

HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

HDRC CASE NO: 2018-574
ADDRESS: 219 FLORIDA ST
LEGAL DESCRIPTION: NCB 3006 BLK 4 LOT 14
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Rick Sperling
OWNER: Rick Sperling
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: November 15, 2018
60-DAY REVIEW: January 14, 2019
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 219 Florida.

APPLICABLE CITATIONS:

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 Verification for the property at 219 Florida, located in the Lavaca Historic District. The applicant received Historic Tax Certification for this property at the HDRC hearing on December 20, 2017.
- b. A number of rehabilitative scopes of work have been approved including: restoration of historic German siding, painting, in-place repair of wood windows, repair of first and second floor porches, and additional wood siding repair. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. The project started in 2016 and was completed by November 2018.
- c. The applicant submitted an itemized list of cost 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

cost, and a timeline of completion.

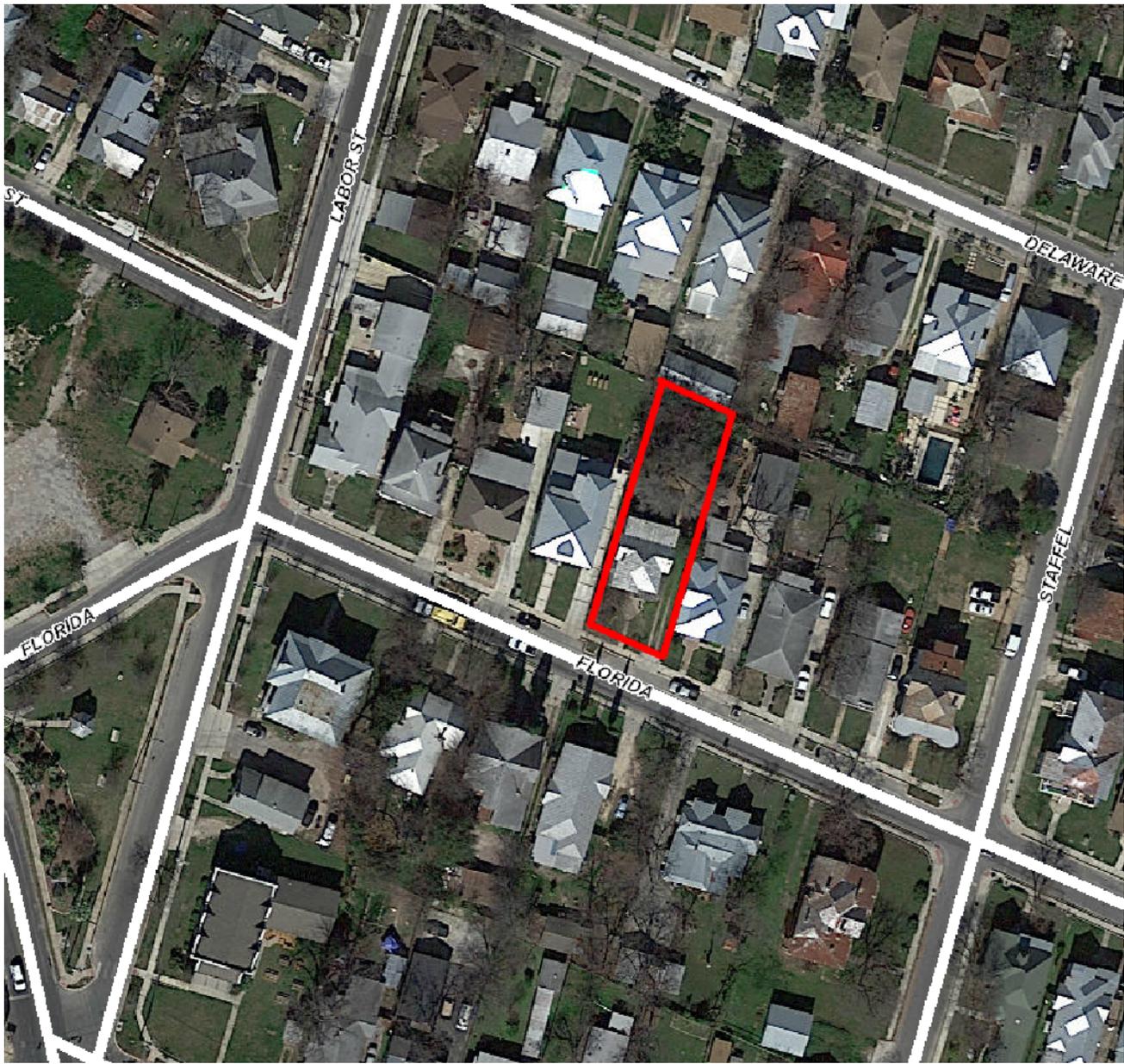
Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:

Staff recommends approval of Historic Tax Verification based on findings b through d.

CASE MANAGER:

Huy Pham

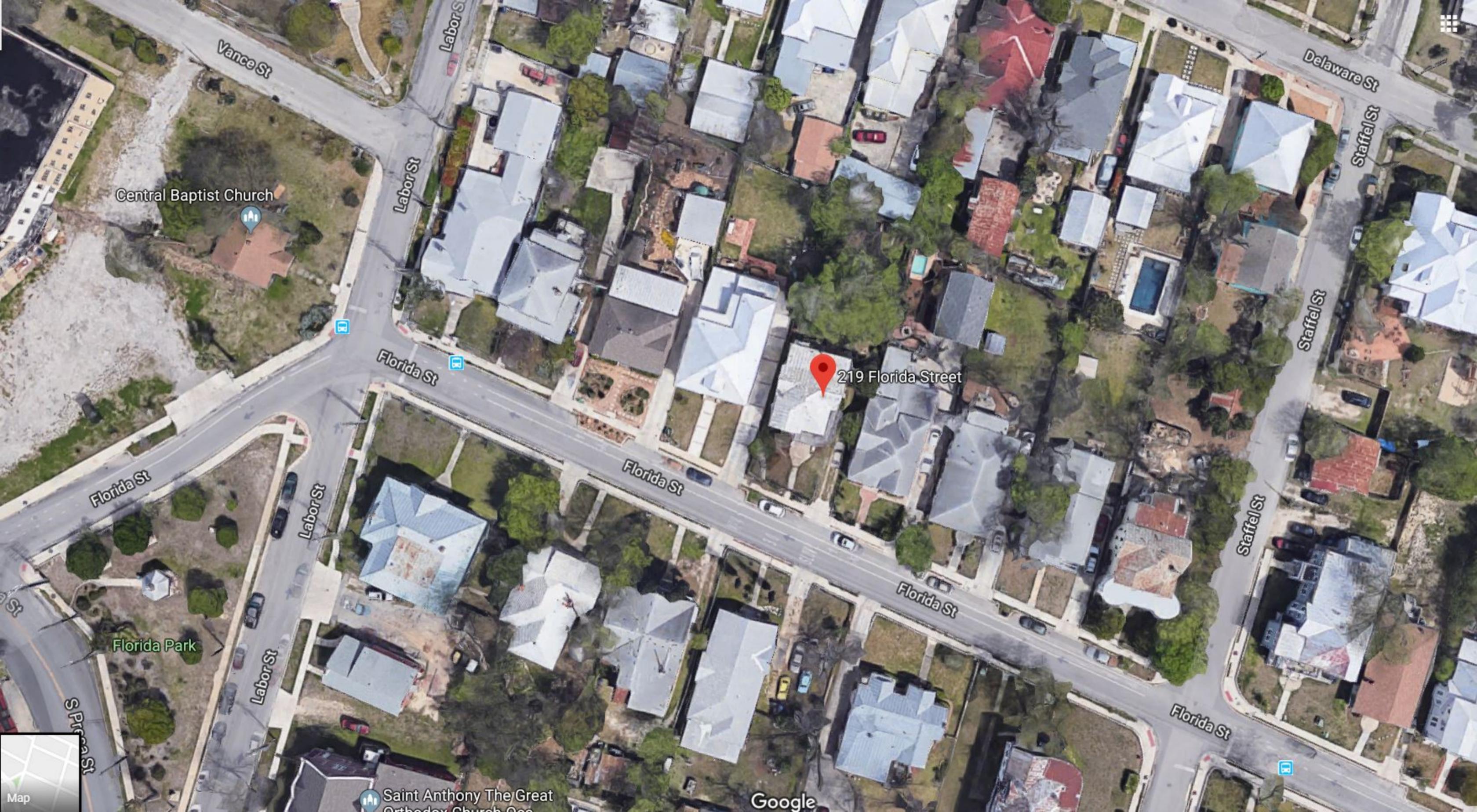


219 Florida

Powered by ArcGIS Server

Printed: Dec 14, 2017

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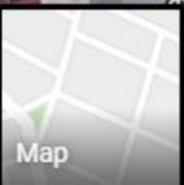
Central Baptist Church

219 Florida Street

Florida Park

Saint Anthony The Great Orthodox Church

Google





219 Florida Street

Google

218 Florida St

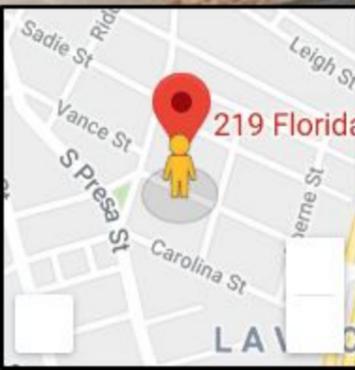
San Antonio, Texas



Google, Inc.



Street View - Dec 2017



Google

219 Florida St

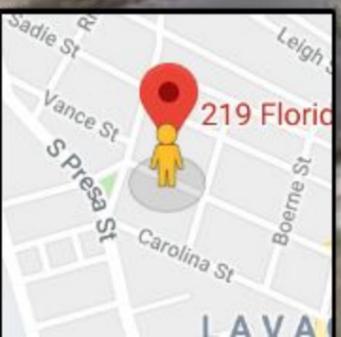
San Antonio, Texas



Google, Inc.



Street View - Sep 2014



Google

PROJECT INFORMATION

OWNER

Name Rick Sperling
Address 201 Vance St. San Antonio, TX 78210
Phone 210.730.4265
Email rsperling@stmarytx.edu

DESIGNER

Name French & Michigan
Contact Bill Lambert
Phone 210.378.0961
Email billy@frenchandmichigan.com

PARCEL

Address 219 Florida St. San Antonio, TX 78210
Zone
Property ID 138979
Legal Desc. NCB 3006 BLK 4 LOT 14
Geographic ID 03006-004-0140
Type Real
Property Code 001
Property Use Single Family
Year built: 1910
Building Sq.Ft. 2882
Lot Sq.Ft. 7850

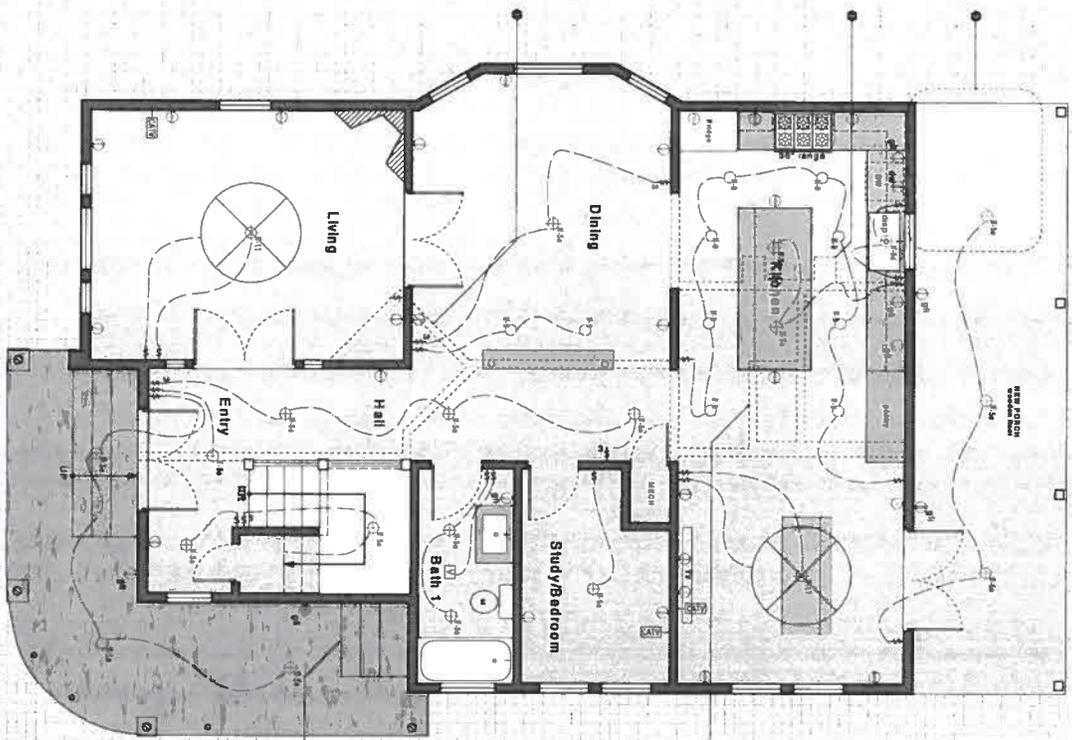
PHASE I

(Expected Completion 3/31/18)

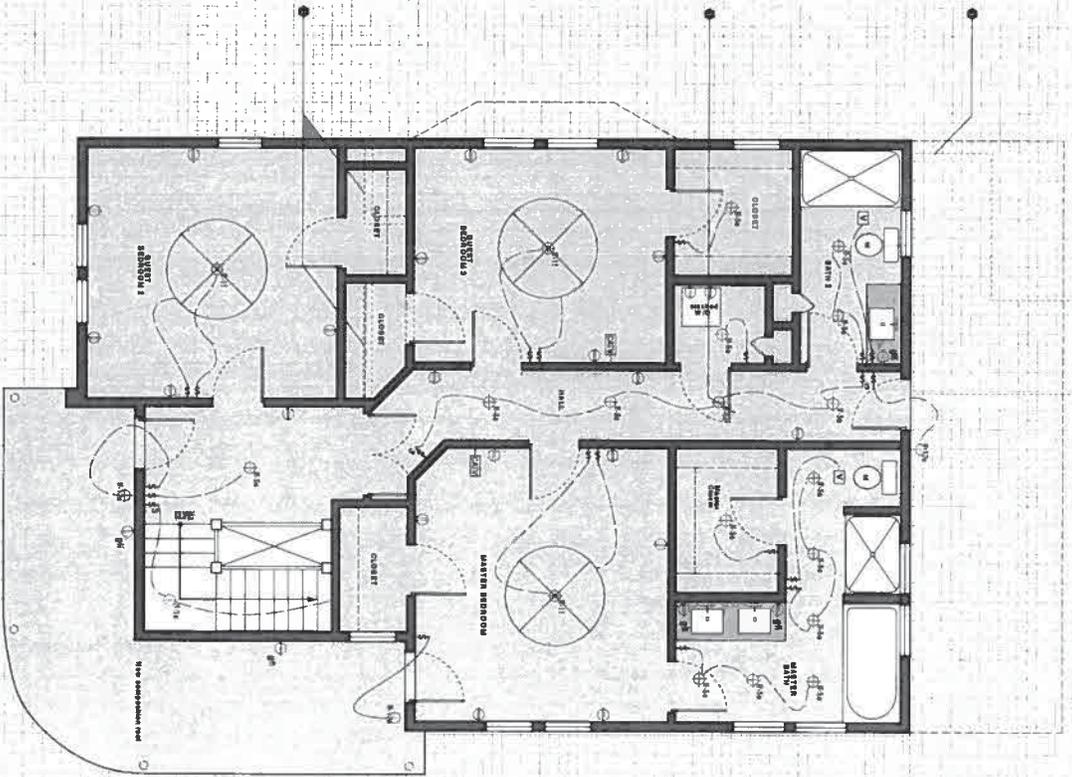
The following will be completed in Phase I of our project. All other items are part of a long-term plan, or “wish list,” that will be pursued when resources permit.

- Repair of back wall
- Venting and minor repair to roof
- Replacement of plumbing
- Electrical rewire to bring to code
- Framing of interior to match plans
- Replacement of interior doors
- Drywall installation
- Remodel of three bathrooms (including flooring and tile)
- Interior trim
- Kitchen installation (including cabinets, countertops)

Please refer to the construction bid for line item totals.



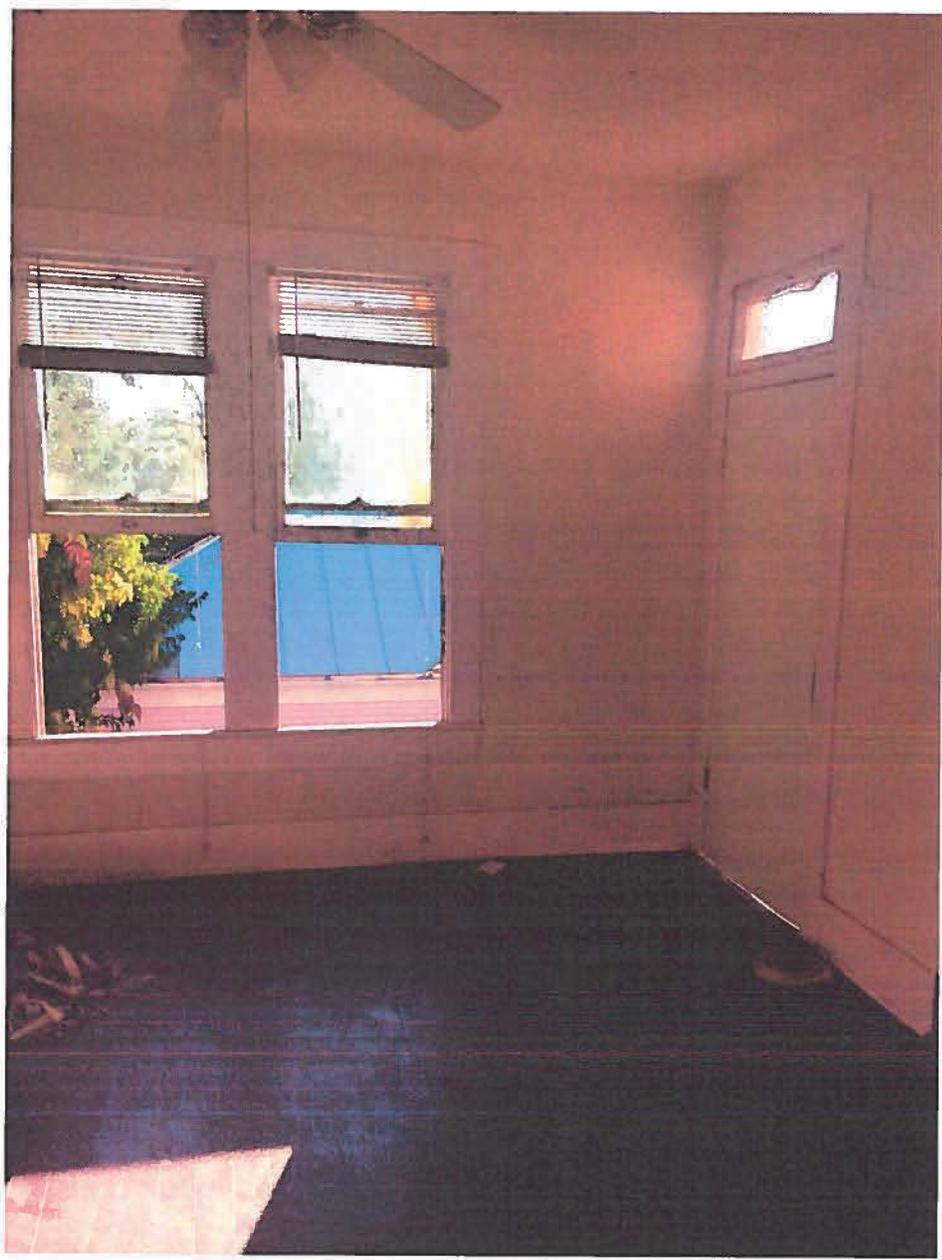
Proposed - Lower SCALE 1/8"=1'-0"



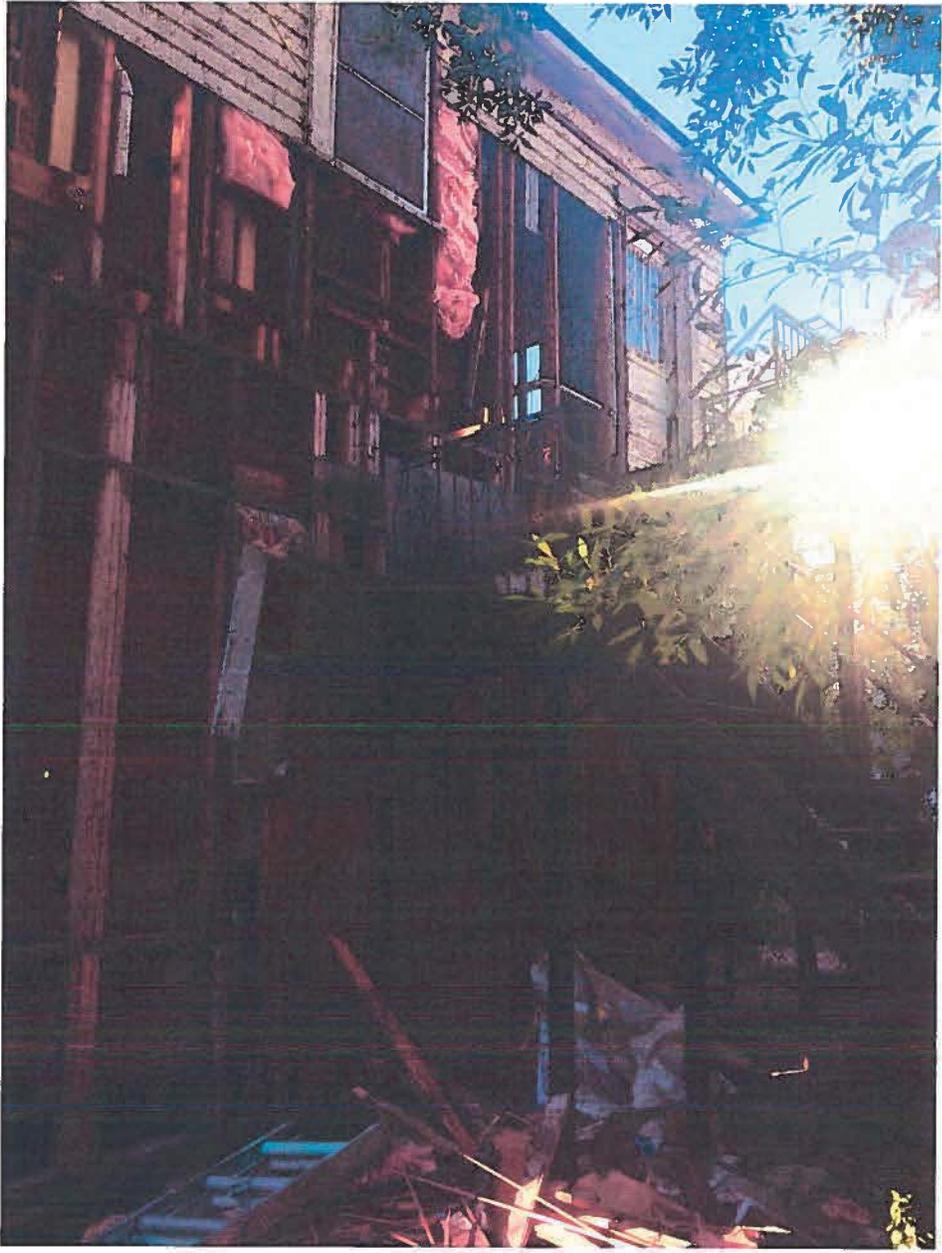
Proposed - Upper SCALE 1/8"=1'-0"











Explanation of Open Permit

We have closed permits for plumbing, electrical, and HVAC. The remaining permit that has not been closed pertains to framing. We are not including framing costs in the Tax Verification packet. Without the framing costs included, the amount and cost of the work exceeds the 30% threshold required.

Thank you,

Rick Sperling



City of San Antonio
Development Services Department



Plan Reviews/Permits/Inspections For An Address

Permits for address 219 FLORIDA

House Number:

Street:
 BLDG:2 or SUITE:201

Bldg/Suite:

Example: 2 or

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
2344569	219 FLORIDA ST	SAN ANTONIO PLUMBING JOSEPH R GUTIERREZ	10/05/2018	CLOSED	GENERALPLUMB	Inspections	Reviews
2347929	219 FLORIDA ST	KD AIR KERRY B DAVIS	06/05/2018	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2351486	219 FLORIDA ST	SAN ANTONIO PLUMBING JOSEPH R GUTIERREZ		OPEN	GASPERMIT	Inspections	Reviews
2353148	219 FLORIDA ST	SAN ANTONIO PLUMBING JOSEPH R GUTIERREZ	03/13/2018	CLOSED	SEWER	Inspections	Reviews

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City of San Antonio
Development Services Department



Plan Reviews/Permits/Inspections For An Address

Permits for address 219 FLORIDA

House Number:

Street:
 BLDG:2 or SUITE:201

Bldg/Suite:

Example: 2 or

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
943589	219 FLORIDA ST	ALEXANDER & WELLS PLUMBING_CO.	11/14/2003	CLOSED	GASPERMIT	Inspections	Reviews
1069487	219 FLORIDA ST	ALEXANDER & WELLS PLUMBING_CO. VALENTIN FERNANDEZ DESIGNER VALENTIN FERNANDEZ	12/16/2004	CLOSED	GASPERMIT	Inspections	Reviews
1187597	219 FLORIDA ST	ZOILA M FRIESE	10/27/2005	CLOSED	GARAGE SALE PERMIT	Inspections	Reviews
1505718	219 FLORIDA ST	CORBO ELECTRIC CORBO ELECTRIC UMBRELLA		OPEN	GENERL	Inspections	Reviews
1525162	219 FLORIDA ST	WINN ESTATE SERVICE, INC. WINNIFRED MURNIN	02/19/2009	CLOSED	GARAGE SALE PERMIT	Inspections	Reviews
2124572	219 FLORIDA ST	LONGHORN ELECTRIC LEONARD CUMPIAN LONGHORN ELECTRIC		OPEN	GENERL	Inspections	Reviews
2224578	219 FLORIDA ST	IFREEDOM HOMES, INC SYBIL OVALLEZ	10/24/2017	CLOSED	MISC NO REVIEW	Inspections	Reviews
2234563	219 FLORIDA ST	RZ SERVICES RAY A ZUNIGA		STOP WORK	GENERALPLUMB	Inspections	Reviews
2322695	219 FLORIDA ST	BREAUX ARTS JAMES BREAUX		OPEN	MISC NO REVIEW	Inspections	Reviews
2323089	219 FLORIDA ST	MAURO GONZALEZ	06/05/2018	CLOSED	GENERL	Inspections	Reviews

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