

HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

HDRC CASE NO: 2018-199
ADDRESS: 819 DAWSON ST
LEGAL DESCRIPTION: NCB 563 BLK 7 LOT 16
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Seth Teel/Somos Real Estate
OWNER: Meghan Jarman
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: April 24, 2018
60-DAY REVIEW: June 23, 2018

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 819 Dawson.

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:

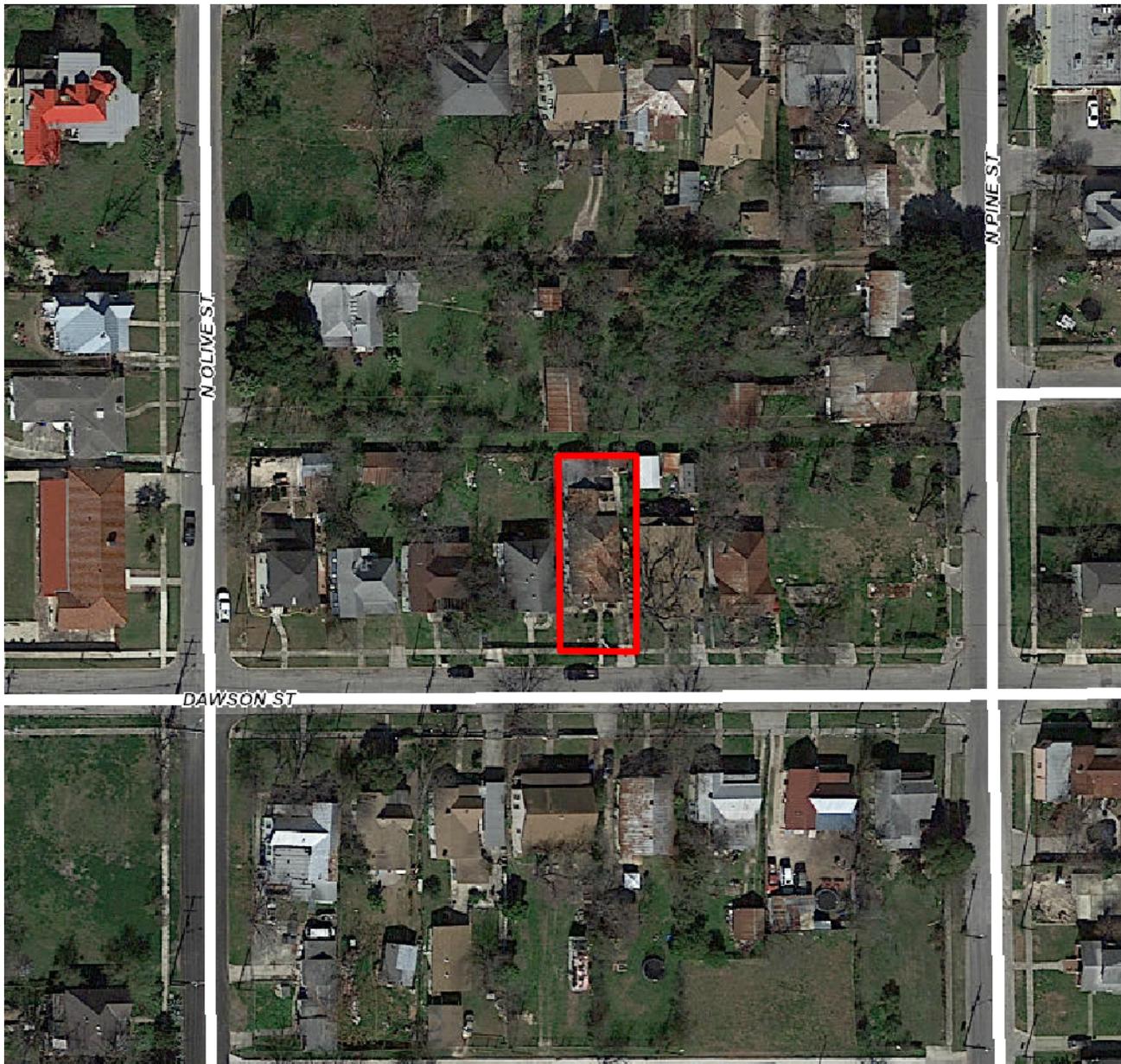
- a. The applicant is requesting Historic Tax Verification for the property located at 819 Dawson Street, located within the Dignowity Hill Historic District.
- b. The applicant has performed scopes of work that are consistent with issued Certificates of Appropriateness which includes foundation repair, window replacement, structural repairs, painting and interior improvements including electrical, mechanical and plumbing.
- c. 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.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



819 Dawson - GIS

Powered by ArcGIS Server

Printed: May 11, 2018

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ESTIMATE

Michael High / Seth Teel



(210) 559-1500
(210) 665-0607

VGC Construction
1020 Bailey Avenue
San Antonio, Texas 78210

Estimate # 48 - UPDATED
Date 04/18/2017
PO # 819 Dawson

Phone: (512) 461-4925
Email: vgc_services@yahoo.com

Description	Total
House Leveling	\$14,500.00
Includes:	
- (52) 8" wide cement piers	
- level house as much as possible	
- install a total of 310 LF of beam (4x6 treated)	
- install a total of 40 LF of joist (2x10 treated)	
- 3 year transferable warranty and Certificate of Warranty	
- Engineer report	
- permits	
Demolition	\$4,500.00
Removal and disposal of:	
- existing walls as designated	
- all drywall on remaining walls and ceilings	
- any old insulation	
- existing cabinetry (kitchen and bathrooms)	
- existing toilets	
- existing interior doors	
- existing damaged metal roofing and any damaged roof decking	
- windows as designated	
- old addition at back of house	
- cracked exterior concrete	
- remove exterior buildings	
Framing	\$10,000.00
Includes:	
- new interior walls where designated	
- new door and window openings as needed	
- repair/replace damaged beams/supports as needed	
- if it is determined a beam is needed, an engineer report will be required and any cost for same will be added	
Windows/Vapor Barrier/Siding	\$5,500.00
Includes:	
- close in new walls at back of house	
- vapor barrier wrapped	

819 Dawson, 78202 - Before & After Photos



Before – Front Façade (South)

819 Dawson, 78202 - Before & After Photos



After – Front Façade (South)

- original siding will be repaired and replaced as needed
- includes 1x4 exterior trim around new windows and/or doors
- existing trim will be salvaged where able and reused
- NOTE: it is still being determined as to whether or not the existing windows will be replaced or repaired. Any necessary adjustments will be made at that time

Roof \$2,500.00

Includes:

- repairs, as needed, to existing metal roof
- metal roof will be cleaned and painted with aluminum paint
- repairs to existing roof decking, as needed

Exterior Carpentry \$6,500.00

Repair/rebuild front porch

Painting - Exterior \$1,900.00

Includes:

- caulk and paint siding, including trim and vents
- colors to be approved by Owner

Painting - Interior \$2,500.00

Includes:

- caulk, prime and paint all walls, ceilings, trim and baseboards
- all walls - one color throughout house - satin finish
- all ceilings - one color throughout house - ceiling white flat
- trim and baseboards - one color throughout house - semi-gloss finish
- interior doors - semi-gloss finish (same color as trim and baseboards)
- shelves in closets, pantry, linen closets - semi-gloss finish (same color as trim and baseboards)
- exterior doors (inside and outside) - semi-gloss latex exterior (in coordinating color with exterior of house); interior of doors painted to match trim
- colors to be approved by Owner

Electrical \$9,200.00

Includes:

- permits
- retiring of entire house
- installation of new light fixtures (cost of light fixtures on separate line item)
- new service box, if needed
- new electrical panel
- (4) USB outlets (2 in master at each side of bed and 2 in kitchen)
- (1) in-switch dimmer for living room light
- (1) dimmer for master bedroom

Does not include new meter box and cable to power pole unless required by CPS

Plumbing \$7,900.00

Includes:

- permits
- rough-in and top out, including moving existing bathroom lines and existing kitchen lines as designated
- 50 gallon electric water heater
- gas open for range

Does not include pressure release valve at street. If required by CPS, a change order will be issued.

HVAC \$7,000.00

Includes:

- permits
- set 4 ton unit set on concrete pad

- rough-in on duct work
- Final and top out

Insulation **\$2,000.00**

Includes:

- R13 batt insulation in exterior walls
- R38 blown-in insulation in ceilings

Drywall **\$6,700.00**

Includes:

- hang, tape and float drywall
- texture walls and ceilings (orange peel texture)

Doors & Hardware **\$2,930.00**

Includes:

- replacement of all interior doors
- new exterior front door
- new exterior back door
- All hardware - bronze finish

Interior Trim **\$2,100.00**

Purchase and install trim. Includes:

- 1x6 trim around doors and windows to match existing
- 1x6 baseboards
- existing trim and baseboards will be salvaged and re-used, as able

Wood Flooring **\$4,000.00**

The existing wood flooring is currently covered with laminate and plywood. Once this is removed, the underlying original pine wood flooring will be assessed. If the pine floor is not salvageable, alternatives will be discussed with Owner.

Tile Floors **\$2,000.00**

Purchase and install tile for the following areas:

- kitchen (including pantry)
- guest bathroom (including linen closet)
- master bathroom (including linen closet)
- laundry/mud room

Tile to be chosen by or approved by Owner

Tile Walls **\$3,500.00**

Purchase and install wall tile for:

- one (1) tub surround (to ceiling)
- one (1) 48" x 60" (approximate) shower stall
- kitchen backsplash (up to 17")

Tile to be chosen by or approved by Owner.

Kitchen Cabinets **\$5,100.00**

Purchase and install custom-made white Shaker-style cabinets. Includes:

- soft close doors and drawers
- hardware
- may include open shelves at sink

Design to be approved by Owner

Kitchen Counters **\$3,210.00**

Purchase and install standard (Level 1 or Level 2) granite counters. Includes stainless steel, under-mount sink.

Bathrooms **\$4,525.00**

Purchase and install:

- three (3) vanities or pedestal sinks (to be chosen by or approved by Owner)
- two (2) elongated toilets
- one (1) standard tub
- three (3) bathroom mirrors
- three (3) sink faucets (bronze finish)
- two (2) shower faucets, including new valve assembly
- bath accessories for each bath (towel rack/hooks, toilet paper holders, hand towel holder)
- Master bath to include walk-in shower with frameless glass door

Lighting Fixtures/Ceiling Fans **\$1,350.00**

Purchase and install light fixtures and ceiling fans. Includes:

- four (4) ceiling fans with light kit (living room and 3 bedrooms)
- one (1) chandelier-style light (dining room)
- up to three (3) pendant lights in kitchen
- up to sixteen can lights (4 in kitchen, 4 in dining room, 4 in living room, 4 in master bedroom)
- seven (7) ceiling mount lights (bedroom closets, hallway, laundry/mud room)
- vanity lights in bathrooms (2 in master bath, 1 in guest bath)
- vent/light combos in each bath
- exterior lights at front and back doors

Finish on all lights will be oil-rubbed bronze.

Owner to chose or approve all lighting.

Appliances/Miscellaneous **\$3,100.00**

Purchase and install appliances in kitchen. Includes:

- garbage disposal
- stainless range hood and exhaust
- stainless dishwasher
- stainless gas range
- stainless refrigerator

- kitchen faucet (bronze finish)
- closet shelves and dowels

Appliances to be chosen by or approved by Owner.

Landscaping/Fence/Carport **\$3,200.00**

Includes:

- plants at front of house only
- basic clean-up around entire house
- decomposed granite in driveway area, as approved by Historic Committee
- fence as approved by Historic Committee
- carport (16'L x 16'W x 10'H), as approved by Historic Committee

Contractor Fees **\$25,000.00**

Includes permits and port-a-potty onsite for duration of construction.

Subtotal **\$140,715.00**

Total **\$140,715.00**

By signing this document, the customer agrees to the services and conditions outlined in this document.



Signed on: 04/18/2017

Laurie Johnson

Michael High / Seth Teel



ZIGA ARCHITECTURE STUDIO
 Architectural Interiors • Historic Preservation

INVOICE

SOLD TO:

Attn: Seth Teel
 819 Dawson Land Trust
 512 Refugio St.
 San Antonio, TX 78210
 (210) 201-5656
 investsatx@gmail.com

INVOICE NUMBER | 170126
 INVOICE DATE | May 22, 2017

Sales & Use Tax Rate: City of San Antonio

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
50%	Architectural Services - 819 Dawson - 50% Final Payment	3,800.00	\$ 1,900.00
		SUBTOTAL	\$ 1,900.00
		TAX	N/A
		FREIGHT	\$ -
			\$ 1,900.00
			PAY THIS AMOUNT

DIRECT ALL INQUIRIES TO:
 Felix Ziga, AIA
 (210) 201-3637
 email: felix@studioziga.com

MAKE ALL CHECKS PAYABLE TO:
 Ziga Architecture Studio, PLLC
 Attn: Accounts Receivable
 1218 E. Euclid Ave., #3
 San Antonio, TX 78212

THANK YOU FOR YOUR BUSINESS!



ZIGA ARCHITECTURE STUDIO
Architectural Services, PLLC

INVOICE

SOLD TO:
Attn: Seth Teel
819 Dawson Land Trust
512 Refugio St.
San Antonio, TX 78210
(210) 201-5656
investsatx@gmail.com

INVOICE NUMBER | 170121
INVOICE DATE | May 1, 2017

Sales & Use Tax Rate: City of San Antonio

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
50%	Architectural Services - 819 Dawson - 50% Progress Payment	3,800.00	\$ 1,900.00
		SUBTOTAL	\$ 1,900.00
		TAX	N/A
		FREIGHT	\$ -
			\$ 1,900.00
			PAY THIS AMOUNT

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1218 E. Euclid Ave., #3
San Antonio, TX 78212

THANK YOU FOR YOUR BUSINESS!

819 Dawson, 78202 - Before & After Photos



Before – Rear Façade (North)

819 Dawson, 78202 - Before & After Photos



After – Rear Façade (North)

819 Dawson, 78202 - Before & After Photos



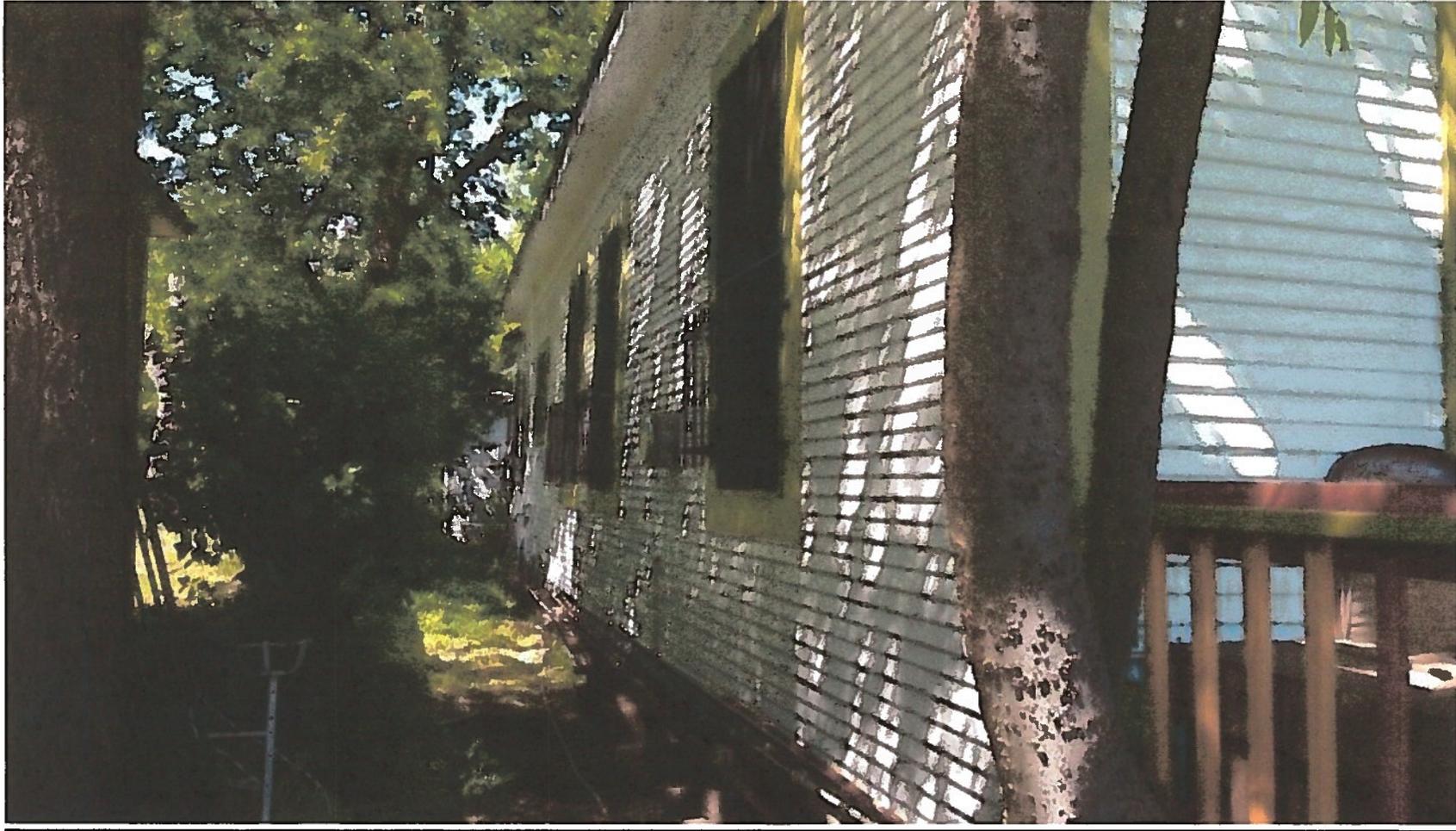
Before - Right side, East Façade

819 Dawson, 78202 - Before & After Photos



After - Right side, East Façade

819 Dawson, 78202 - Before & After Photos



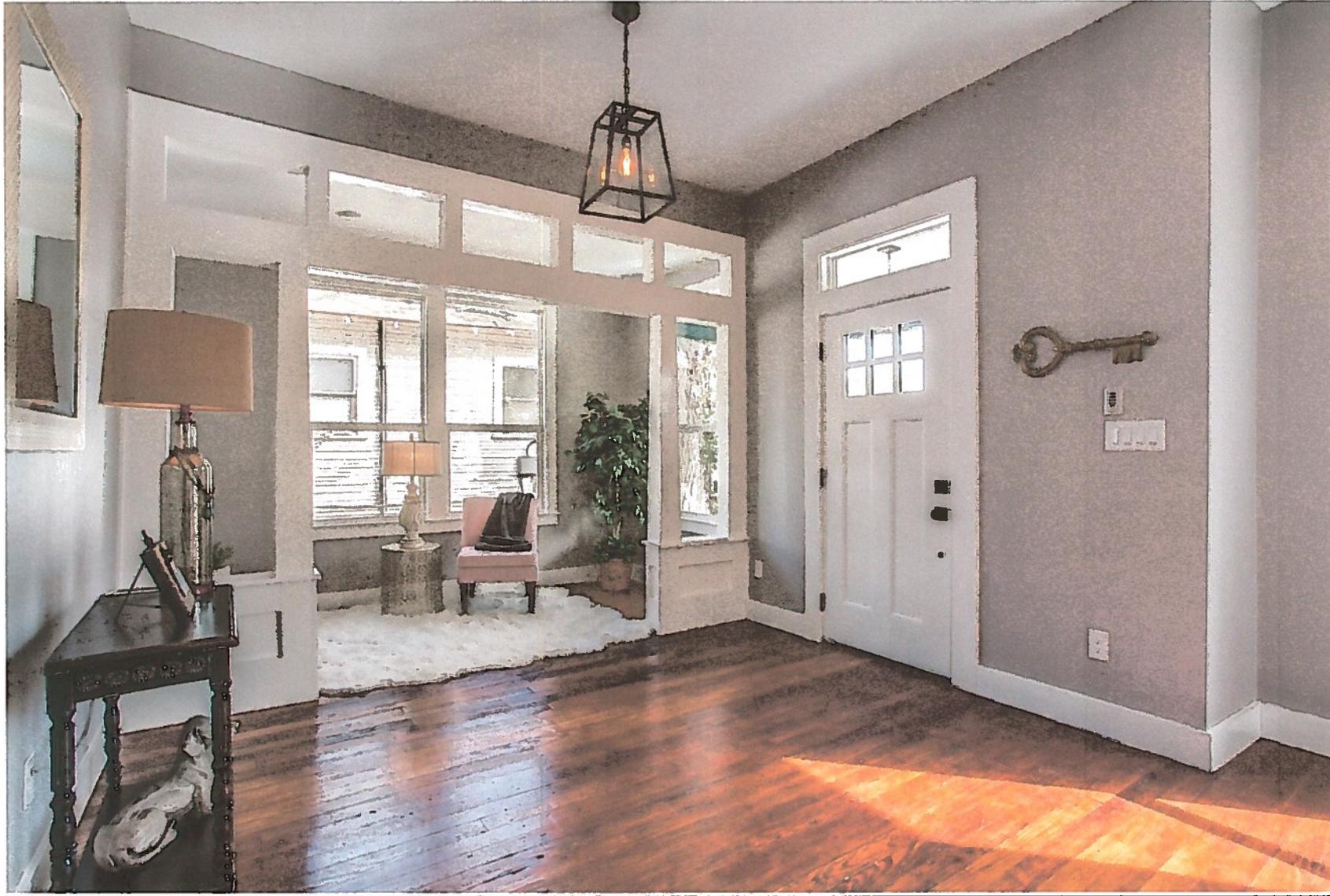
Before - Left side, West Façade

819 Dawson, 78202 - Before & After Photos



After - Left side, West Façade

819 Dawson, 78202 – After Interior Photos



Entry

819 Dawson, 78202 – After Interior Photos



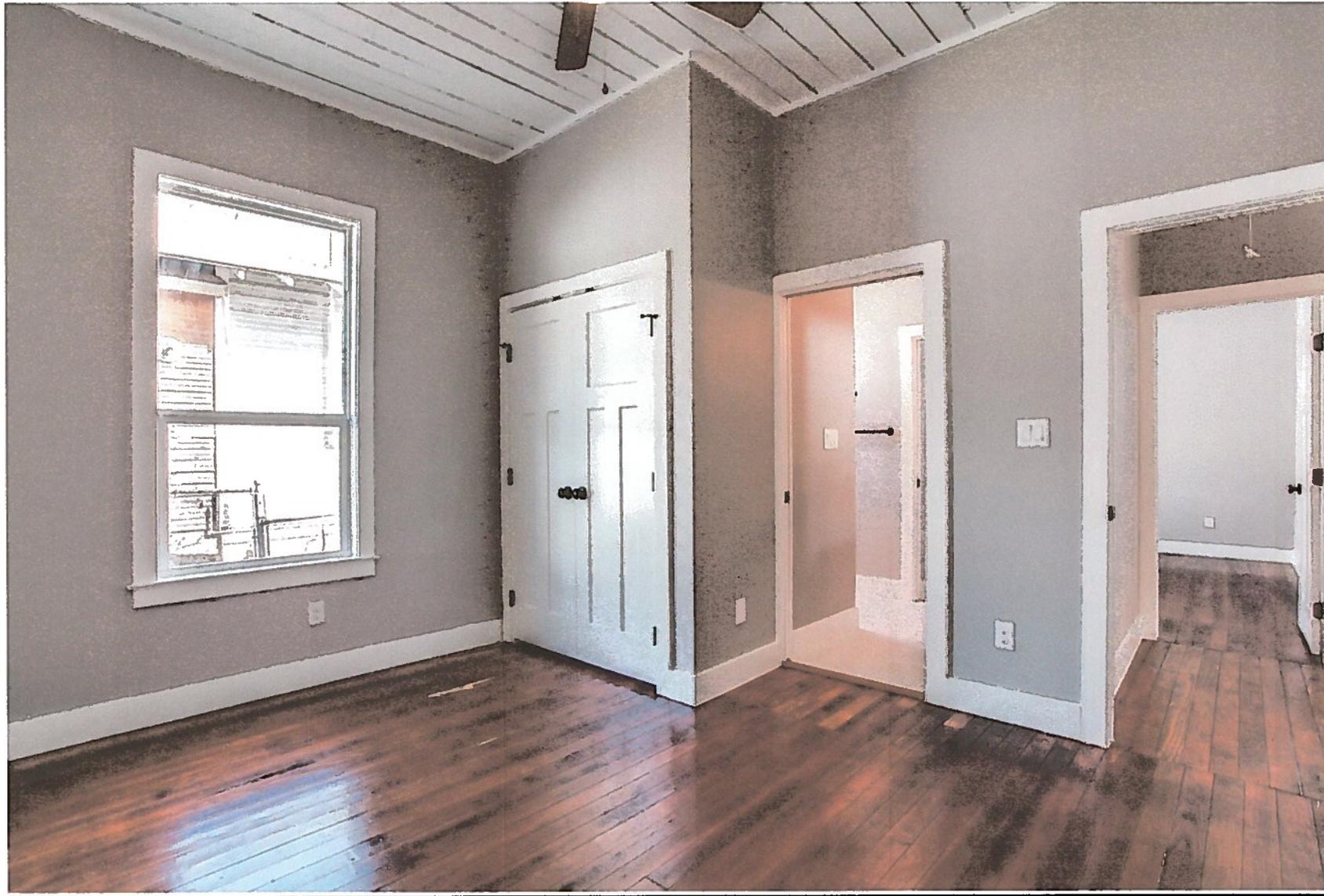
Living Room

819 Dawson, 78202 – After Interior Photos



Kitchen

819 Dawson, 78202 – After Interior Photos



Bedroom 1

819 Dawson, 78202 – After Interior Photos



Bedroom 2

819 Dawson, 78202 – After Interior Photos



Powder Room

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04/18/18

Accrual Basis

Alamo City Assets, LLC
Custom Transaction Detail Report
819 Dawson Hard Costs

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Class</u>	<u>Amount</u>	<u>Balance</u>
04/12/2017	Stewart Title Co.	Purchase Price - Dawson	Dawson	97,500.00	97,500.00
04/12/2017	Stewart Title Co.	Closing Costs - Dawson	Dawson	3,586.88	101,086.88
04/25/2017	Diven Valles	Dawson Contract	Dawson	140,715.00	241,801.88
05/03/2017	Ziga Architecture...	Dawson	Dawson	3,800.00	245,601.88
07/19/2017	Diven Valles	Dawson CO1	Dawson	3,000.00	248,601.88
10/14/2017	Diven Valles	Dawson CO2	Dawson	2,500.00	251,101.88
Total				251,101.88	251,101.88

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April 18, 2018
Accrual Basis

Alamo City Assets, LLC
Property Profit & Loss
819 Dawson Soft Costs

	Apr 18, 18	% of Income
Ordinary Income/Expense		
Cost of Goods Sold		
Cost of Goods Sold		
Insurance	2,751.25	0.0%
Interest/Points Expense	32,395.71	0.0%
Taxes	0.00	0.0%
Utilities	1,659.10	0.0%
Total Cost of Goods Sold	36,806.06	0.0%
Total COGS	36,806.06	0.0%
Gross Profit	-36,806.06	0.0%
Net Ordinary Income	-36,806.06	0.0%
Net Income	-36,806.06	0.0%

Plus Taxes = Approx. \$ 5,500.00

May 10, 2018 at 4:11:21 PM
821 Dawson St
San Antonio TX 78202
United States



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

ADDRESS: 1819 DAWSON ST
REQUEST: Tax Verification

HEARING DATE: May 16, 2018 at 3:00 PM

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO
If you have any questions or concerns, please call (210) 207-6035 or email info@sapreservation.com
No photos or video are allowed at any HDRC meeting. No cell phone use is allowed at any HDRC meeting.