

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2017

HDRC CASE NO: 2017-331
ADDRESS: 1014 S ST MARYS
LEGAL DESCRIPTION: NCB 782 BLK 4 LOT B
ZONING: C-2, HS, NCD-1
CITY COUNCIL DIST.: 1
APPLICANT: Gilberto and Aida Meza
OWNER: Gilberto and Aida Meza
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1014 S St Mary's Street.

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.

(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.

(2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the

tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(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:

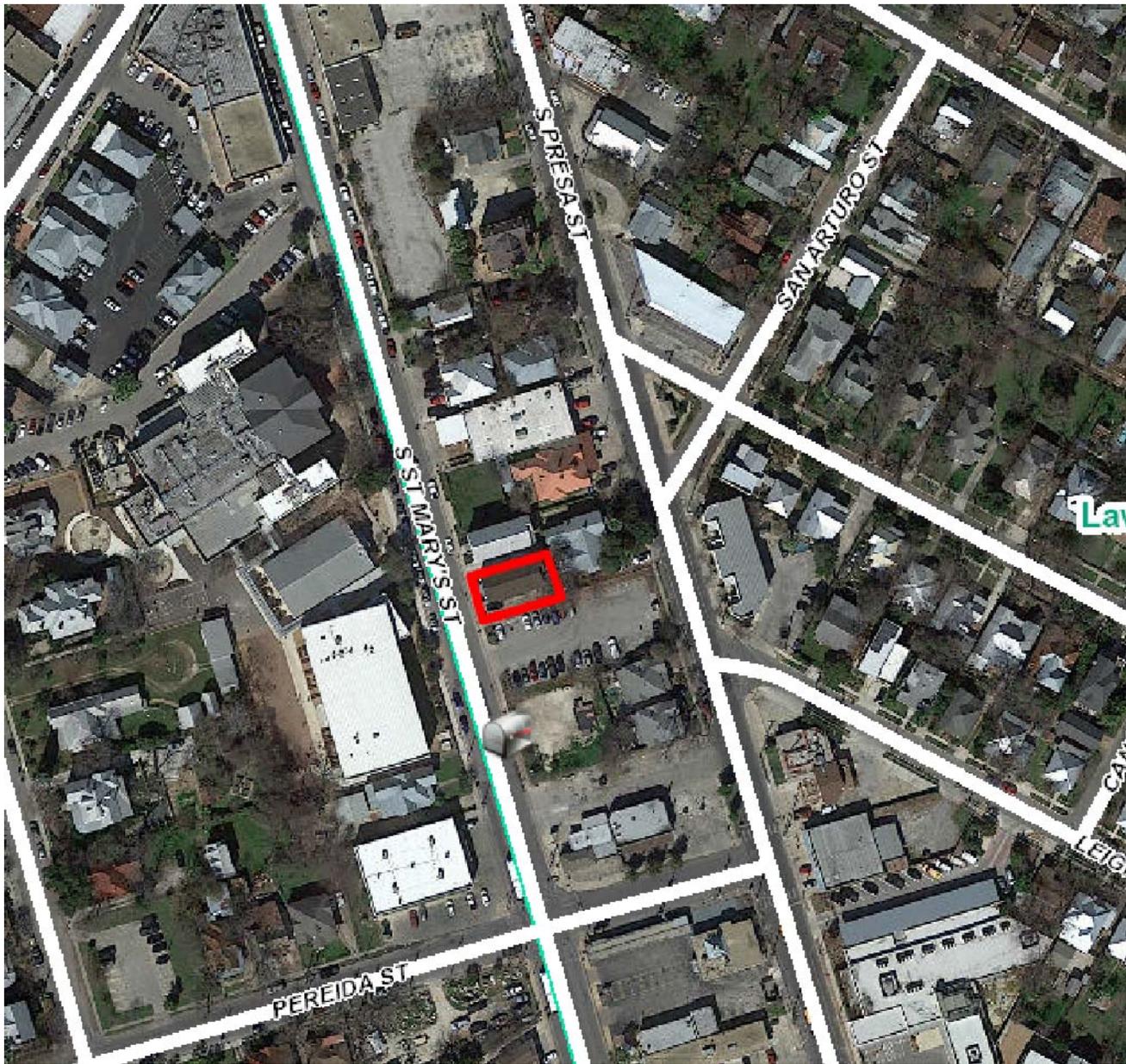
- a. The applicant is requesting Historic Tax Certification for the property at 1014 S St Mary's, an individually designated landmark.
- b. The applicant has received Administrative Certificates of Appropriateness for column repair, front porch decking repair, wood trim repair, damaged siding replacement, damaged soffit replacement, damaged gable vent replacement, painting, roof replacement and foundation repair. The approvals and work were completed in 2015.
- c. The requirements for Historic Tax Certification 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 and an itemized list of costs.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



N



Flex Viewer

Powered by ArcGIS Server

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May 2014



2013

2016



Subject: Re: invoice

From: Homero Lopez (homerolopez67@gmail.com)

To: Gameza@sbcglobal.net;

Date: Tuesday, December 1, 2015 1:55 PM

HOMER'S CONSTRUCTIO
1875 STACEY RD
POTEET TX 78065

MR MEZA
1014 S MARY'S ST
SAN ANTONIO TX 78207

Work Scope Front Elevation

- Demo sq columns
- Demo trims windows and doors
- Demo siding
- Demo hand rails
- Demo floor on second floor
- Demo soffit on porch's
- Demo gable vent
- Demo damaged fascias

Work Scope rest of house

- Demo damaged siding
- Demo damaged fascias
- Demo damaged window trim
- Demo damaged corner trim
- Demo window screen

Re construction work scope

Repair house matching materials on siding, window trim, door trim and fascias + STAIRCASE

Work scope paint

- Scrapping sidind
- Pressure wash
- Prime house
- Paint 3 colors

Demo work scope roof

RECONSTRUCT FRONT ELEVATION \$18,300.00

Rest of house \$19500.00

PAINT HOUSE \$12500.00

FRONT

REPAIR

PAINT

Demo existing roof
 Demo damaged roof jacks
 Demo felt paper
 Cut around fascia 12 inches to remove gutters
 Fix damaged osb around ventilation
 Cut Ridge 3 inches for ventilation

Re construction work scope roof

31
 ROOF
 8400.00

New 25 years roof (Brownwood)
 New felt paper (30 years)
 New Ridge vent (50lnft)
 New drip edge

ROOF

TOTAL
 \$58,750

Restriction and conditions

This job included labor, materials and permits
 A 50% need to be paid when contractor needed
 The remaining balance need to be paid after job is complete

Total 58,750

On Dec 1, 2015 12:51 PM, "Homero Lopez" <homerolopez67@gmail.com> wrote:

HOUSE LEVELING

7-10-14

7-13-14

\$7650.00

