

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-259
ADDRESS: 510 E LOCUST
LEGAL DESCRIPTION: NCB 1741 BLK 11 LOT 3
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Kandice Lauderdale/Wholehearted Real Estate
OWNER: Kandice Lauderdale/Wholehearted Real Estate
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: June 21, 2023
60-DAY REVIEW: August 20, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 510 E Locust.

APPLICABLE CITATIONS:

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:

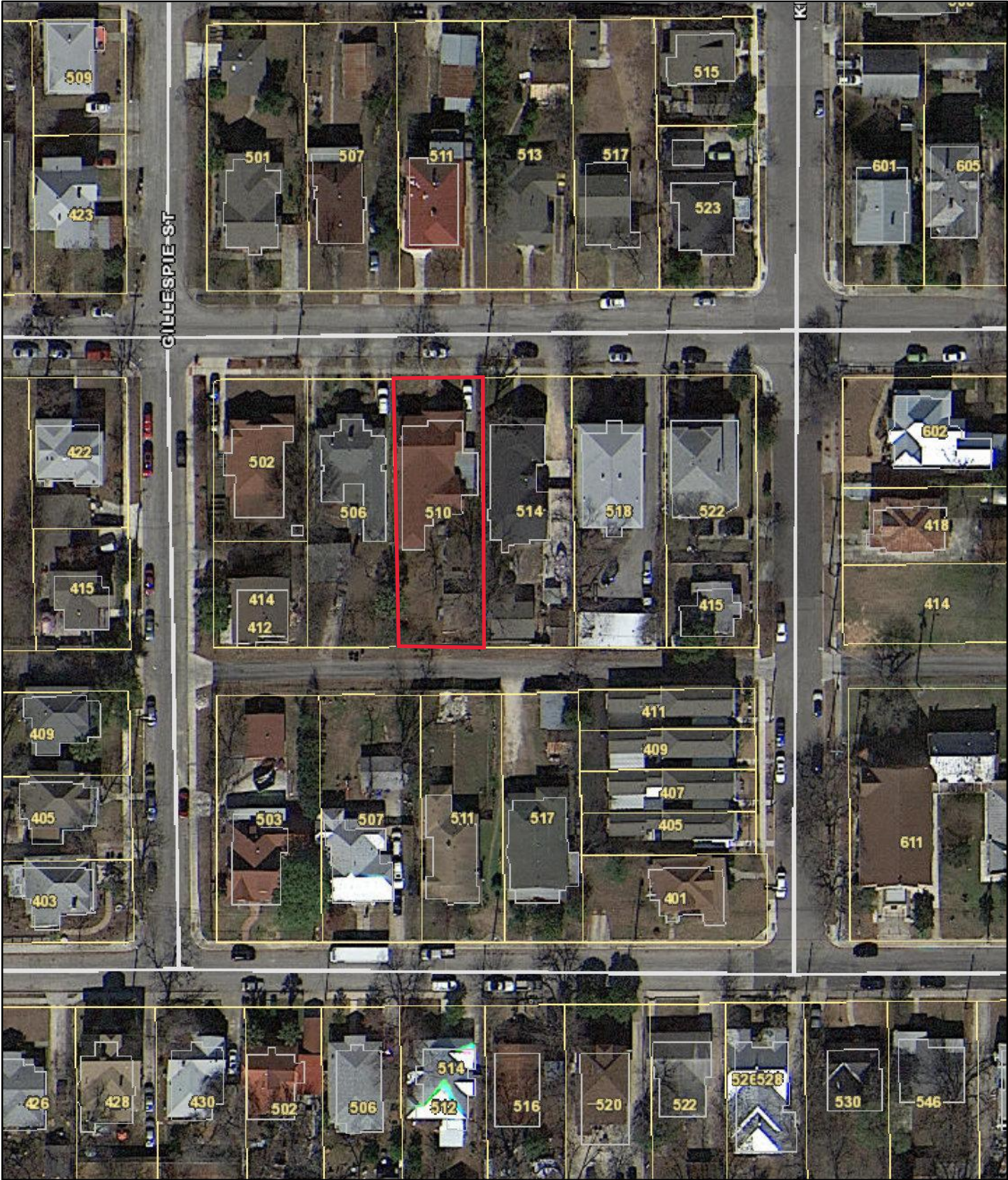
- a. The primary structure located at 510 E Locust is a 1-story, single-family residence constructed circa 1920 in the Craftsman style. The house features a cross-gable composition shingle roof with widely overhanging eaves, a deep-set asymmetrical wraparound front porch on brick column supports with decorative bracket-style capitals, shingle cladding, and one-over-one wood windows. The property is contributing to the Tobin Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, electrical, plumbing, and mechanical upgrades, masonry restoration, and painting. The project received Historic Tax Certification on May 18, 2022.
- c. Staff conducted a site visit on July 10, 2023, 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.
- d. 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.

- e. Approval of Tax Verification by the HDRC in 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

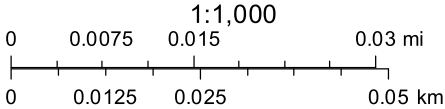
Staff recommends approval based on findings a through e.

City of San Antonio One Stop

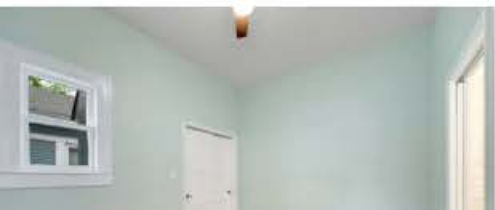


July 13, 2023

— User drawn lines







Historic Tax Certification and Historic Rehabilitation Fee Waiver Part 2

510 E Locust 101&102
San Antonio, TX 78212

REQUIRED DOCUMENTS.

Completed ork Narrative:

Installed all new plumbing, plumbing fixtures, and replaced the water line up to code, all new electrical wiring, outlets, light switches, light fixtures, installed 2 new upgraded meters, and added a new pole onsite to allot for updated code. Installed all new Hvac systems including ducting, furnace, compressors, and vents in both units. Replaced rotted trim and skirting. Painted siding, window coverings, and window trim. Brick mason restored partial areas where brick columns were crumbling. Renovated both kitchens, installed all new cabinets, countertops, backsplash, and appliances. Renovated bathrooms including all new tile work, shower glass and vanities. Exposed some areas of the original shiplap on walls and ceilings in both units, and restored original hardwood floors. Installed new water heaters in both units. Replaced a small original window on the side gable with a bigger original window.

Project took almost a year to complete since the COA was issued due to CPS' delay in installing the electrical pole which alone took 8 months.

Cost break down:

HVAC: [REDACTED]
Electrical: [REDACTED]
Plumbing: [REDACTED]
Kitchen Remodel: [REDACTED]
Hardwood Restoration: [REDACTED]
Interior and Exterior Paint: [REDACTED]
Total: [REDACTED]

Property Owner:

Kandice Lauderdale
Wholehearted Real Estate, LLC
Pearls Nostalgic Cottage

[REDACTED]



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-22-35300521
PERMIT NAME	Residential Repair Permit
PERMIT ISSUANCE DATE	02/10/2022
LOC ISSUANCE DATE	05/19/2023
ADDRESS	510 LOCUST City of San Antonio TX 78212
DESCRIPTION OF WORK	INTERIOR REMODEL TO UNIT 101. REMODEL (2) BATHROOMS. ADD A PANTRY AND A STORAGE CLOSET. REPLACE/REPAIR SHEETROCK THROUGHOUT THE HOUSE. REPLACE (4) DOORS AND ADD (2) NEW WALLS.

Thank you for your business

The City of San Antonio



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-22-35300294
PERMIT NAME	Residential Repair Permit
PERMIT ISSUANCE DATE	01/24/2022
LOC ISSUANCE DATE	05/10/2023
ADDRESS	510 LOCUST City of San Antonio TX 78212
DESCRIPTION OF WORK	<p>SEE REP-RRP-PMT-21-35300492 - 510 LOCUST - EXTENSION OF WORK AND ADDITION OF SCOPE: WORK TO BE DONE AT UNIT 102. General Repairs – Scope of work to include:</p> <p>Must comply with UDC and IRC / Must comply with Historic COA as approved/ Homeowner aware of inspections required**LZAVALA**</p> <p>*If framing is being performed, a framing inspection must be added by the contractor and must be called in. Any violation of this statement may result in additional requirements (Engineer's letter for framing may be required) or fees may be added (failed inspection for working outside scope of work).</p> <p>**NOTE: Any Electrical, Mechanical or Plumbing work will require an additional permit by State License contractor and inspections completed.</p> <p>**NOTE: Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).</p>