

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

HDRC CASE NO: 2023-198
ADDRESS: 2101 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6828 BLK 0 LOT 49
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Jose & Virginia Delgado
OWNER: Jose & Virginia Delgado
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: May 17, 2023
60-DAY REVIEW: July 16, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 2101 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.

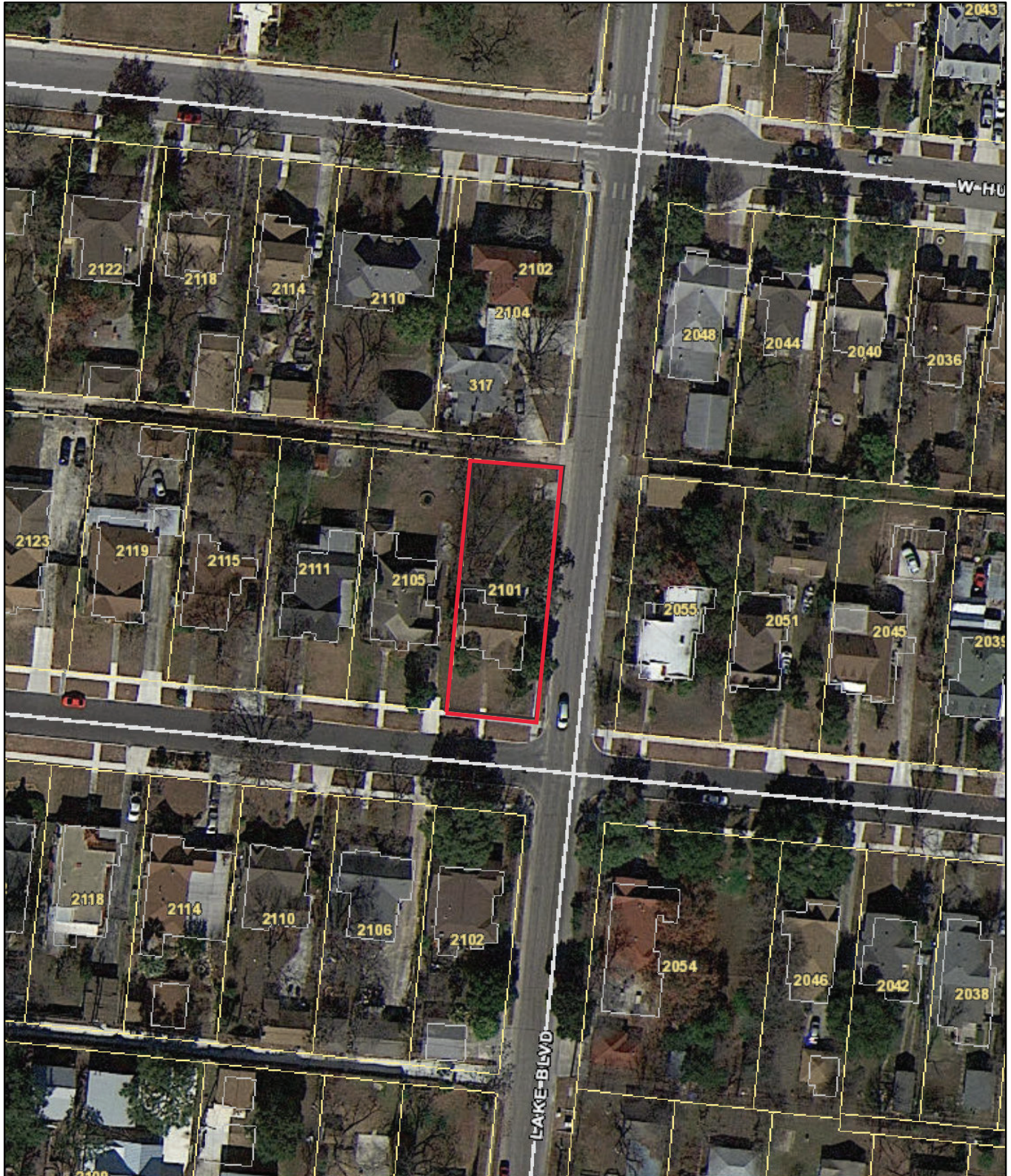
FINDINGS:

- a. The primary structure located at 2101 W Magnolia is a 1-story, single-family residence constructed circa 1930. The structure features a cross gable composition shingle roof with a projecting front gable, an asymmetrical front porch with exposed rafter tails and metal supports, stone cladding, and divided lite steel casement windows. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, plumbing upgrades, porch repairs, rear deck repairs, fence repairs, window repair, water heater closet repairs, foundation repair, and rock cladding repair and installation. 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:

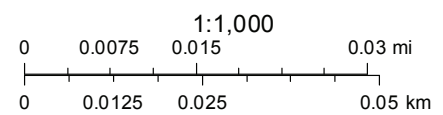
Staff recommends approval based on findings a through c

City of San Antonio One Stop



June 1, 2023

— User drawn lines



4/19/23

HISTORIC REHABILITATION ADMINISTRATOR:

I would like to apply to the historic rehabilitation tax incentive program for our property at 2101 W. Magnolia, San Antonio, Texas.

Predominantly the main repair will entail installing a rock veneer siding on the east side of the house facing Lake St. This was displaced due to the settling of the foundation and a runaway car accident hitting the structure through the fence during the pandemic. See photographs.

In addition other areas exteriorly will be repaired/remodeled such as the front porch, the rear deck, part of the entrance walkway and the exterior fencing.

Furthermore, sheetrock repair and repaint on various areas of the house will be done. The bathroom floor tiles will be repaired. Windows on the bath and 2nd bedroom will be repaired.

Kitchen counter will be retiled and Laundry area ceiling and floor resealed.

Roughly, this will be the scope of the work with other minor details.

Below is the listing of things that will be done per area of the house with an approximate price/cost of the job.

Thank you very much for your consideration.

Thank you,

Jose Delgado,

4/19/23

HISTORIC REHABILITATION ADMINSTRATOR:

Detailed listing of expected work and costs:

PORCH AND FRONTWALKWAY:	Materials Cost \$:	Installment Cost \$:
1. Retile porch floor and stairs and reseal.	■	■
2. Rebrick half of front walkway covered with grass	■	■
3. Repair roof of porch and repaint ceiling and door.	■	■
REAR DECK:		
1. Replace/ install floor and deck fence.	■	■
2. Reseal bottom and repaint deck.	■	■
EXTERIOR FENCE:		
1. Fix galvanized and wooden fence.	■	■
WATER HEATER SHED		
1. Reseal/replace old material, and repaint.	■	■
EXTERIOR WINDOWS:		
1. Reform/rebend and install broken vanes/repaint	■	■
EXTERIOR EAST SIDE ROCK VEENEER:		
1. Foundation repair, Level pier and beam install new footing on settle area.		■
2. Plumbing repair after foundation lifting.	■	■
3. Rock veneer (same as before) installment	■	■
KITCHEN:		
1. Retile counters.	■	■
2. Repaint cabinets and varnish floor.	■	■
3. Repair sheetrock cracks and repaint	■	■
LAUNDRY AREA ENCLOSURE:		

1. Fix ceiling and repaint, reshingle possible leak.



2. Refloor and reseal (has deck floor)



3. Recaulk window and install new lock



LIVING & DINING ROOM:

1. Fix ceiling cracks and repaint .



2. Varnish floor.



2ND BEDROOM: AREA OF FALLEN EXTERIOR WALL:

1. Reinstall window and straighten with new locks



2. Resheetrock 80% of room and closet.



3. Varnish floors



MAIN BEDROOM:

1. Fix sheetrock cracks and repaint



2. Revarnish floor



BATHROOM:

1. Fix tile cracks due to wall displacement



2. Resurface/repaint tub and seal



3. Repair tile and floor



4. Change toilet and sink vanity



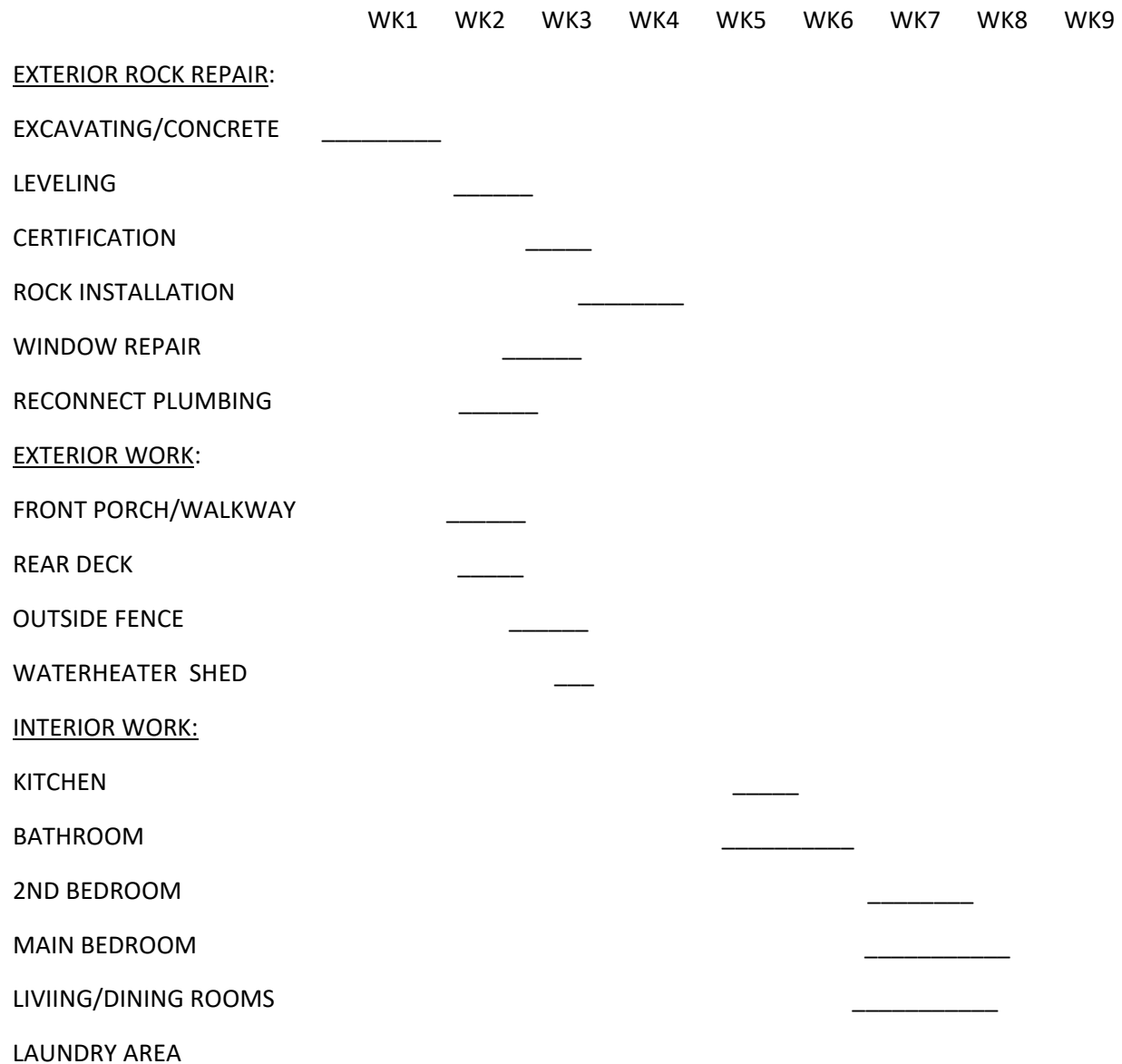
5. Repaint walls and cabinets



TOTALS:



MILESTONES (TIMEFRAME IN WKS AFTER STARTING):







2101

A photograph of a house entrance. The wall is made of rough-hewn stone. A porch area is paved with square tiles in shades of tan and grey. A red-painted concrete step leads up to the porch, with the number '2101' in blue metal digits mounted on it. Below the step is another concrete surface, possibly a landing or another step, painted green with red borders. To the left, there is a stack of wooden planks and a metal railing. The scene is brightly lit, with shadows cast across the stone and tiles.

2101

The image shows the front entrance of a house. The exterior wall is constructed from rough-hewn, light-colored stone. A white door is set into the wall, slightly ajar, revealing a glimpse of the interior. In front of the door is a porch area paved with square tiles in a checkerboard pattern of tan and grey. To the left of the porch, a stack of wooden planks is leaning against the stone wall. A red-painted concrete base runs along the front of the porch, featuring the address number '2101' in dark blue, three-dimensional numerals. The scene is brightly lit, with shadows from trees and a nearby fence cast across the stone wall and the tiled porch.

2101













