

# HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

**HDRC CASE NO:** 2023-090  
**ADDRESS:** 347 PARLAND  
**LEGAL DESCRIPTION:** NCB 6137 BLK LOT 15 & W 20 FT OF 14  
**ZONING:** R-4, HL, NCD-6  
**CITY COUNCIL DIST.:** 2  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Neil Gabrielson & Shannon Oster-Gabrielson  
**OWNER:** Neil Gabrielson & Shannon Oster-Gabrielson  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** March 03, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 347 Parland Place.

## 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 structure located at 347 Parland Place is a 1-story, single-family structure constructed circa 1940 in the Minimal Traditional style. The structure features a composition shingle hip roof, clapboard siding, 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 a comprehensive interior remodel, plumbing, electrical, and mechanical upgrades, stucco repair, repainting, the construction of a rear addition, and landscaping modifications. 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. 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

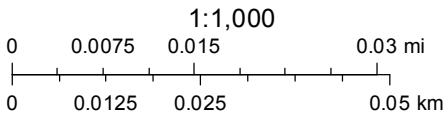
## RECOMMENDATION:

Staff recommends approval based on findings a through c.

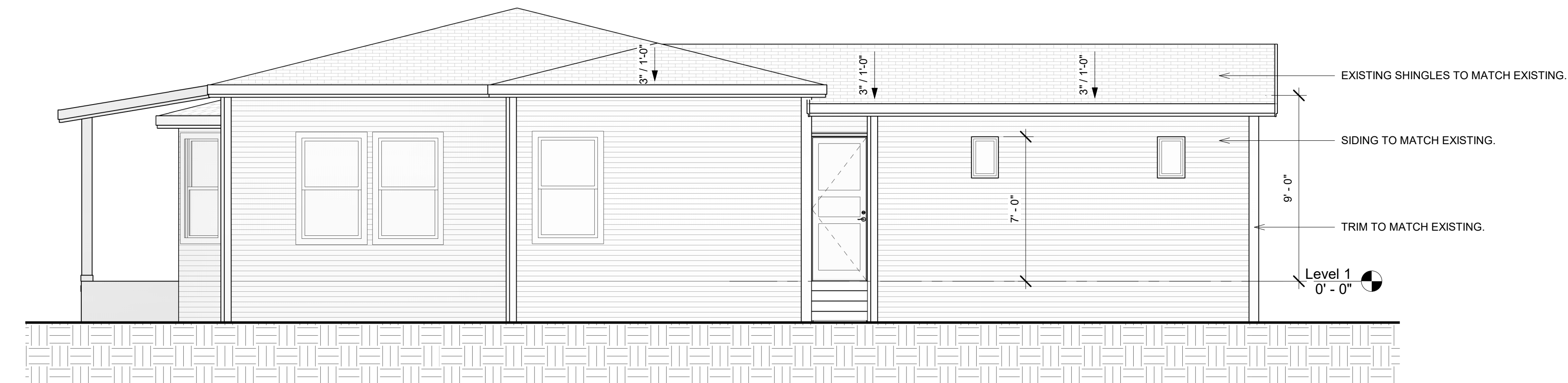
City of San Antonio One Stop



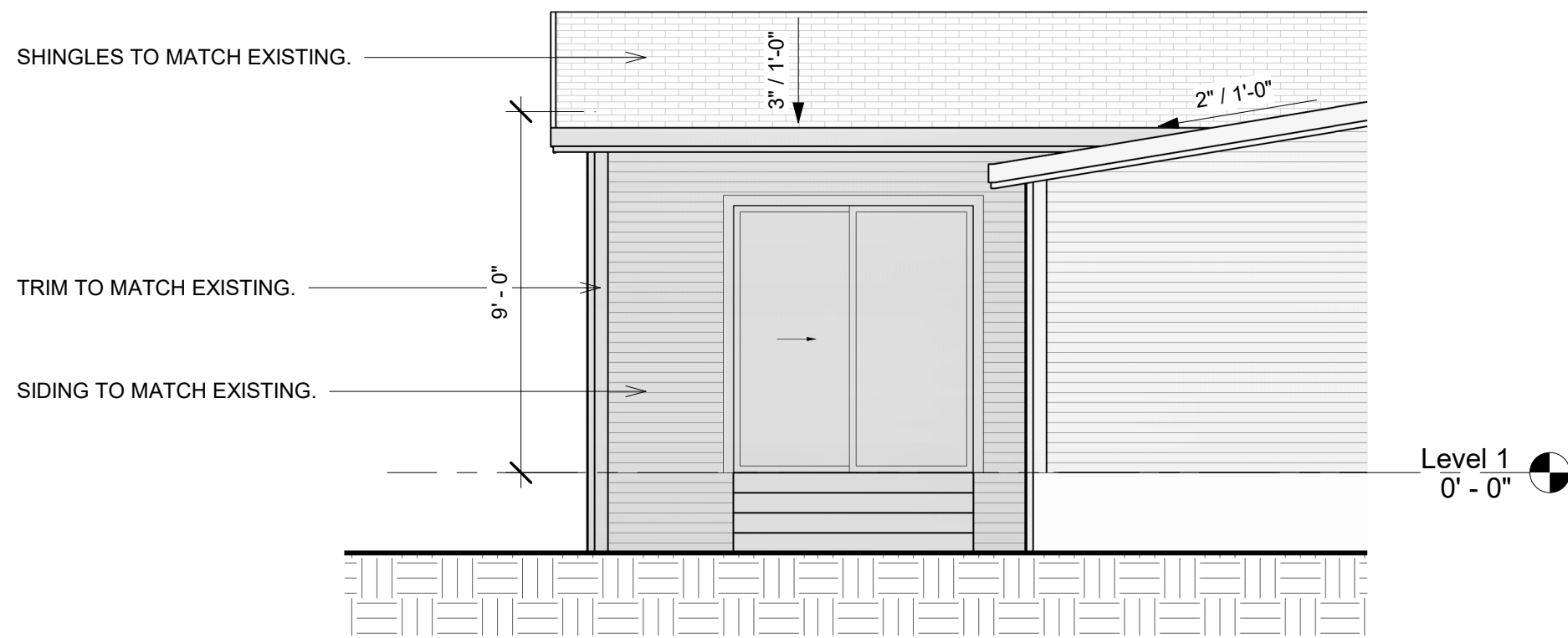
February 10, 2023



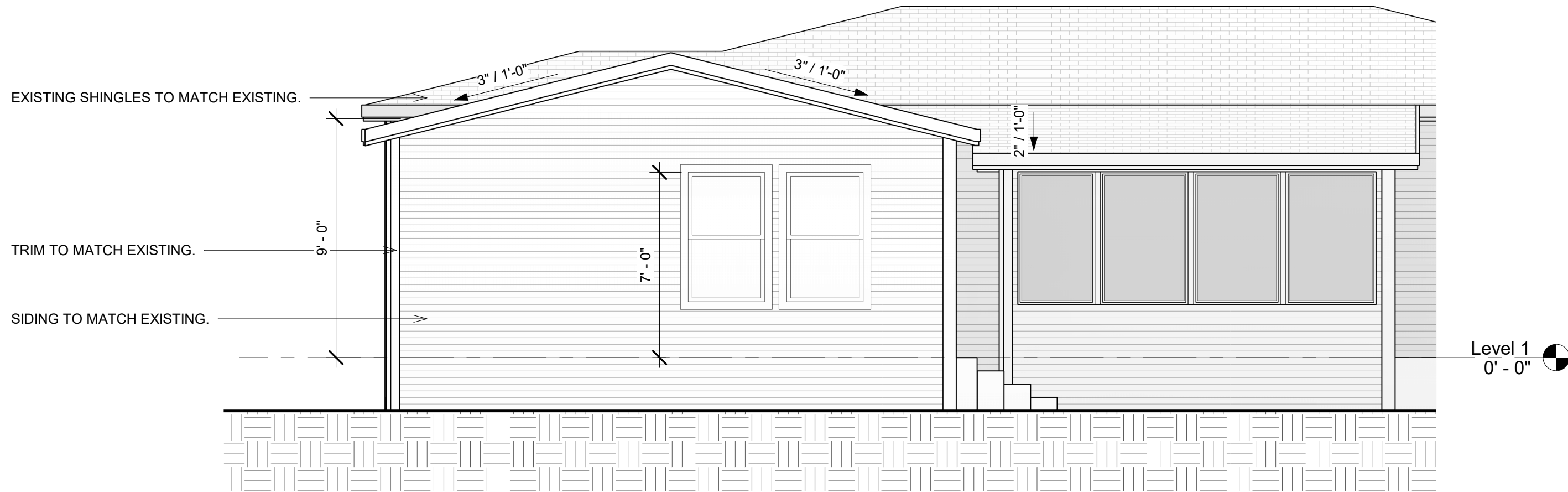




① RIGHT  
1/4" = 1'-0"



③ LEFT  
1/4" = 1'-0"



② BACK  
1/4" = 1'-0"

# Addition Project

347 Portland Places

T.O.P PROJECT #Project  
Number

ISSUE  
DATES:  
SHEET TITLE:

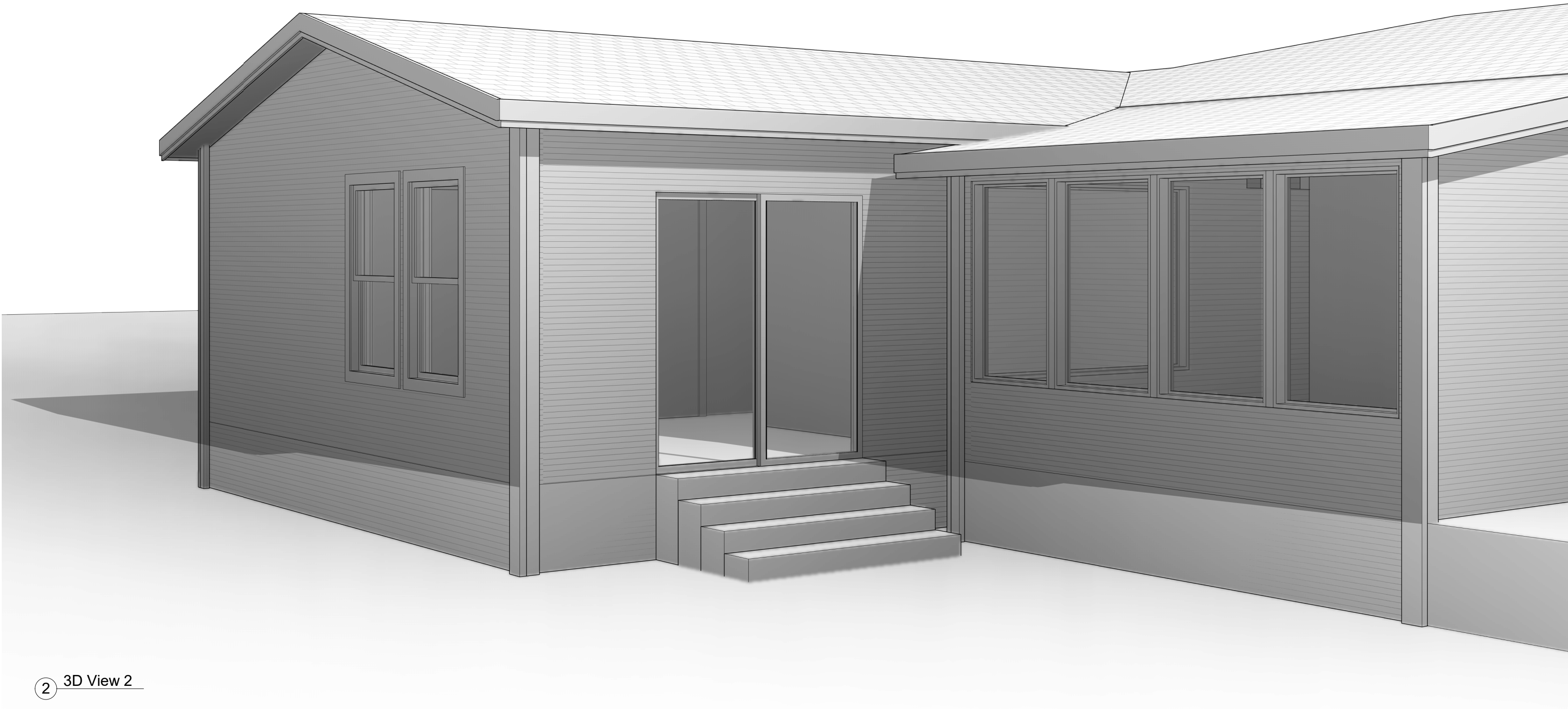
ELEVATIONS

SHEET NO.

## A102



① 3D View 1



② 3D View 2

**Addition Project**  
347 Portland Places

T.O.P PROJECT #Project  
Number

ISSUE  
DATES:  
SHEET TITLE:

3D VIEWS

SHEET NO.

**A103**

[illegible]

ArmandosHouses LLC  
Jorge Armando Dueñas Flores  
1020 West Magnolia St.  
San Antonio, TX 78201  
512-820-8943

## **SCOPE OF WORK**

### **347 Parland Place**

**General: Scope of Services**

**Date: January 24, 2023**

#### **1. ArmandosHouses LLC**

Construction to include the following:

- a. Remodel 312 sq. ft. of the existing dwelling
- b. Plumbing
- c. Electrical
- d. Central Ac
- e. New foundation (concrete piers)
- f. 6in Stainless steel seamless gutter installation around the house.
- g. Add a 257 sq. ft. addition
  - i. Siding for addition and skirting will match the siding of the original house: 1x8 12-ft #2 #105 Siding Southern Yellow Pine Lumber
  - ii. House has original wood single hung windows; House has vinyl windows on the back of the house. Match existing windows.
    1. Install 2 vinyl windows 36"x60" 100 Series Single Hung Insert Composite Insulated Window with White Exterior
    2. Install 2 vinyl windows 17.5"x17.5" 100 Series Fibrex Awning Windows
  - iii. Install fiberglass exterior sliding door 72"x80"
    1. 580 Series White Vinyl Left-Hand Sliding Patio Door with LowE Glass

#### **2. Start and completion date based on city permit**

Timeline: 20 weeks

- a. Week 1-2: Obtain dumpster, yard clean up, demolition, interior and exterior remodel/addition preparation
- b. Week 3-4: Foundation
- c. Week 4-8: Build addition and begin interior remodel
- d. Week 9-11: Electrical, plumbing , HAVC
- e. Week 11-18: Paint interior and exterior walls, complete interior remodel, install windows, install doors
- f. Week 19-20: Inspections, clean all construction debris, remove dumpster

### **3. Contact Information:**

Home owner: Shannon Oster 319-360-0598 .  
[shannon.oster@gmail.com](mailto:shannon.oster@gmail.com)

Contractor:

ArmandosHouses LLC  
Jorge Armando Dueñas Flores  
1020 West Magnolia St.  
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