

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-525
ADDRESS: 314 MARSHALL ST
LEGAL DESCRIPTION: NCB 767 BLK 2 LOT 6
ZONING: MF-33, HS, H
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Abigail Santangelo
OWNER: Marshall House LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: October 08, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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 314 Marshall is a 2-story, multi-family residence constructed circa 1900. The structure first appears on the 1904 Sanborn Map. The structure features a cross gable and hip composition shingle roof with front facing dormer windows and two brick chimneys, wood cladding, a wrap around porch and two second-floor porches, and one-over-one windows. The property is designated as an individual landmark. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes foundation repair, repair of exterior wood elements and in-kind replacement of wood cladding and elements that are deteriorated beyond repair, exterior painting, landscaping, site work, electrical upgrades, and a comprehensive interior remodel. 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.

RECOMMENDATION:

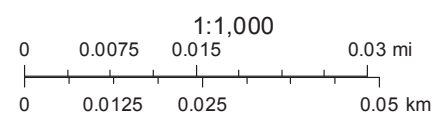
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

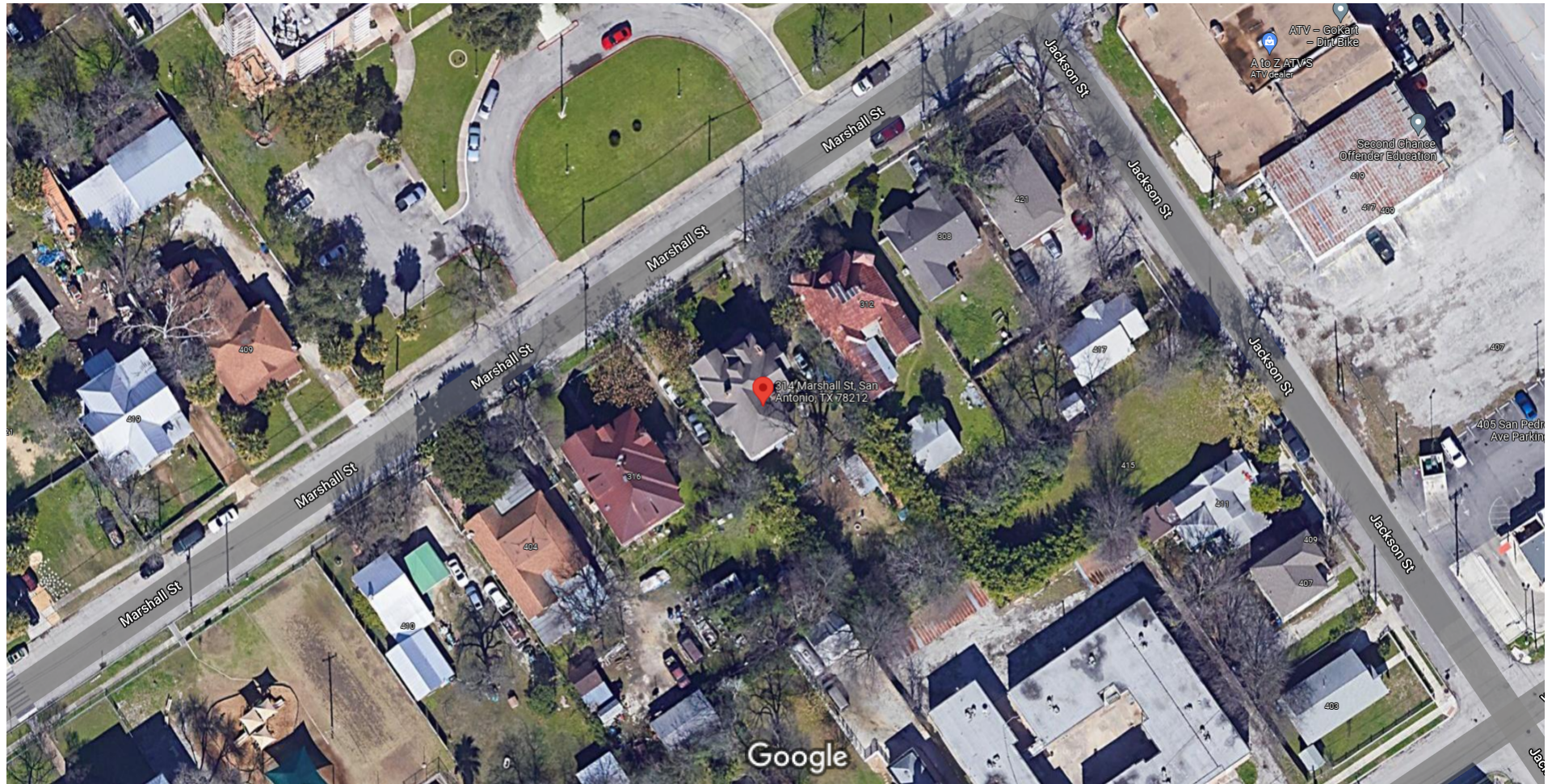


October 13, 2021

— User drawn lines



Google Maps 314 Marshall St



Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 20 ft

Google Maps 314 Marshall St



Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 314 Marshall St



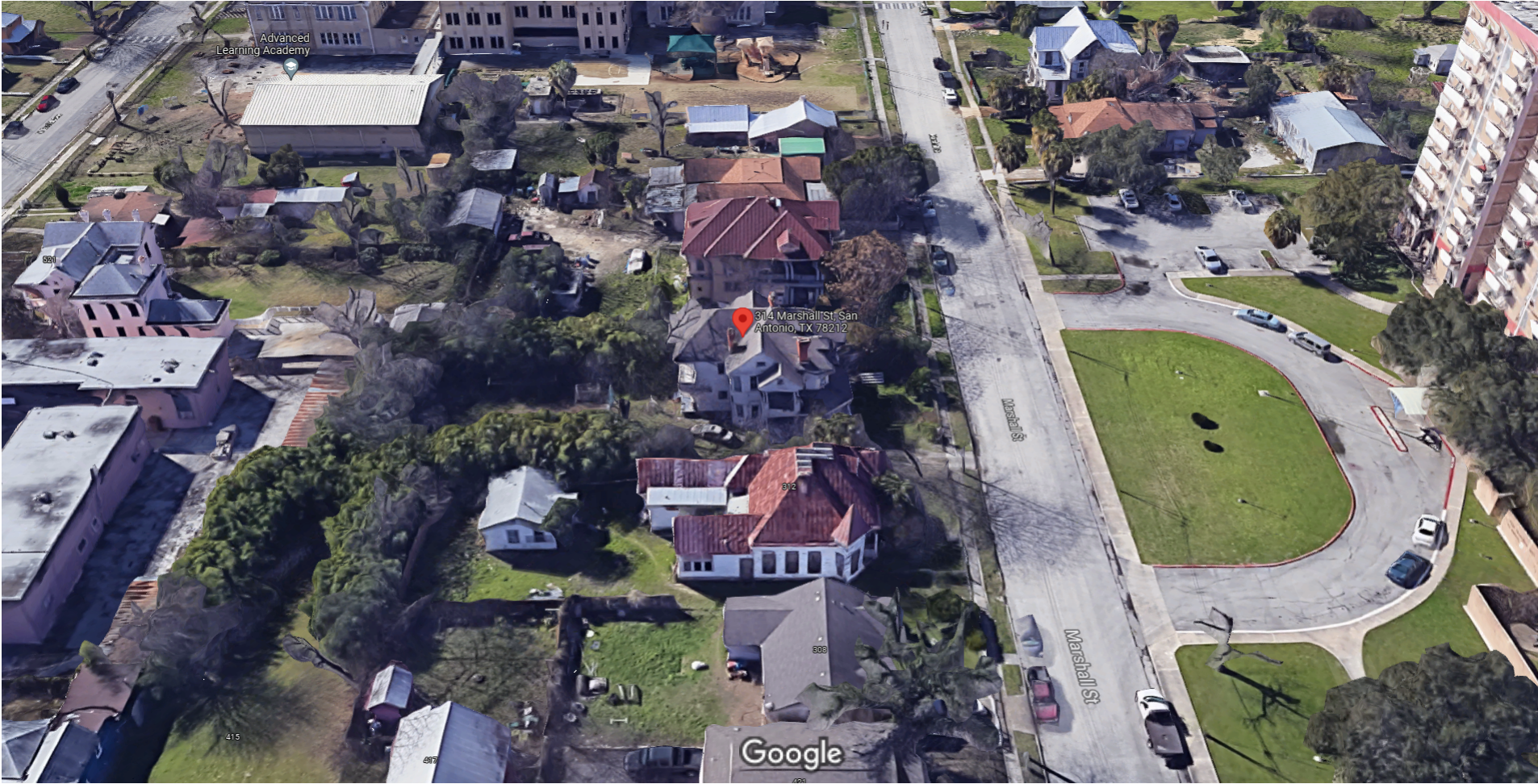
Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 314 Marshall St



Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 314 Marshall St



Imagery ©2021 Google, Map data ©2021 Google 20 ft

66

1896

SAN PEDRO

AV.

6" W. PIPE

SLOCUM PL

W. ELMIRA

W. MACON

MARSHALL

MARSHALL

65

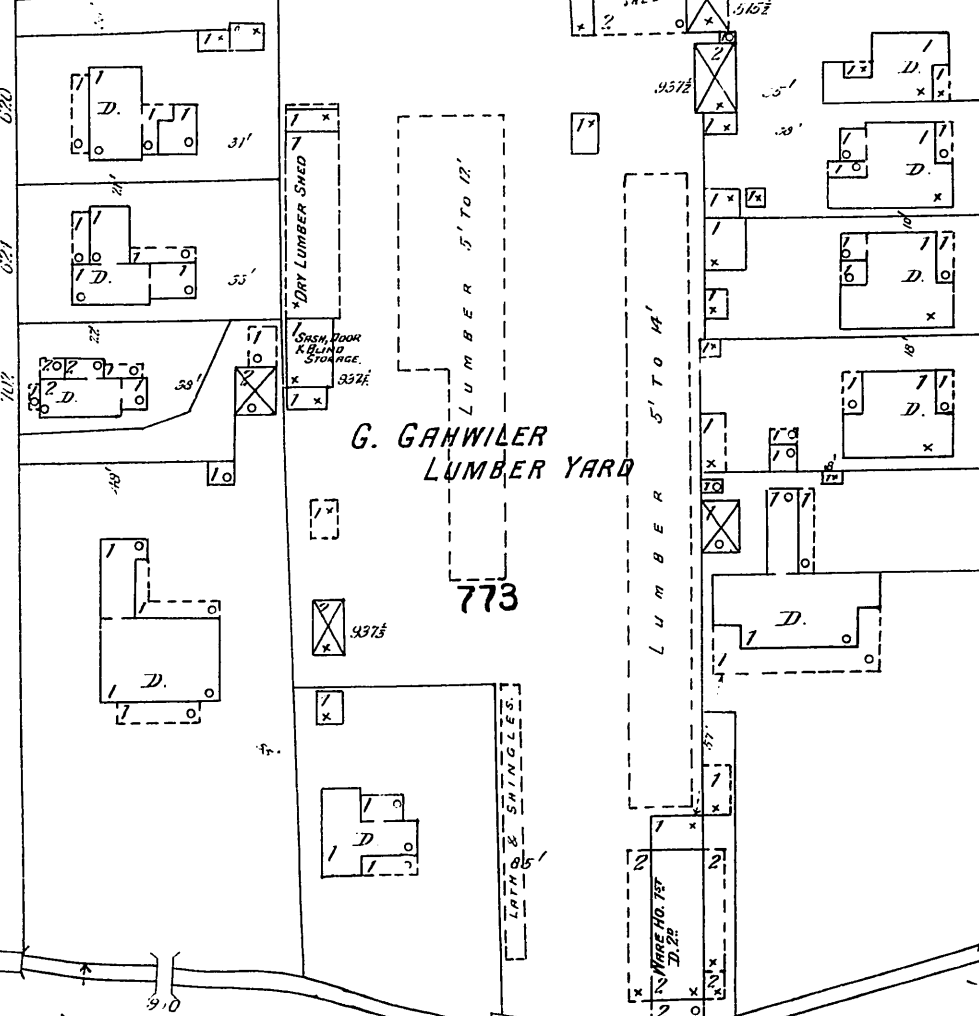
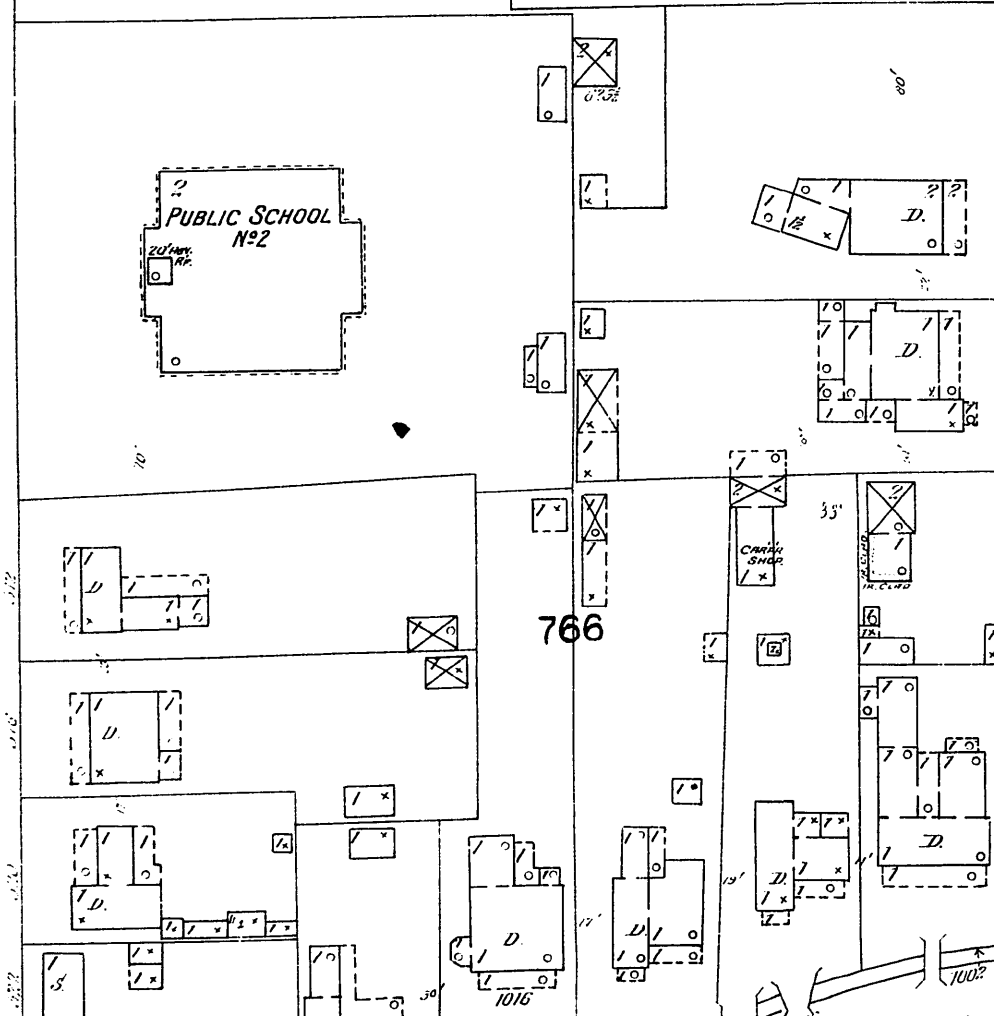
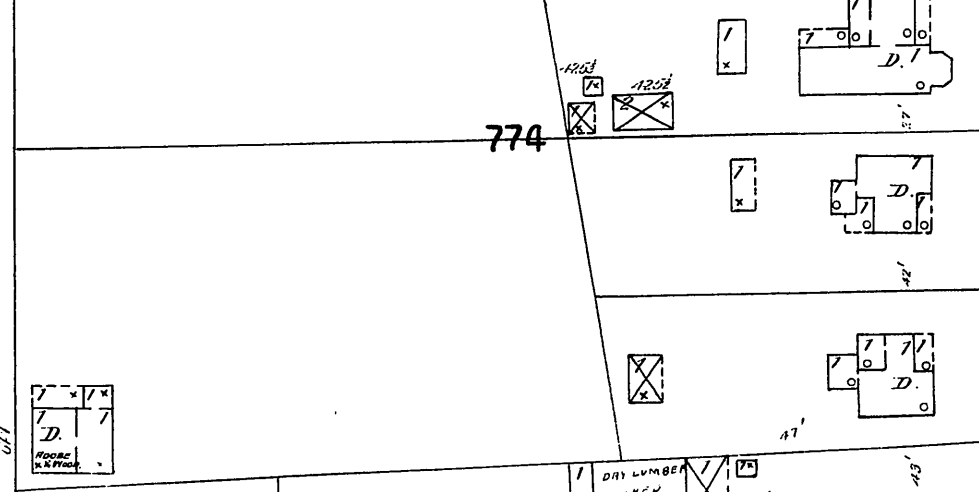
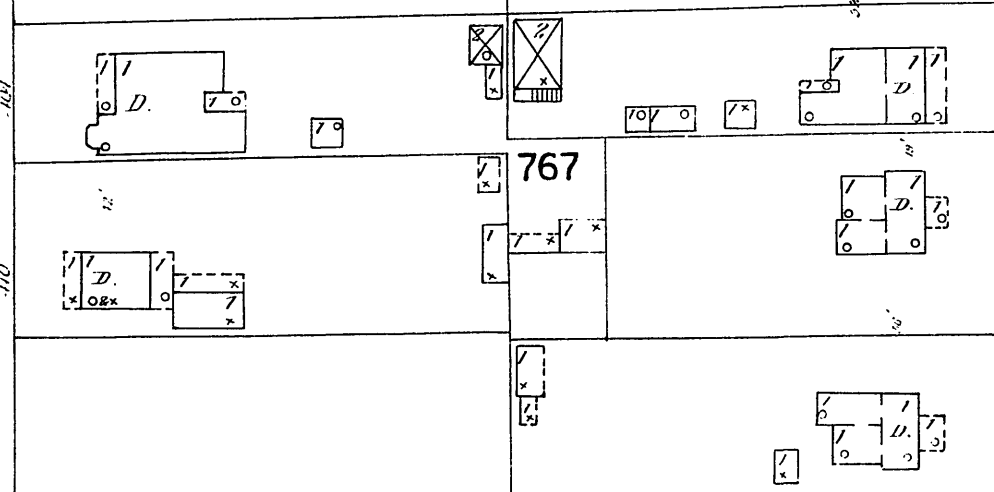
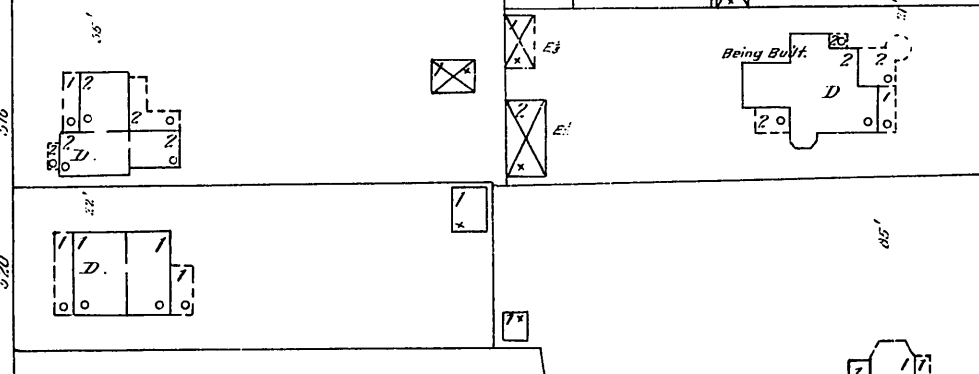
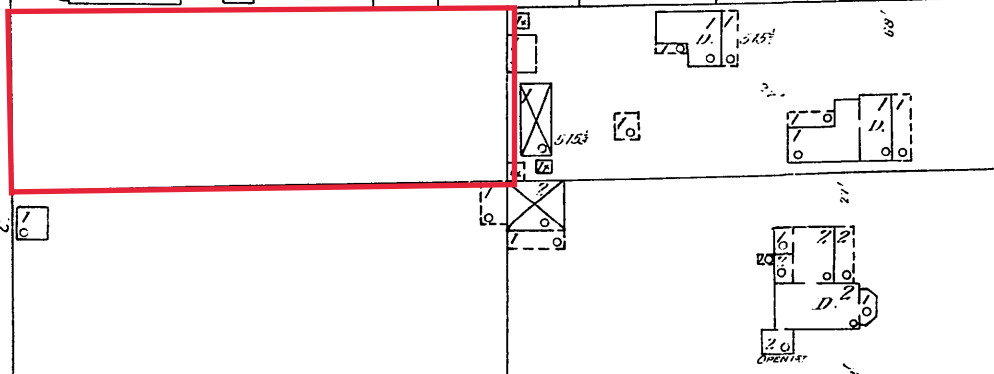
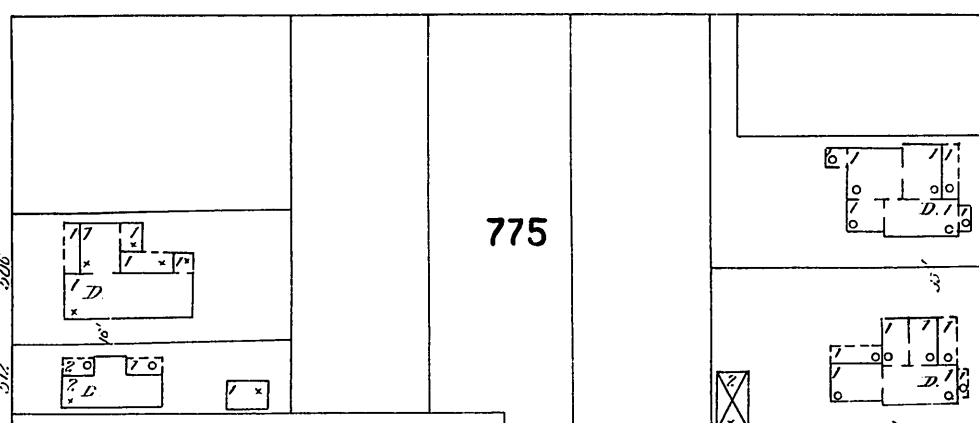
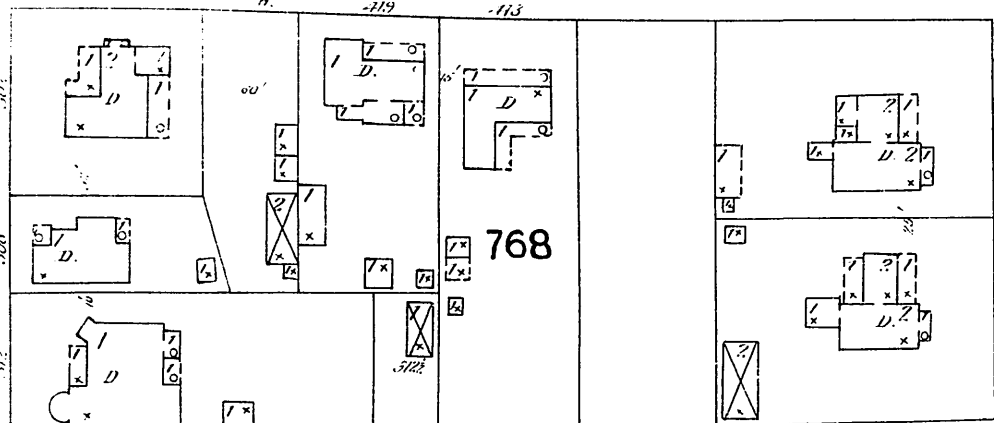
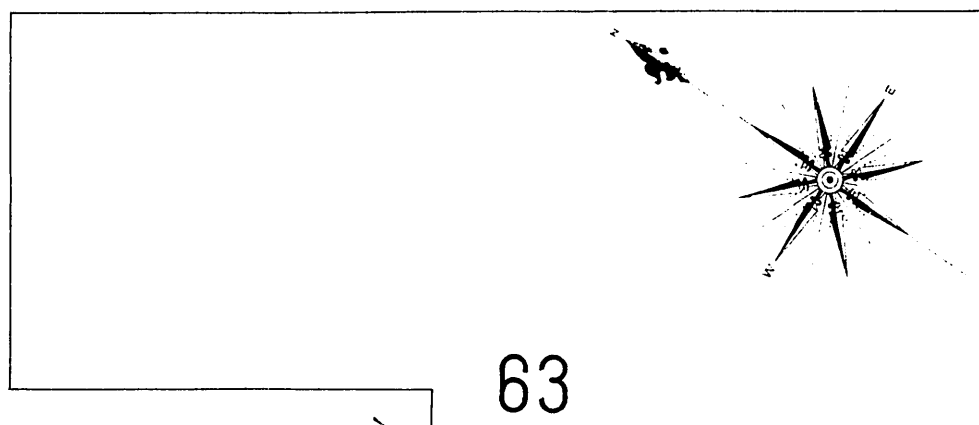
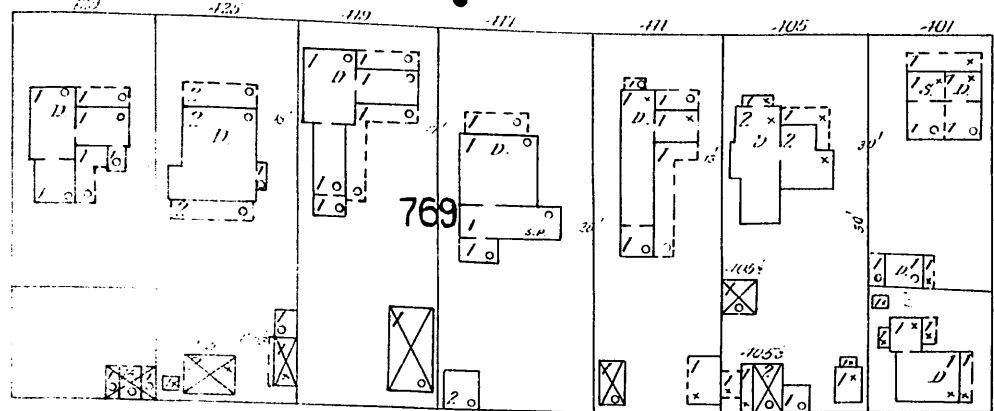
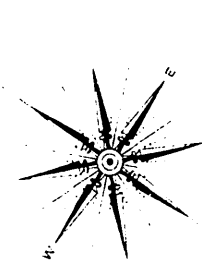
69

N. FLORES

68

67

Scale of Feet.



PUBLIC SCHOOL No 2

G. GAWWILER LUMBER YARD

773

766

63

769

768

775

774

773

766

67

68

66

1896

SAN PEDRO

AV.

6" W. PIPE

SLOCUM PL

W. ELMIRA

W. MACON

MARSHALL

MARSHALL

65

69

N. FLORES

68

67

Scale of Feet.

JACKSON

68

1904

62

64

63

61

MARSHALL

W. MACON

W. ELMIRA

AUSTIN PUBLIC SCHOOL N°2

HEAT STOVES - NO LIGHTS -

N. FLORES

60

59

Scale of Feet.

50 40 30 20 10 0 50 100 150











9/24/2021

Summary of work to be completed at 314 Marshall San Antonio, Tx 78212

Applying for Permits 9/27/2021 The work to be started with Foundation repair and will take approximately up to 16 weeks to complete. Estimated date of completion in Jan 2022

Exterior-

All rotten wood to be replaced with the same or similar wood. The exterior painted two colors. Decks restored, landscape added and gravel driveway.

Foundation repaired

Interior painted, currently a one bathroom, after remodel adding 3 more bathrooms with all new fixtures. Two restrooms upstairs and two downstairs. Wood floors restored, Granite added to kitchen bathrooms,

New lighting inside and out