

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 12

HDRC CASE NO: 2015-477
ADDRESS: 1507 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 2767 BLK 72 LOT 27
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Keystone Park Historic District
APPLICANT: Mitch Kilby
OWNER: Mitch Kilby
TYPE OF WORK: Historic Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 1507 W Rosewood Avenue.

APPLICABLE CITATIONS:

UDC Section 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 located at 1507 W Rosewood Avenue.
- b. The applicant received Historic Tax Certification on December 16, 2015 from the HDRC.
- c. The scope of work consists of various items mostly interior improvements and a few exterior elements including HVAC and interior maintenance and repair.
- d. The requirements for Historic Tax Verification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.
- e. Staff visited the site August 23, 2016.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Lauren Sage



1507

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION



ADDRESS: 1811 W. RIVINGTON

REQUEST: Historic Certificate

2014

HEARING DATE: 10/11/14

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

AIR-CONDITIONING

A I R T E C H Heating & Air Conditioning

623 Pinewood Lane
San Antonio, TX 78216-6913

Invoice

Invoice #
4719

Bill To

Mitch, Kilby
1507 W. Rosewood
San Antonio, Tx. 78201

Ship To

P.O. Number Terms Rep Ship Via F.O.B. Project

Quantity	Item Code	Description	Price Each	Amount
		Installed a 4-ton 16-seer 410a refrigerant gas fired system with all ductwork (return and supply), all grills (return and supply) Hart & Cooley brand, programmable digital thermostat, and set all refrigerant lines and drain lines. **Ten year warranty on all parts and one year warranty on labor.		
	Income Material Tax	4-ton 16-seer condenser Model# RA1648AJ1NA Serial# w291537572	3,250.00	3,250.00
	Income Material Tax	4-ton evaporator coil Model# RCF4821STAMCA Serial# w331509723	998.00	998.00
	Income Material Tax	4-ton gas fired furnace Model# R801TA100521MSA Serial# W331507559	1,250.00	1,250.00
	Income Material Tax	ductwork	350.00	350.00
	Income Material Tax	return and supply grills	195.00	195.00
	Income Material Tax	programmable digital thermostat	85.00	85.00
	Income Material Tax	refrigerant lines and drain lines	275.00	275.00
	Income Material Tax	oxy/setline	26.00	26.00
	Income Material Tax	tape/glue/airlock	35.00	35.00
	Sales Tax Payable	sales tax payable	533.28	533.28
	Permit Expense	permit	95.50	95.50
	Income labor NT	labor nt	3,707.22	3,707.22

PAID IN FULL

It's been a pleasure working with you!

Total \$10,800.00



Permit Detail

A/P Type: MECHANICAL PERMIT APPLICATION
A/P NBR: 2095842
Address: 1507 W ROSEWOOD AVE
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name: MITCH KILBY
License:
Plan Number: 1
Tenant Name:
Date Issued: 9/15/2015 10:55:47 AM
Expiration Date:
Permit Fee (Paid): \$153.00
Permit Fee (Unpaid): \$0.00
Paid Date: 4/27/2016 8:57:00 AM
Number of Units:
Nbr of Stories:
Estimated Cost Value: \$0.00
Structure Sq. Ft:
DBA Name:
ALCO Bev Flag:
Contact: PETE MARTINEZ, JR.
Description of Work: Installing a 4-ton 16-seer 410a refrigerant gas fired system with 9 duct outlets.
Garage Sale Date:
Non-Profit Status:

Use Details:

[Back](#) [Main Menu](#) [Dynamic Portal](#)

[SERVICES](#) | [LIVING IN SA](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)
[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#) | [TEXT ONLY](#)
[Contact Customer Service](#)

Website best viewed using [Microsoft Internet Explorer 5.0 and above](#) or [Netscape 6.2](#)
 with screen resolution settings of 800x600.

MISCELLANEOUS PROJECTS



All Remodeling & Construction
Small - Large - No Problem

6/20/16

Date _____

Invoice

Quantity	Description	Price	Amount
	Repair rear screen door (sliding window/hinges/door knob)		
	Fix ash/soot collection door (fireplace)		
	Add new wood to crawlspace hole to reseal		
	Fix door to plumbing area near crawlspace to reseal, add handle		
	Frost Interior glass of front door from inside for privacy		
	Patch numerous cracks in ceiling plaster		
	Reaffix ceiling plaster to wood planks in attic/ceiling where sagging		
	Patch /plaster/ sand holes in ceiling plaster (6 holes)		
	Patch / plaster/ sand holes in wall plaster (9 holes)		
	Find matching paneling; patch 2x5 hole in hallway (prev furnace hole); provide structural support for paneling		
	Install oven range hood for gas stove venting and attach to wall and ceiling and caulk to seal off		
	Install ventalation tube for range hood in attic		
	Intall new toilet hardware to repair constant leak		
	Repair latch in bathtub drain to repair seal		
	Install bathroom vent to cut humidity levels		
	Install ventalation tube in attic to connect to bathroom vent		
	Install permanent shelving in bathroom closet		
	Install permanent cedar shelving/rod into "her" closet in master bedroom		
	Install permanent cedar shelving/rod into "his" closet in master bedroom		
	Finish out closet in rear bedroom including rods/supports/shelving/paneling to seal closet		
	Procure and install attic access ladder for attic access		
	Remove all cardboard insulation planks from attic (est 2000 planks, 2+ days labor)		
	PAID 6/20/16	Sales Tax	
		TOTAL	Continued -->

Thank You!

We Appreciate Your Business



All Remodeling & Construction
Small - Large - No Problem

Date _____

Invoice- page 2

Quantity	Description	Price	Amount
	Install reverse osmosis system for drinking water (system supplied)		
	Install metal stand under water heater for code compliance		
	Install pan under water heater for code compliance		
	Install thermal reduction valve on water heater for code compliance		
	Clean out gutters, all leaves and debris		
	Reaffix gutters to side of house were sagging/falling off		
	Fix and repair shelving in "spice pantry" and replaster top section		
	Fix shelving in primary pantry		
	Replace broken handles for both "spice" and primary pantries		
	Caulk the countertop to prevent moisture seeping		
	Install rotary attic vent for attic air circulation		
	Install solar attic vent fan for attic air circulation		
	Reopen side attic vent from inside for attic air circulation		
	Blow out attic vents for attic air circulation		
	Install extra support for rafters in attic		
	Install plywood in attic for storage		
	Reseal areas around vents where leaking occurs		
	Install full insulation (cellulose/fiberglass) in attic for 1180 sq ft		
	Install fireplace doors and insulation to block airflow from chimney		
	Add molding where missing		
	Get doors to open/close properly in bedroom/backroom (3 doors)		
	Get stuck windows to open/close (5 windows)		
PAID 6/20/16		Sales Tax Included	
		TOTAL	\$8,675

Thank You!

We Appreciate Your Business



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 8, 2016

ADDRESS: 1507 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 2767 BLK 72 LOT 27
HISTORIC DISTRICT: Keystone Park
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Mitch Kilby - 1507 W Rosewood
OWNER: Mitch Kilby - 1507 W Rosewood
TYPE OF WORK: Exterior alterations, Repair and Maintenance, Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. front existing glass lite of front door; glass is believed to not be original 2. Remove non-historic window unit and install pet door in rear 3. repair and paint screen door white

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 6/8/2016 2:17:07 PM

ADMINISTRATIVE APPROVAL TO: 1. front existing glass lite of front door; glass is believed to not be original 2. Remove non-historic window unit and install pet door in rear 3. repair and paint screen door white

APPROVED BY: Lauren Sage

For:

Shanon Shea Miller
Historic Preservation Officer

ELECTRICAL

APPROVED ELECTRICAL, LLC TECL
24975
8934 RUE DE LIS
TX US
210 316 2981
bill@approvedelectrical.us
www.approvedelectrical.us



BILL TO
MITCH KILBY
MITCH KILBY
1507 ROSEWOOD
SAN ANTONIO, Texas
United States

INVOICE 653

DATE 04/22/2016

DUE DATE 05/22/2016

ACTIVITY	QTY
PERMIT WITH CITY OF SAN ANTONIO	1
DUPLEX OUTLETS	21
SWITCHES	16
GENERAL LIGHTS	8
CEILING FAN	4
CEILING FAN - HEADY DUTY FOR LIVING ROO	1
TIMER SWITCH FOR FRONT LIGHTING	1
RECESS CANS 3IN	8
ABOVE CABINET LIGHTING - <<FIXTURES NOT INCLUDED>>	2
UNDER CABINET LIGHTING - <<FIXTURES NOT INCLUDED>>	2
ATTIC LIGHT AND PLUG	1
AC - WIRE FOR	1
PORCH PLUGS	2
GFCI PLUGS FOR EXTERIOR USE	2
BATH EXHAUST FAN	1
CLST LIGHTS AND SWITCH	2
NEW PANEL	1
NEW SERVICE	1

PAID

ACTIVITY	QTY
----------	-----

=====

~~TREE LIGHTING — NOT SURE WHERE BUT APPROX \$250 TO 400—
----- DEPENDING ON HOW FAR IN YARD~~

~~STRING LIGHTS — POWER TO IF ATTACHED TO HOUSE THEN ADD APPROX \$100 TO 200.~~

~~POWER TO NEW SHED~~

~~IF TRENCHING IS DONE THEN APPROX ADD \$500 FOR PVC, SMALL PANEL, AND INSTALL
SWITH / LIGHT / PLUG~~

PAYMENT 7,647.53

TOTAL DUE	\$ 0.00
-----------	---------



List Inspections By Permit Number

A/P Number: 2097406 [Search](#) [Reset](#)

A/P Number: [2097406](#) **A/P Type:** ELECTRICAL PERMIT

Address: 1507 W ROSEWOOD AVE

Work Summary: REMOVE AND REPLACE EXISTING MAIN SERVICE

CPS Release Info:

CPSGEN	9/21/2015 8:57:00 AM	2097406
--------	----------------------------	---------

Unpaid Fees: \$0.00

Child Permits:

[Reviews](#)

Contractors/Contacts:

APPROVED ELECTRICAL/SIGNS
 APPROVED ELECTRICAL
 WILLIAM A JOHNSON

Insp Type:	Request Date:	Insp Date:	Insp Status:	Inspector Name:	Insp Comments:
ELECTRIC FINAL	7/30/2016 7:28:00 AM	8/1/2016 3:03:00 PM	CANCELLED	GILBERT CASTILLO	** CANCELLED OVER THE PHONE **
ELECTRIC ROUGHIN	6/15/2016 7:35:00 AM	6/16/2016 2:33:00 PM	CANCELLED	GILBERT CASTILLO	** WILL NEED TO ADD CORRECT DETAILS TO PERMIT FOR REWIRE OF HOME. WILL NEED TO MEET 2014 NEC & CITY CH.10 CODES. ** NO INSPECTION MADE
ELECTRIC FINAL	8/1/2016 9:29:00 PM	8/2/2016 1:15:00 PM	PASSED	GILBERT CASTILLO	
ELECTRIC ROUGHIN		8/2/2016 1:15:00 PM	PASSED	GILBERT CASTILLO	

[Back](#) [Main Menu](#) [Dynamic Portal](#)

PAINTING

To Whom it May Concern: Instead of paying for this work, we performed the work ourselves using the Paint listed in the quote.



Invoice #: 15-27

RHINO DESIGN BUILD, LLC.
 3463 MAGIC DRIVE, SUITE T-23 SAN ANTONIO, TEXAS 78229
 PH 210.413.8789 FAX 210.957.9021

INVOICE

Customer: Kilby	Referred by: nlemal
Name: Mitchell Kilby	Date: 10/1/2015
Address: 1507 W. Rosewood Ave.	Job #: 1230
City: San Antonio State: Tx ZIP: 78201	Rep:
Phone:	FOB:

Qty/S.F.	Line Item Description	Unit Price	TOTAL
1160	Paint Ceilings in entire home using Sherman Williams Emerald Interior Acrylic Latex paint.	\$ 2.00	\$ 2,320.00
1160	Paint all walls in entire home (2 colors) using Sherman Williams Emerald Interior Acrylic Latex paint	\$ 1.90	\$ 2,204.00
1	Prep work - sand, scrape and prep surface	\$ 650.00	\$ 650.00

SubTotal	
Minus OHRP	\$ 1,034.80
TOTAL	\$ 6,208.80

Payment: Check

Comments: _____

Est. Time: _____

Begin: _____

Expires: _____

Financing by: _____

Tax Rate(s): _____

Pricing above includes material, labor and tax. Contractor not responsible for pre-existing damage caused by others. Any extra work not included in Line Item Description will be considered a change order. Customer agrees to pay Contractor as draws are submitted. Contractor requires 25% down to order and secure material. Contractor carries General Liability Insurance for customer protection.

We appreciate your business and hope you tell a friend or co-worker about our business.



GAS PLUMBING

CITY OF SAN ANTONIO

Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

Permit Detail

A/P Type: PLUMBING PERMIT APPLICATION

A/P NBR: 2127551

Address: 1507 W ROSEWOOD AVE

A/P Status: CLOSED

New or Existing: EXISTG

Use Code: RESIDENTIAL

Contractor Name:

Contractor Phone:

Owner Name:

License:

Plan Number: 1

Tenant Name:

Date Issued: 1/27/2016 9:59:00 AM

Expiration Date:

Permit Fee (Paid): \$61.48

Permit Fee (Unpaid): \$0.00

Paid Date: 1/27/2016 9:59:42 AM

Number of Units:

Nbr of Stories:

Estimated Cost Value: \$0.00

Structure Sq. Ft: 0

DBA Name:

ALCO Bev Flag:

Contact: DUSTIN CLARK

Description of Work: MOVED GAS LINE **LZ** **GAS TO FURNACE ONLY**

Garage Sale Date:

Non-Profit Status:

Use Details:

[Back](#)

[Main Menu](#)

[Dynamic Portal](#)

[SERVICES](#) | [LIVING IN SA](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)

[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#) | [TEXT ONLY](#)

[Contact Customer Service](#)

Website best viewed using [Microsoft Internet Explorer 5.0 and above](#) or [Netscape 6.2](#) with screen resolution settings of 800x600.



1507



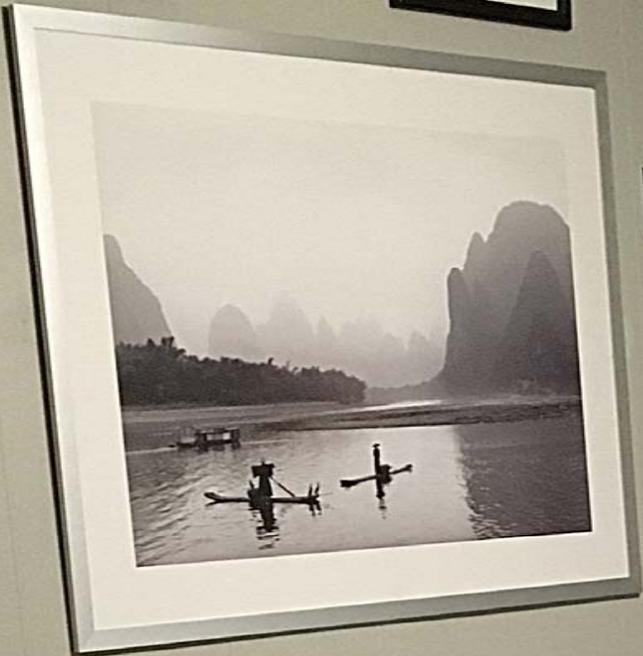
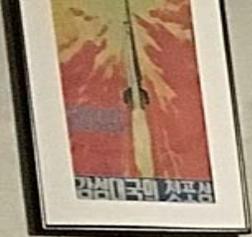
PROHIBITION ON WARNINGS: THIS APPLIANCE CONTAINS FIBERGLASS FIBERGLASS ARE KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER.

























Profile

NUTRIBL

1:11







