

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2023

HDRC CASE NO: 2023-414
ADDRESS: 204 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT 7
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Juana Trevino /TREVINO JUANA PATRICIA & TREVINO ROLANDO & PEREZ FLORENTINA ETAL
OWNER: Juana Trevino /TREVINO JUANA PATRICIA & TREVINO ROLANDO & PEREZ FLORENTINA ETAL
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: October 12, 2023
60-DAY REVIEW: December 11, 2023
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 204 E Carolina.

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:

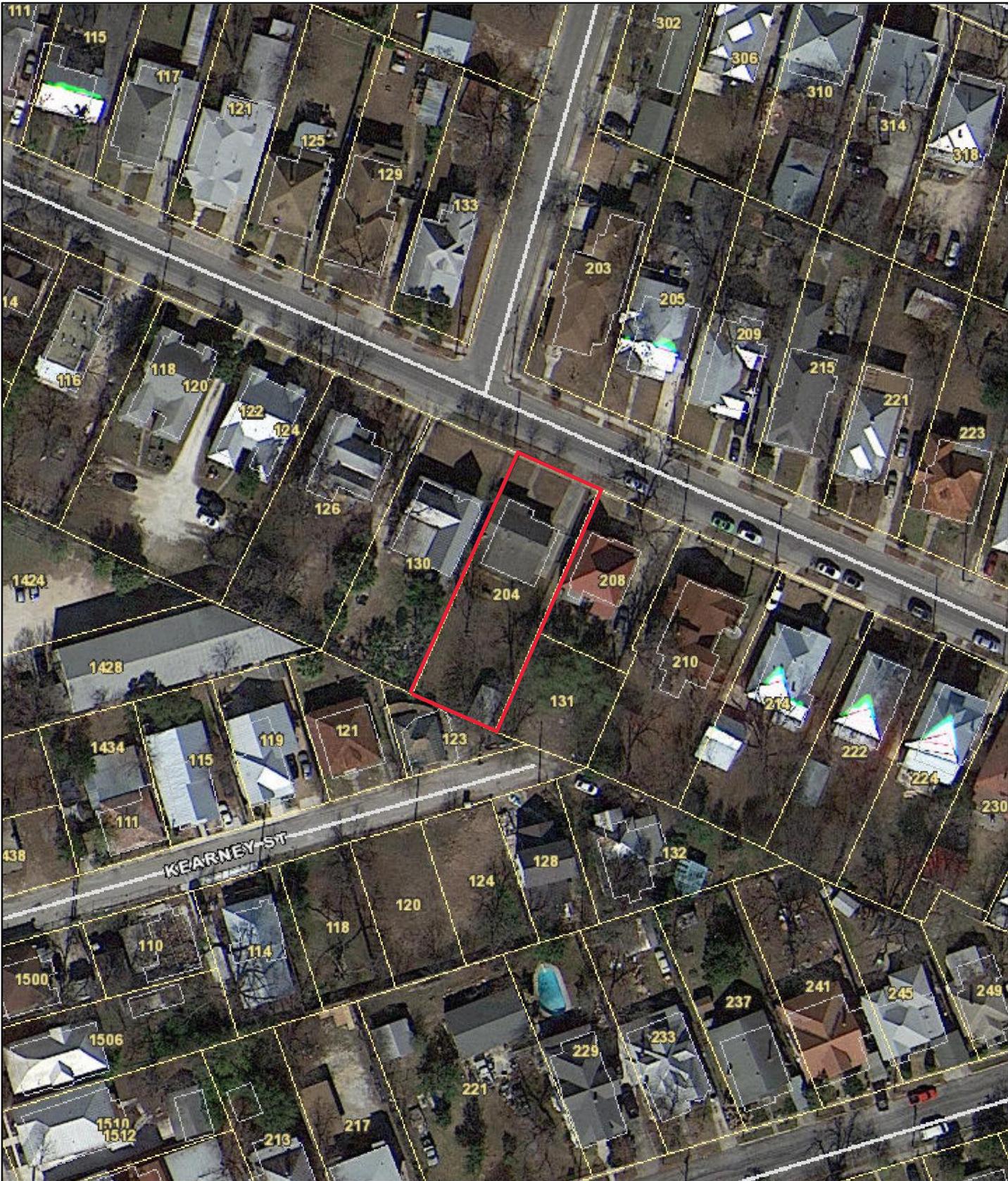
- a. The primary structure located at 204 E Carolina is a 1-story residential structure constructed in the Minimal Traditional style circa 1940. The property first appears on the 1951 Sanborn Map. The house features a composition shingle side gable roof with a porch awning, asbestos siding, an asymmetrical front porch, and metal casement and replacement windows. The property is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, mechanical, electrical, and plumbing upgrades, foundation repair. window repair, landscaping improvements, and site work modifications.

- 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 October 6, 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.
- 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 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:

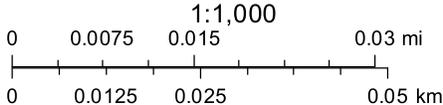
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



October 13, 2023

— User drawn lines



[Back to Browse Maps](#)

State:

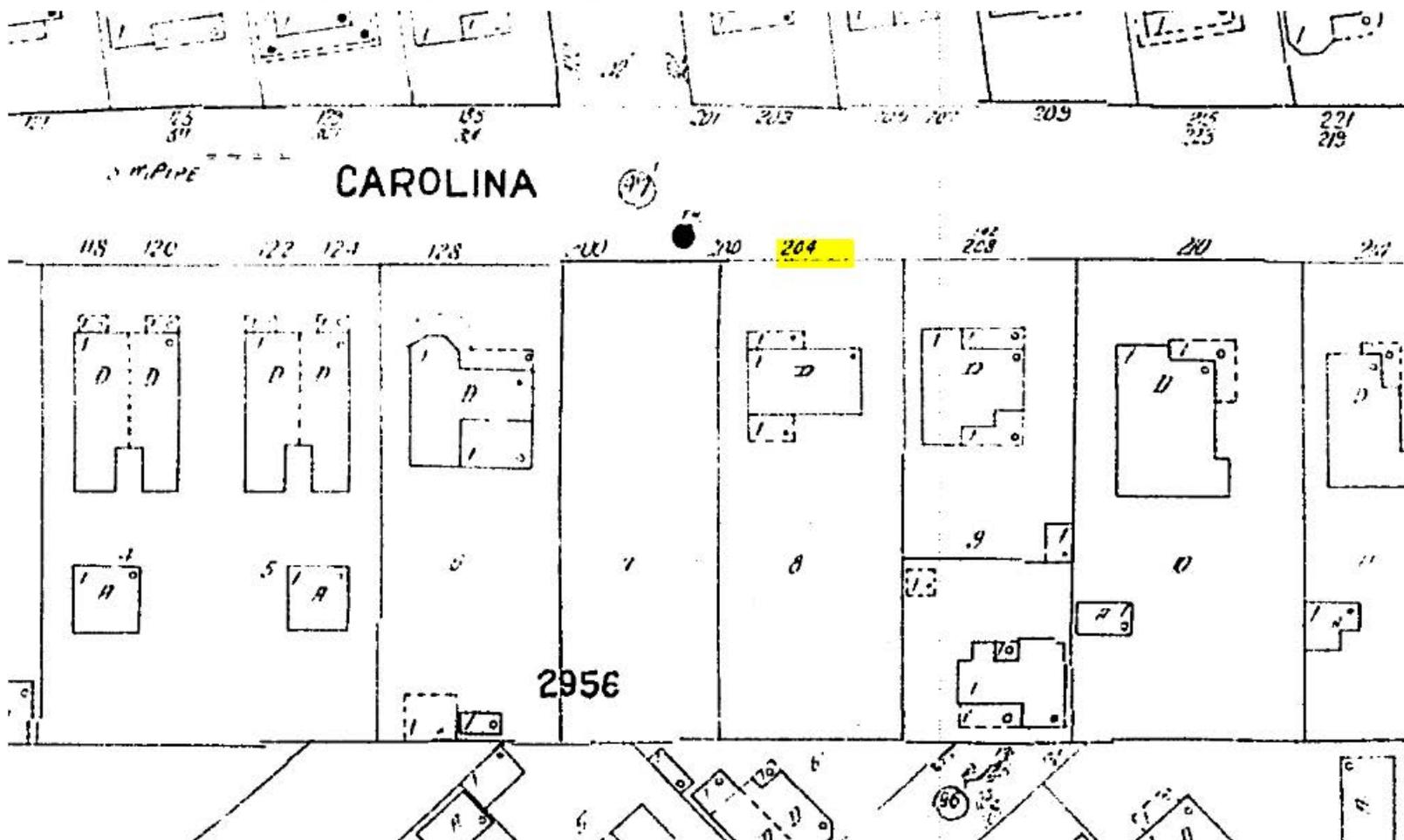
City:

Date:

Volume:



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204

204

AUT
PROTECT YOUR AREA





















2

ADT







SWMD
CITY OF SAN ANTONIO
SOLID WASTE
MANAGEMENT

NUMBER OF Days worked
MARCH - JULY

APRIL	days
DAY	worked
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	1
17	1
18	1
19	1
20	1
21	1
22	1
23	1
24	1
25	1
26	1
27	1
28	1
29	1
30	1
	30

MAY	days
DAY	worked
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	1
17	0 DALLAS
18	0 DALLAS
19	0 DALLAS
20	1
21	1
22	1
23	1
24	1
25	1
26	1
27	1
28	1
29	1
30	1
31	1
	28

JUNE	days
DAY	worked
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	0.5
17	0 NC
18	0 NC
19	0 NC
20	0 NC
21	0 NC
22	0 NC
23	0 NC
24	0 NC
25	0 NC
26	0 NC
27	0 NC
28	0 NC
29	0 NC
30	0 NC
	15.5

JULY	days
DAY	worked
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	1
17	1
18	1
19	1
20	1
21	1
22	1
23	1
24	1
25	1
26	1
27	1
28	
29	
30	
31	
	27

feb

MARCH	days
DAY	worked
24-Mar	1
25-Mar	1
27-Mar	1
28-Mar	1
29-Mar	1
30-Mar	1
31-Mar	1
Feb	5
	12

Prep for sale

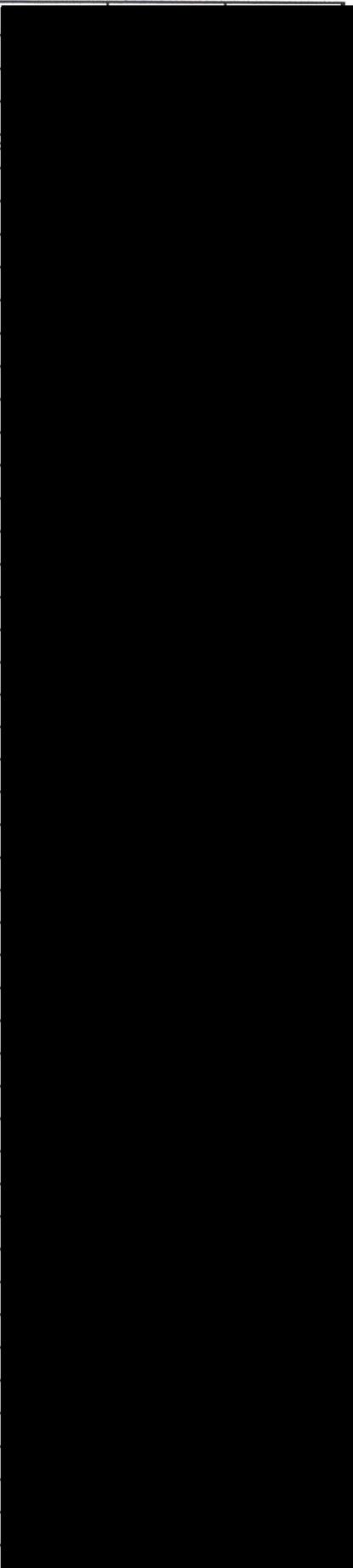
Total days worked	
Feb-March	12
April	30
May	28
june	15.5
July	27
Total of	15100 Florentina- Payable-
	24625 Rolando
Contractor work/laor/	

Itemized Payments for Remodel

Post Date	Description	Category	Type	Amount	Memo
04/11/23	2 PEES IN A POT	Bills & Utili	Sale		
05/10/23	2 PEES IN A POT	Bills & Utili	Sale		
06/06/23	2 PEES IN A POT	Bills & Utili	Sale		
05/26/23	ACE MART ST MARY STORE	Shopping	Sale		
02/07/23	ALAMO HARDWOODS INC	Home	Sale		
04/29/23	AIR DUCT WORK	ck 1310			
07/13/23	AIR DUCT WORK	Zelle			
04/10/23	Amazon	Shopping	Sale		
05/09/23	Amazon	Shopping	Sale		
05/17/23	Amazon	Shopping	Sale		
05/18/23	Amazon	Shopping	Sale		
06/01/23	Amazon	Shopping	Sale		
06/01/23	Amazon	Shopping	Sale		
06/01/23	Amazon	Shopping	Sale		
06/01/23	Amazon	Shopping	Sale		
06/08/23	Amazon	Shopping	Sale		
06/08/23	Amazon	Shopping	Sale		
06/08/23	Amazon	Shopping	Sale		
06/09/23	Amazon	Shopping	Sale		
06/09/23	Amazon	Shopping	Sale		
06/11/23	Amazon	Shopping	Sale		
6/14/2023	Amazon	Shopping	Sale		
07/12/23	Amazon	Shopping	Sale		
07/12/23	Amazon	Shopping	Sale		
7/16/2023	Amazon	Shopping	Sale		
7/17/2023	Amazon	Shopping	Sale		
02/03/23	American modern Ins	Bills & Utili	Sale		
06/12/23	Ameriquartz	Home	Sale		
06/23/23	Countertop- Marble	Zelle			
05/12/23	Ashphalt Roofing	ck 1362			
05/21/23	BEELINE PEST -TERMITE PREVENTIVE	Shopping	Sale		
06/08/23	BESTBUYCOM806768252309	Shopping	Sale		
7/21/2023	BIG LOTS STORES - #1963	Shopping	Sale		
05/12/23	Insulation work	ck 1361			
06/12/23	Insulation work	ck 1365			
04/05/23	CITY OF SAN ANTONIO	Bills & Utili	Sale		
02/14/23	CPSENERGY EZPAY WEB	Bills & Utili	Sale		
02/22/23	CPSENERGY EZPAY WEB	Bills & Utili	Sale		
03/26/23	CPSENERGY EZPAY WEB	Bills & Utili	Sale		
04/20/23	CPSENERGY EZPAY WEB	Bills & Utili	Sale		
7/12/2023	CPSENERGY EZPAY WEB	Bills & Utili	Sale		
07/10/23	Grass and soil wor	ck 1369/1370/1373			
03/26/23	DEVELOPMENT SERVICES	Bills & Utili	Sale		
7/30/2023	DEVELOPMENT SERVICES	Bills & Utili	Sale		
05/16/23	EAST END GLASS	Home	Sale		
05/24/23	EAST END GLASS	Home	Sale		

PS 1

6/14/2023	EAST END GLASS	Home	Sale
7/12/2023	EAST END GLASS	Home	Sale
06/14/23	Elvin Cabrereras-gutters	Home	Sale
06/07/23	FLOOR AND DECOR 119	Home	Sale
06/07/23	FLOOR AND DECOR 119	Home	Sale
06/11/23	FLOOR AND DECOR 119	Home	Return
06/13/23	FLOOR AND DECOR 119	Home	Sale
7/4/2023	FLOOR AND DECOR 119	Home	Sale
7/11/2023	FLOOR AND DECOR 119	Home	Return
04/05/23	GL HUNT FOUNDATION & STRU	Home	Sale
04/16/23	GL HUNT FOUNDATION & STRU	Home	Sale
04/16/23	GL HUNT FOUNDATION & STRU	Home	Return
04/16/23	GL HUNT FOUNDATION & STRU	Home	Return
04/16/23	GL HUNT FOUNDATION & STRU	Home	Sale
03/27/23	HABITAT HOME CENTER	Shopping	Sale
03/27/23	HABITAT HOME CENTER	Shopping	Sale
04/27/23	HABITAT HOME CENTER	Shopping	Sale
05/03/23	HABITAT HOME CENTER	Shopping	Sale
05/29/23	HABITAT HOME CENTER	Shopping	Sale
05/29/23	HABITAT HOME CENTER	Shopping	Sale
06/02/23	HABITAT HOME CENTER	Shopping	Sale
06/02/23	HABITAT HOME CENTER	Shopping	Sale
06/02/23	HABITAT HOME CENTER	Shopping	Sale
06/12/23	HABITAT HOME CENTER	Gifts & Dor	Sale
06/13/23	HABITAT HOME CENTER	Gifts & Dor	Sale
7/17/2023	HABITAT HOME CENTER	Gifts & Dor	Sale
7/20/2023	HABITAT HOME CENTER	Gifts & Dor	Sale
02/02/23	HARBOR FREIGHT TOOLS 371	Home	Sale
04/14/23	HARBOR FREIGHT TOOLS 371	Home	Sale
05/09/23	IN *MISSION GLASS LLC	Home	Sale
05/10/23	IN *MISSION GLASS LLC	Home	Sale
7/17/2023	IN *MORRIS COMPANY	Home	Sale
06/10/23	Move Dirt for grass	ck 1364	
06/15/23	Electrical work	Home	Sale
7/23/2023	KIRKLAND'S #449	Home	Sale
02/08/23	Lowe's	Home	Sale
02/08/23	Lowe's	Home	Sale
02/10/23	Lowe's	Home	Return
02/10/23	Lowe's	Home	Sale
02/10/23	Lowe's	Home	Sale
03/27/23	Lowe's	Home	Sale
03/27/23	Lowe's	Home	Sale
03/29/23	Lowe's	Home	Sale
03/29/23	Lowe's	Home	Sale
04/02/23	Lowe's	Home	Sale
04/03/23	Lowe's	Home	Sale
04/03/23	Lowe's	Home	Return



04/18/23	Lowes	Home	Sale			
04/26/23	Lowes	Home	Return			
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05/29/23	Lowes	Home	Sale			
05/30/23	Lowes	Home	Sale			
05/31/23	Lowes	Home	Return			
06/07/23	Lowes	Home	Sale			
06/09/23	Lowes	Home	Sale			
06/12/23	Lowes	Home	Return			
06/13/23	Lowes	Home	Return			
6/14/2023	LOWES	Home	Sale			
07/10/23	Lowes	Home	Return			
6/15/2023	LOWES	Home	Sale			
7/7/2023	LOWES	Home	Sale			
6/18/2023	LOWES #02789*	Home	Sale			
7/12/2023	LOWES #02789*	Home	Sale			
7/21/2023	LOWES #02789*	Home	Sale			
7/21/2023	LOWES #02789*	Home	Sale			
7/21/2023	LOWES #02789*	Home	Return			
05/09/23	MCCOYS #27	Home	Sale			
04/14/23	MCCOYS #50	Home	Sale			
05/09/23	MCCOYS #50	Home	Sale			
05/09/23	MCCOYS #50	Home	Return			
04/17/23	PLUMBING/sewer	ck 1308/1309/				
05/05/23	Paint	ck 1311/1312				
6/15/2023	SAWS CREDITCARDPMNT	Bills & Utili	Sale			
7/12/2023	SAWS CREDITCARDPMNT	Bills & Utili	Sale			
02/14/23	SAWS PHONEPMNT	Bills & Utili	Sale			
03/10/23	SAWS PHONEPMNT	Bills & Utili	Sale			
04/24/23	SAWS PHONEPMNT	Bills & Utili	Sale			
04/28/23	SHERWIN WILLIAMS 707099	Home	Sale			
02/08/23	SOUTH TEXAS DUMPSTERS	Home	Sale			
04/05/23	Southcentral Surveyors of	Home	Sale			
03/28/23	TEXAS TOOL TRADERS	Home	Sale			
06/01/23	THE BOSS	Home	Sale			
02/05/23	THE HOME DEPOT	Home	Sale			
02/05/23	THE HOME DEPOT	Home	Sale			
02/08/23	THE HOME DEPOT	Home	Sale			
02/12/23	THE HOME DEPOT	Home	Return			
02/12/23	THE HOME DEPOT	Home	Sale			
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05/21/23	THE HOME DEPOT	Home	Sale		
05/24/23	THE HOME DEPOT	Home	Sale		
05/25/23	THE HOME DEPOT	Home	Return		
05/25/23	THE HOME DEPOT	Home	Sale		
05/26/23	THE HOME DEPOT	Home	Sale		

05/26/23	THE HOME DEPOT	Home	Return		
05/28/23	THE HOME DEPOT	Home	Sale		
05/28/23	THE HOME DEPOT	Home	Sale		
05/29/23	THE HOME DEPOT	Home	Sale		
05/30/23	THE HOME DEPOT	Home	Sale		
06/01/23	THE HOME DEPOT	Home	Sale		
06/04/23	THE HOME DEPOT	Home	Sale		
06/04/23	THE HOME DEPOT	Home	Sale		
06/04/23	THE HOME DEPOT	Home	Sale		
06/04/23	THE HOME DEPOT	Home	Sale		
06/05/23	THE HOME DEPOT	Home	Return		
06/06/23	THE HOME DEPOT	Home	Sale		
06/07/23	THE HOME DEPOT	Home	Sale		
06/07/23	THE HOME DEPOT	Home	Sale		
06/08/23	THE HOME DEPOT	Home	Sale		
06/08/23	THE HOME DEPOT	Home	Return		
06/09/23	THE HOME DEPOT	Home	Sale		
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06/09/23	THE HOME DEPOT	Home	Sale		
06/11/23	THE HOME DEPOT	Home	Return		
06/11/23	THE HOME DEPOT	Home	Sale		
06/11/23	THE HOME DEPOT	Home	Return		
06/12/23	THE HOME DEPOT	Home	Return		
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06/13/23	THE HOME DEPOT	Home	Return		
06/13/23	THE HOME DEPOT	Home	Return		
06/13/23	THE HOME DEPOT	Home	Sale		
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6/14/2023	THE HOME DEPOT	Home	Sale		
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6/14/2023	THE HOME DEPOT	Home	Return		
6/15/2023	THE HOME DEPOT	Home	Sale		
6/15/2023	THE HOME DEPOT	Home	Sale		
6/15/2023	THE HOME DEPOT	Home	Sale		
6/16/2023	THE HOME DEPOT	Home	Return		
6/16/2023	THE HOME DEPOT	Home	Sale		
6/16/2023	THE HOME DEPOT	Home	Return		
6/18/2023	THE HOME DEPOT	Home	Sale		
6/18/2023	THE HOME DEPOT	Home	Return		
6/18/2023	THE HOME DEPOT	Home	Sale		
6/19/2023	THE HOME DEPOT	Home	Return		
6/19/2023	THE HOME DEPOT	Home	Return		
6/20/2023	THE HOME DEPOT	Home	Sale		
7/4/2023	THE HOME DEPOT	Home	Sale		
7/5/2023	THE HOME DEPOT	Home	Return		

18 5



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 24, 2023

ADDRESS: 204 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT 7
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Juana Trevino /TREVINO JUANA PATRICIA & TREVINO ROLANDO & PEREZ FLORENTIN
OWNER: Juana Trevino /TREVINO JUANA PATRICIA & TREVINO ROLANDO & PEREZ FLORENTIN
TYPE OF WORK: Awnings

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: Repair and repaint the awning with in-kind materials.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 4/24/2023 10:24:28 AM

ADMINISTRATIVE APPROVAL TO: Repair and repaint the awning with in-kind materials.

APPROVED BY: Claudia Espinosa

**Shanon Shea Miller
Historic Preservation Officer**

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

May 24, 2023

ADDRESS: 204 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT 7
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Juana Trevino /TREVINO JUANA PATRICIA & TREVINO ROLANDO & PEREZ FLORENTIN
OWNER: Juana Trevino /TREVINO JUANA PATRICIA & TREVINO ROLANDO & PEREZ FLORENTIN
TYPE OF WORK: Driveway/sidewalk

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Level and repair the sidewalk with in-kind materials.
2. Level and repair the porch foundation with in-kind materials.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 5/24/2023 11:35:45 AM

ADMINISTRATIVE APPROVAL TO: 1. Level and repair the sidewalk with in-kind materials.

No modifications to the historic width, alignment, materials, and configuration are requested or approved at this time. The applicant is responsible for retaining the historic width, alignment, materials, and configuration.

2. Level and repair the porch foundation with in-kind materials.

No modifications to the skirting are requested or approved at this time.

APPROVED BY: Claudia Espinosa

**Shanon Shea Miller
Historic Preservation Officer**

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

May 2, 2023

ADDRESS: 204 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT 7
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Juana Trevino/TREVINO JUANA PATRICIA & TREVINO ROLANDO & PEREZ FLORENTIN
OWNER: Juana Trevino/TREVINO JUANA PATRICIA & TREVINO ROLANDO & PEREZ FLORENTIN
TYPE OF WORK: Painting

REQUEST:
 The applicant is requesting a Certificate of Appropriateness for approval to: (1) paint the exterior in gray with white trim and black sashes, (2) repair and paint the existing door, and (3) repair deteriorated elements on the garage with in-kind material to match existing.

**CITY OF SAN ANTONIO
 OFFICE OF HISTORIC PRESERVATION**

DATE: 5/2/2023 3:56:30 PM

- ADMINISTRATIVE APPROVAL TO:**
1. Paint the exterior in gray with white trim and black sashes.
 2. Repair and paint the existing door.
 3. Repair deteriorated elements on the garage with in-kind material to match existing.

The wholesale replacement of the existing siding or the replacement of the existing garage door is not requested or approved at this time.

APPROVED BY: Rachel Rettaliata

**Shanon Shea Miller
 Historic Preservation Officer**

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 28, 2023

ADDRESS: 204 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT 7
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Juana Trevino/TREVINO JUANA PATRICIA & TREVINO ROLANDO & PEREZ FLORENTIN
OWNER: Juana Trevino/TREVINO JUANA PATRICIA & TREVINO ROLANDO & PEREZ FLORENTIN
TYPE OF WORK: Repair and Maintenance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace rotten wood and fascia in-kind on the back porch.
2. Replace the existing composition shingle roof with in-kind material in Onyx Black. No modifications to the roof pitch or roof form are requested or approved at this time.
3. Replace rotten wood on ceiling with in-kind 1x6 inch tongue and groove wood planks.
4. Replace front iron columns with 6x6 inch cedar posts.
5. Remove the iron security bars on the windows.
6. Repair all existing metal casement windows in-kind. Wholesale replacement is not approved at this time.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 3/28/2023 10:43:06 AM

ADMINISTRATIVE APPROVAL TO:

Approval to:

1. Replace rotten wood and fascia in-kind on the back porch.
2. Replace the existing composition shingle roof with in-kind material in Onyx Black. No modifications to the roof pitch or roof form are requested or approved at this time.
3. Replace rotten wood on ceiling with in-kind 1x6 inch tongue and groove wood planks.
4. Replace front iron columns with 6x6 inch cedar posts.
5. Remove the iron security bars on the windows.
6. Repair all existing metal casement windows in-kind. Wholesale replacement is not approved at this time.

APPROVED BY: Bryan Morales

**Shanon Shea Miller
Historic Preservation Officer**

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LIST of work completed

Plumbing/Sewer replaced

Electrical panel and wires replaced most of house

new duct work completed/ new digital thermostat

insulation

kitchen subfloor

foundation work done

repaired door

Reglazed windows

repaired the two window awnings that were on house when purchased

remodeled kitchen/bathroom, including subfloor replacement in kitchen

Preventive termite treatment

closed two walls and opened area between living room/kitchen, Granite Countertops

grass installation

repaired walkway to house and added grass

New tongue and groove wood in front porch and inside Living room and kitchen

new sheetrock kitchen, bathroom and living room

painted inside and out

Repaired and painted original garage

Date	Record Number	Record Type	Description	Project Name	Address	Expiration	Created By	Status	Short Notes
5/6/2023	INV-COM-INV23-22702203	Complaint			204 E CAROLINA ST City of San Antonio, TX 78210		Raul Avila	Received	
5/2/2023	MEP-MEC-PMT23-33912922	Mechanical Permit		Carolina	204 E CAROLINA ST City of San Antonio, TX 78210		fjresendiz	LOC Issued	
5/1/2023	MEP-TRD-APP23-33112922	MEP Trade Permits Application		Carolina	204 E CAROLINA ST City of San Antonio, TX 78210		fjresendiz	Closed	
4/17/2023	MEP-TRD-APP23-33111353	MEP Trade Permits Application	5 fix w/l w/h	anytime plumbing co	204 E CAROLINA ST City of San Antonio, TX 78210		anytimeplumbingco	Closed	remode on plbg
4/17/2023	MEP-TRD-APP23-33111358	MEP Trade Permits Application	sewer	anytime plumbing co	204 E CAROLINA ST City of San Antonio, TX 78210		anytimeplumbingco	Issued	sewer
4/17/2023	MEP-SEW-PMT23-34811358	Plumbing Sewer Permit		anytime plumbing co	204 E CAROLINA ST City of San Antonio, TX 78210		anytimeplumbingco	LOC Issued	
4/17/2023	MEP-PLM-PMT23-34311353	Plumbing General Permit		anytime plumbing co	204 E CAROLINA ST City of San Antonio, TX 78210		anytimeplumbingco	LOC Issued	
4/13/2023	REP-FND-PMT23-35100997	Foundation Repair Permit		204 CAROLINA ST	204 E CAROLINA ST City of San Antonio, TX 78210		ghunt	LOC Issued	
4/12/2023	MEP-ELE-PMT23-33310948	Electrical General Permit		electrical	204 E CAROLINA ST City of San Antonio, TX 78210		viper	LOC Issued	
4/10/2023	REP-MBR-APP23-35003747	Minor Building Repair Application		204 CAROLINA ST	204 E CAROLINA ST City of San Antonio, TX 78210		ghunt	Closed	
			upgrade electrical Å inside panelrewire kitchen, bathroom, and living room	electrical	204 E CAROLINA ST City of San Antonio, TX 78210		viper	Issued	electrical upgrade interior only
4/10/2023	MEP-TRD-APP23-33110948	MEP Trade Permits Application		204 CAROLINA ST	204 E CAROLINA ST City of San Antonio, TX 78210		jprt5@yahoo.com	Closed	
4/3/2023	REP-MBR-APP23-35003484	Minor Building Repair Application		204 CAROLINA ST	204 E CAROLINA ST City of San Antonio, TX 78210		jprt5@yahoo.com	LOC Issued	
4/3/2023	REP-ROF-PMT23-35200905	Re-Roof Permit			204 E CAROLINA ST City of San Antonio, TX 78210		Carla Cernas	Issued	
3/24/2023	REP-MBR-APP23-35003165	Minor Building Repair Application			204 E CAROLINA ST City of San Antonio, TX 78210		Carla Cernas	Fees Due	
3/24/2023	REP-RRP-PMT-23-35301296	Residential Repair Permit			204 E CAROLINA ST City of San Antonio, TX 78210		Carla Cernas	Fees Due	

City Permits loc for
 All work completed rw
 renovation.



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-23-35301296
PERMIT NAME	Residential Repair Permit
PERMIT ISSUANCE DATE	03/24/2023
LOC ISSUANCE DATE	08/07/2023
ADDRESS	204 CAROLINA ST City of San Antonio TX 78210
DESCRIPTION OF WORK	<p>AMENDMENT 3/27/2023: WILL BE ENCLOSING 2 INTERIOR DOORS, REPAIRING WOOD UNDER KITCHEN SINK FROM LEAK, AND REPLACING TILE IN BATHROOM. //JHOLT</p> <p>Minor Residential Repairs to include: MODIFYING TWO INTERIOR WALLS (PARTIALLY OPEN), SHEETROCK REPLACEMENT, INSULATION, REPLACING STUDS/FRAMING AS NEEDED, ENCLOSING ONE INTERIOR DOOR.</p> <p>Must comply with UDC and IRC/ Home owner/Contractor aware of inspections required/ What's next handout issued.</p> <p>**Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.</p> <p>***All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5***</p> <p>***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. **C.CERNAS**</p> <p>You must comply with the UDC and IRC requirements. All permits expire after 6 months with no activity. You must comply with City Code 10-115 (a)(1) to rent or occupy the home for a period of 12 months after the completion of this project. The "What's Next" handout will inform you of the engineer requirement for the foundation inspection.</p>