

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2024-050
ADDRESS: 518 E PARK AVE
LEGAL DESCRIPTION: NCB 397 BLK 28 LOT E 40 FT OF 5 & W 23 FT OF 6
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
LANDMARK: Individual Landmark
APPLICANT: Michael Stein
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: January 29, 2024
60-DAY REVIEW: March 29, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 518 E Park.

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.

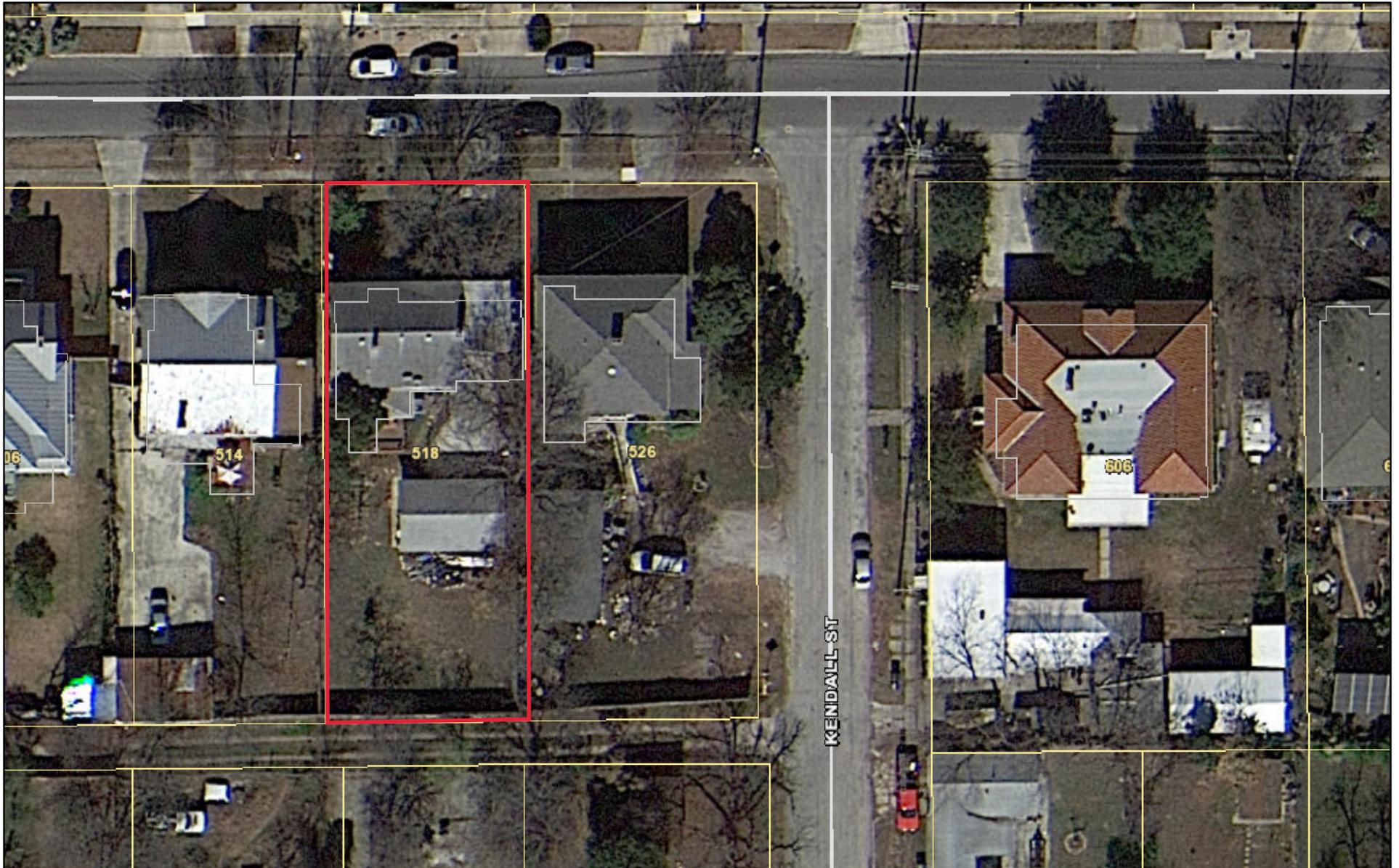
FINDINGS:

- a. The property at 518 E Park is a two-story Colonial Revival-style residence built circa 1926. The house is located on a block bound to the north by E Park Ave, the east by Kendall St, the south by E Evergreen St, and the west by Gillespie St; the block is split by an east-west alley. The property first appears on Sanborn Fire Insurance maps in 1931, along with the existing detached garage. The house features wood lap siding and a composition shingled split-gambrel roof with a screened porch over a porte cochere on the east side of the house. Windows are one-over-one with six-over-six wood window screens on the front elevation. The front door features a fanlight and side lites and is set under a Federal-style roof and porch entry with round, tapered columns. The ribbon driveway leads under the porte cochere to the one-story detached garage. The two-bay garage has an end-gabled composition shingle roof and is clad in wood lap siding to match the house. The garage features sliding doors with six -lite windows. The structure has small room on the west end with a modern door and what appear to be modern windows on the west elevation. The rear of the garage has a single historic-age door and evidence of infilled fenestration. The property contributes to the Tobin Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, electrical and plumbing upgrades, foundation repair, and exterior modifications. At this time, the applicant has an active Certificate of Appropriateness for the 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.

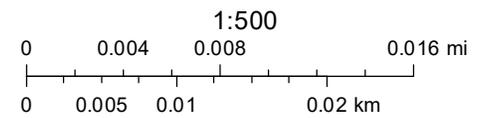
RECOMMENDATION:

Staff recommends approval based on findings a through c.

City of San Antonio One Stop



February 1, 2024





Project Address	518 E. Park Ave
Clients Name	Michael Stein
POC Name	Mychal Krause
POC Phone Number	(210) 412-4643
Star of Construction	02/25/24
Estimated Completion Date	04/19/24

Description of Work

Soft Cost

No.	Category	Details/Specification	Total
1	Dumpster(s) - (4) 40 yd	Cost of Dumpsters	
2	Survey	Pin Build Envelope	
3	Survey	Pin Forms	
4	Survey	Verify Foundation Placement	
5	Utilites	Monthly fee for electrical	
6	Utilites	Monthly fee for water	
7	Utilites	Monthly fee for gas	

Total: _____

Category	Details/Specification
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8 General Contractor Fee Fee to Manage the Project

Total: _____

Soft Cost Total:

Hard Cost	
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Category	Details/Specification
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9 Foundaton Forms, bagging, steel & Pour
10 Utility Trenching Trench for utility lines

Total: _____

Category	Details/Specification
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11 Roofing Materials & Labor for new roof
12 Framing & Cornice Framing & Cornice Materials & Labor
13 Exterior Doors Provide Exterior Door Package

Total: _____

Category	Details/Specification
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14	HVAC	Install HVAC system as per plan
15	Electrical	Electrical as per plan
16	Electrical Fixtures	Provide Electrical Fixtures as per plan
17	Plumbing	install plumbing as per plan
18	Plumbing Fixtures	Provide Plumbing Fixtures

Total: _____

Category	Details/Specification
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19	Windows	Provide window package as per plan
20	Interior Doors	Provide interior door package as per plan
21	Trim Carpentry	Provide materials for trim & closets
22	Trim Carpentry	Labor to install doors, trim & closets
23	Insulation	Install R-11 at exterior walls & R-30 at ceiling
24	Drywall	Provide Materials & Labor to install drywall
25	Interior Paint	Materials & Labor to paint the interior
26	Wallpaper	Materials & Labor to install wallpaper as per plan
27	Fireplace	Materials & Labor to install fireplace
28	Tile	Provide tile Materials & Labor
29	Wood Flooring	Materials & Labor to install Wood Flooring
30	Carpet	Materials & Labor to install carpet as per plan
31	Countertops	Materials & Labor to install countertops as per plan
32	Cabinets	Provide cabinets & installation materials & Labor
33	Hardware	Provide Materials & Labor to install hardware
34	Mirrors	Provide & Install Mirrors as per plan

Total: _____

Item	Details/Specification
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|----|---------------------|--|
| 35 | Exterior Paint | Materials & Labor to paint exterior |
| 36 | Driveway/Flatwork | Materials & Labor to Install driveway & flatwork as per plan |
| 37 | Pressure Wash | Pressure wash concrete after construction |
| 38 | Landscaping | Materials & Labor to complete landscape plan |
| 39 | Railing | Materials & Labor to fabricate & install wood railing |
| 40 | Project Maintenance | Weekly Clean Up |

Total: _____

Total Project Budget: _____



EXTERIOR PHOTOS – 08/15/23

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

MAIN HOUSE:



EXISTING GARAGE TO BE TAKEN DOWN:





AREA FOR STORAGE SHED:















GARAGE RENOVATION ESTIMATE – 10/23/23

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

TOTAL ESTIMATE: \$

NOTE: We are not sure that the structure, even with bracing, can withstand being lifted so we can redo the foundation.

EXISTING GARAGE:



















win