

# HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

**HDRC CASE NO:** 2022-006  
**ADDRESS:** 2257 W WOODLAWN AVE  
**LEGAL DESCRIPTION:** NCB: 6830 BLK: - LOT: 39 (FIRST UT OF WOODLAWN PK)  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Jon Tober  
**OWNER:** Jon Tober  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** December 17, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 2257 W Woodlawn.

## 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 located at 2257 W Woodlawn is a 1-story, single-family residence constructed in the Minimal Traditional style circa 1940. The structure features a side gable composition shingle roof with two dormers, a central front gable porch on wood columns, wood cladding, and one-over-one 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 a comprehensive interior remodel, modifications to the exterior pool room, fenestration modifications and window replacement, exterior painting, and gutter installation.
- 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 February 10, 2022, 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 for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

**RECOMMENDATION:**

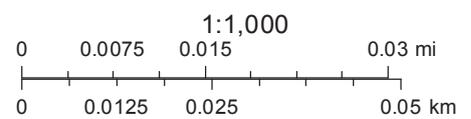
Staff recommends approval based on findings a through f.

# City of San Antonio One Stop



February 11, 2022

— User drawn lines





December 13<sup>th</sup>, 2021

RE: SA Historic Rehabilitation Application  
Subject property: 2257 W. Woodlawn SA, TX 78201,  
Description of completion

To whom it may concern,

The renovation of 2257 W. Woodlawn was to update the kitchen, bathrooms, remove the roof of the poolroom for access to the sky outside, and paint the entire interior of the home. The kitchen walls had old wood paneling, which was removed and walls replaced and painted, laminate flooring uninstalled and replaced with tile. We updated the windows, lighting, flooring, countertops, and cleaned out the a/c.

Thank you,  
Jon Tober

City of San Antonio  
Development Services Department



**Permit Details**

**A/P Type:** MISC. NO REVIEW  
**A/P NBR:** 2631441  
**Address:** 2252 W WOODLAWN  
**A/P Status:** CLOSED  
**New or Existing:** EXISTG  
**Use Code:** RESIDENTIAL  
**Contractor Name:**  
**Contractor Phone:**  
**Owner Name:**  
**License:**  
**Plan Number:** 1  
**Tenant Name:**  
**Date Issued:** 9/18/2020 10:07:36 AM  
**Expiration Date:** 11/18/2020 10:07:31 AM  
**Permit Fee (Paid):** \$26.50  
**Permit Fee (Unpaid):** \$0.00  
**Paid Date:**  
**Number of Units:**  
**Nbr of Stories:**  
**Estimated Cost Value:** \$0.00  
**Structure Sq. Ft.:**  
**DBA Name:**  
**ALCO Dev Flag:**  
**Contact:** MARCUS A TOBER  
**Description of Work:** replacing old roofing with same type material.  
**Garage Sale Date:**  
**Non-Profit Status:**

Permit

City of San Antonio  
Development Services Department



**Permit Details**

**A/P Type:** NEW CONSTRUCTION  
**A/P NBR:** 260263  
**Address:** 257 W WOODROW  
**A/P Status:** CLOSED  
**New or Existing:** EXISTING  
**Use Code:** RESIDENTIAL  
**Contractor Name:**  
**Contractor Phone:**  
**Owner Name:**  
**License:**  
**Plan Number:** 1  
**Tenant Name:**  
**Date Issued:** 01/18/2020 10:03:58 AM  
**Expiration Date:** 12/18/2020 11:04:04 AM  
**Permit Fee (Paid):** 222.25  
**Permit Fee (Unpaid):** 0.00  
**Paid Date:** 01/17/2020 4:05:51 PM  
**Number of Units:**  
**Nbr of Stories:**  
**Estimated Cost Value:** 50.00  
**Structure Sq. Ft:**  
**DEA Name:**  
**ALCO Box Flag:**  
**Contact:** MARCUS A TOBER  
**Description of Work:** Demol existing roof over swimming pool & wall facing neighbor, replace existing large windows 11.5 x 30 instead of steel 7' x 60 S w. windows  
(Site at 654 Broadway and row on 1st walk, 15-m back, ex walk, replace with hard)  
**Garage Safe Date:**  
**Non-Profit Status:**

Permit

City of San Antonio  
Development Services Department



Permit Details

**A/P Type:** MISCELLANEOUS REVIEW  
**A/P NBR:** 265654  
**Address:** 1257 W GORRAZINI  
**A/P Status:** OPEN  
**New or Existing:** EXISTING  
**Use Code:** RESIDENTIAL  
**Contractor Name:**  
**Contractor Phone:**  
**Owner Name:**  
**License:**  
**Plan Number:** 1  
**Tenant Name:**  
**Date Issued:** 12/27/2019 10:55 AM  
**Expiration Date:**  
**Permit Fee (Paid):** \$16250  
**Permit Fee (Unpaid):** \$0.00  
**Paid Date:** 12/27/2019 1:53:07 PM  
**Number of Units:**  
**Nbr of Stories:**  
**Estimated Cost Value:** \$0.00  
**Structure Sq. Ft.:**  
**DBA Name:**  
**ALCO Box Flag:**  
**Contact:** NICHOLE A. HUBER  
**Description of Work:** Replace 3 existing Vanities with new vanities, install new cabinet in place where a door was. Install covered plumbing to the exterior. Details that surround pool area.  
**Garage Sale Date:**  
**Non-Profit Status:**

Permit

Definitive Remodeling

20079 Stone Oak Pkwy, Ste 1105-461  
 San Antonio, TX 78258

Invoice

Date	Invoice #
7/24/2020	4151

<b>Bill To</b>
Jon Tober 2257 W Woodlawn San Antonio, TX 78201

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Back Restroom Install Custom Pan Install Floor Tile Install Toilet Install Vanity Paint, texture, Tape and Float		
1	Hallway Restroom Install Custom Pan Install Floor Tile Install Toilet Install Bathtub Install Vanity Paint, texture, Tape and Float		
1	4 Tone Paint Job-Labor and Material on Paint Job Only To Include Ceilings, Walls, Trim, Doors, Windowsill, Mantel, Post in Living Room		
1	Kitchen Install Cabinets Install Back Splash Install 4 Recessed Cans Install Flooring and Baseboards		
1	Outside Powerwash, Prime, and Paint Exterior Gate		
		<b>Total</b>	

④ Description of work.

Definitive Remodeling

20079 Stone Oak Pkwy, Ste 1105-461  
San Antonio, TX 78258

Invoice

Date	Invoice #
7/24/2020	4152

<b>Bill To</b>
Jon Tober 2257 W Woodlawn San Antonio, TX 78201

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Swimming Pool Demo All Brick Inside Pool Room, except for Exterior Pool Room Remove Roof and All Windows Reroof Damage Area from Demo Install 4 3050 Windows Install Post to Hold Roof Ridge Line Resupport any truss needed related to Demo Work  *Above does not include material*  Payment Schedule- Payment 1-\$1000 - <i>and ok 1206 - Jon Tober</i> <del>Payment 2-\$3000 - <i>per 1210 - 5/1</i></del> FINAL PAYMENT-\$6005		
			Tc

Definitive Remodeling

20079 Stone Oak Pkwy, Ste 1105-461  
 San Antonio, TX 78258

Invoice

Date	Invoice #
7/24/2020	4151

<b>Bill To</b>
Jon Tober 2257 W Woodlawn San Antonio, TX 78201

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Back Restroom Install Custom Pan Install Floor Tile Install Toilet Install Vanity Paint, texture, Tape and Float		
1	Hallway Restroom Install Custom Pan Install Floor Tile Install Toilet Install Bathtub Install Vanity Paint, texture, Tape and Float		
1	4 Tone Paint Job-Labor and Material on Paint Job Only To Include Ceilings, Walls, Trim, Doors, Windowsill, Mantel, Post in Living Room		
1	Kitchen Install Cabinets Install Back Splash Install 4 Recessed Cans Install Flooring and Baseboards		
1	Outside Powerwash, Prime, and Paint Exterior Gate		
		<b>Total</b>	

Definitive Remodeling

20079 Stone Oak Pkwy, Ste 1105-461  
 San Antonio, TX 78258

Invoice

Date	Invoice #
7/24/2020	4152

Bill To
Jon Tober 2257 W Woodlawn San Antonio, TX 78201

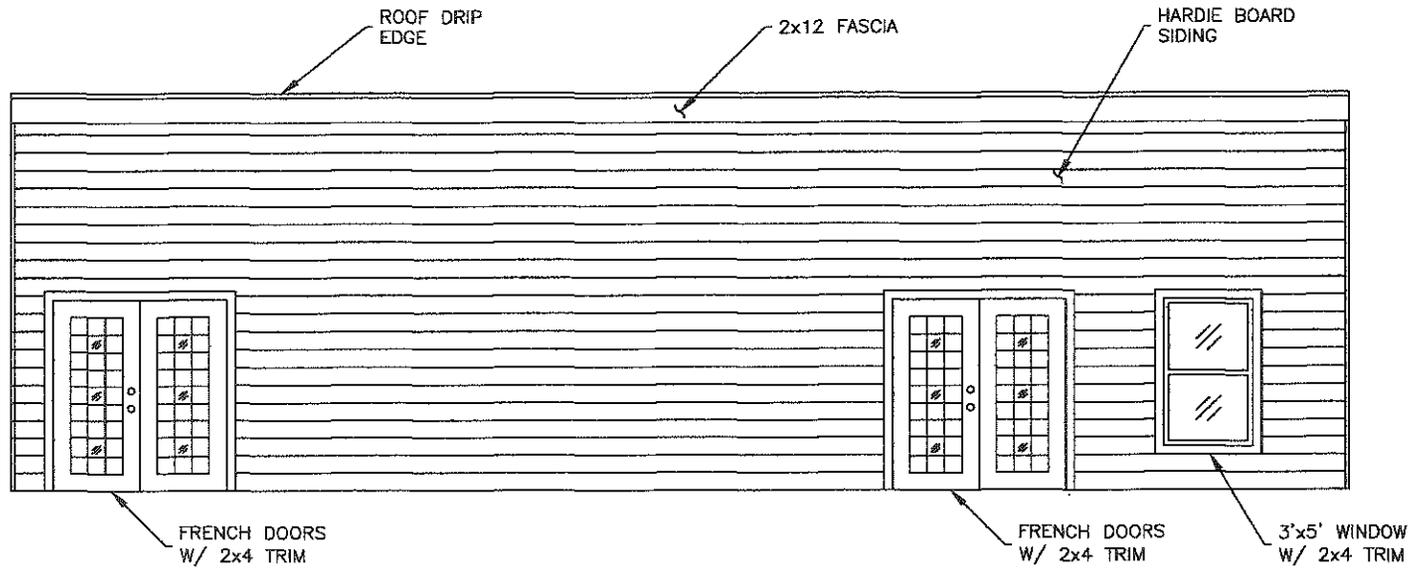
P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
1	Swimming Pool Demo All Brick Inside Pool Room, except for Exterior Pool Room Remove Roof and All Windows Reroof Damage Area from Demo Install 4 3050 Windows Install Post to Hold Roof Ridge Line Resupport any truss needed related to Demo Work.  *Above does not include material*  Payment Schedule- Payment 1-\$1000 - <i>paid on 1206 - Jon Tober</i> Payment 2-\$3000 - <i>paid 1210 - 511</i> FINAL PAYMENT-\$6005		
<b>Tot</b>			



ABSOLUTECH CONSULTANTS, LLC  
114 WILLOW WSP  
UNIVERSAL CITY, TEXAS 78148  
PH. (210)723-3628  
TX FIRM REG. F-15288

Job Title	2257 WOODLAWN	By	RR
	SAN ANTONIO, TX	Ck	AKS
	POOL ELEVATIONS	Date	09-13-20
Subject	ELEVATION-1	File	WOODLAWN
		Job	82-001-020
		Sht	2 of 3



### ELEVATION-1

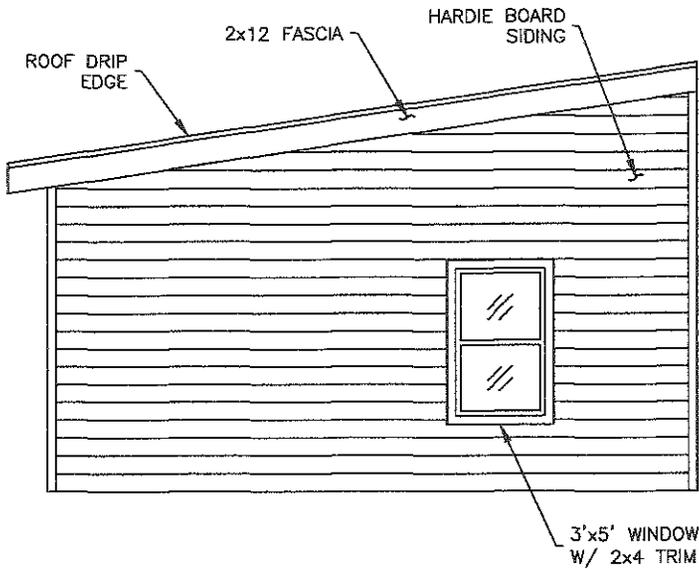
SCALE: 1/4" = 1'-0"

Pool Area Plans



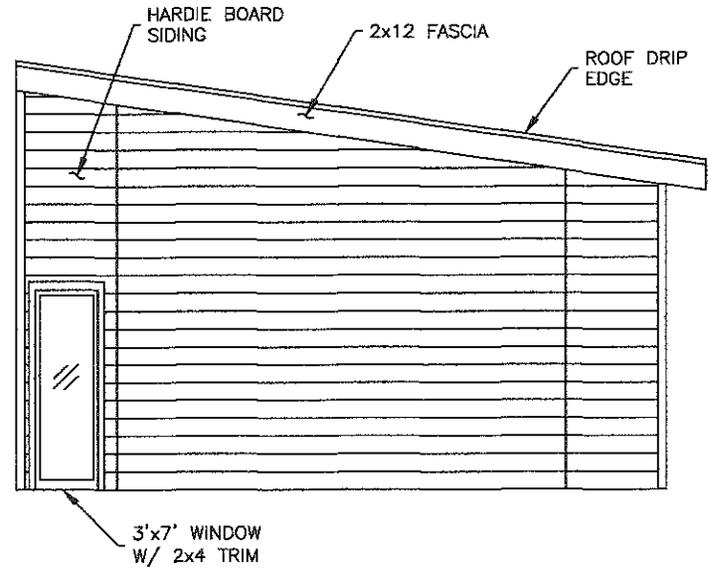
ABSOLUTECH CONSULTANTS, LLC  
 114 WELLOW WSP  
 UNIVERSAL CITY, TEXAS 78148  
 PH. (210)723-3628  
 TX FIRM REG. F-15280

Job Title	2257 WOODLAWN	By	RR
	SAN ANTONIO, TX	Ch.	AKS
	POOL ELEVATIONS	Date	09-13-20
Subject	ELEVATION-2&3	File	WOODLAWN
		Job	82-001-020
		Sheet	2 of 3



**ELEVATION-2**

SCALE: 1/4" = 1'-0"



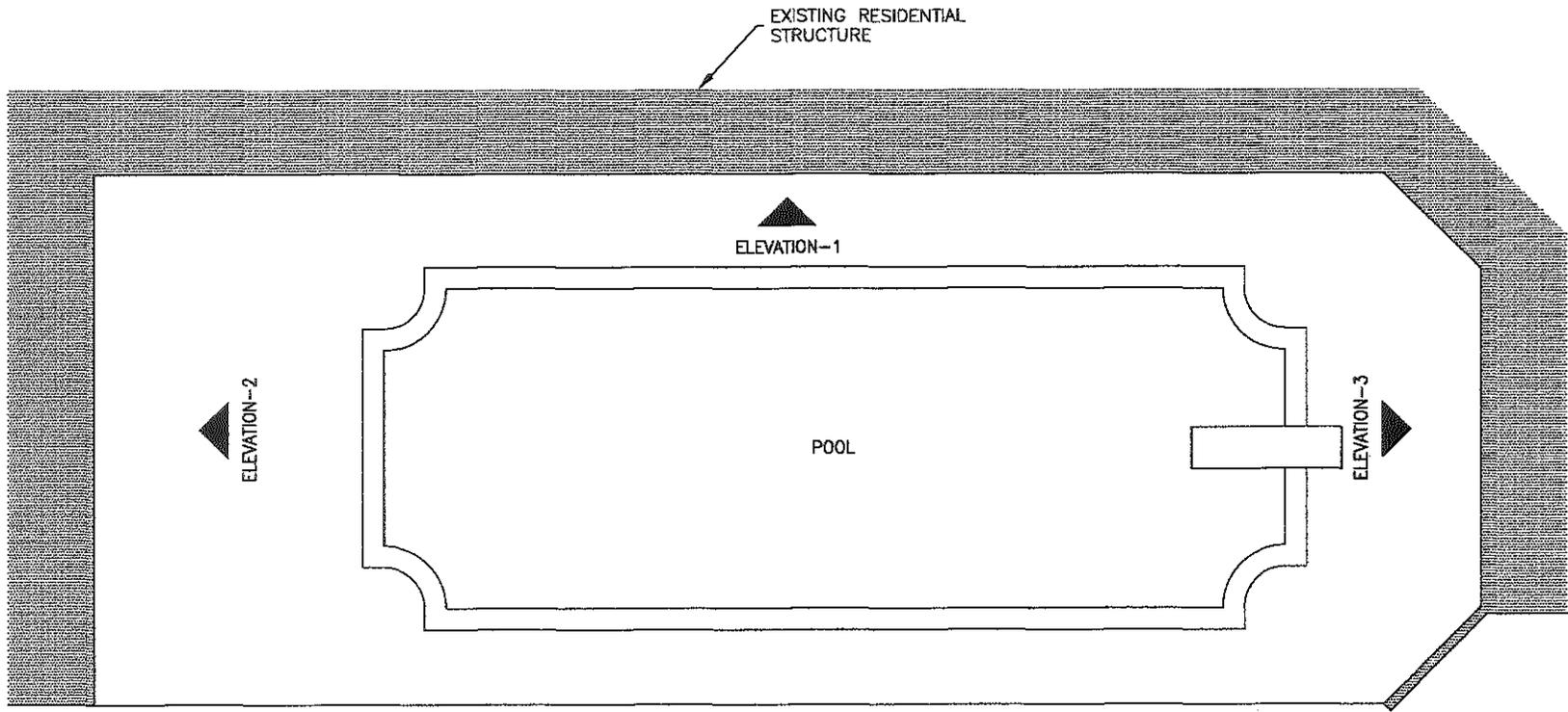
**ELEVATION-3**

SCALE: 1/4" = 1'-0"



ABSOLUTECH CONSULTANTS, LLC  
114 WILLOW WSP  
UNIVERSAL CITY, TEXAS 78148  
PH. (210)723-3628  
TX FIRM REG. F-15280

Job Title	2257 WOODLAWN	By	RR
	SAN ANTONIO, TX	Ck.	AKS
	POOL ELEVATIONS	Date	09-13-20
Subject	KEY PLAN	File	WOODLAWN
		Job	82-001-020
		Sht.	1 of 3

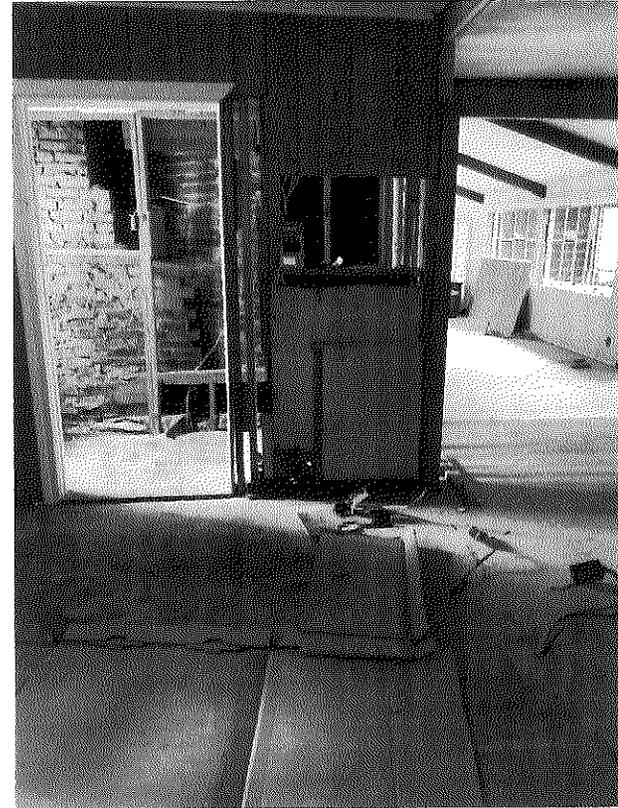
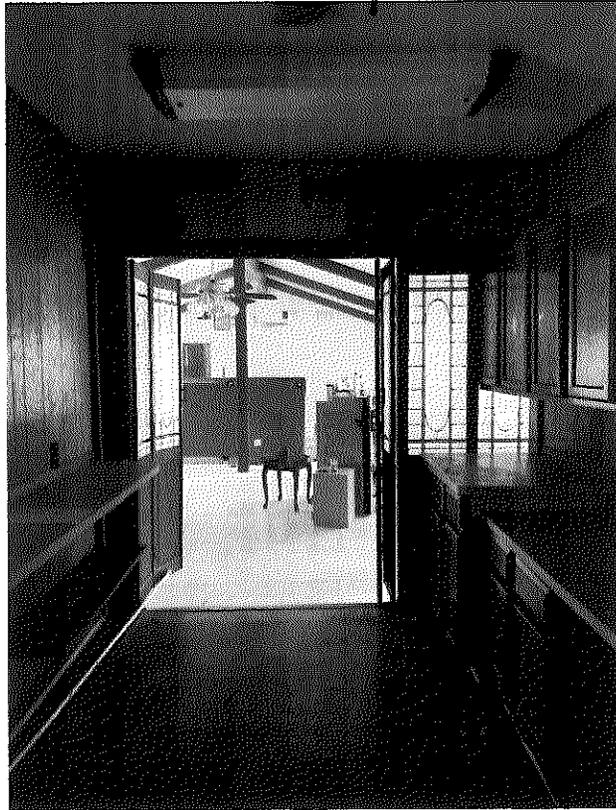


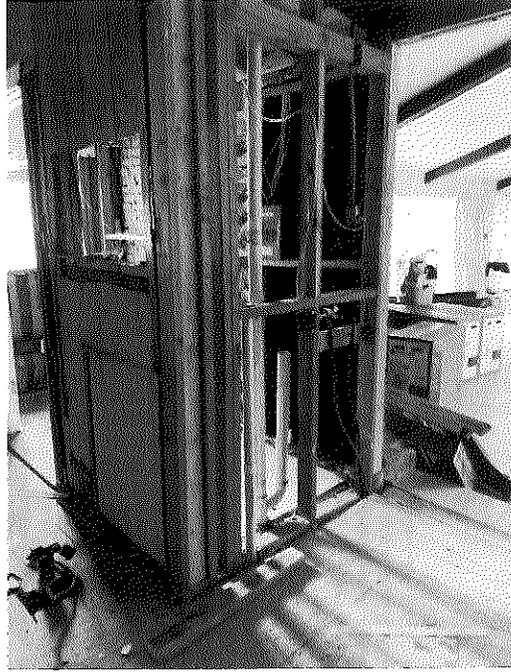
**KEY PLAN**  
SCALE: 1/4" = 1'-0"



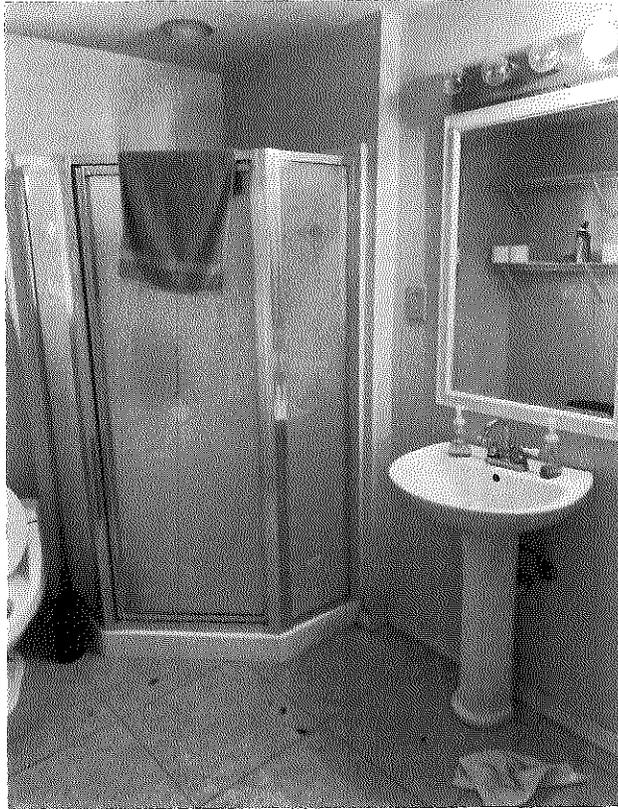


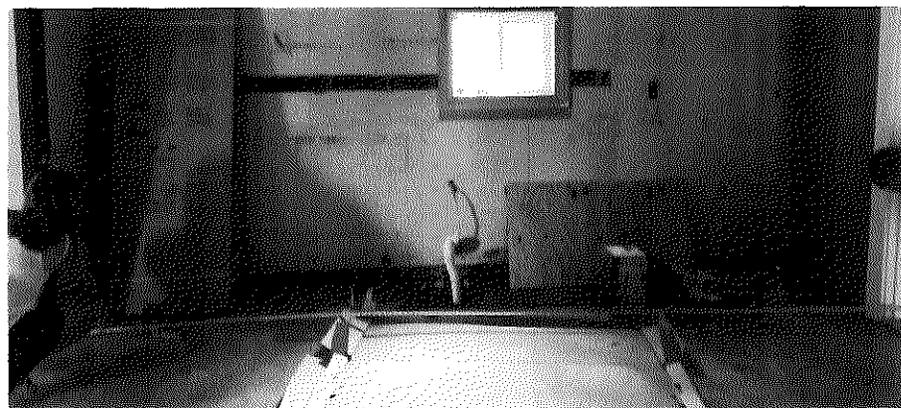
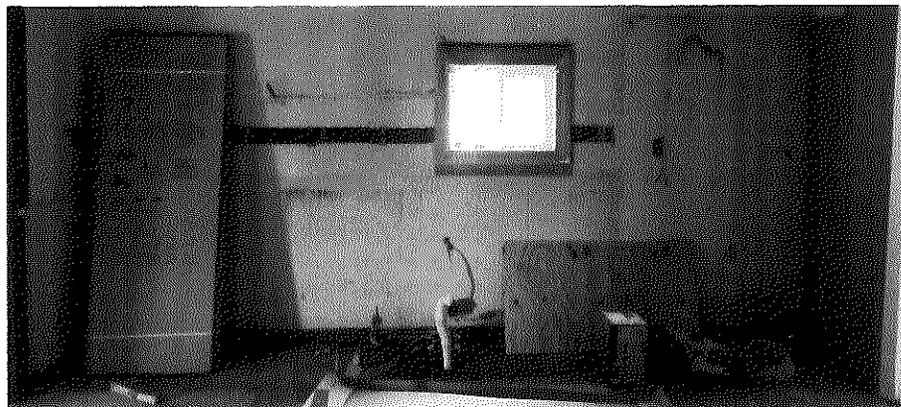




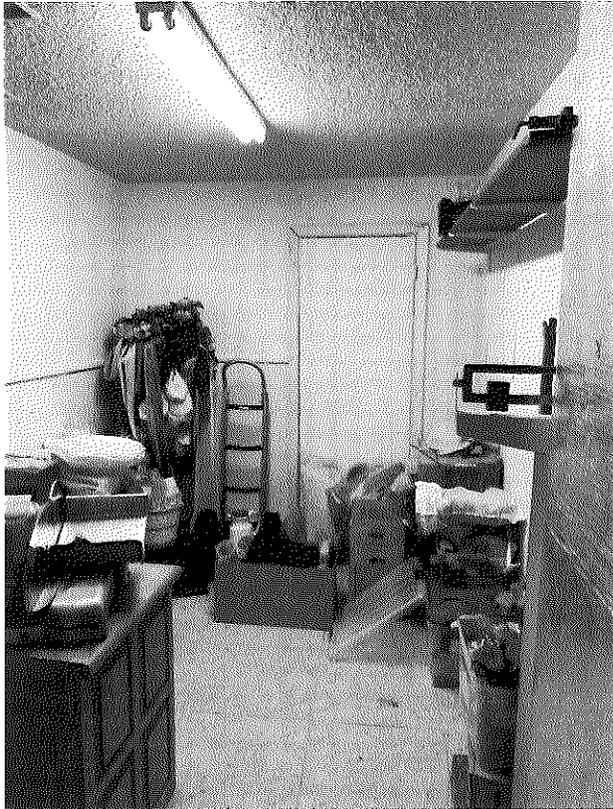




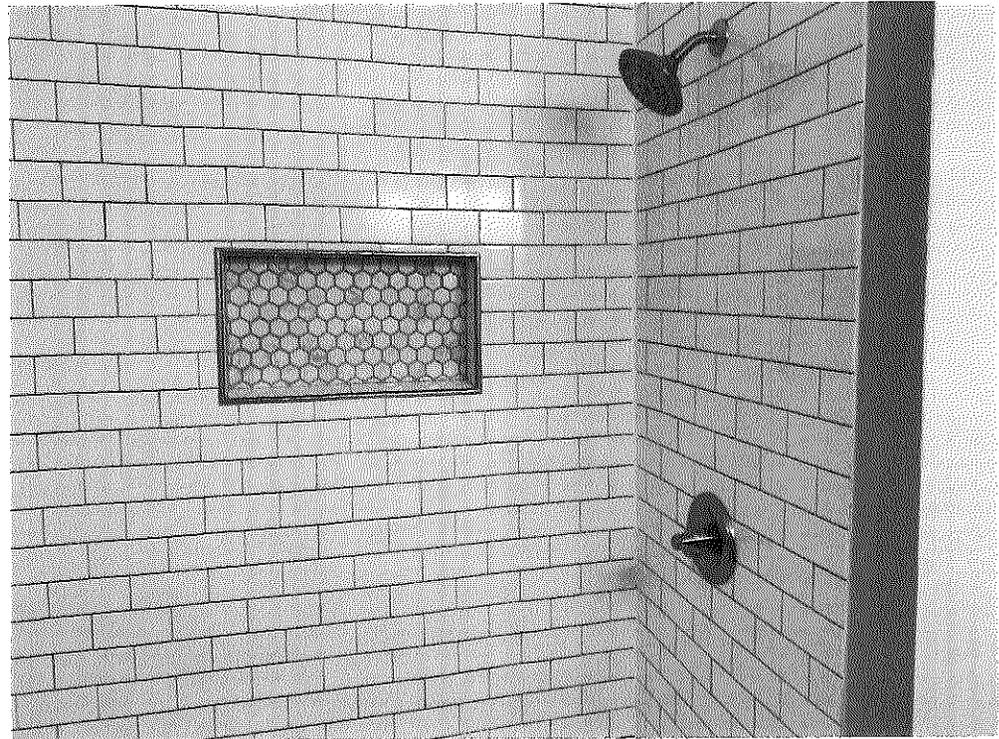


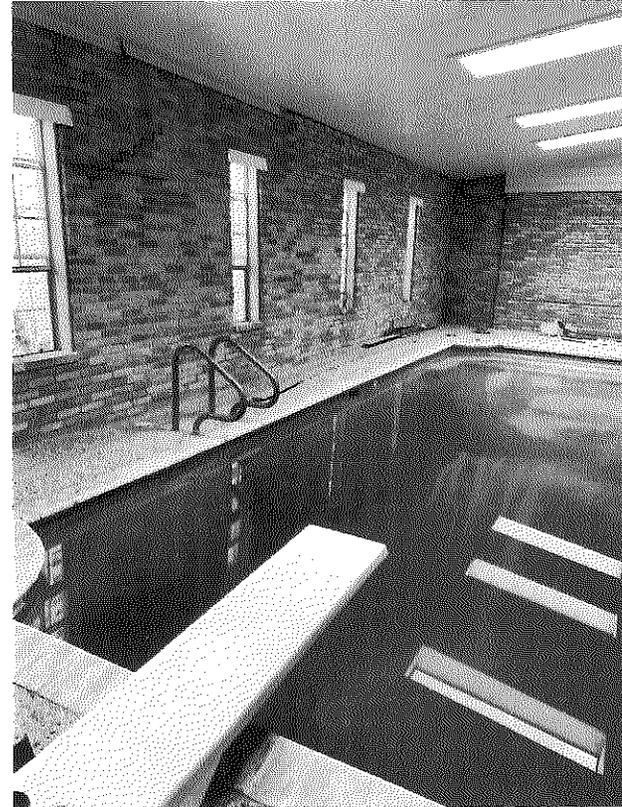
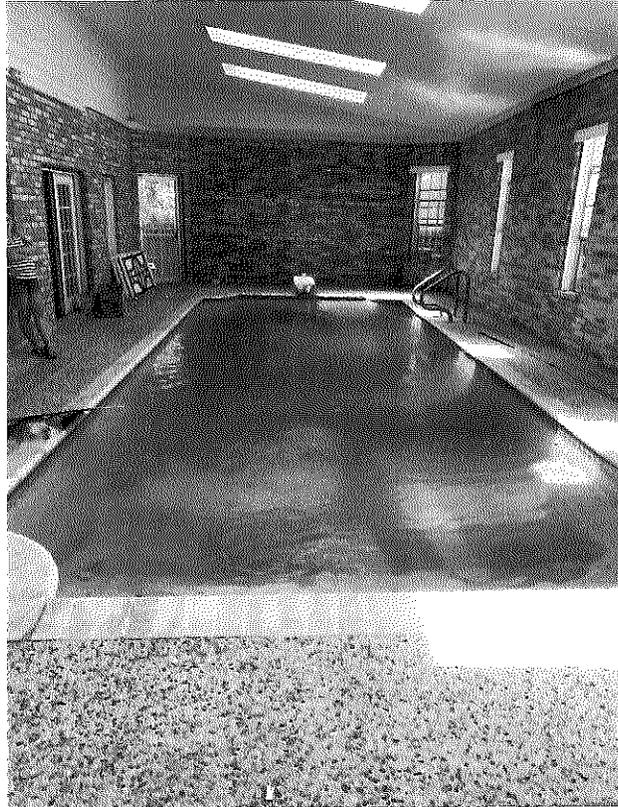


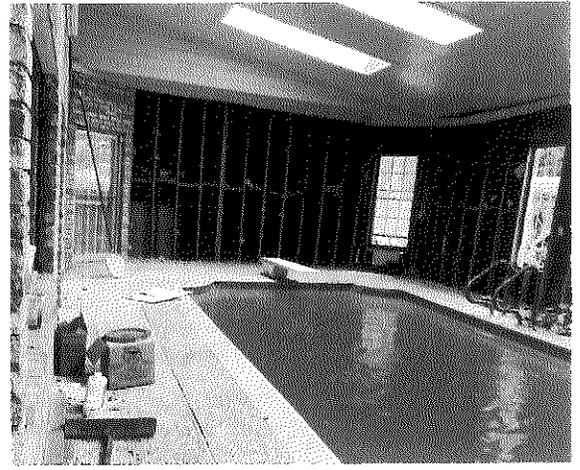
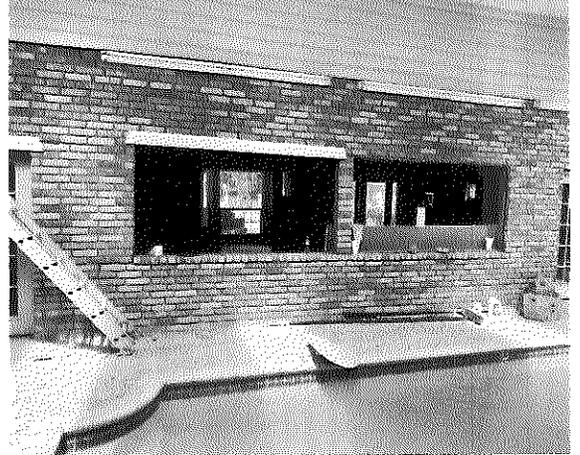
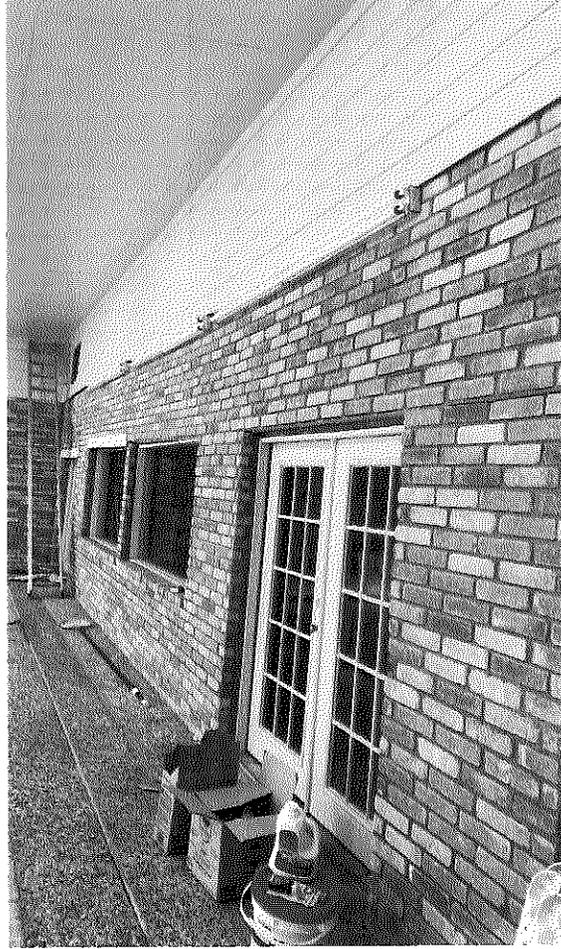


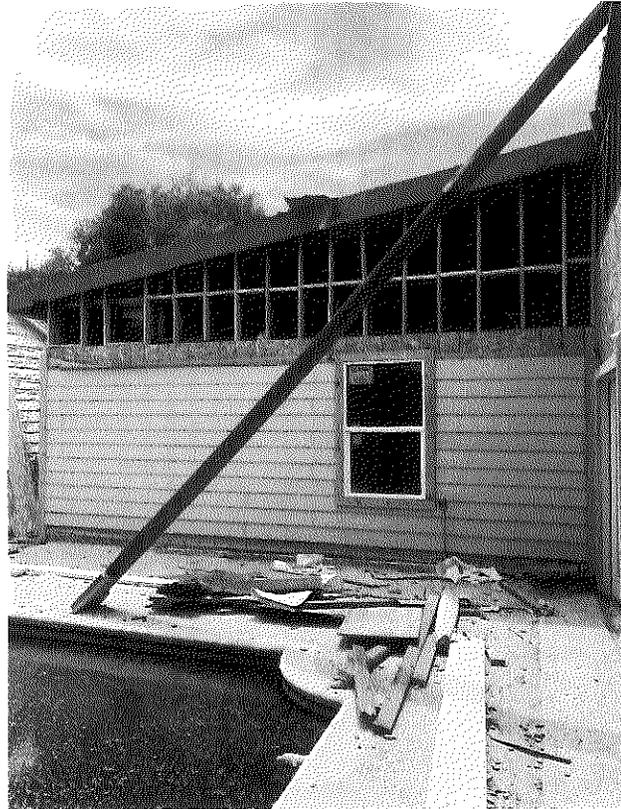


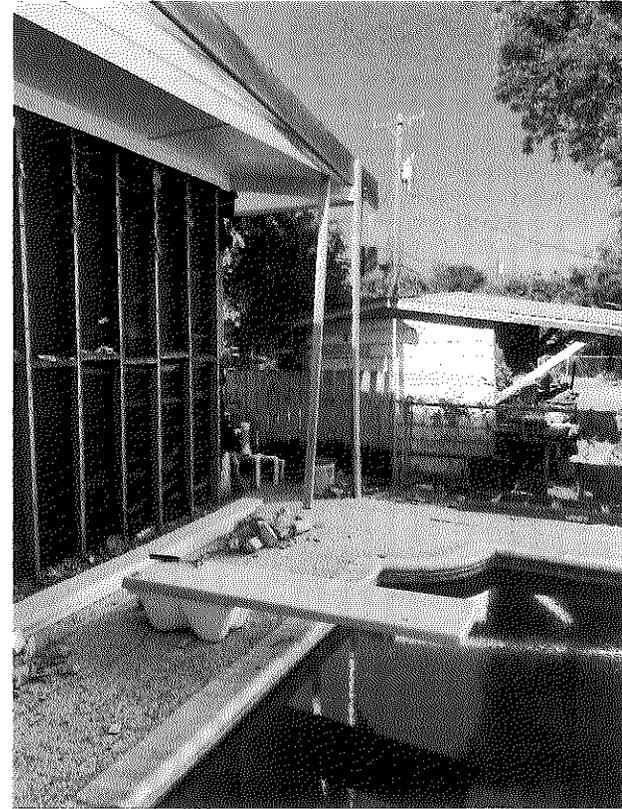


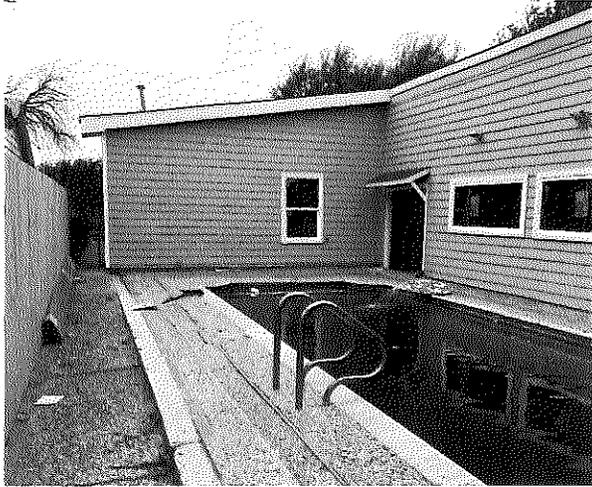
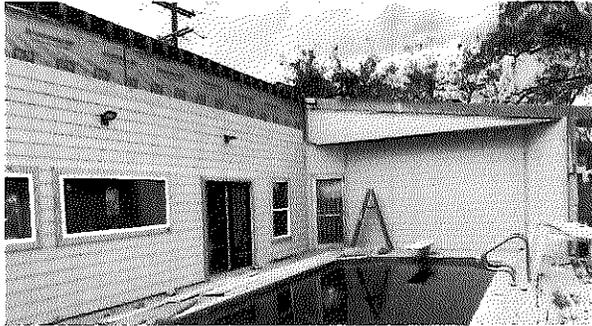


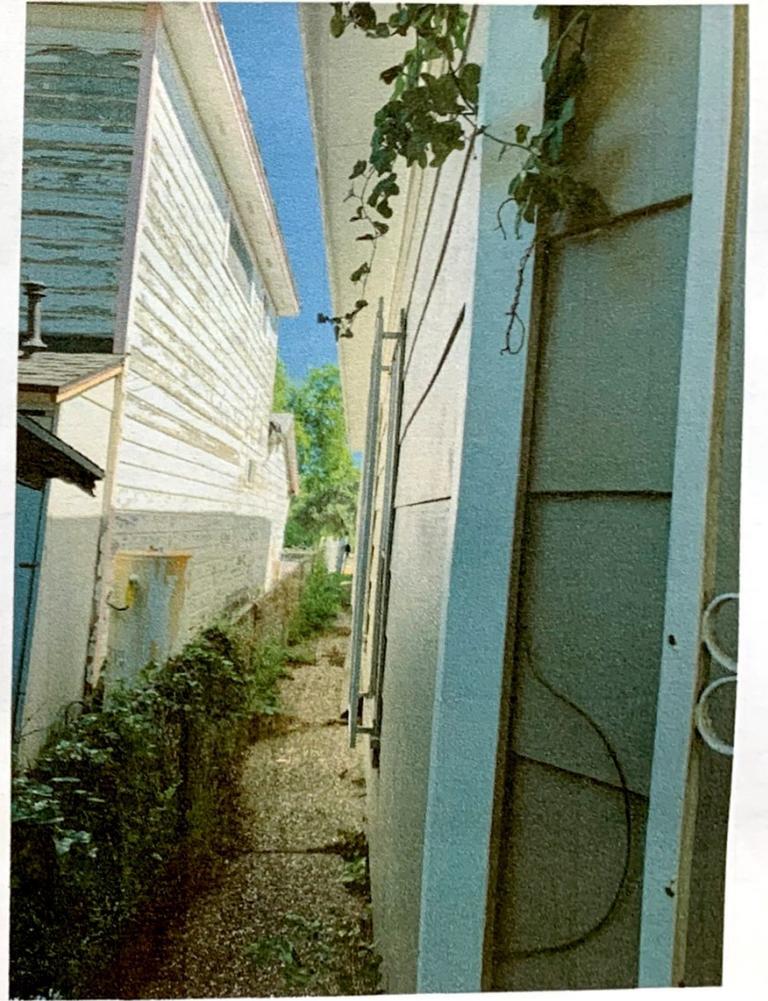








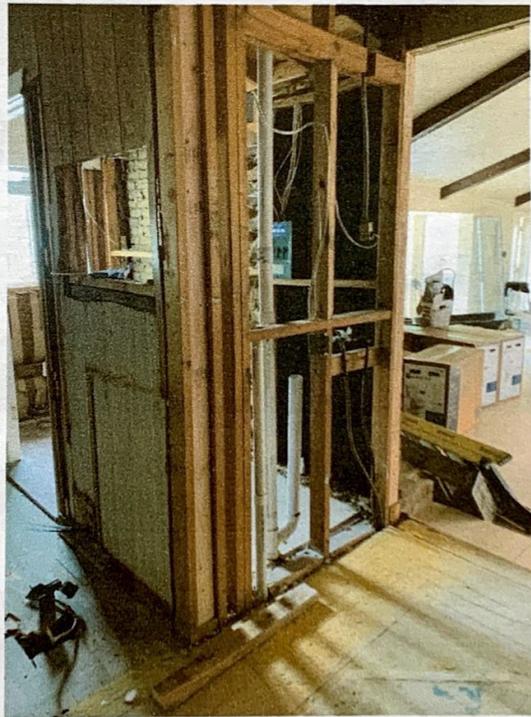
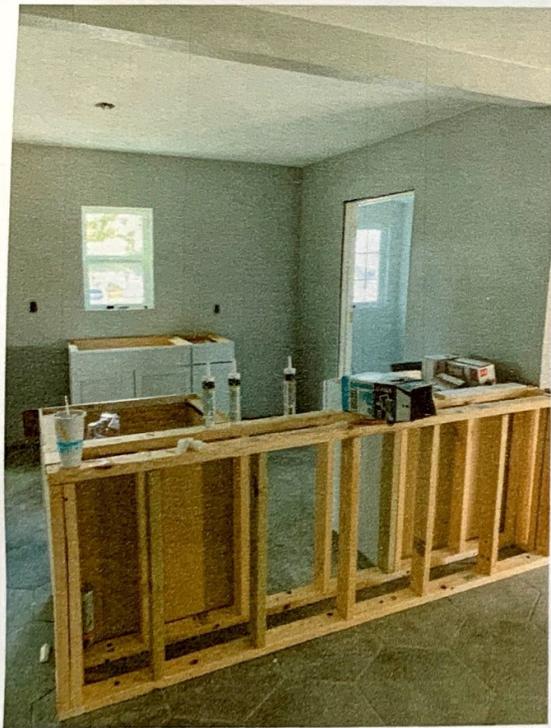


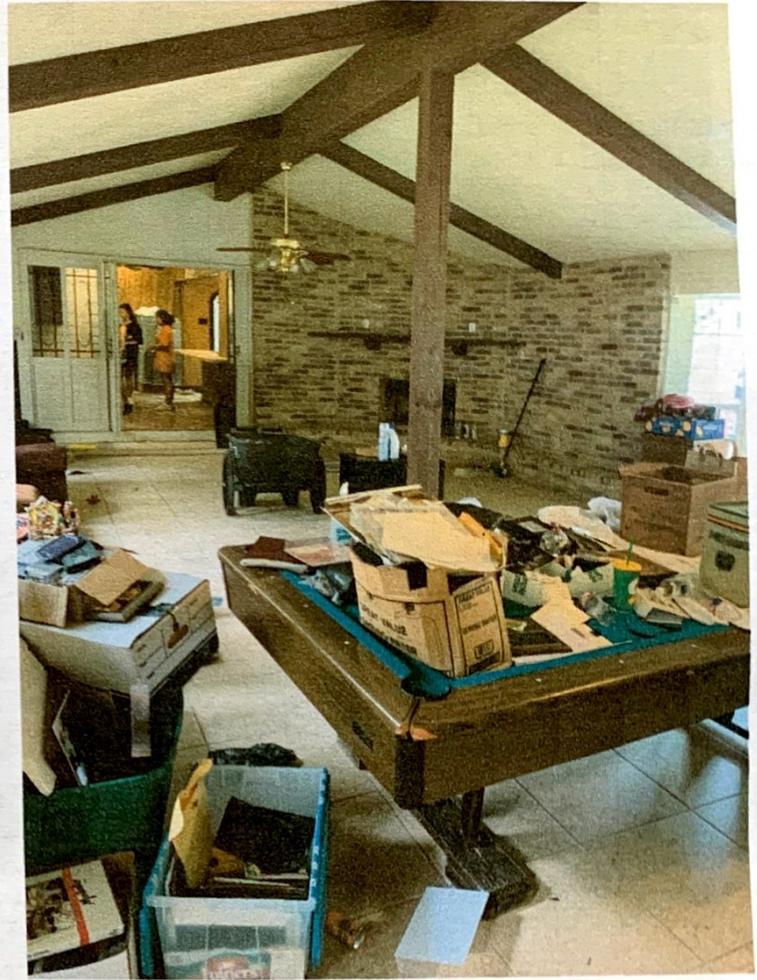


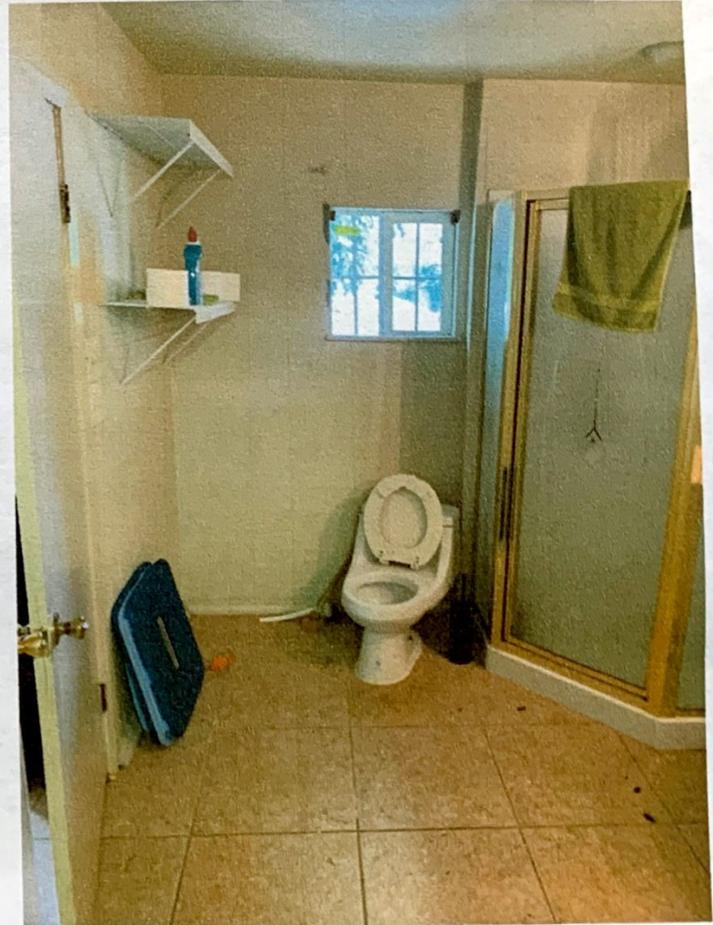




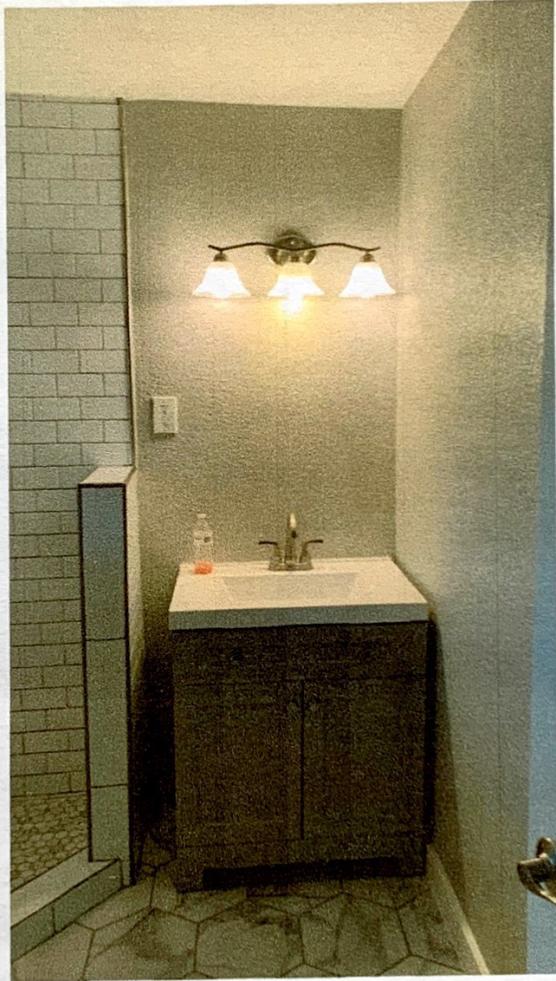
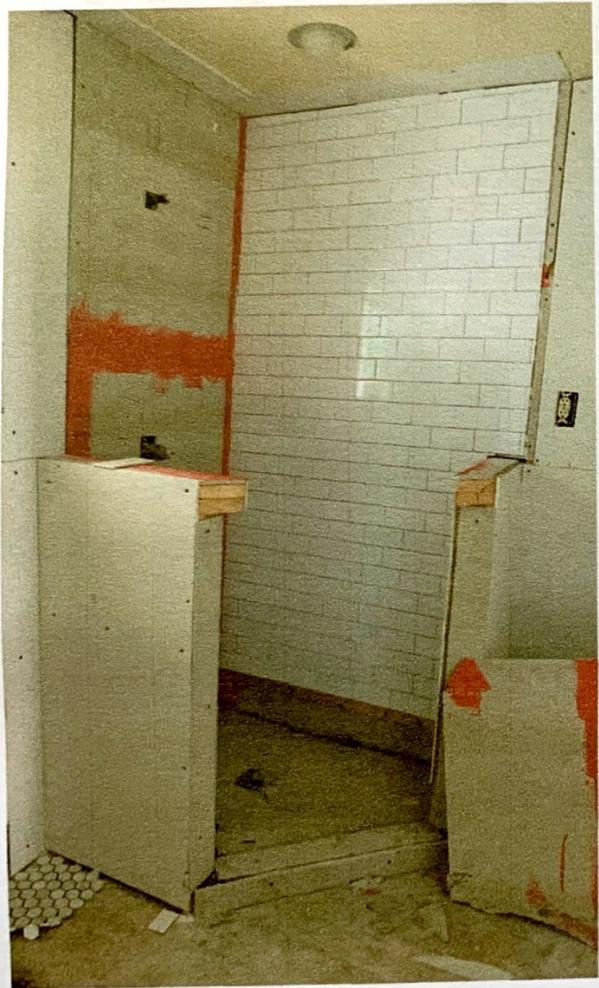








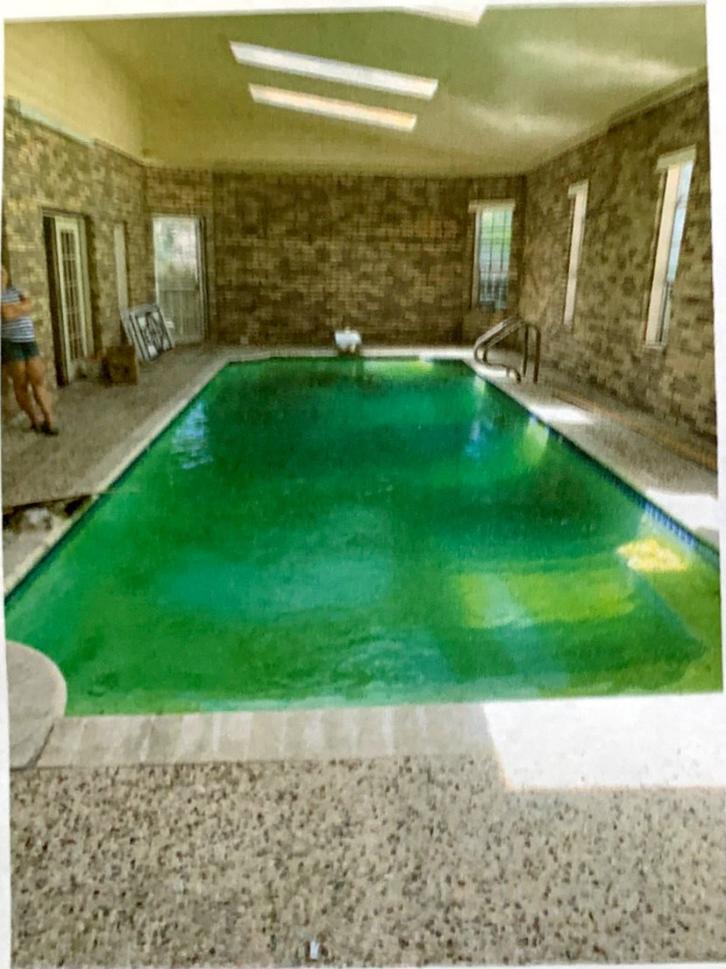


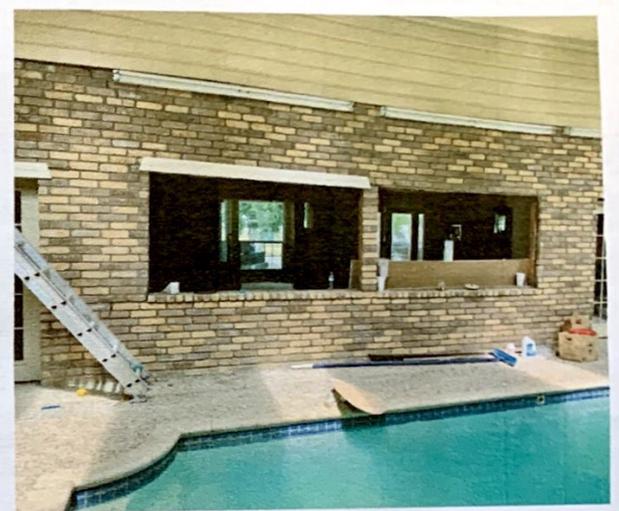
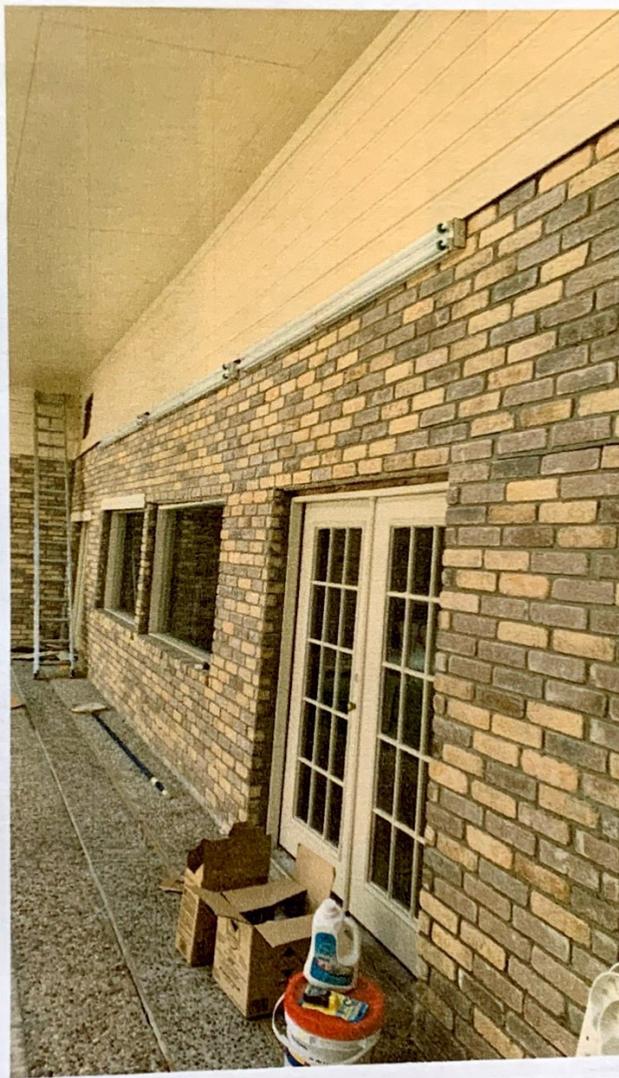


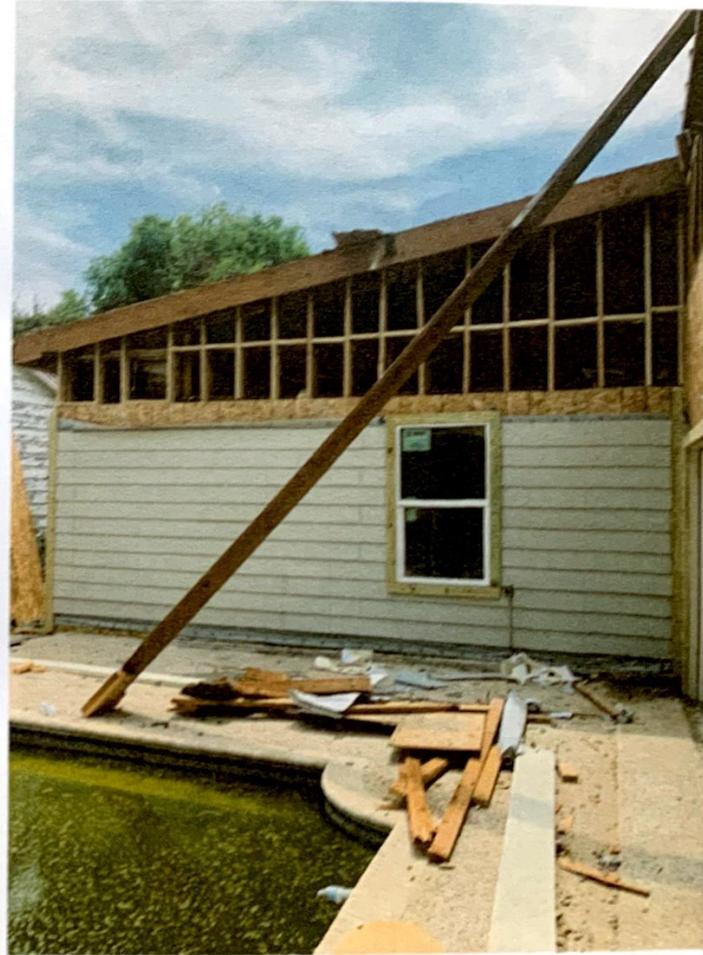


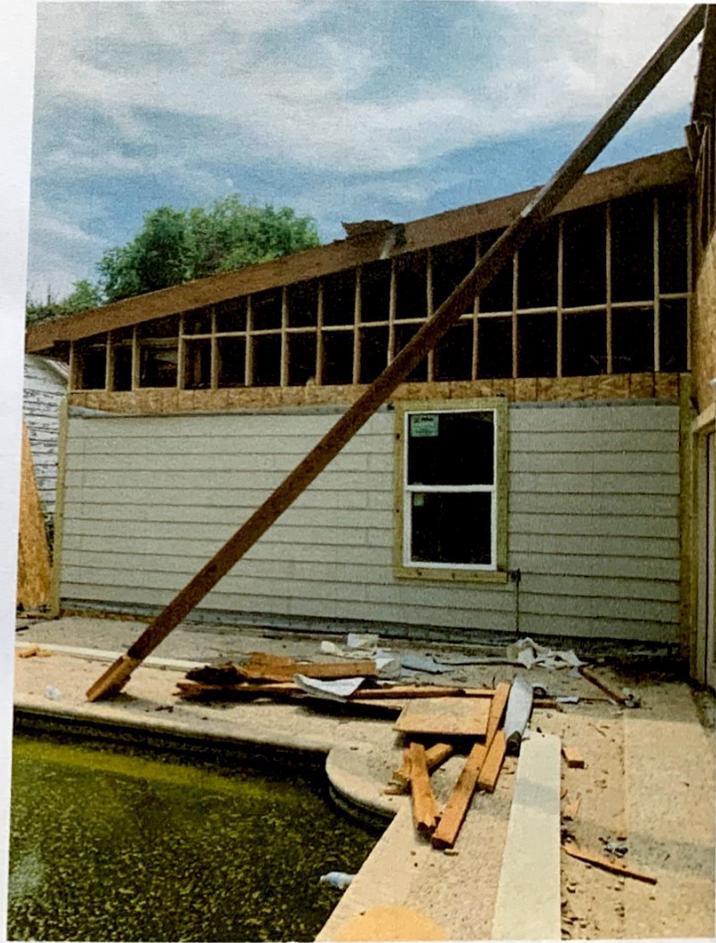
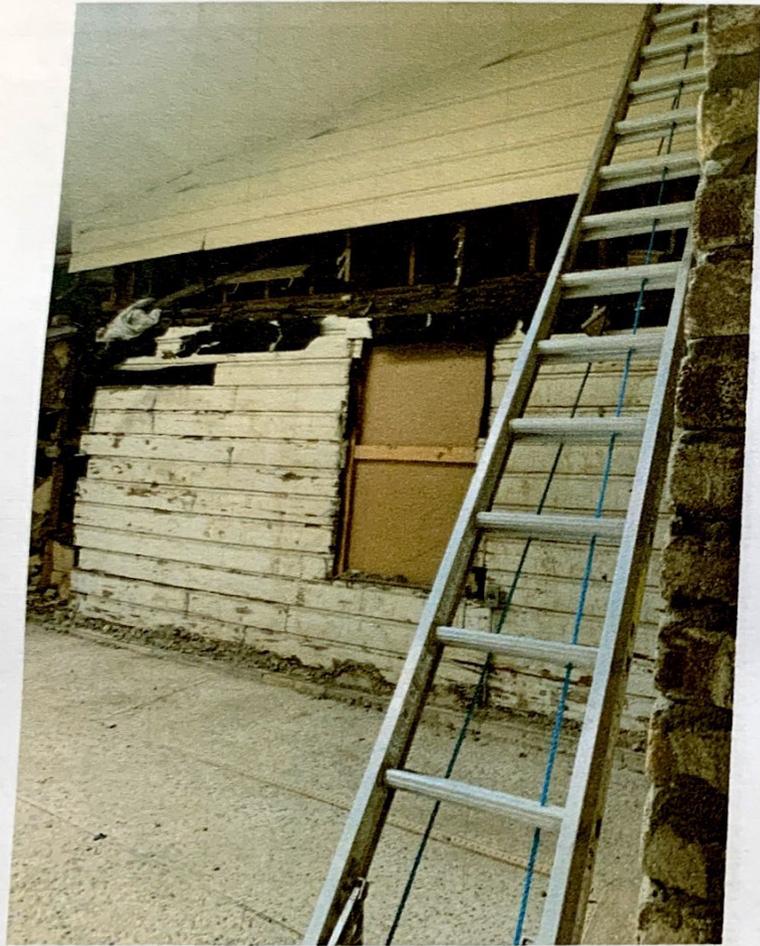


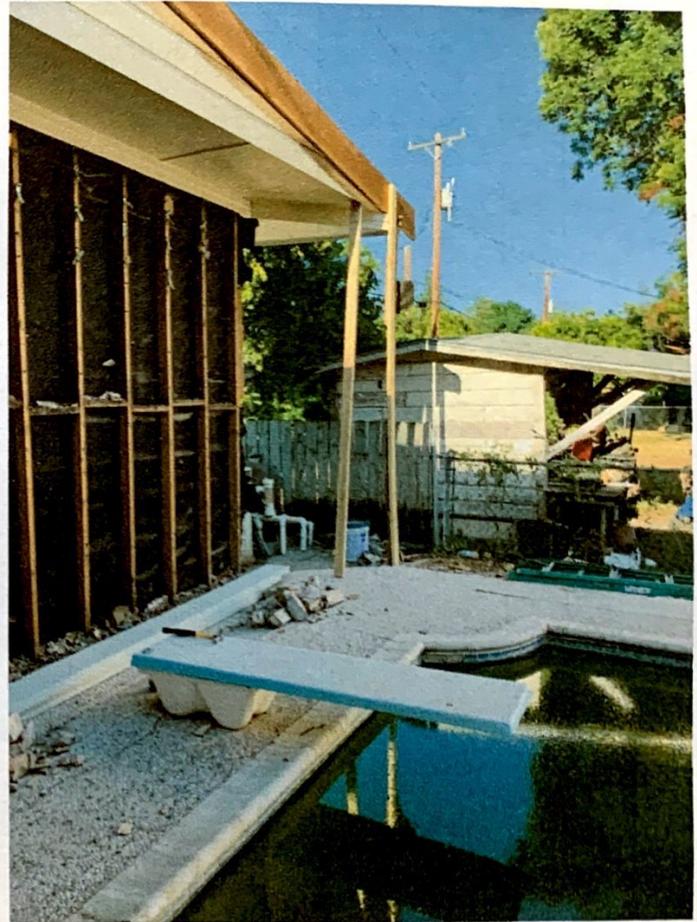
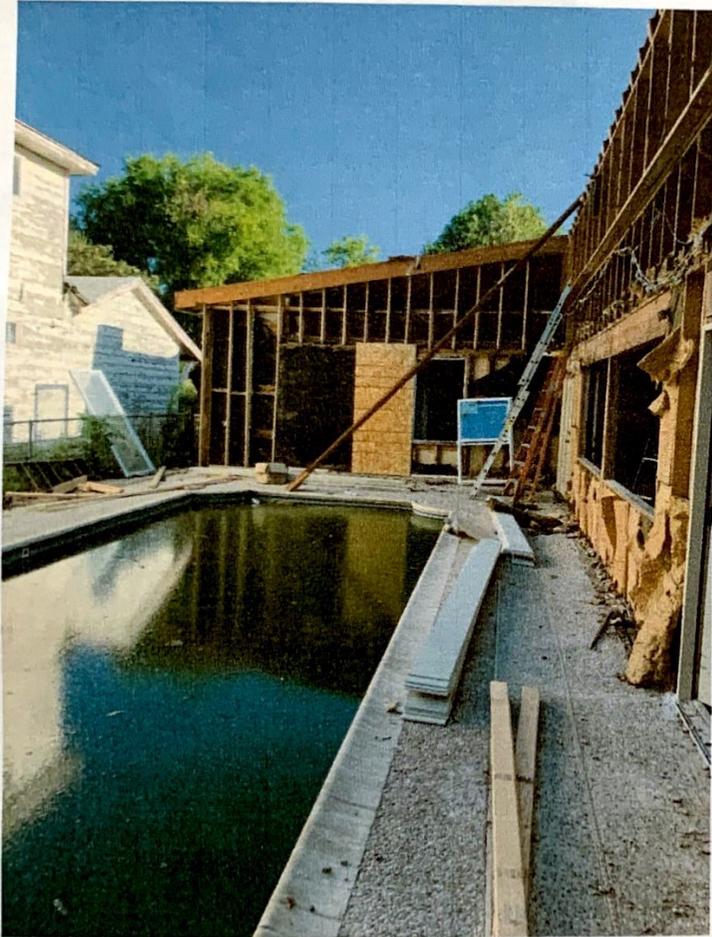














Definitive Remodeling

20079 Stone Oak Pkwy, Ste 1105-461  
 San Antonio, TX 78258

# Invoice

Date	Invoice #
9/1/2021	4324

Bill To
Jon Tober 2257 W Woodlawn San Antonio, TX 78201

P.O. No.	Terms	Project
	Due on receipt	

Description	Quantity	Rate	Amount
Interior demo of Kitchen, Living room, and 2 Bathrooms.	1		
Demo falling exterior wall and roof. Includes trash removal.	1		
Remodel Kitchen including new cabinets and fixtures. Includes Quartz Countertops with waterfall treatment.	1		
Remodel Bathroom 1 & 2 with new tile throughout. Includes toilets, vanities, & fixtures.	1		
Reconfigured Living Room to include additional Bedroom and Closet.	1		
Install large replacement windows in Living room.	1		
Install and insulate new exterior walls facing swimming pool area. Includes structural requirements and roofing repair.	1		
Paint full interior and exterior, as needed.	1		
		<b>Total</b>	
		<b>Balance</b>	