

## HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

**HDRC CASE NO:** 2018-281  
**ADDRESS:** 229 NELSON AVE  
**LEGAL DESCRIPTION:** NCB 3888 BLK 4 LOT 19  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Angie Krech  
**OWNER:** Angie Krech  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** June 01, 2018  
**60-DAY REVIEW:** August 01, 2018  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 229 Nelson.

### APPLICABLE CITATIONS:

Sec. 35-618. - Tax Exemption Qualifications.

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
  - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
  - (1) State the legal description of the property proposed for certification;
  - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
  - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
  - (4) Include a statement of costs for the restoration or rehabilitation work;
  - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
  - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
  - (7) Include a detailed statement of the proposed use for the property; and
  - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

- (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.

(f) Historic Preservation Tax Exemptions.

(1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:

- A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
- B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

**FINDINGS:**

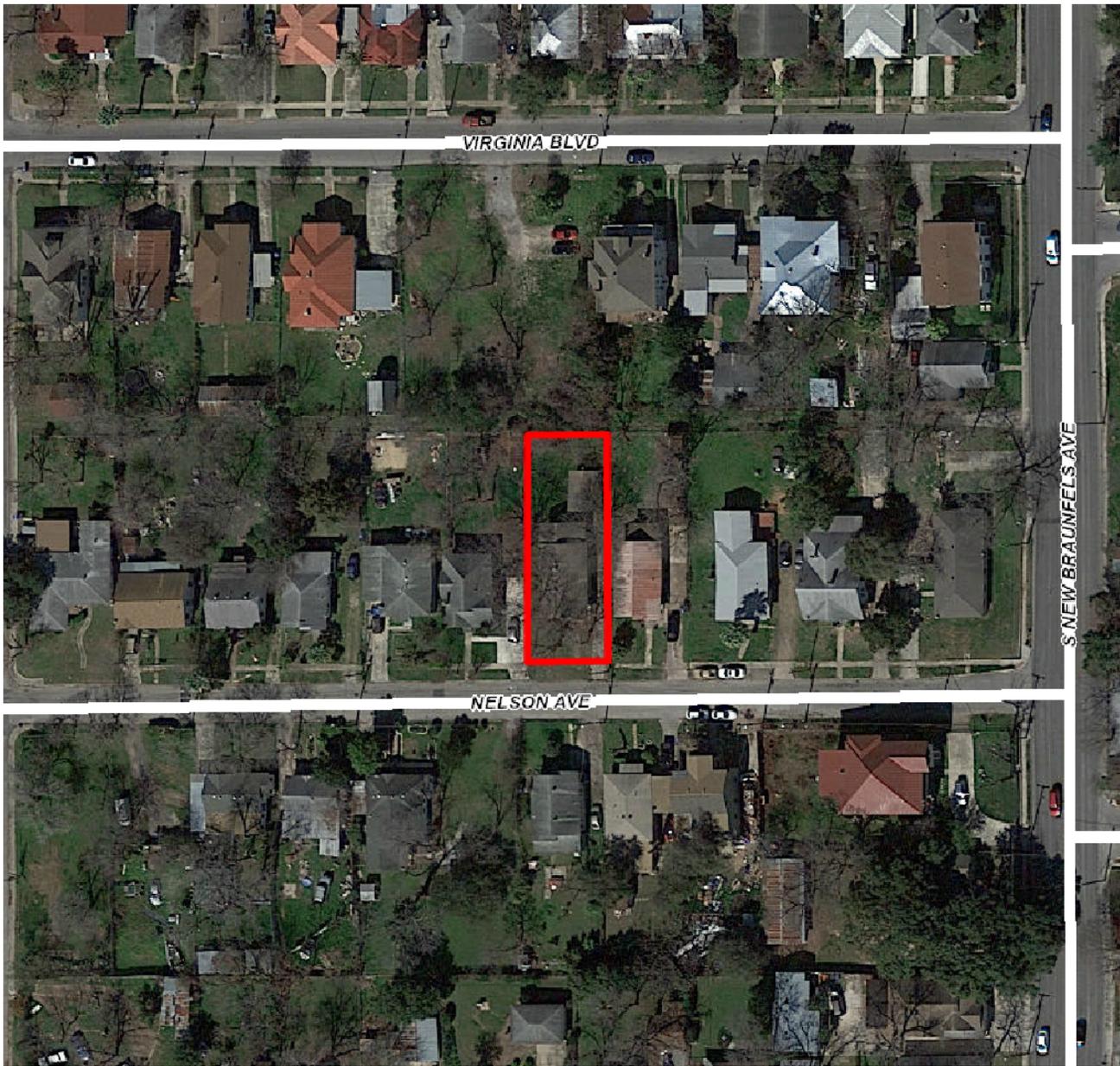
- a. The applicant is requesting Historic Tax Verification for the property at 229 Nelson, located within the Knob Hill Historic District.
- b. The applicant received approval for Historic Tax Certification on February 5, 2018.
- c. A number of rehabilitative scopes of work have been approved including foundation repair, porch column modification, exposed original wood siding, remove burglar bars, painting, in-kind reroofing, rear privacy fence with gate, and reinstallation of driveway and apron. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical, plumbing, and mechanical improvements, interior finishes, and flooring.
- d. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Verification.
- e. The requirements for Historic Tax Verification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion.

**RECOMMENDATION:**

Staff recommends approval of Historic Tax Verification based on findings a through e.

**CASE MANAGER:**

Huy Pham



229 Nelson

Powered by ArcGIS Server

Printed: Jun 13, 2018

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229 Nelson Ave  
San Antonio, Texas

Google, Inc.

Street View - Apr 2016



Google

Jun 12, 2018 at 2:01:12 PM  
231 Nelson Ave  
San Antonio TX 78210  
United States



Jun 12, 2018 at 2:01:22 PM  
229 Nelson Ave  
San Antonio TX 78210  
United States



Jun 12, 2018 at 2:01:35 PM  
229 Nelson Ave  
San Antonio TX 78210  
United States



Jun 12, 2018 at 2:01:37 PM

229 Nelson Ave

San Antonio TX 78210

United States



Jun 12, 2018 at 2:02:00 PM  
229 Nelson Ave  
San Antonio TX 78210  
United States

























86	SUB-TOTAL	27,463.00	82,050.00	192,955.00
	INVESTMENT TOTAL			137,273.33
	INSURANCE-BUILDERS RISK			2,400.00
	TOTAL INVESTMENT			139,673.33

12/8/17  
Anwar K



# City of San Antonio – Residential Combination Inspections



A/P Number

2334493

Address

229 Nelson

Inspection #

Your inspection was: **Approved** **Partial Passed** **Conditional Approval** (see comments summarization below)

The following inspections were performed:

<u>Mechanical</u>		<u>Electrical</u>		<u>Plumbing</u>			<u>Building</u>		
<del>Rough-in</del>	<del>Rough-in (TOPS)</del>	<del>Rough-in (TML)</del>	<del>Reconnect (CEE)</del>	<del>Rough-in</del>	<del>Top-out (IRR)</del>	<del>Waterpipe in Slab</del>	<del>Foundation</del>	<del>Frame</del>	<del>UDFrame</del>
<del>Final</del>	<del>Final</del>	<del>Final</del>	<del>Final</del>	<del>Underground Waterline</del>	<del>Gas</del>	<del>Sewer</del>	<del>Insulation</del>	<del>Final</del>	<del>UDFinal</del>
							<del>Tree</del>	<del>Final</del>	<del>Flatwork</del>

Okay to insulate? Y / N

Comments summarization:

Good stage install

Inspector:

J. Benav

Date:

5/29/18

Time:

9:52

Phone:

210 916 3570



The summary above contains highlights of the official inspection record filed by the inspector. The official inspection record may be obtained by scanning the image on the right and entering your A/P Number or by contacting the Development Services Department at (210) 207-1111.

Partnering with our community to build and maintain a safer San Antonio

Rev. Mar 2017



# City of San Antonio – Development Services – Building Inspections



A/P Number 2334492 Address 229 Nelson Ave Inspection # 668786

Your inspection was: ~~Approved~~ Partial Passed ~~Conditional Approval~~

Your inspection type was performed for: ~~Foundation~~ ~~Frame~~ ~~UD-Frame~~ ~~Insulation~~ Final ~~UD-Final~~

Tree Final ~~SIR~~ ~~S/W~~ ~~C of O~~ ~~Occupant Group~~ ~~Occupant Load~~ ~~Type of Const.~~

(See comments summarization below and on back)

Comments  
Summarization: Plumbing Mechanical Final only, Range hood vent unit still being installed.



Inspector: [Signature] #126 Date: 5/18/18 Time: AM Phone: 210-760-1186

Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp>

Note: Please retain this slip for verification purposes.

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# City of San Antonio – Development Services – Electrical Inspections



A/P Number 2396329 Address 229 Nelson Inspection # \_\_\_\_\_

Your inspection was: Approved ~~Partial Passed~~ ~~Conditional Approval~~

Your inspection type was: ~~Rough in~~ Final ~~C o O~~ ~~Temporary Meter Loop (TML)~~

~~Temporary on Permanent Set (TOPS)~~ ~~Reconnect~~ (see comments summarization on back)

Inspector: Dale Light Date: 29 May Time: \_\_\_\_\_ Phone: 210 846

Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp>

Note: Please retain this slip for verification purposes.

2018

0056  
Rev. Mar 2017