |

N 89°27'41"E
65.00' RECORD INFORMATION

S33°29'20"W AS MEASURED IN FIELD
161.24'



* - THE WEST 1/2 OF LOT 11 AND ALL OF LOTS 12 AND 13

LOT(S) * BLOCK 4 N.C.B. 3858
 NARCISSA PLACE ADDITION VOLUME 105 PAGE 273
 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 WITNESS MY HAND AND SEAL THIS 8 DAY OF FEBRUARY 20 00
 BUYER CHARLES T. STALLCUP AND CAROLYN D. STALLCUP
 ADDRESS 310 BRAHAN BLVD. GF NO. 99004371-010-JAL
 ROSIN GROUP, INC. JOB NO. 457-134-000 DRAWN BY: MAB DISK: CAD/2 SURVEYED BY: JM

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 48029C0453 F DATED FEBRUARY 16, 1996 THIS PROPERTY IS IN FLOOD ZONE "X"

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON.

[Signature]
 ROY R. ROSIN, R.P.L.S.



Rosin Group, Inc.
 Environmental / Planning / Engineering / Project Management
 Registered Professional Land Surveyor

11925 STARCREST
 SAN ANTONIO, TEXAS 78247-4117
 210/490-6001 * FAX: 210/496-3975