

HISTORIC AND DESIGN REVIEW COMMISSION

July 05, 2017

HDRC CASE NO: 2017-322
ADDRESS: 217 CEDAR ST
LEGAL DESCRIPTION: NCB 2963 BLK 11 LOT N 52.52 FT OF 1
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jim Poteet
OWNER: Jim and Mary Poteet
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 217 Cedar 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:

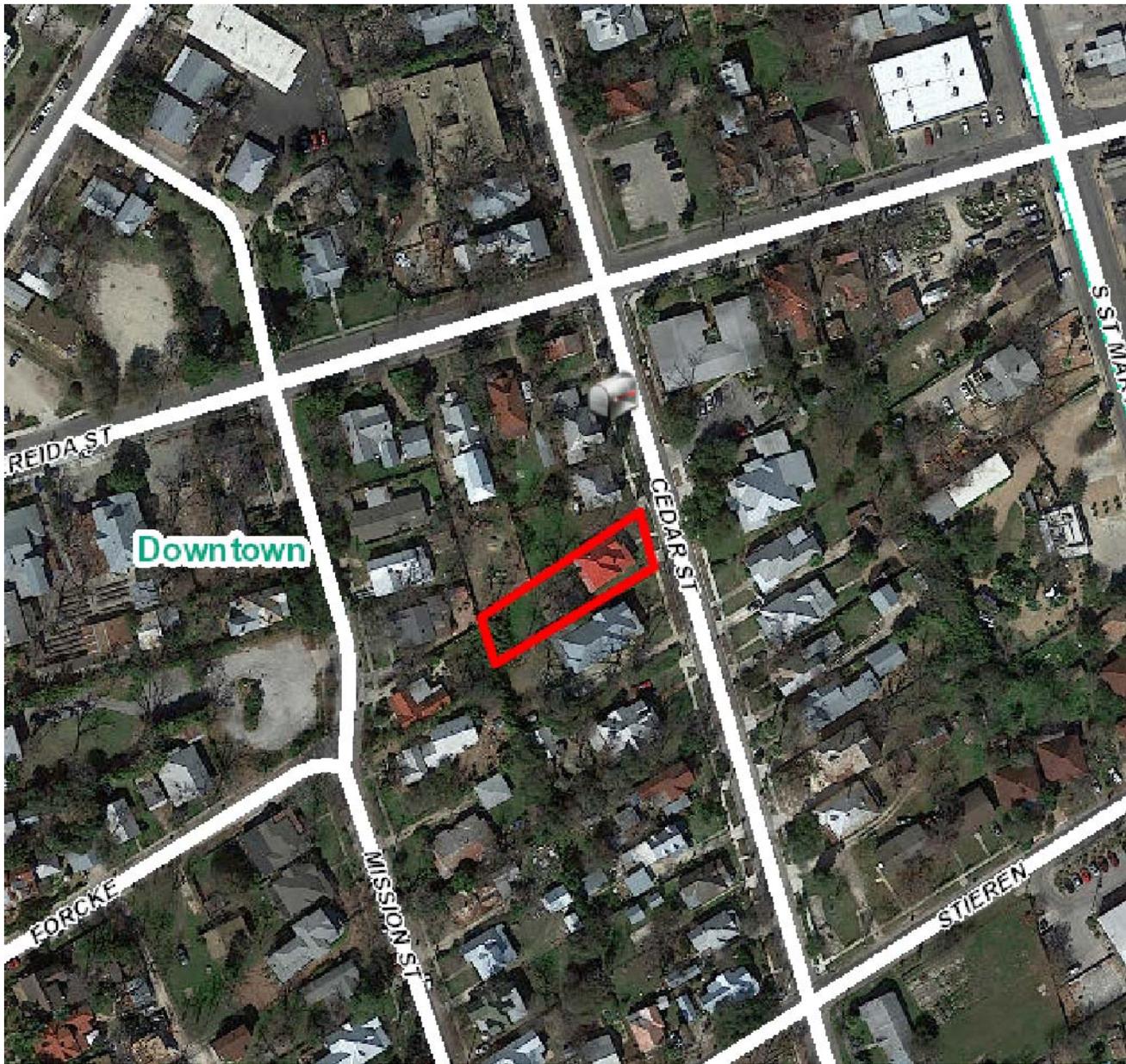
- a. The applicant is requesting Historic Tax Certification for the property at 217 Cedar Street, located in the King William Historic District.
- b. The applicant has received administrative approval for the proposed rehabilitative work, which includes foundation repair, roof repair, wood window repair, porch repair, siding and trim repair, column repair, skirting installation and other exterior repair scopes of work.
- 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

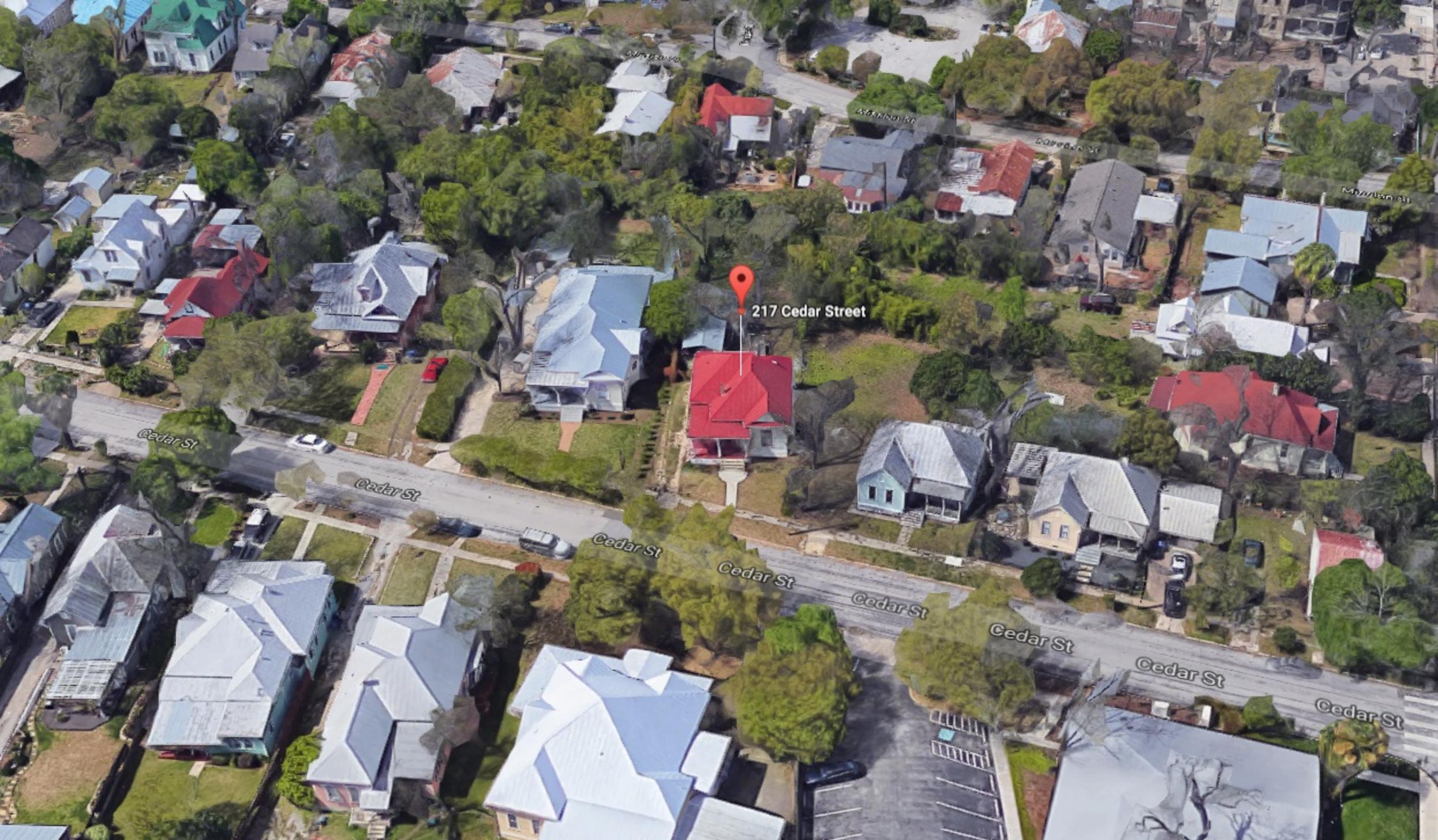
Powered by ArcGIS Server

Printed: Jun 24, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
CITY OF SAN ANTONIO
OFFICE OF COMMUNITY DEVELOPMENT
COURTNEY, JESSICA
1000 EAST 15TH STREET, SUITE 100
HEARING DATES: MONDAY, 2/11/2020 1:00 PM
AND WEDNESDAY, 2/12/2020 1:00 PM
(716) 287-3815
ALL PUBLIC MEETINGS TAKE PLACE AT 15TH & ALAMO



217 Cedar Street

Cedar St

Myrtle St

15 June 2017

Mr. Edward Hall
Senior Historic Preservation Specialist
City of San Antonio Historic Design Review Commission
by email and hand delivery

RE: Tax Certification, 217 Cedar Rehabilitation

Edward:

We have put together a scope of work for the improvements to the house at 217 Cedar. We are also working to remodel the interior as shown in the attached floor plans. The improvements enumerated below constitute a selection of the overall work items that will increase the longevity of the original house.

Work Items with Pricing:

Foundation repair	1,500.00
Existing standing seam roof repair, repaint	1,800.00
New Gutter & downspout at front porch	1,200.00
Rehabilitation of existing wood windows (rehang, reglaze)	3,800.00
Replace exterior wood rot (trim, siding soffits) in kind, to match adjacent existing	4,200.00
Repair porch, match existing material	1,550.00
New wood front steps (incl. demo of exiting concrete steps)	5,600.00
Paint House	6,000.00
New insulation, attic, walls and underfloor	9,200.00
New central HVAC	14,500.00
New skirting at front of house (included demo of plaster skirt) to match adjacent extg.	7,450.00
New exterior & interior electrical panel & distribution	11,250.00
Underfloor plumbing repair, replacement	3,250.00
TOTAL	\$63,760.00

All above work to be done in accordance with the rules of the City of San Antonio Historic and Design Commission (HDRC). This work should be sufficient to qualify this property for a City property tax abatement.

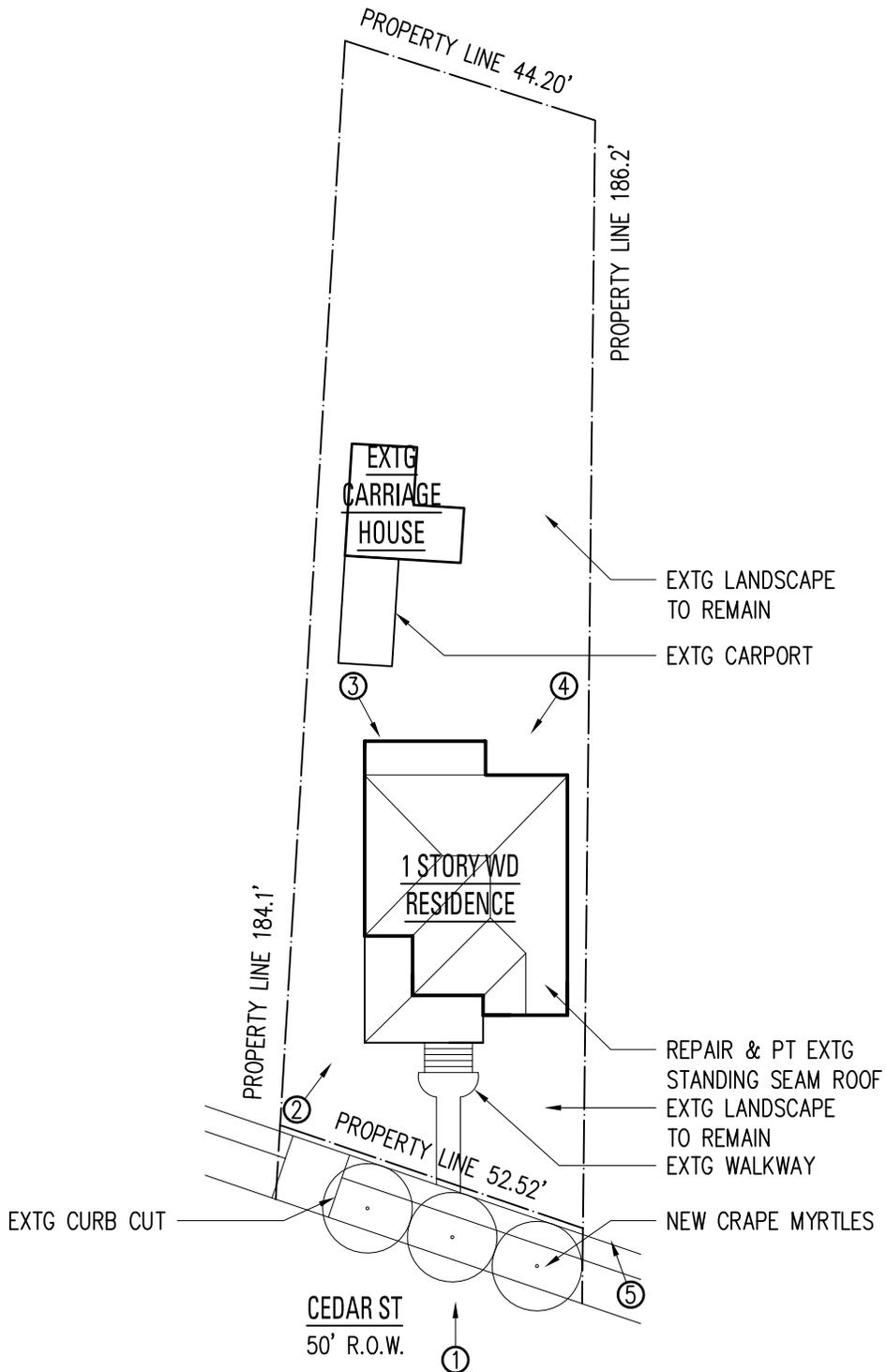
Based on our experience working on houses in this area, we believe the work listed above can be constructed in six months.

Please let me know if you have any questions.

Sincerely,


Jim Poteet, FAIA
Poteet Architects, LP

office	1114 South St Mary's Street San Antonio, Texas 78210
tel	210.281.9818
fax	210.281.9789
web	www.poteetarchitects.com

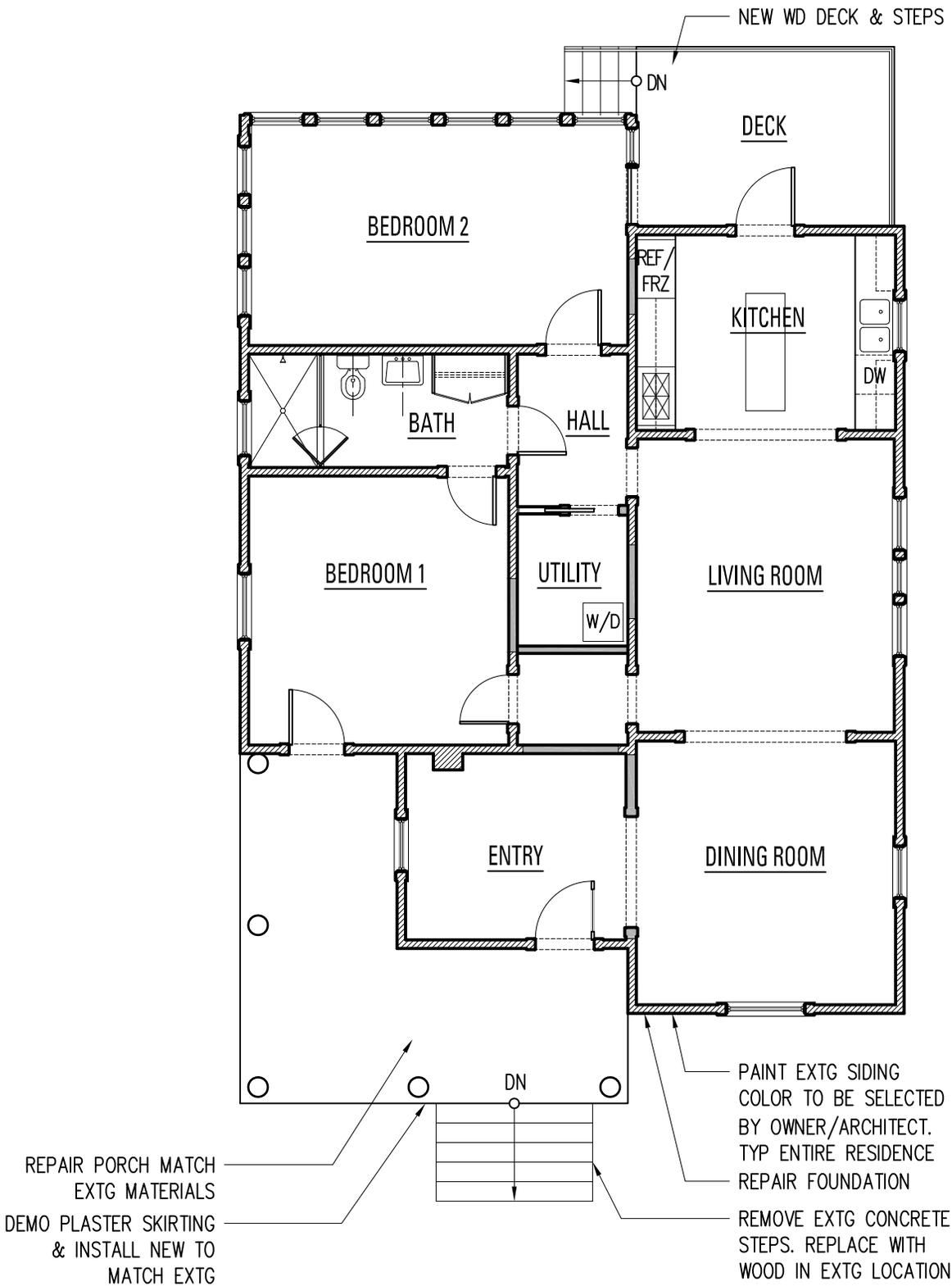


NOTE: NUMBERED STATION POINTS
CORRESPOND TO ATTACHED IMAGES

SITE PLAN

SCALE: 1" = 30'-0"

217 CEDAR	
DATE: JUNE 16, 2017	
POTEET ARCHITECTS, LP	



FLOOR PLAN

SCALE: 1/8" = 1'-0"

 NEW WALL
 EXTG WALL

217 CEDAR	
DATE: JUNE 16, 2017	
POTEET ARCHITECTS, LP	PAGE 2 OF 2



① 217 Cedar

217 CEDAR ST	VIEW PAGE 1 OF 5
DATE: JUNE 16, 2017	
POTEET ARCHITECTS	



② 217 Cedar

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POTEET ARCHITECTS	



③ 217 Cedar

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④ 217 Cedar

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⑤ 217 Cedar

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POTEET ARCHITECTS	