

# HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

**HDRC CASE NO:** 2019-222  
**ADDRESS:** 214 NELSON AVE  
**LEGAL DESCRIPTION:** NCB 6397 BLK 2 LOT 14  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Philip and Sheila Levin  
**OWNER:** Philip and Sheila Levin  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** April 18, 2019  
**60-DAY REVIEW:** June 17, 2019  
**CASE MANAGER:** Adam Rajper  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 214 Nelson.

## APPLICABLE CITATIONS:

*UDC, 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.

- (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.

- (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:**

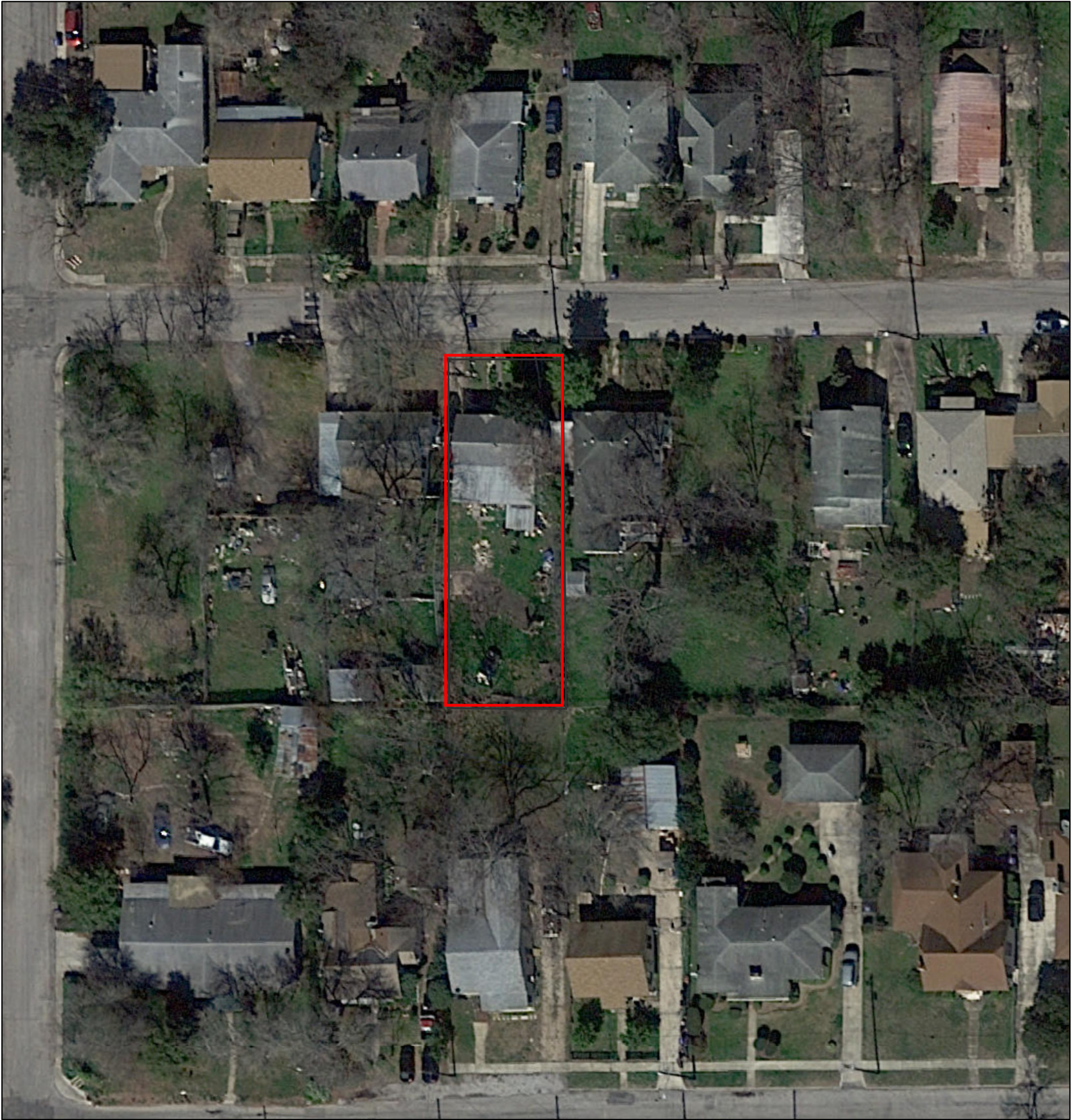
- a. The applicant is requesting Historic Tax Certification at 214 Nelson. The one-story, Minimal Traditional style single-family residence was constructed c. 1946 and is contributing to the Knob Hill Historic District.
- b. Approved exterior rehabilitative scopes of work include foundation repairs, in-kind siding replacement, infill of one window, in-kind replacement of seven windows, roof modifications, and construction of a rear addition.
- c. The applicant has submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification.
- d. 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, an itemized list of costs, and a timeline of completion.
- e. Approval of Tax Verification by the HDRC in 2019 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2020.

## **RECOMMENDATION:**

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

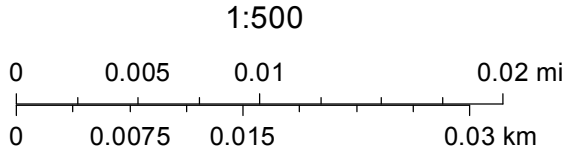


214 Nelson



May 7, 2019

— User drawn lines







214 Nelson Avenue

Nelson Ave

Nelson Ave

Nelson Ave

Nelson Ave

Nelson Ave

Stanbury Ave

Stanbury Ave

Stanbury Ave

Stanbury Ave

Google





214 Nelson Avenue

Nelson Ave

Nelson Ave

McDon Ave

Lson Ave



April 12, 2019 at 12:04 PM

15 Nelson Ave

San Antonio TX 78210

United States



## TAX CERTIFICATION FORM DOCUMENTATION

Original square footage was 1100 – proposed finished square footage is 1415.

The scope of work is itemized below:

1. Correct pier and beam foundation under current building and add pier and beam foundation under rear addition and proposed front porch
2. Add 16 X 10 addition to rear of house AND add 8 X 14 Deck on rear
3. Add new roof in rear to replace roof over both original and new addition. Replace roof in front section of building
4. Install siding over entire structure to match original dutch lap
5. Add hardiboard that matches siding for skirt
6. Gut the inside of the house
7. Add new HVAC, Insulation, all electrical and all plumbing. Move electric panel from street view.
8. New floors, walls, windows, doors throughout (except as recommended by HDRC)
9. Add 2 full bathrooms
10. Add full kitchen
11. Full landscaping
12. With permission from the Historic District Review Committee we may add a front porch as well.

Estimated full rehab cost: \$70,000.

Estimated completion date: June 30, 2019

Property Address: 214 Nelson MLS:1359185  
Block & Lot NCB 6397 Blk 2 Lot 14

Purchase price	75,500					
Square Foot land	.17 acre					
Square Foot House	1136					
Taxes	2526.51					
HOA	0					
Price per Square Foot	68.66					
Area Comp Range	200-215					
Estimated Rehab Time						
Built	1946					
Description						

<https://saborgw.connectmls.com/servlet/QL?D=1ROADQ37ZOSP4787ENE>

Rehab Item	Quantity	Units	Unit Price	SubTotal		
Interior Paint	1500	sq. ft	\$2.00	\$3,000.00		
Dry Wall Repair						
Exterior Paint	1500	Sq. Ft	\$1.00	\$1,500.00		
Exterior Siding		1	\$1,000.00	\$1,000.00		
Carpet Rental Grade	0	Sq. Ft	\$2.00	\$0.00		
Tile / Laminate Kitchen	336	1	\$4.50	\$1,512.00		
Laminate Basic	1164		\$3.00	\$3,492.00		
Level Floors			\$2,800.00	\$2,800.00		
Wood floor refinish	0		\$1.50	\$0.00		
Kitchen Cabinet Refinish	0	job	\$550.00	\$0.00		
Kitchen Cabinets Replace	1	1	\$2,433.00	\$2,433.00		
Countertops Granite	12	linear ft	\$45.00	\$540.00		
Countertops Formica	0	linear ft	\$26.00	\$0.00		
Countertops Other	0	linear ft		\$0.00		
Kitchen Sink & faucet	1	job	\$350.00	\$350.00		
Dishwasher	1		1500-3000	\$2,698.00	for all applicances	
Kitchen Stove	1		1500-3000		for all applicances	
Microwave / Exhaust Fan	1		1500-3000		for all applicances	
Refrigerator?	0		1500-3000		for all applicances	
complete	2	each	\$3,750.00	\$7,500.00		
Bath Surround	0	job	\$600.00			
Bath Surround - refinish	0		\$600.00			
Bath tub	1	0	\$500.00	\$500.00		
Bath Toilets	2	each	\$140.00	\$280.00		
Bath Vanity	1	each	\$350.00	\$350.00		
double	1	each	\$500.00	\$500.00		
Bath Sink	3	each	\$200.00	\$600.00		
Master Shower	1	each	\$600.00	\$600.00		
Doors Interior	6	each	\$67.00	\$402.00		
Doors Exterior	0	each	\$225.00	\$0.00		
Door Patio	0	each	\$188.00	\$0.00		



Door - Front	1	each	\$300.00	\$300.00			
Door - French Double	1	each	\$800.00	\$800.00			
Door Knobs non locking	0	each	\$13.00	\$0.00			
Door Knobs locking	6	each	\$20.00	\$120.00			
Door Knob Entry	2	each	\$75.00	\$150.00			
Garage Single door	0	0	\$400.00	\$0.00			
Garage Double	0	0	\$800.00	\$0.00			
Garage Opener	0	0	\$250.00	\$0.00			
Fixtures (low)	5		\$20.00				
Fixtures (high)	5	1	\$40.00	\$200.00			
Fan (low)	5		\$75.00				
Fan (high)		1	\$150.00	\$0.00			
Can Lights	6	1	\$100.00	\$600.00			
Windows	12	1	\$74.00	\$888.00	61 X 37		
	3	1	\$59.00	\$177.00	36 X 36		
Water Heater	1	each	\$420.00	\$420.00			
HVAC Service	0	each	\$500.00	\$0.00			
HVAC Replace & Ducting	1	1	\$4,000.00	\$6,800.00	Felipe		
Roof - Replace	1	each	\$5,000.00	\$5,000.00			
Landscaping	1		\$500.00	\$500.00	Get bid		
Trash Removal	1	load	\$600.00	\$600.00			
Electrical Panel & Misc	1	1	\$7,600.00	\$7,600.00			
Switch & Plugs	24	1	\$3.00	\$72.00			
Miscellaneous Plumbing	1			\$0.00	Get bid		
Miscellaneous	1	1 time	\$1,000.00	\$1,000.00			
Foundation Pier& Beam	1	1 time	\$9,600.00	\$9,600.00			
Foundation Slab	0	1 time					
Insulation		ft	\$1,000.00	\$1,000.00	Speak with Ness		
Deck	1		\$2,000.00	\$2,000.00			
Front Porch	1		\$3,000.00	\$3,000.00			
Make Ready Cleaning			\$500.00	\$500.00			

TOTAL REHAB \$71,384.00

purchase price \$75,500.00

Purchase & Rehab \$146,884.00





















**⚠ DANGER**  
STAY CLEAR OF  
LOADING ZONE  
OR OFF  
THE TRAILER



