

# HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2022

**HDRC CASE NO:** 2022-474  
**ADDRESS:** 144 CROFTON  
**LEGAL DESCRIPTION:** NCB 940 BLK 3 LOT 17  
**ZONING:** RM-4, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Ralica & Trenton Houston  
**OWNER:** Ralica and Trenton Houston, Ralica & Trenton Houston  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** September 09, 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 144 Crofton.

## 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 144 Crofton was constructed circa 1900 in the Folk Victorian style and first appears on the Sanborn Map in 1904. It is a 1-story, single-family residence and features a cross gable standing seam metal roof, decorative front gable shingles, a projecting bay window, one-over-one wood windows, and an asymmetrical front porch with decorative spindle work. The property is contributing to the King William Historic District.
- b. The scope of work includes a comprehensive interior remodel, plumbing, mechanical, and electrical upgrades, wood fascia and trim replacement, window trim repair, installation of new window screens, entry door and



screen replacement, front porch leveling and repair, gutter installation, rear patio modifications, window repair, and painting.

- 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 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 in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. 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.

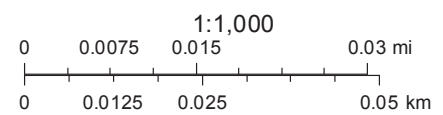


# City of San Antonio One Stop



September 15, 2022

— User drawn lines





1904

25

24

ADAMS

947

2880

WICKES

STIEREN

BARBE

2881

939

E. GUENTHER

CONSTANCE

23

0

940

2882

CROFTON

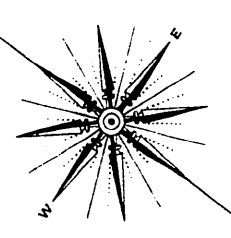
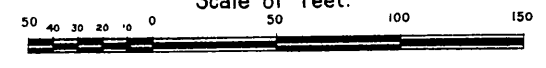
AV.

San Antonio River

San Antonio River

941

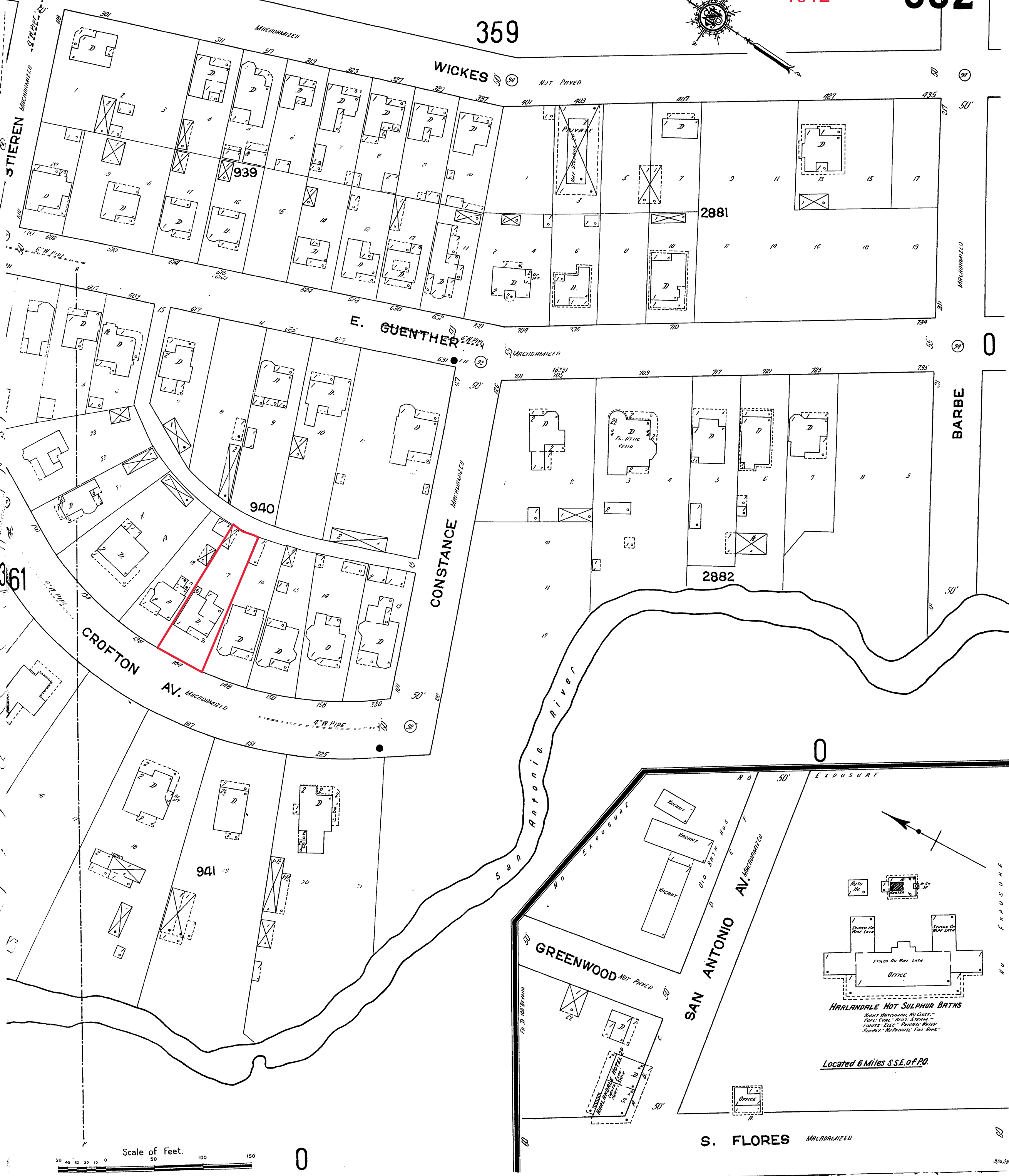
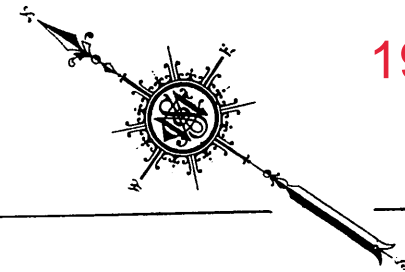
Scale of Feet.



San Antonio River



359



Scale of Feet.

50 40 30 20 10 0 50 100 150

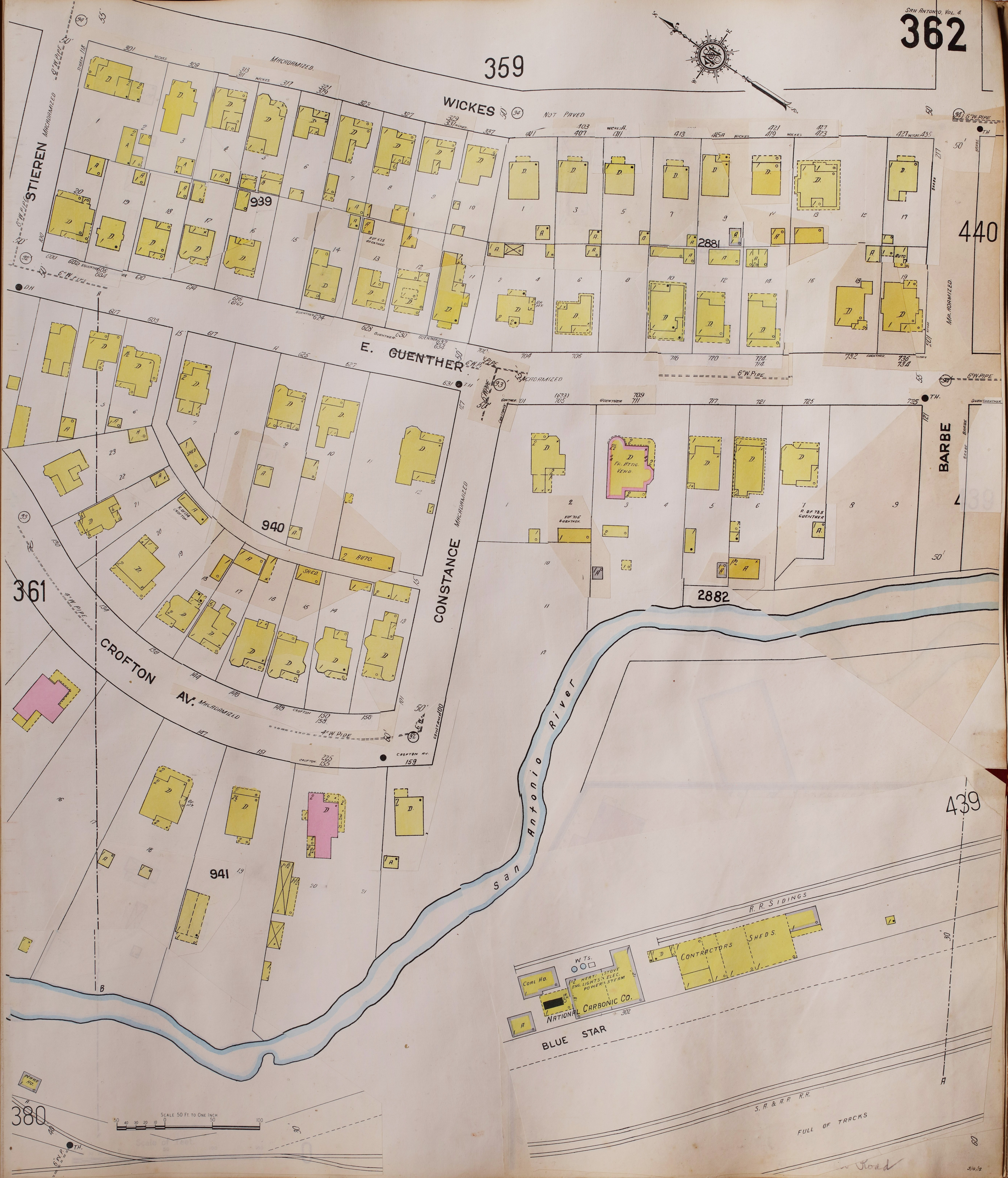
HARLANDALE HOT SULPHUR BATHS

NIGHT WATCHMAN, NO LOCK -  
FUEL: COAL - HEAT: STEAM -  
LIGHTS: ELECTRIC - BUILDING: WOOD  
SUPPLY: NO PRIVATE TIME ROOMS

Located 6 Miles S.E. of P.O.

S. FLORES







1951

SAN ANTONIO, VOL. 4

362

TRX 40

359

440

STIEREN

WICKES

E. GUENTHER

BARBE

CONSTANCE

CROFTON

AV.

San Antonio River

MS IVER FEED & MILLING CO.  
FEED MILL & W. HO.  
CONC. & EARTH FL.  
WOOD TRUSSES

STANDARD DISTRIBUTING CO.  
GEN'L MGRS. W. HO.  
WOOD POSTS  
EARTH FL.

R.R. SIDING: GRAIN STORAGE & W. HO. CO. INC. (OWNERS)  
TRACTOR & FARM  
CONC. FL.  
WOOD TRUSSES

W.T.S.  
CONC. HO.  
HEAT, STOVE  
ELECT. LIGHTS, ELEC.  
POWER, STEAM  
ENGINE, ETC.  
LIQUID CARBONIC CORP.  
MADE IN U.S.A. 302 BLUE STAR

BLUE STAR

RATH PACKING CO.  
PRIV. GARAGE  
CONC. FL.

S. A. & G. P. R.R.  
FULL OF TRACKS

380

3/4/52



















































Ralica and Trent Houston  
144 Crofton Ave  
San Antonio, TX 78210

## **Itemized Work Completed**

### **Interior Renovation Phase I**

July - December 2021

Completed by:

David & Christopher Buchanan  
Better by Design  
9578

210-685-

#### **Demolition:**

Cover the living and dining room wood floors for protection.

Remove toilet and vanity from hall bath. Demo tile floor from bathroom.

Remove A/C unit.

Remove drywall and framing forming the A/C closet, bedroom closet behind it, and hall 1/2 bath, to restore hallway to original configuration.

Remove existing attic ladder. Close in opening.

Remove A/C furr-downs in mudroom and in new master bathroom.

Remove cabinets, appliances, counter tops, range hood, et in existing kitchen.

Demo floor tile in existing kitchen.

Remove drywall on columns @ beam.

#### **Framing:**

Close up doorway from hallway to original master bedroom.

Frame in new doorway to master. Install door and casing.

Open up doorway to create a cased opening (with new header/beam) from living to new kitchen appox 8' wide and 8'6" tall.

Close in doorway from bedroom into hallway.

Add wood trim strips and baseboard on bedroom side to match existing.

Install drywall on ceiling and walls to form hallway.

Install baseboard down hallway to match original.

Frame and trim opening in hall ceiling for an A/C return air grille.

Create plywood walkway and pad for new A/C unit to be positioned in attic.

Remove door @ new kitchen/hallway. Raise opening. (with header/beam) to 8'6" tall.

Install new door frame and casing.

Remove transom trim and close up wall between new kitchen/new master bathroom.



Install new pulldown stair in hallway.

Frame in an opening in hallway for future doors, 8'6" tall. Finish with door frame and casing.

Build wall for master bath, toilet area, and 2 new closets.

Install drywall on all new walls and ceiling between new bathroom and second ceiling beam to include ceilings in closets.

Install beaded ceiling where present A/C furdow is @ master bedroom. Install beaded ceiling where range hood is.

Raise the ceiling in the "Mud" room: Add 2x6 rafters to accept proper amount of insulation. Re-insulate. Add new drywall on ceiling and top part of the walls.

Tape/float/paint

#### Misc carpentry:

Exterior: Remove top step at front porch. Install new step at half height.

Replace exterior door on water heater closet.

Install 4 pocket doors: 1 @ master bath, 1@ master toilet, 1@ each closet.

Provide pocket door frames, doors, and casing. Included: Pocket door pulls.

Closet doors will have open transoms to allow air circulation.

#### Plumbing:

Demo existing hallway bathroom. Demo existing kitchen plumbing. Plumb water softener/whole house water filter. New Pex water lines to connect new kitchen sink, pot filler, refrigerator supply line. Shower and clawfoot bathtub, master vanity double sinks, and new master toilet.

@ Laundry: vent pipe and water hook-ups for washer will be moved to side wall of house.

New vent pipe installed for washing machine to meet code. (none exists)

New water softener combination whole house water filter will be installed to soften and filter all water supply in the house. (Unit is included in price)

New kitchen sink, disposal, faucet, dishwasher, pot-filler installed. Fridge will have an in-wall water connection.

Gas line extended to kitchen range with cut-off.

Dig trench approx 18" deep from city water supply to the rear of the house

Upgrade the size and replace water in-line

Replace 84' sewer line



### Electrical:

Turn switch for existing hall closet toward hallway for a hallway light.

Completely rewire master bedroom, bathroom, mud room, new kitchen, and hallway

Split living room into two ceiling lights

### Kitchen:

6 recessed LED sealed lights in ceiling. Dimmer switch.

2 pendant lights above peninsula or fixture. Dimmer switch.

Under-counter lights and top cabinet lighting. 2 Dimmer switches.

Seperate circuits for" Refrigerator, microwave, range hood, disposal.

Air-switch in countertop for disposal.

Plugs in backsplash per code.

### Master Bath:

One vent/light combo in bathroom and one in toilet room.

2 wall sconces @ vanity on dimmer.

One recessed sealed LED @ shower/tub area. On dimmer.

Plugs per code.

### Closets:

One recessed LED in each closet.

Lounging area outside closets: 2 LED recessed lights.

### A/C:

Run 200 to attic for heat pump.

Run 220 to new Mini-split system outside.

Re-do electrical to A/C condenser outside. Existing wire is under-sized. Cut-off is located in water heater closet, and will need to be moved out for visibility to meet code.

Plug will be added in water heater closet for water softener.

Removal of old equipment - prior to installation of new equipment.

Relocation/Installation in attic, new drain pan, condensation drain safety switches, digital programmable thermostat, condensing unit electrical connections and disconnects & breakers. Condensing unit vibration damping pads.

Installation labor and materials for attic re-location and rough-in for new system.



Complete ductwork replacement.

16 SEER Bryant Legacy Heat Pump and Multi-speed Air Handler

Mitsubishi Mini-split single head 115v, 9k

Smoke alarms:

Smoke alarms will be “hard wired” in 3 bedrooms, and a CO2 detector in hallway.  
Smoke alarm in master can be battery operated since there isn’t an attic in that area.

Finishes:

Hallway:

Refinish wood floor in new hallway.

Kitchen:

Install owner-supplied cabinets and cabinet doors.

Install quartz countertops.

Install tile backsplash across range wall.

Install range hood insert, vented through the roof.

Fabricate range hood wood cover with panels. Run crown molding around the new vent cover.

Spray-paint new cabinet doors. Install cabinet pulls.

Install appliances.

Master bath:

Install tile shower. Tile floor in bathroom and toilet room. Install clawfoot bathtub. Install shower trim pieces. Install vanity. Install mirror. Install sconces. Remodel window frame to appropriate size to accept glass brick. Install glass brick. Install shower door. Install towel bars.

Laundry:

Install washer and dryer.

Cut new vent through wall for dryer.

Built in cabinet to house washer and dryer, as well as dog crate

Painting:

All rooms and ceilings

Roofing:



Close in existing rangehood roof jack.

Install 2 new roof jacks: One for a vent at washing machine and one for plumbing in new kitchen.

### Flooring:

Engineered Wood floor in master bedroom

New floor tile in the laundry area and hall bath

Refinish all existing original long leaf pine floors - sand, stain, seal

### Landscaping

Completed March 2020

Remove existing xeriscaping with pavers and gravel

Plant emerald zoisiya grass

Create flower beds along front of the home, planting

Level front brick steps

Rebuild paver path from street to front entry

### Exterior Work

Completed March-April 2021

Removal and replacement of all rotted/cut wood, fascia, trim pieces; caulk, prime, paint in 4 colors so all looks neat and smooth

Window trim repair and new screens

Entry door and screen replacement

Porch: level, fix and paint floor, fix supports for posts and railing (clean blocks), replace spindles and brackets (not original), paint, replace fan

Expose corbels and trim at bay window, paint

Install gutters and downspouts around entire exterior of the home

Shorten back stair to allow more patio space

Redo back paver patio with new pavers and appropriate grade

### Window Restoration

Started May 2022

Completed restoration of four windows in front room of the house - including refurbished open/close spiral balance mechanism, wood rot repair, deglazing, strip, sand, repair, glaze, prime and paint



Pending restoration of seven additional windows (pending Conservation Society grant)





CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**



JANUARY 13, 2020

**LETTER OF COMPLETION**

This letter confirms that on JULY 9, 2019 building permit number 2506412 was issued to contractor BETTER BY DESIGN, for GENERAL REPAIRS THAT INCLUDED INSTALLING ONE DOOR, FRAMING OF THREE NEW WALLS, REMODEL KITCHEN, AND BUILD NEW BATHROOM located at 144 CROFTON San Antonio, TX 78210.

The occupant load for this project is not applicable.

According to the Customer Service Division of the Development Services Department, all applicable inspections were performed and approved.

Patricia L. Gonzales  
Plans Coordinator  
Development Services Department