

# HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

**HDRC CASE NO:** 2021-487  
**ADDRESS:** 430 E MYRTLE  
**LEGAL DESCRIPTION:** NCB 1752 BLK 5 LOT 18  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Lisa McCorquodale-Robalin  
**OWNER:** RGV Properties  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** September 22, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Verification for the property at 430 E Myrtle.

## 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:

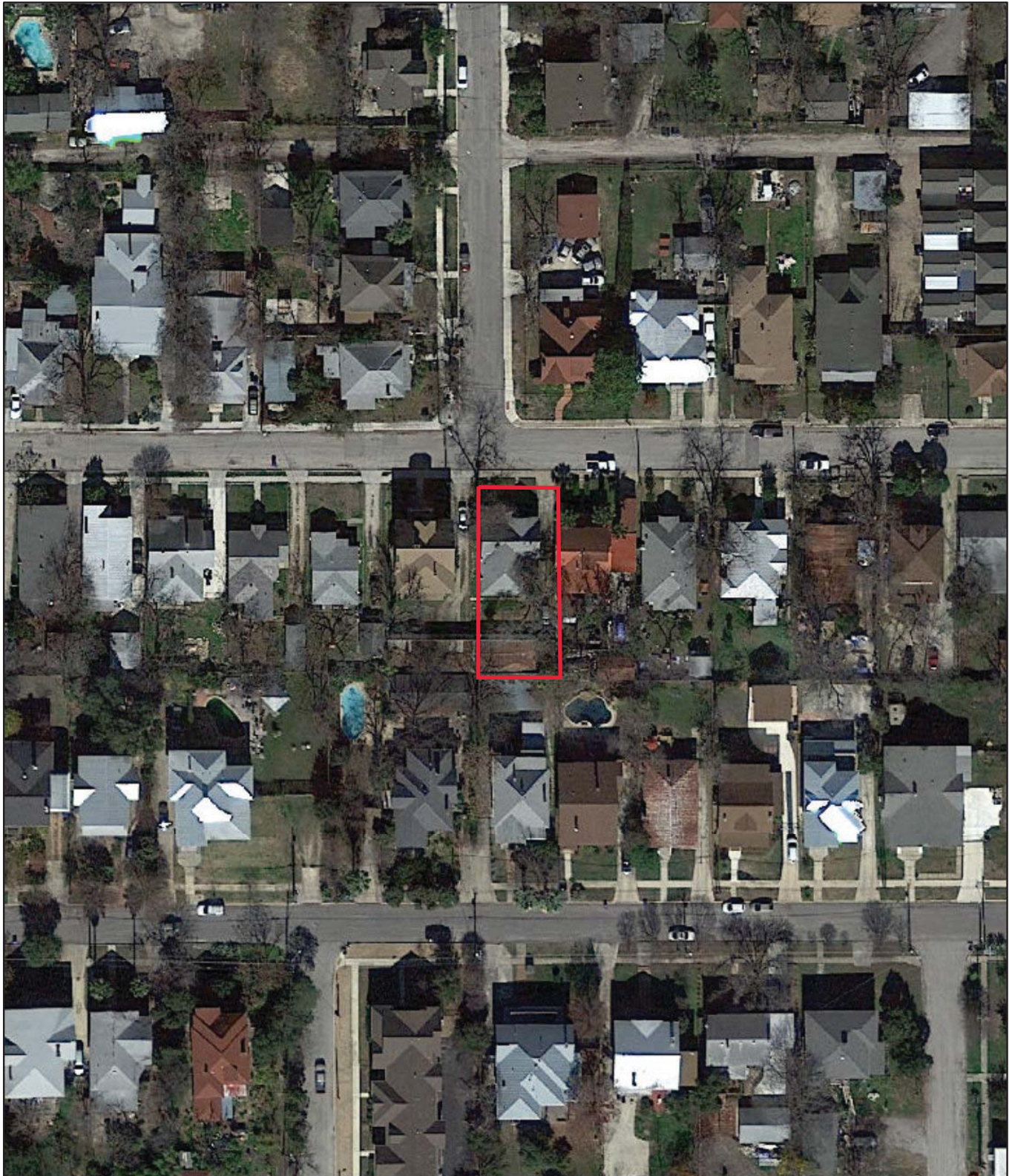
- a. The primary structure located at 430 E Myrtle is a 1-story residential structure constructed circa 1920 in the Tudor Revival style with Craftsman influences. The structure features an arched entryway, woodlap and wood shingle siding, and decorative wood screens with a gothic-inspired design. The structure 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, foundation repair, exterior and interior repainting, new HVAC installation, window and window screen repair, updates to plumbing fixtures, and roof repair.
- c. Staff conducted a site visit on September 28, 2021, 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. Staff commends the applicant for the rehabilitation efforts undertaken on this 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 for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

**RECOMMENDATION:**

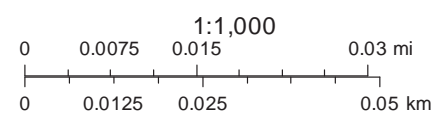
Staff recommends approval based on findings a through e.

# City of San Antonio One Stop



October 26, 2020

— User drawn lines



Alfonso Robalin  
Lisa McCorquodale-Robalin

September 12, 2021

*To whom it may concern:*

Alfonso Robalin and I are applying for the Substantial Rehabilitation Tax Incentive for our property at 430 E. Myrtle.

Alfonso Robalin's grandmother and grandfather had owned and lived at 430 E Myrtle since circa 1940 until his grandmother's passing in 2007, when he took over ownership. We had been renting the property to various tenants while we waited to move into the house next door, 428 E Myrtle.

We have updated the property and are wonderfully pleased with the outcome! We have kept much of the original historic charm, while updating the major systems of electrical and plumbing.

We are currently renting the property short term so we have time to continually update and care for it, as well as allow family to visit and stay. We plan to keep this and pass it on to our children.

See the list of repairs and photos for more information.

Warm regards,  
Alfonso and Lisa Robalin



## Checklist

Yes/No	Description	Amount
<input checked="" type="checkbox"/>	Extensive foundation repair and re-leveling (COA received, city permit received)	
<input checked="" type="checkbox"/>	Replace skirt (COA received)	
<input checked="" type="checkbox"/>	Landscaping: Lay new sod in front yard, plant new plants and flowers, place new stones (replacing the older stones with similar new stones)	
<input checked="" type="checkbox"/>	New front yard iron fence, new back yard wood privacy fence, new iron driveway gate (COA received)	
<input checked="" type="checkbox"/>	Repair roof where leaking in the back	
<input checked="" type="checkbox"/>	Repair rotted and damaged wood on the exterior, scrape and repaint the entire exterior (COA received)	
<input checked="" type="checkbox"/>	Repair and repaint all existing original window screens (Part of COA)	
<input checked="" type="checkbox"/>	Repaint all interior, including trim and ceilings. Repair and tape and float all sheetrock where needed	
<input checked="" type="checkbox"/>	Fix plumbing deficiencies and leaks	
<input checked="" type="checkbox"/>	Update plumbing fixtures in kitchen and 2 baths, add shower head in bathtub, resurface bathtub	
<input checked="" type="checkbox"/>	Remove old, chipped kitchen linoleum in kitchen and refinish wood	
<input checked="" type="checkbox"/>	Restore original pink and blue bathroom tiles and add white and black where needed	
<input checked="" type="checkbox"/>	Replace bathroom floor tiles, which were done in 2010, with more appropriate-looking time period tiles.	
<input checked="" type="checkbox"/>	Add 2 new toilets	
<input checked="" type="checkbox"/>	Add wooden deck in backyard	
<input checked="" type="checkbox"/>	Electrical update throughout house, and add all new switch and outlets	
<input checked="" type="checkbox"/>	New ceiling fans and lights throughout house	
<input checked="" type="checkbox"/>	New meter loops with buried CPS electric lines under driveway to make it more visually pleasing from the street (City permits pulled and closed)	
<input checked="" type="checkbox"/>	Repair all broken or cracked windows (approximately 10)	
<input checked="" type="checkbox"/>	Restore original wood doors and existing cabinets in kitchen	
<input checked="" type="checkbox"/>	Replaced new fridge and stove, add a built-in stainless steel microwave to match the appliance and add a built-in dishwasher and disposal system	
<input checked="" type="checkbox"/>	Add a passthrough in kitchen to open up space.	

Yes/No	Description	Amount
<input checked="" type="checkbox"/>	Attic Insulation	
	<b>Total</b>	

Completed
10/15/2020
10/30/2020
8/30/2020
10/30/2020
10/15/2020
11/30/2020
2/2/2021
3/15/2021
1/1/2021
2/15/2021
3/15/2021
3/15/2021
4/1/2021
4/1/2021
4/1/2021
11/30/2020
12/30/2021
11/1/2020
11/30/2020
11/30/2020
3/15/2021
2/1/2021

<b>Completed</b>
3/5/2021



































