

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 12

HDRC CASE NO: 2015-230
ADDRESS: 505 E EVERGREEN
LEGAL DESCRIPTION: NCB 397 BLK 28 LOT 9
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: William Jackson
OWNER: William Jackson
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 505 E. Evergreen.

APPLICABLE CITATIONS:

UDC Section 35-618 – Tax Exemption Qualifications.

(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.

FINDINGS:

- a. The applicant has received an administrative Certificate of Appropriateness for approval to repair the foundation, install new skirting, restore the front porch and remove a non-historic stair and door. Work including repairing windows and exterior paint has been included in the scope of work but no record of an approval was found.
- b. The applicant has met all requirements of the City's tax certification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval based on findings a-b with the stipulation that the applicant acquire all necessary approvals and permits prior to returning for Tax Verification.

CASE MANAGER:

Adriana Ziga





505 E Evergreen

Powered by ArcGIS Server

Printed: May 20, 2015

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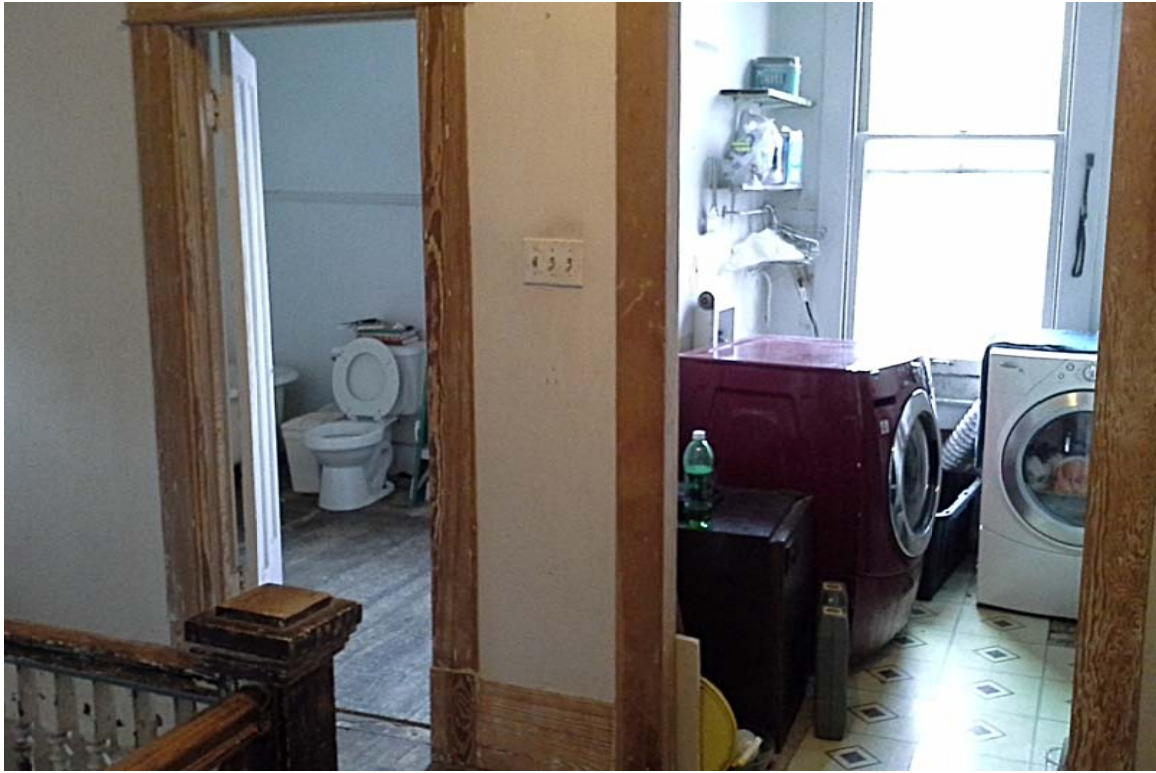














McAuliff Contracting
85 NE Loop 410 Suite 622
Sa, TX 78216
Office Phone: 210-394-1241
Company Email: mcauliffcontracting@me.com

Estimate

Estimate Number: E140521544
Estimate Date: May 21, 2014
Estimate Amount: 98,250.00
Created By: Jim McAuliff

Billing Address:

Debbie Tibey(evergreen)
505 E Evergreen
Sa, TX

Shipping Address:

Debbie Tibey(evergreen)
505 E Evergreen
Sa, TX

Item #	Item Name	Quantity	Unit Price	Taxable	Total
4324	Demo And Dumpster Walls, clean out, drywall, dumpsters	1.00	4,000.00		4,000.00
4325	Framing Open walls, reframe for bath and open kitchen	1.00	5,250.00		5,250.00
4326	Electrical Full rewire, up to 6 recess cans in kitchen, fixture not included	1.00	9,000.00		9,000.00
4792	HVAC 1 New system, a split system will be additional charge	1.00	8,000.00		8,000.00
4329	Drywall And Texture	1.00	5,250.00		5,250.00
4330	Trim Carpentry Closets, base were needed, casing, adjust doors, change doorknobs	1.00	4,500.00		4,500.00
4331	Interior Paint Full interior paint with extra work for old doors, old casing	1.00	6,500.00		6,500.00
4332	Window Refurbishing Actual window count may change. Refurbish all windows, locks, ropes, glass, make sure all open.	22.00	150.00		3,300.00
4333	Exterior Paint Extra cost for additional historic home prep	1.00	7,500.00		7,500.00
4335	Siding Repairs	1.00	2,500.00		2,500.00
4336	Kitchen Allowance	1.00	8,000.00		8,000.00
4337	Full Baths Allowance, mid grade material full redo	2.00	4,000.00		8,000.00

4338	Half Bath	1.00	2,000.00		2,000.00
4339	Flooring Wood floor patch in and tile wet areas. Refinish wood floors	1.00	9,100.00		9,100.00
4340	Lighting Allowance, recess cans labor included but not material	1.00	1,000.00		1,000.00
4343	Porch Redo Repair and redo railing to historic specs	1.00	3,500.00		3,500.00
4728	Front Door Remove And Reinstall Door and side windows one piece. Reset after foundation	1.00	500.00		500.00
4729	Above Utility Room Re Roof And Frame My personal opinion this is a waste of money but during walk through it was requested to bid Siding, roof, decking framing.	1.00	3,500.00		3,500.00
4730	Add A Window In Back And Window In From Labor only. Extra windows on site we can use. Owner to find reclaimed window for front 40 inch window.	1.00	350.00		350.00
4731	Remove Staircase And Patch In Second Story Door Demo, haul away, trim carpenter and siding	1.00	1,500.00		1,500.00
4770	Plumbing New plumbing, does not include under ground plumbing	1.00	9,000.00		9,000.00
4791	Discount	1.00	-4,000.00		-4,000.00

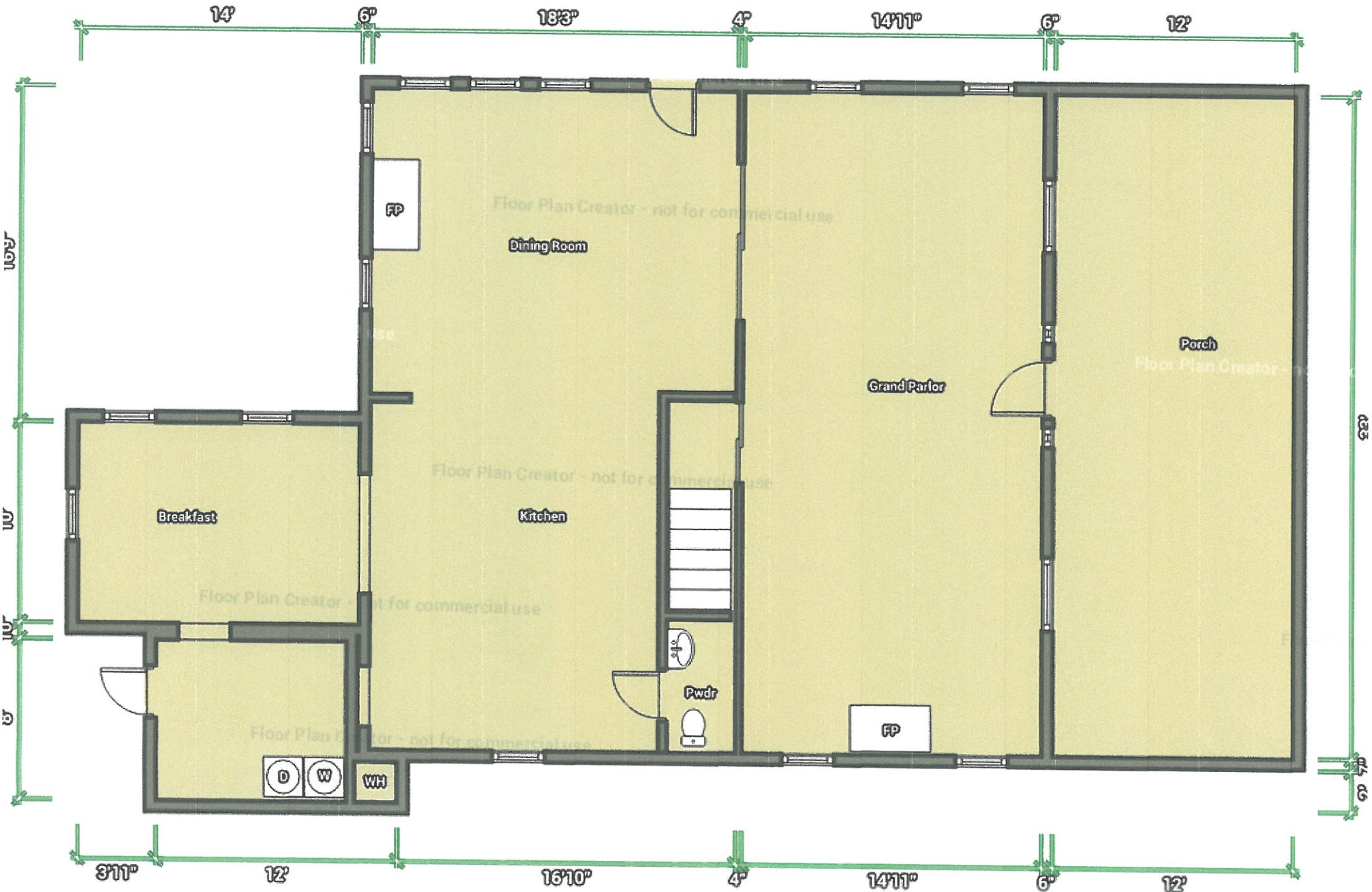
Subtotal: \$ 98,250.00
Estimate Amount: \$ 98,250.00

EVERGREEN TIME LINE

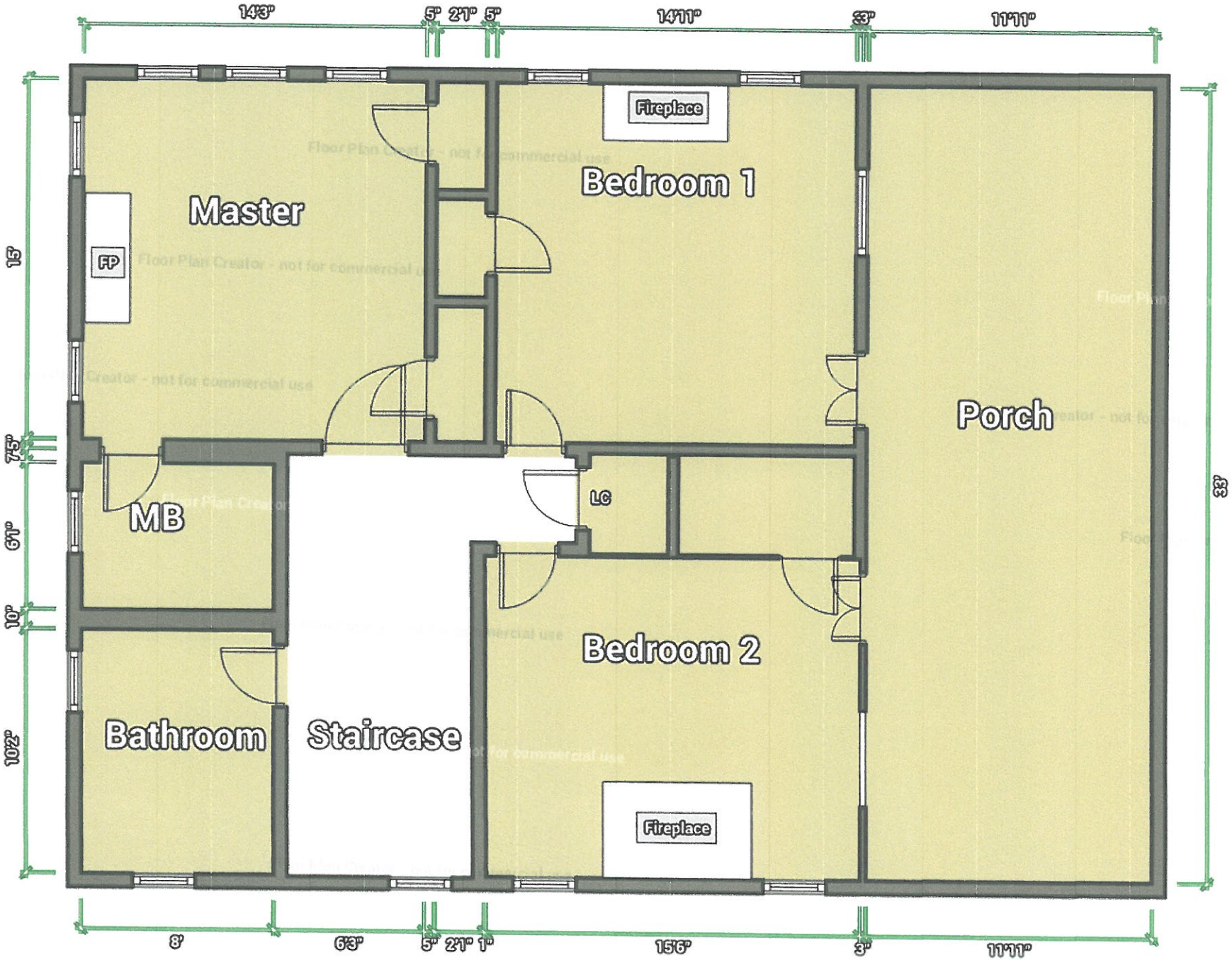
Finish Floors (They have to dry between coats)	Dec 29
Finish Laundry Room	Dec 24
Install the range (it will not be deliver until Christmas eve) And install dishwasher	Dec 26 or 29
Finish granite for bathrooms	Dec 30
Finish Pantry and crown moulding on Cabinets	Dec 30
Install toilets and faucets	Dec 30
Install ¼ round along all baseboards	Dec 31
Finish any touch up areas for paint	Jan 2
Paint upstairs and downstairs porches	Jan 5
Install Stain glass doors and windows	Jan 5
Clean house	Jan 5

The Hvac is pretty much finished. We just have to install The AC units on the outside of the house. The ducting, thermostats and the other parts have all been installed.

First Floor Rehab



Upstairs



Bexar CAD

Property Search Results > 103740 JACKSON WILLIAM R for Year 2015

Property

Account

Property ID: 103740 Legal Description: NCB 397 BLK 28 LOT 9
 Geographic ID: 00397-028-0090 Agent Code:
 Type: Real
 Property Use Code: 001
 Property Use Description: Single Family

Location

Address: 505 E EVERGREEN CT Mapsco: 616F2
 SAN ANTONIO, TX 78212
 Neighborhood: TOBIN HILL HISTORIC DIST Map ID:
 Neighborhood CD: 57320

Owner

Name: JACKSON WILLIAM R Owner ID: 72022
 Mailing Address: 505 E EVERGREEN ST % Ownership: 100.0000000000%
 SAN ANTONIO, TX 78212-4424
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$294,410	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$30,080	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$324,490	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$324,490	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$324,490	

Taxing Jurisdiction

Owner: JACKSON WILLIAM R
 % Ownership: 100.0000000000%
 Total Value: \$324,490

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.030679	\$324,490	\$324,490	\$99.55
08	SA RIVER AUTH	0.017500	\$324,490	\$324,490	\$56.79

09	ALAMO COM COLLEGE	0.149150	\$324,490	\$324,490	\$483.98	
10	UNIV HEALTH SYSTEM	0.276235	\$324,490	\$324,490	\$896.36	
11	BEXAR COUNTY	0.283821	\$324,490	\$324,490	\$920.97	
21	CITY OF SAN ANTONIO	0.565690	\$324,490	\$324,490	\$1,835.61	
57	SAN ANTONIO ISD	1.382600	\$324,490	\$324,490	\$4,486.40	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$324,490	\$324,490	\$0.00	
Total Tax Rate:		2.705675				
					Taxes w/Current Exemptions:	\$8,779.66
					Taxes w/o Exemptions:	\$8,779.64

Improvement / Building

Improvement #1: Residential **State Code:** A1 **Living Area:** 2543.0 sqft **Value:** \$294,410

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	G - WS		1930	1454.0
OP	Attached Open Porch	G - NO		1930	252.0
OP	Attached Open Porch	G - NO		1930	25.0
OP2	Attached 2nd story porch	G - WS		1930	396.0
LA2	Living Area 2nd Level	G - WS		1930	1089.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1837	8000.00	50.00	160.00	\$30,080	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	\$294,410	\$30,080	0	324,490	\$0	\$324,490
2014	\$133,380	\$30,080	0	163,460	\$0	\$163,460
2013	\$134,180	\$30,080	0	164,260	\$0	\$164,260
2012	\$134,560	\$30,080	0	164,640	\$18,020	\$146,620
2011	\$138,890	\$30,080	0	168,970	\$35,679	\$133,291
2010	\$143,240	\$30,080	0	173,320	\$52,146	\$121,174

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/18/2003	Deed	Deed		JACKSON, WILLIAM R	9966	0102	0
2	11/7/2000	Deed	Deed		EATON, BERNARD R	8639	1492	0
3	1/28/1998	Deed	Deed		LEVITZ PROPERTY MGMT INC	7344	0275	0

2015 data current as of May 18 2015 12:33AM.

2014 and prior year data current as of May 16 2015 6:44AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Website version: 1.2.2.7

Database last updated on: 5/18/2015 12:33 AM

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