

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2023

HDRC CASE NO: 2023-234
ADDRESS: 423 MUNCEY
LEGAL DESCRIPTION: NCB 1654 BLK B LOT N 50 FT OF S 100 FT OF 7 & 8
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Alamo Home Renovations LLC
OWNER: Alamo Home Renovations LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: May 30, 2023
60-DAY REVIEW: July 29, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 423 Muncey.

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 423 Muncey is a 1-story, single-family residence constructed circa 1910 in the Folk Victorian style. The structure first appears on the 1912 Sanborn Map. The structure features a hip composition shingle roof with a projected front gable, an asymmetrical front porch on square post supports, wood cladding, and one-over-one wood windows. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, mechanical, electrical, and plumbing upgrades, siding repair and replacement, window restoration, deck installation, fence installation, painting, and landscaping. 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:

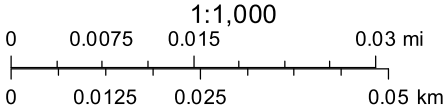
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



June 16, 2023

— User drawn lines





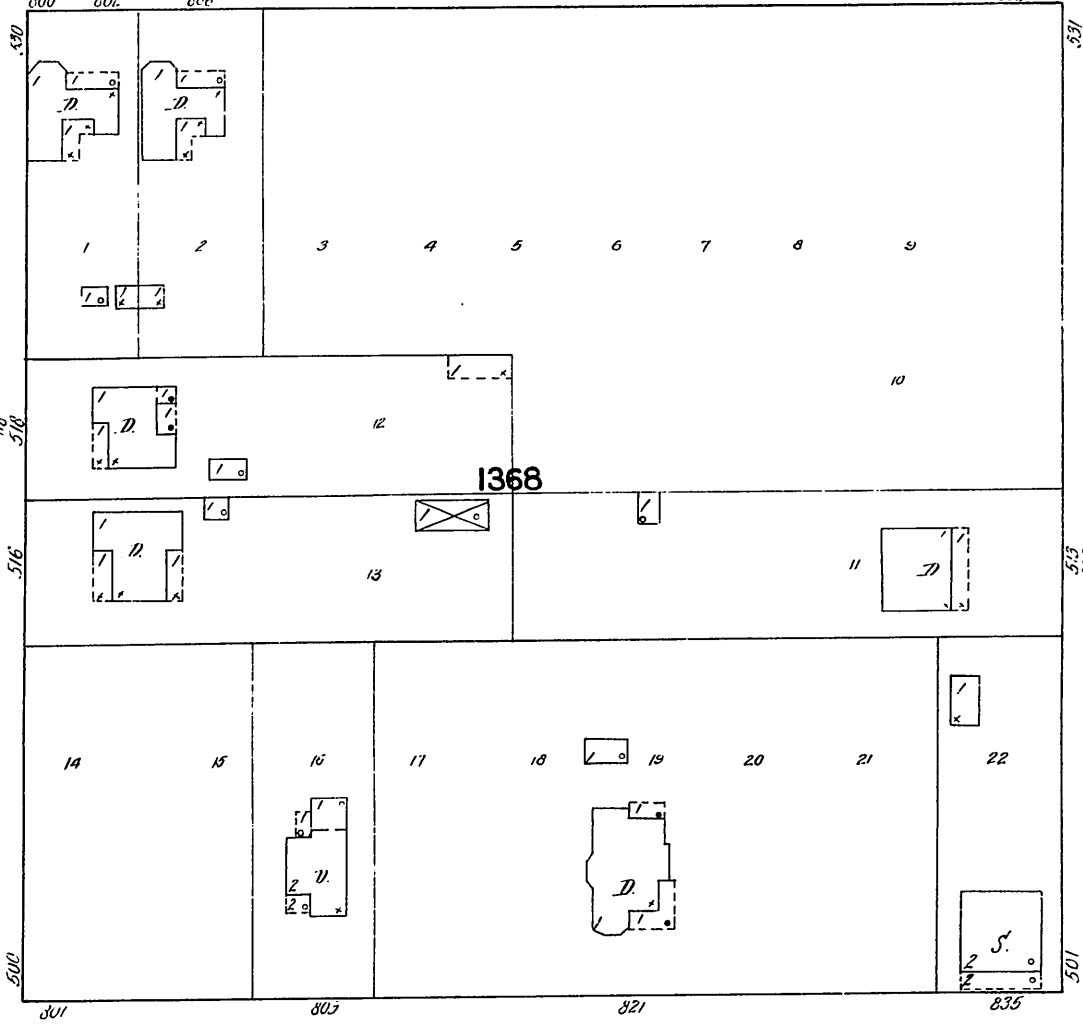
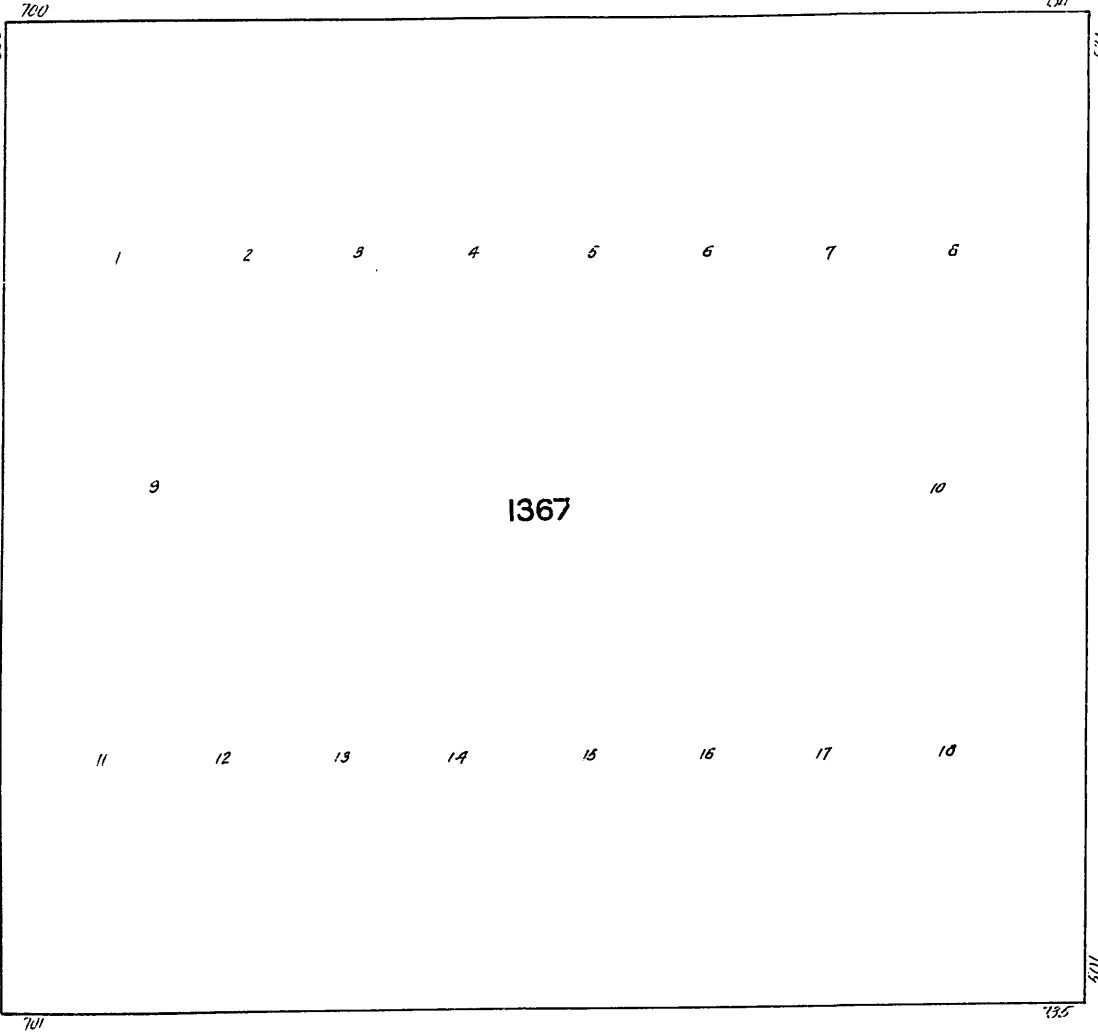
161

162

BURLESON

NOT PAID

6" W. PIPE



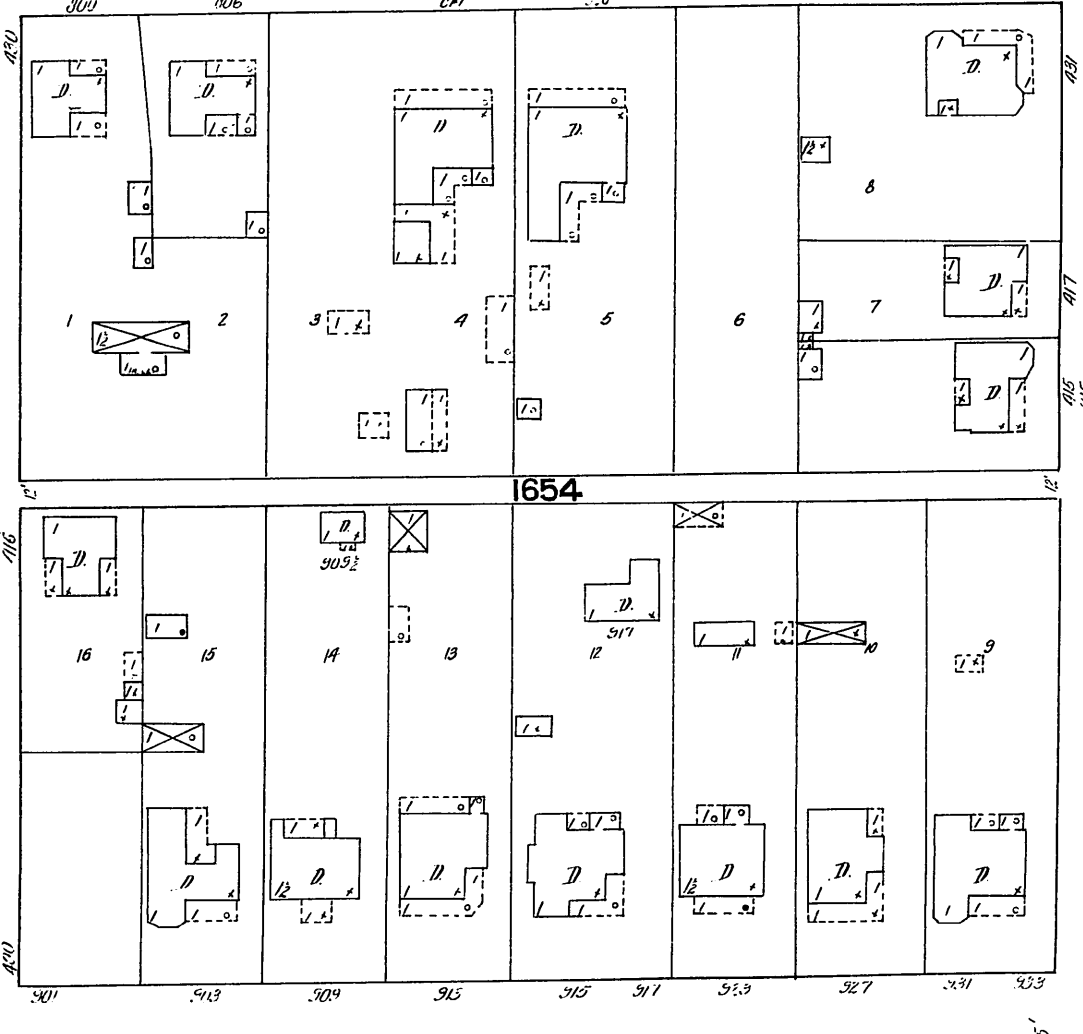
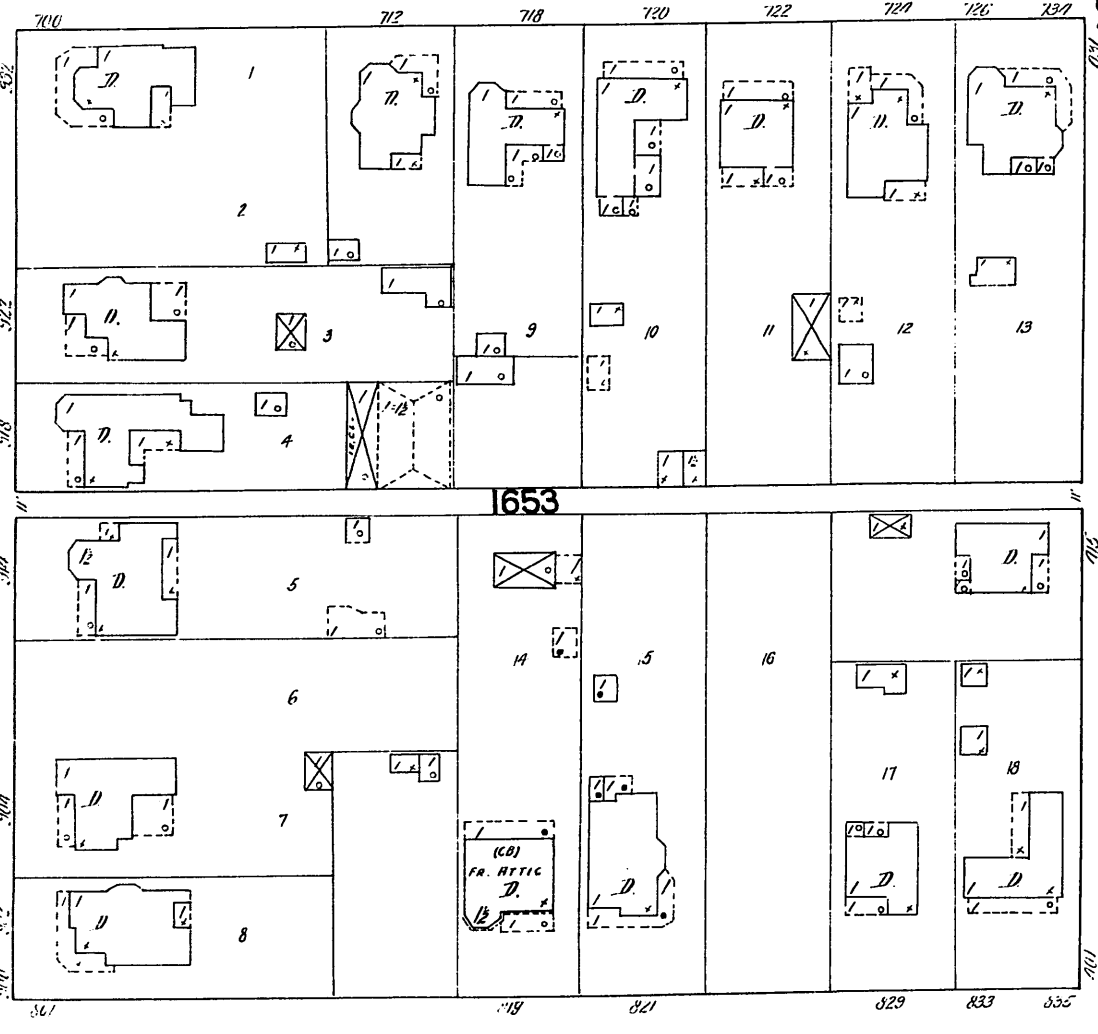
LAMAR

NOT PAID

12" W. PIPE

157

N. PINE



HAYS

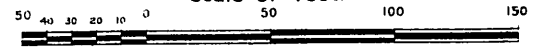
NOT PAID

5" W. PIPE

148

MUNCEY

Scale of Feet.



Scope of work to be performed on 423 Muncey St.

PULL PERMITS:

General, Electrical, HVAC, and Plumbing, framing

FRAMING and DEMOLITION:

Brace home structurally to repair home leaning. Once complete, readjust/relevel interior walls, interior door frames as needed.

Complete/repair/replace all Interior door jams.

Repair window frames.

Add one decorative support beam in the living area.

Complete wooden-plank ceiling in living room (using original wood from home).

ELECTRICAL: Test existing electrical. Ensure existing electrical rough-in can pass inspection, adjust as needed to pull permits get up to code. Complete Electrical rough-in.

PLUMBING: Test existing plumbing. Ensure existing Plumbing rough-in can pass city inspection; adjust as needed to pull permits and get up to code. Complete Plumbing rough-in.

HVAC: Add inside and outside AC gas units. Finish installing ventilation system. Outside unit to be mounted on concrete slab.

Install water heater (in line unit).

Refurbish all outside windows

EXTERIOR TRIM FACIA SOFFIT WINDOW REFINISHED

Repair and replace any siding, trim, and fascia where needed. Use original 117 siding on any replacements.

Install newly restored windows.

117 Skirt around crawl space of house. With appropriate ventilation as needed.

Install pressure treated outdoor deck 10'x12' with wood railing. Right outside rear sliding door.

New Pressure treated fencing in back yard. (all sides).

INSULATION DRYWALL TAPE AND FLOAT

Seal exterior wall gaps.

Install new insulation on Exterior walls w batts, and ceiling with blow in insulation.

Install all new drywall throughout home.

Tape float and texture interior walls.

Install interior trim around windows and doors.

install all new baseboards throughout. 4".

Install all electrical plugs

PAINT INTERIOR/ EXTERIOR

Prep, primer, and paint the entire interior and exterior of the home. Exterior will require thorough sanding prior to painting due to the condition of existing paint/wood.

Install all new light fixtures and wall plates.

Install all AC vent covers.

TILE WORK SHOWER TILE AND FLOORS

Bathrooms:

- Tile bathroom floors in both bathrooms.
- Tile work for Tub Surround
- Install Tub in Guest Bathroom
- Install full tile shower, with tile bottom in Master bedroom.

Kitchen:

Install tile backsplash in Kitchen. Behind all counters.

Install tile Floor in Kitchen

FLOORS AND DOORS INSTALLED

Install wood or vinyl plank throughout the home (excluding wet areas).

Install interior doors.

CABINETS AND COUNTERTOPS

Install Cabinets in Kitchen and bathrooms (All Cabinets to be made of 100% wood (not MDF) cabinetry, with self-closing hinges.

Install kitchen pantry.

Install Quartz countertops in Kitchen

Install small ~40" x ~36" Kitchen Island with matching countertops. Must have cutout for stove.

Install built-in medicine Cabinets in both restrooms.

Install quartz top, double vanity, in master bathroom.

Install undermount sinks.

Install elongated white toilets.

Install quartz counter tops in guest restroom

Install mirrors in restrooms (allowance of \$50-100 per mirror if Owner decides to purchase).

Install all faucets (all kitchen and bathroom faucets will be paid for and provided by the Owner)

LANDSCAPE

Landscaping front and back (new sod where needed, new trees, bushes and flower beds. Decorative rocks/gravel). Level the ground at front and rear yards as needed.

FINAL INSPECTIONS FINAL CLEAN UP

Haul off final debris left at site. Ensure all permits are closed. Final inspections.

ALL WORK TO BE COMPLETED BY AUGUST 30, 2023





BATHROOM

Living
Room



Bathroom



Bedroom
2

Bedroom
1



Bedroom 3

Mortar
Bath



METALTECH



KITCHEN