

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2024-047
ADDRESS: 310 BRAHAN BLVD
LEGAL DESCRIPTION: NCB 3858 BLK 4 LOT 12, 13 & W 25 FT OF 11
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: Jacob Pylman Samantha Simpson
OWNER: Jacob Pylman Samantha Simpson
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: January 25, 2024
60-DAY REVIEW: March 19, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 310 Brahan Blvd.

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.

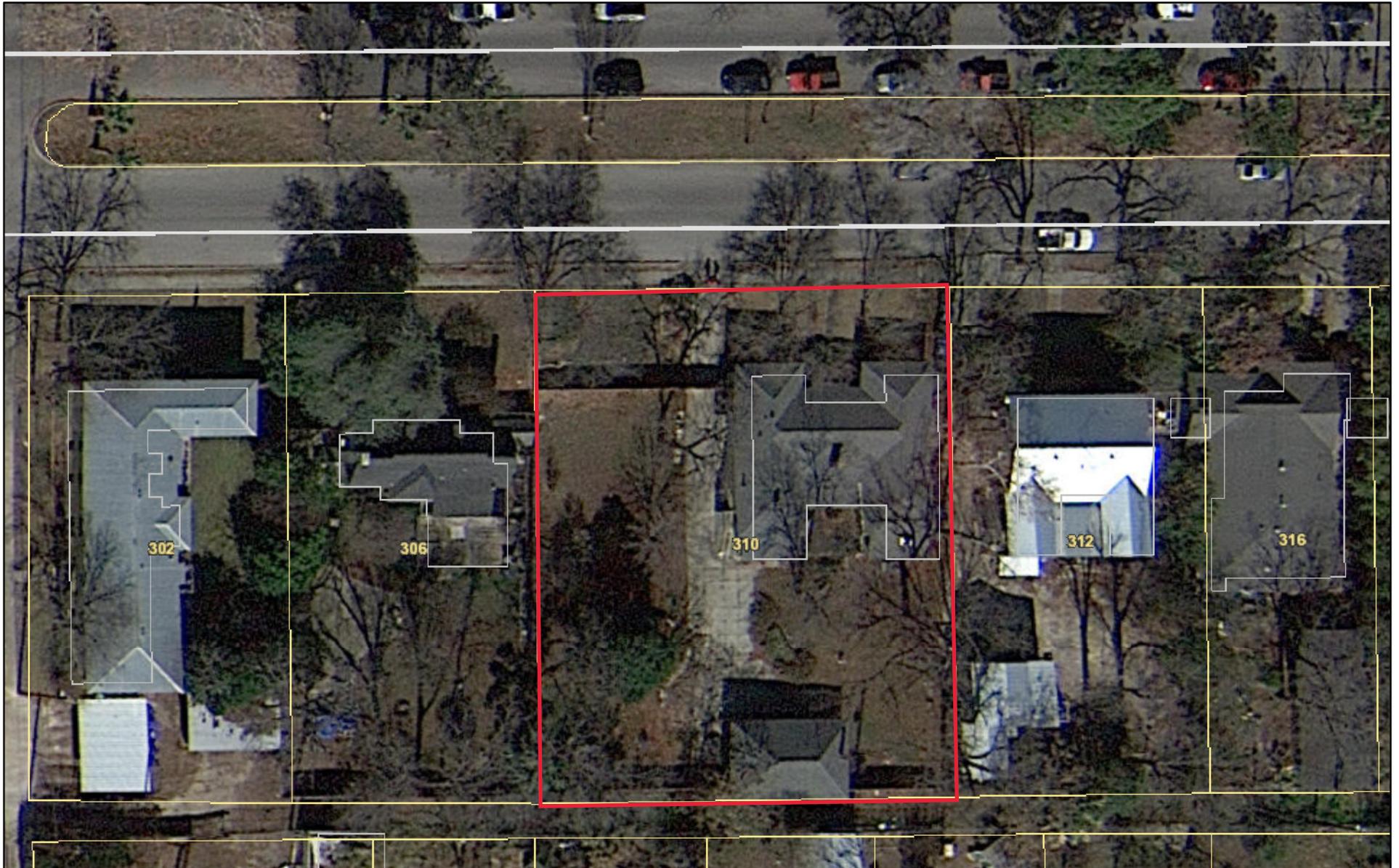
FINDINGS:

- a. The primary structure located at 310 Brahan was constructed circa 1916 and first appears in the 1917 City Directory and on the 1931 Sanborn Maps. The single-family residence is a brick masonry structure featuring composite shingles, a symmetrical entryway paired with traditional sashed one-over-one windows. The primary structure is contributing to the Westfort Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, electrical, and mechanical work. 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.

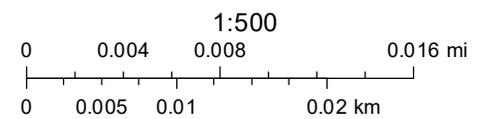
RECOMMENDATION:

Staff recommends approval based on findings a through c.

City of San Antonio One Stop



February 1, 2024



January 19, 2024

310 Brahan Blvd, San Antonio Texas 78215
Historic Rehabilitation Application: Part 1 of 2

The homeowners at 310 Brahan Blvd. write to apply for the City of San Antonio’s Substantial Rehabilitation Tax Incentive for updates to the kitchen and butler’s pantry of the home as follows:

Interior Alterations

(i) replacement of the pine cabinets in the kitchen and butler’s pantry with paint grade and/or maple, custom-made cabinets, including replacement of existing hardware; (ii) installation of a maple, pantry cabinet on kitchen counter; (iii) installation of new shelving; (iv) replacement of the laminate floors in kitchen and butler’s pantry with tile or other new flooring; (v) replacement of the counter-tops in the kitchen and butler’s pantry with new counter-tops (quartz, granite or comparable material); (vi) replacement of the laminate back-splash in the kitchen and butler’s pantry with tile (or comparable) back-splash; (vii) repainting of the interior walls, interior windows and interior doors of the kitchen and butler’s pantry; (viii) interior trim/millwork; and (ix) installation of appliances (the foregoing collectively, the “Interior Alterations”).

Exterior Alterations

A small roof exhaust vent for an oven hood will be installed (or the existing roof exhaust vent servicing the existing oven hood, relocated) to accommodate the oven range and oven hood to be relocated to the East side of the kitchen (the “Exterior Alteration,” and together with the “Interior Alterations,” the “Property Updates”). No other exterior alterations are presently anticipated.

The Property Updates would be performed under the direction of a general contractor.

Projected Timeline

The projected timeline is end of February to end of March 2024.

Estimated Associated Costs

The estimated costs of the Property Updates (exclusive of appliances) are set out below.

Item	Projected Cost
Custom Cabinets	
Countertops	
Paint work	
Floors	
Hardware (for cabinets)	
Tile Work / Back Splash	
Labor (cabinet installation)	
Mill Work (trim)	
Oven relocation / vent installation	
General Contractor Fee	
Total	

Attachments:

- Current pictures of kitchen and butler's pantry.
- Current pictures of home exterior.
- Survey – 310 Brahan, Blvd.





**These windows look out the
North side of the kitchen.**



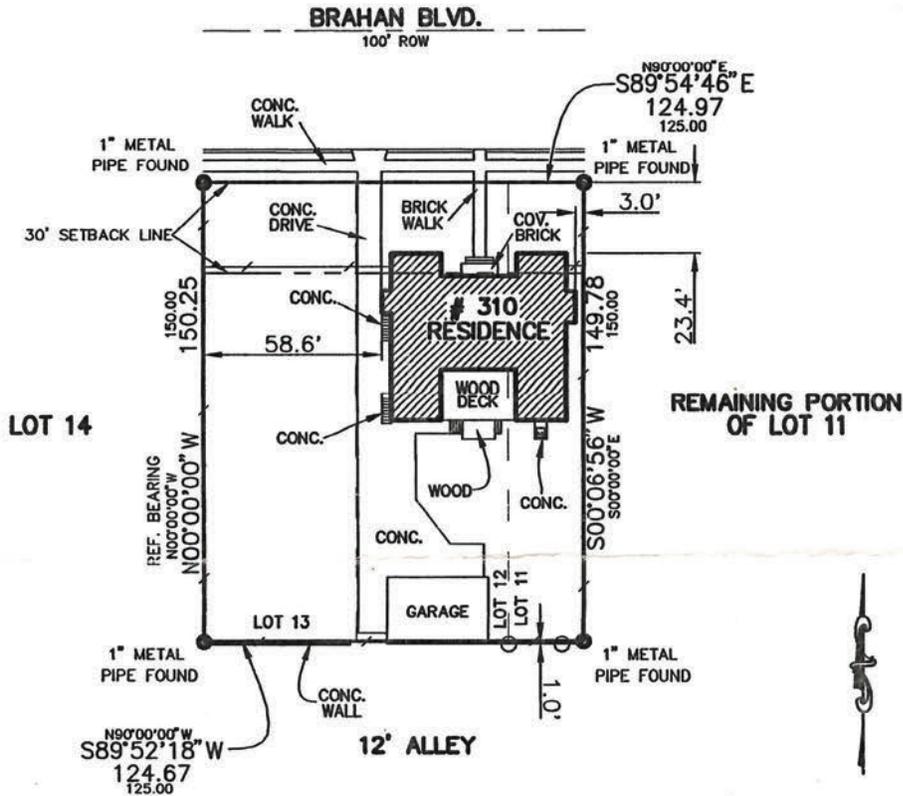
This window looks out the East side of the kitchen. The oven range will be relocated to the left of this window (or to the right of the window if looking out from the kitchen). The vent, appearing above, which services the existing oven range, will be relocated above the relocated oven range or a new vent will be installed.

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. 472	PAGE 370	DEED	RECORDS	VOL. _____	PAGE _____	RECORDS
VOL. 577	PAGE 468	DEED	RECORDS	VOL. _____	PAGE _____	RECORDS
VOL. 606	PAGE 442	DEED	RECORDS	VOL. _____	PAGE _____	RECORDS
VOL. _____	PAGE _____		RECORDS	VOL. _____	PAGE _____	RECORDS

N 89°27'41"E
65.00' RECORD INFORMATION

S33°29'20"W AS MEASURED IN FIELD
161.24'



* - THE WEST 1/2 OF LOT 11 AND ALL OF LOTS 12 AND 13

LOT(S) * BLOCK 4 N.C.B. 3858
 NARCISSA PLACE ADDITION VOLUME 105 PAGE 273
 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
 WITNESS MY HAND AND SEAL THIS 8 DAY OF FEBRUARY 20 00
 BUYER CHARLES T. STALLCUP AND CAROLYN D. STALLCUP
 ADDRESS 310 BRAHAN BLVD. GF NO. 99004371-010-JAL
 ROSIN GROUP, INC. JOB NO. 457-134-000 DRAWN BY: MAB DISK: CAD/2 SURVEYED BY: JM

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 48029C0453 F DATED FEBRUARY 16, 1996 THIS PROPERTY IS IN FLOOD ZONE "X"

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON.

[Signature]
 ROY R. ROSIN, R.P.L.S.



Rosin Group, Inc.
 Environmental / Planning / Engineering / Project Management
 Registered Professional Land Surveyor

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 SAN ANTONIO, TEXAS 78247-4117
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