

# HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

**HDRC CASE NO:** 2022-279  
**ADDRESS:** 531 E CARSON  
**LEGAL DESCRIPTION:** NCB 993 BLK 3 LOT E 7.8 OF S 150 OF 2 & W 47.2 OF S 150 OF 3  
ARB 6B  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Judge Anthony & Diana Acosta  
**OWNER:** Judge Anthony & Diana Acosta  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** May 10, 2022  
**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 531 E Carson.

## 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:

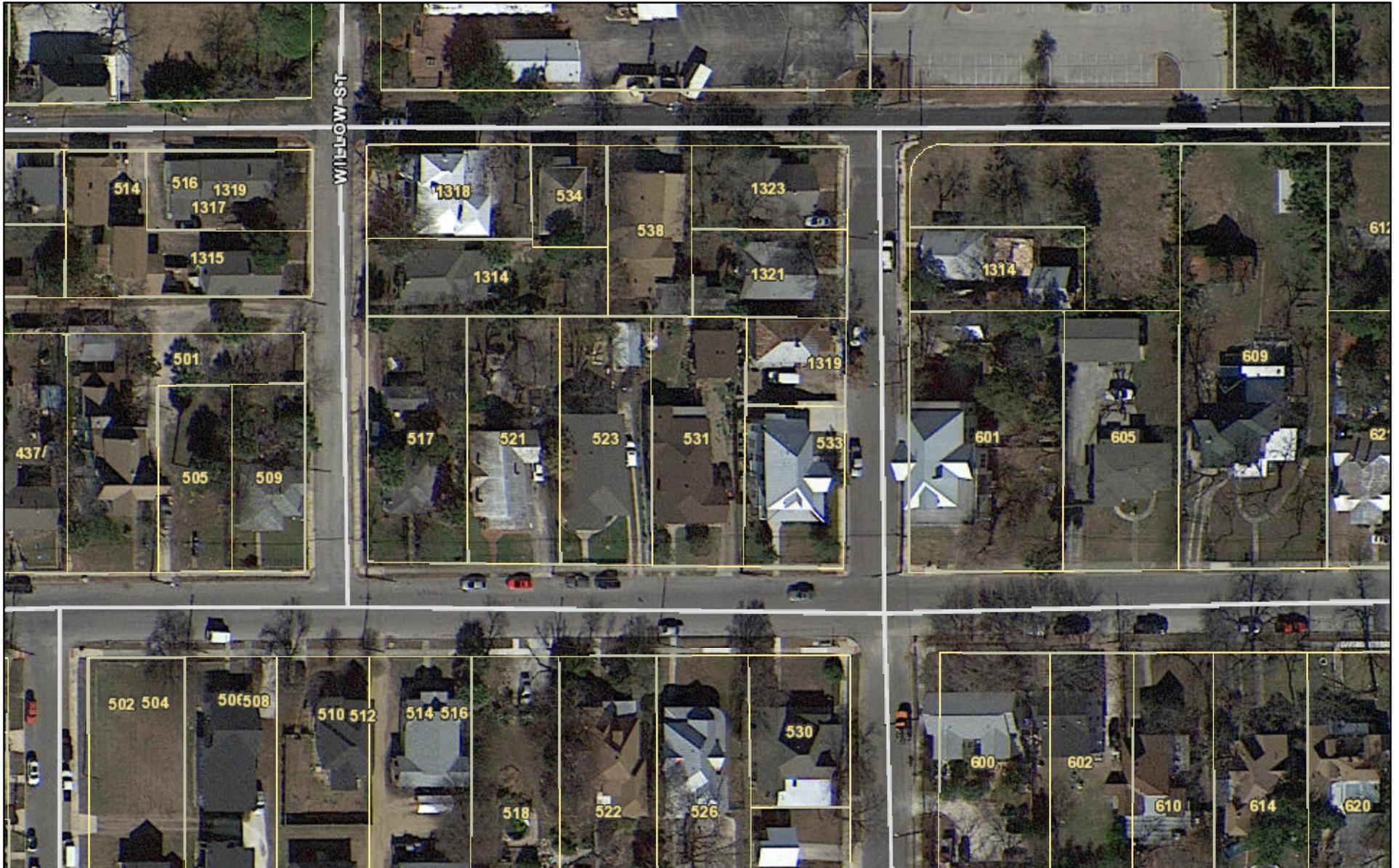
- a. The primary structure at 531 E Carson is a 1-story, single-family structure constructed circa 1935 in the Craftsman style. The property first appears on the 1951 Sanborn Maps. The property is contributing to the Government Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes window replacement, the replacement of aluminum siding with woodlap siding, roof replacement, exterior painting, the removal of rear concrete steps, porch railing replacement, porch repair, and skirting repair.

- 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 May 12, 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.

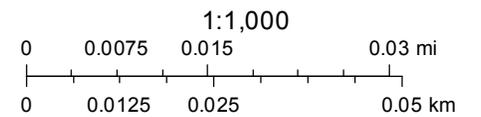
**RECOMMENDATION:**

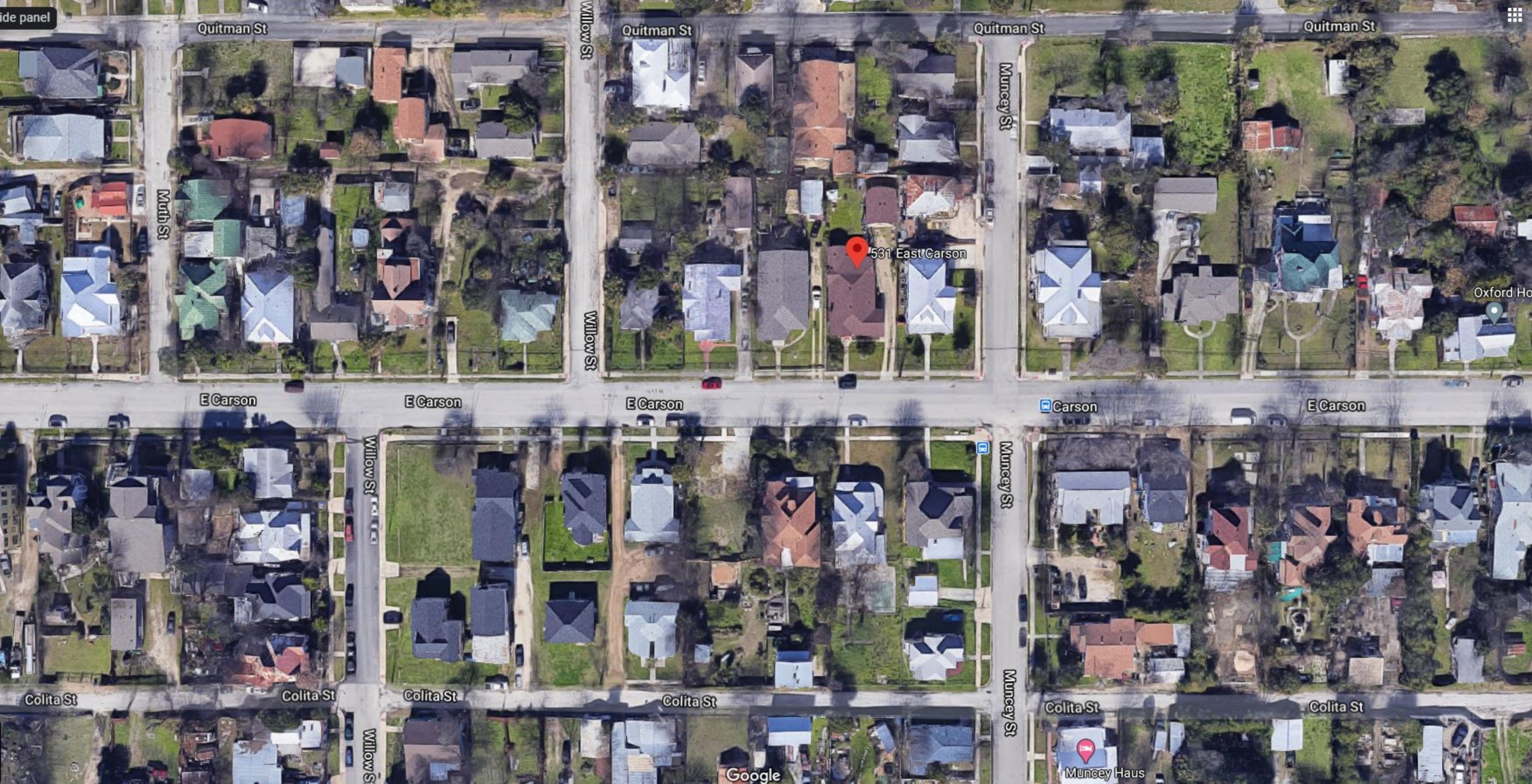
Staff recommends approval based on findings a through f.

# 531 E Carson



October 13, 2020





ide panel

Quitman St

Quitman St

Quitman St

Quitman St

Muth St

Willow St

Muncney St

531 East Carson

Oxford Ho

E Carson

E Carson

E Carson

Carson

E Carson

Willow St

Muncney St

Colita St

Colita St

Colita St

Colita St

Muncney St

Colita St

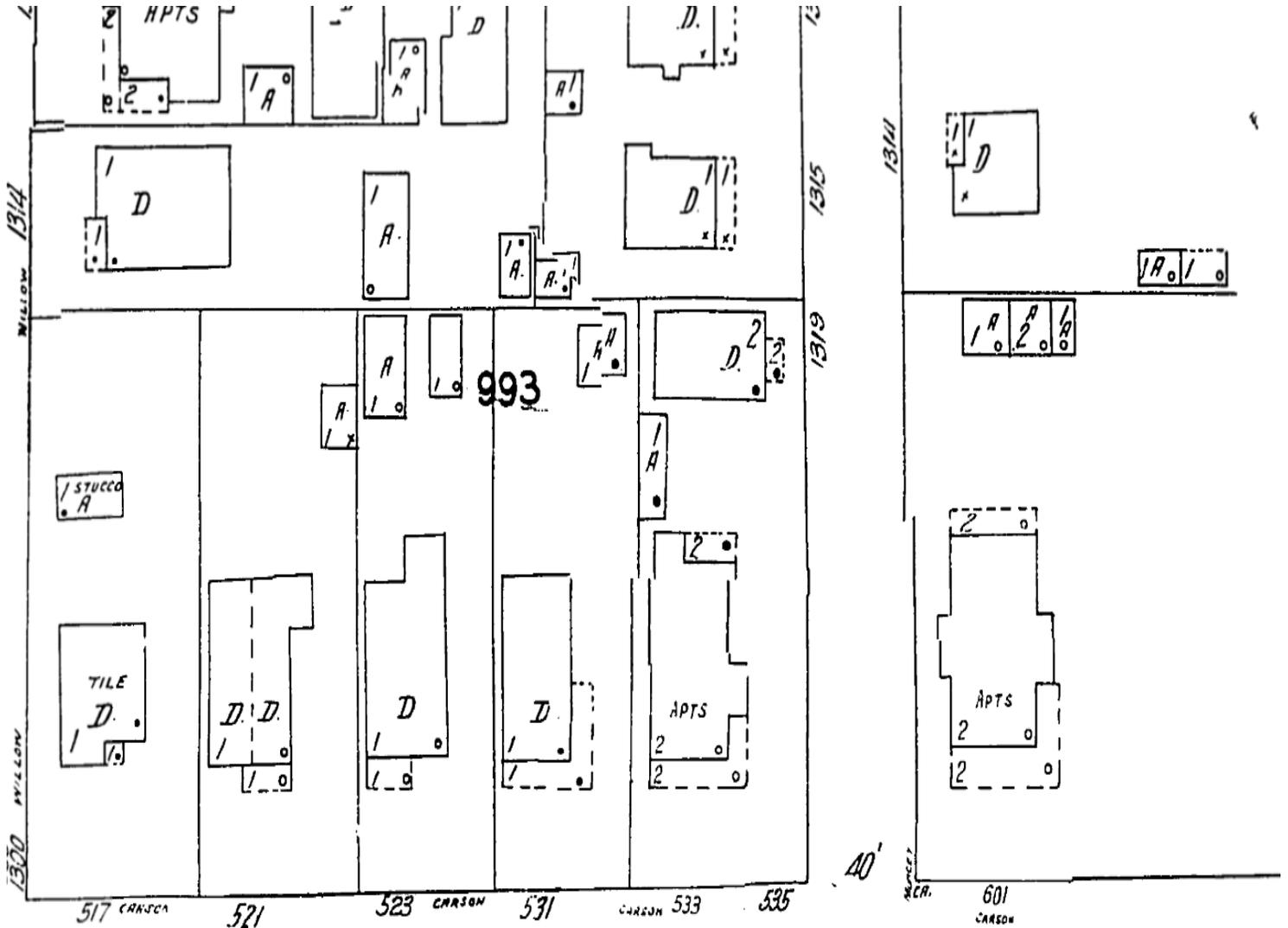
Colita St

Muncney Haus

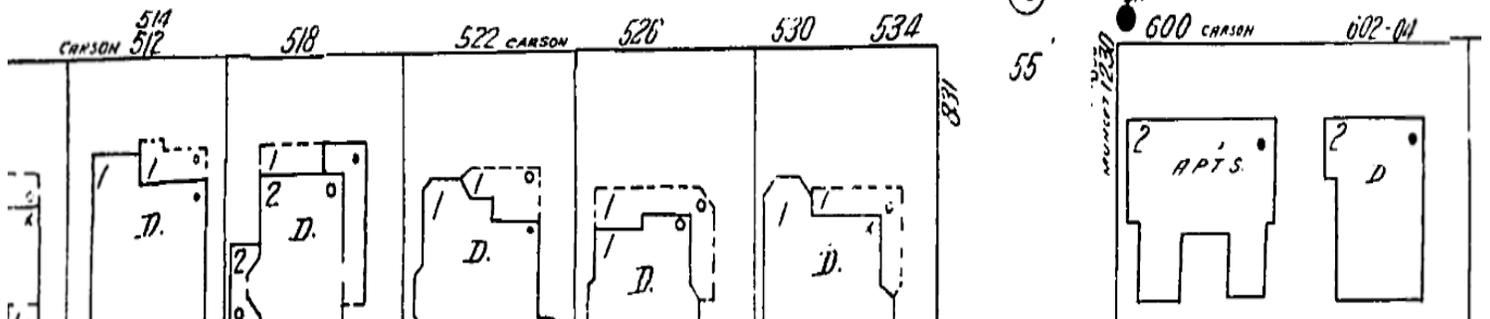
Google

# ProQuest® Digital Sanborn Maps, 1867-1970

San Antonio 1911-Mar. 1951 vol. 2, 1912-Jan. 1951, Sheet 181



## E. CARSON



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<http://www.jcrawfordllc.com>



## Proposal

### ADDRESS

Anthony & Diana Acosta  
531 East Carson  
San Antonio, TX 78208

PROPOSAL # 1083

DATE 06/27/2020

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### DESCRIPTION

### AMOUNT

~ Exterior remodel ~

~ New Siding

- Remove and dispose of all existing siding
- Provide and install new R13 insulation throughout exterior walls of home
- Provide and install new wall sheathing over exterior wall studs
- Provide and install new pine lap siding
  - Includes corner trim and window trim

\* All siding painting to be done by others

~ Windows - Option #3 - Aluminum windows with Low-e glass

- Remove and dispose of all existing windows
- Prep window openings for new windows
- Install all new Aluminum windows and sliding door
  - Install of exterior window trim in siding package
- Install new patio door at back porch in place of window
- Insulate around windows once installed

\* Interior trim to be done by others

\* Interior drywall work to be done by others

~ Exterior painting option

- Wood fill all nail holes on the siding and trim
- Prime siding on entire home
- Apply 2 coats of top coat paint on entire home\*
- Apply 2 coats of top coat paint on all window and corner trim

~ New wood railings

- Remove and dispose of the existing railings
- Provide new wood railings around front porch

DESCRIPTION

AMOUNT

- Deluxe 6" cedar handrail
- Deluxe 2x3 turned cedar spindles

~ Porch repair and sealing

- Pressure wash entire front porch
- Inspect for damaged boards
- Replace up to 50' of porch flooring
- Apply 2 coats of premium porch sealer

~ Add additional post on top of brick porch column

- Install temporary jack posts to lift sagging porch roof beam
- Install new 6x6 post under beam and on top of brick column
- Wrap 6x6 post to match other columns

~ Repair stucco skirting

- Install wire mesh where needed
- Apply stucco over mesh and repair where needed
- Up to 10 sqft of stucco

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Thank you for the opportunity to submit this proposal!

TOTAL

Accepted By

Accepted Date



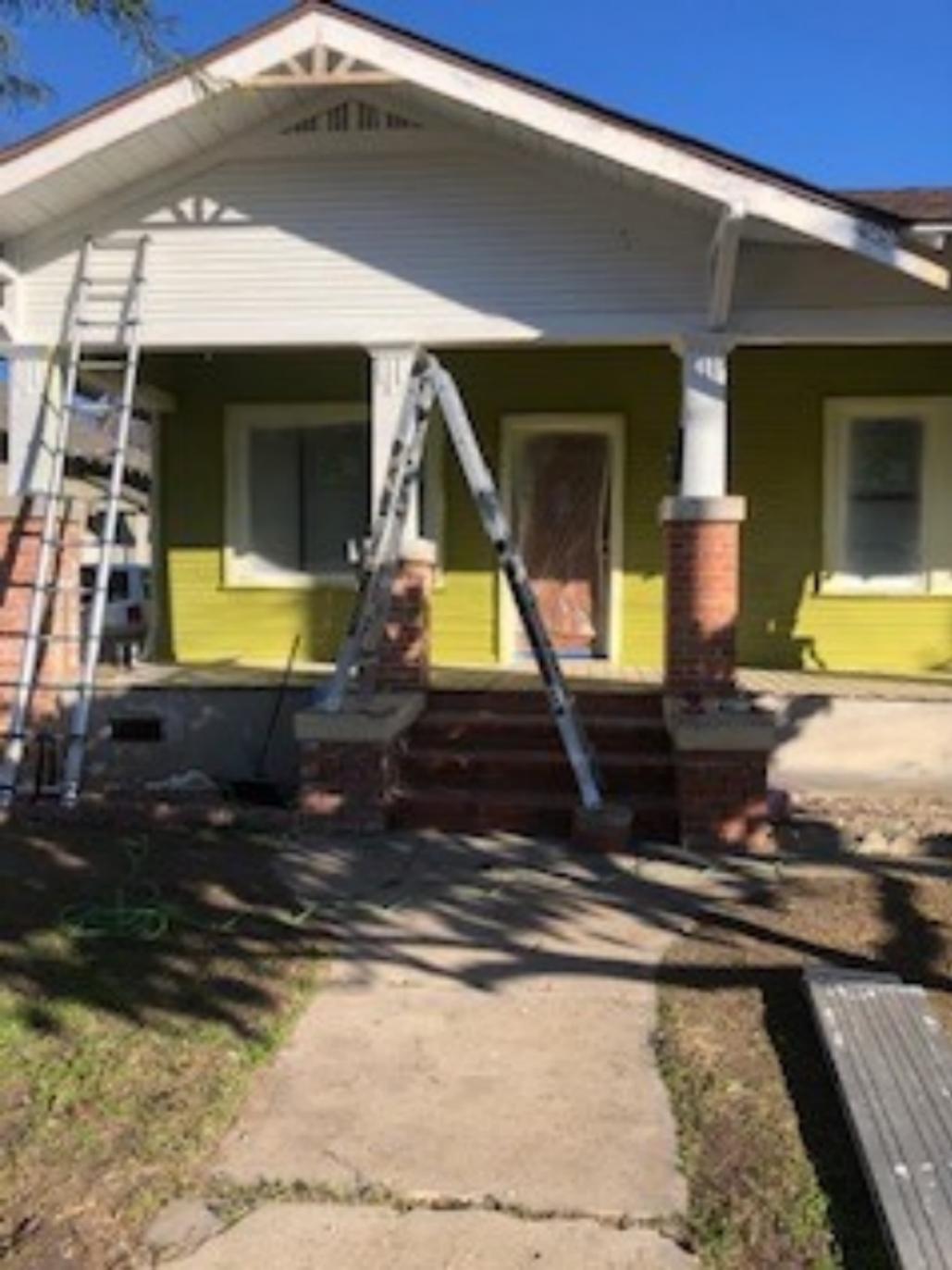


















EDISON  
SECURITY

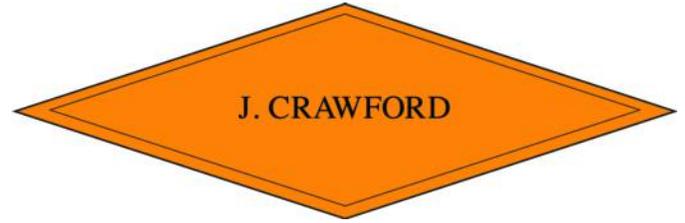
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## Proposal

### ADDRESS

Anthony & Diana Acosta  
531 East Carson  
San Antonio, TX 78208

**PROPOSAL # 1134**

**DATE 11/17/2020**

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### DESCRIPTION

### AMOUNT

~ Exterior remodel - Additional items ~

~ New Siding on front of house

- Remove and dispose of all existing siding and stone
- Provide and install new R13 insulation throughout exterior walls of home
- Provide and install new wall sheathing over exterior wall studs
- Provide and install new pine lap siding
  - Includes corner trim and window trim

~ Concrete steps at back two entrances

- Remove and dispose of the back two concrete steps

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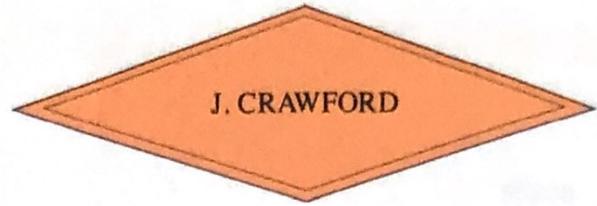
Thank you for the opportunity to submit this proposal!

**TOTAL**

Accepted By

Accepted Date

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## Proposal

### ADDRESS

Anthony & Diana Acosta  
531 East Carson  
San Antonio, TX 78208

PROPOSAL # 1083

DATE 06/27/2020

### DESCRIPTION

### AMOUNT

~ Exterior remodel ~

~ New Siding

- Remove and dispose of all existing siding
- Provide and install new R13 insulation throughout exterior walls of home
- Provide and install new wall sheathing over exterior wall studs
- Provide and install new pine lap siding
  - Includes corner trim and window trim

\* All siding painting to be done by others

~ Windows - Option #3 - Aluminum windows with Low-e glass

- Remove and dispose of all existing windows
- Prep window openings for new windows
- Install all new Aluminum windows and sliding door
  - Install of exterior window trim in siding package
- Install new patio door at back porch in place of window
- Insulate around windows once installed

\* Interior trim to be done by others

\* Interior drywall work to be done by others

~ Exterior painting option

- Wood fill all nail holes on the siding and trim
- Prime siding on entire home
- Apply 2 coats of top coat paint on entire home\*
- Apply 2 coats of top coat paint on all window and corner trim

~ New wood railings

- Remove and dispose of the existing railings
- Provide new wood railings around front porch

DESCRIPTION

AMOUNT

- Deluxe 6" cedar handrail
- Deluxe 2x3 turned cedar spindles
  
- ~ Porch repair and sealing
  - Pressure wash entire front porch
  - Inspect for damaged boards
  - Replace up to 50' of porch flooring
  - Apply 2 coats of premium porch sealer
  
- ~ Add additional post on top of brick porch column
  - Install temporary jack posts to lift sagging porch roof beam
  - Install new 6x6 post under beam and on top of brick column
  - Wrap 6x6 post to match other columns
  
- ~ Repair stucco skirting
  - Install wire mesh where needed
  - Apply stucco over mesh and repair where needed
  - Up to 10 sqft of stucco

Thank you for the opportunity to submit this proposal!

TOTAL

Accepted By

Accepted Date

**Construction Agreement**

This Construction Agreement is made and entered into as of \_\_\_\_\_ by and between Anthony & Diana Acosta, hereinafter referred to as the "CLIENT" and J. Crawford LLC, hereinafter referred to as the "CONTRACTOR"

WHEREAS, the CLIENT requires the services for a duly licensed and qualified construction firm to develop his/her property; WHEREAS, the CONTRACTOR represents that it has the required professional skills/certifications and financial capacity to provide services to the Client;

NOW THEREFORE, the parties bind and agree to the following terms below:

**I. PROJECT**

- The CLIENT will award a Construction project to the CONTRACTOR entitled proposal #1083
- 11. The duration of the project will start approx. on 10-12-2020 with an estimated completion in ~~44~~<sup>41-6</sup> weeks

**II. PAYMENT TERMS**

- 1. The CLIENT agrees to pay the CONTRACTOR an initial 20% of the proposed contract cost.
- 2. The CLIENT will pay an additional 20% of the proposed project cost upon the commencement of the project.
- 3. The CLIENT will pay an additional 20% of the proposed project cost once the window install is completed
- 4. The CLIENT will pay an additional 20% of the proposed project cost upon siding install
- 5. Full payment of the project will be due upon substantial completion.
- 6. Payments should be made to the CONTRACTOR by check and will be given an Official Receipt or Acknowledgement Receipt for every check received and validated.
- 7. Should the Client be in default during the on-going construction, the CONTRACTOR has the right to give notice and may stop performance until the CLIENT corrects the default within (15) business days.

**III. CONSTRUCTION PERMITS**

- 1. All concerned permits for the construction phase shall be duly completed by the CONTRACTOR before the start date stated in the contract.

**IV. CONSTRUCTION MATERIALS**

- 1. Materials will be reviewed and agreed by the CLIENT prior to installation.
- 2. Changes in materials will be reflected in the estimated project cost and will be reviewed by the CONTRACTOR.
- 3. Modifications in the list of materials will be subject to approval of the CONTRACTOR.

**V. CHANGE ORDERS**

Any changes in project scope will be either billed out on a time and material basis (\$72/hr.) or by issuing a proposal of changes.

**VI. COMPLIANCE**

- 1. Should the CONTRACTOR fail to meet the requirements set by the CLIENT, the CLIENT may notify the CONTRACTOR in writing that the CONTRACTOR is in default and will be given up to (15) business days to act. If the CONTRACTOR fails to comply or respond within the given period, the client may terminate the Agreement.
- 2. If the CLIENT decides to terminate the Agreement, the CONTRACTOR shall be entitled to payment for services rendered until termination of contract.

**VII. WARRANTIES**

- 1. The CONTRACTOR warrants the Work against defects in workmanship and materials for a period of 12 months after full completion and turnover of the building.
- 2. The warranty does not take effect if the CLIENT is in default of this Agreement or the effects of normal damages brought by wear and tear, caused by the faulty maintenance of the CLIENT.
- 3. Should the CLIENT provide the CONTRACTOR with a notice of a warranty claim under the 12 month period stated in this Agreement, the CONTRACTOR should respond within thirty (30) business days to the said warranty.

In Witness Whereof, the parties have executed this Agreement on the date and place above specified.

Signed by:

\_\_\_\_\_  
CLIENT – First Name

\_\_\_\_\_  
CLIENT – Last Name

\_\_\_\_\_  
COMPANY – First Name

\_\_\_\_\_  
COMPANY – Last Name