

HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

HDRC CASE NO: 2018-226
ADDRESS: 901 E HOUSTON ST
LEGAL DESCRIPTION: NCB 164 BLK LOT 4 EXC W TRI 15.47 FT
ZONING: D,HS
CITY COUNCIL DIST.: 1
LANDMARK: Gillespie Ford / Bimbi Shoes
APPLICANT: Kaushik Naik/Baywood Hotels
OWNER: SAT 901 STAR LLC
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: April 25, 2018
60-DAY REVIEW: June 24, 2018

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 901 E Houston.

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 901 E Houston Street, an individually designated landmark, commonly known as Gillespie Ford and Bimbi Shoes.
- b. The applicant has performed scopes of work that are consistent with issued Certificates of Appropriateness which includes site work, rehabilitation and repair on the historic structure, window repair and interior upgrades 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 d.

CASE MANAGER:

Edward Hall



901 E HOUSTON

Powered by ArcGIS Server

Printed: May 11, 2018

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Construction Breakdown

Project:	Tru Hotel - Historic building restoration cost	
	901 E Houston St.	
	San Antonio Texas	
Division No.	Items of Work	Cost
1	General Requirements	
	a) General Requirements	\$ 212,500.00
2	Site Works	
	a) Surveys & Testing	\$ 15,000.00
	b) Cleaning, Sediment Controls, RoughGrade, Back fill, Final Grade	\$ 52,500.00
	c) Sewer, Fire, Water, Irrigation & Storm Water	\$ 46,000.00
	d) Asphalt paving, stripping, wheel stops, signages	\$ -
	e) Site Concrete-Sidewalks, curbs and gutters, Dumpster pad	\$ 37,500.00
	f) Stamp Concrete @ Canopy	\$ 5,000.00
	g) Landscaping including Irrigation	\$ 20,000.00
	h) Termite control @ slab & walls	\$ 2,500.00
	i) Demolition of ramp and interior demo	\$ 70,000.00
	j) Removal of tank	\$ 10,000.00
	k) Demolition of sidewalks, slab floor slab & @ elevator	\$ 115,000.00
	l) Street and road closure	\$ 32,500.00
3	Concrete	
	a) Spread Footings and Concrete	\$ 202,500.00
	b) Gypcrete	\$ 40,000.00
	c) Pier foundation for new building	\$ -
	d) Levelling of Existing floors	\$ 35,000.00
4	Masonry	
	a) Exterior Plaster finish	
	b) Dumpster & Storage	\$ -
5	Metals	
	a) Structural Steel	\$ 75,000.00
	b) Miscellaneous Steel	\$ 35,000.00
	c)	
6	Wood and Plastic	
	a) Materials and Labor	\$ 275,000.00
	b) General Carpentry: Doors, Frames, HW, etc	\$ 22,500.00
	c) Millwork- Guestrooms Material & Labor	\$ 47,500.00
	d) Bath Room- Bathroom Tops, W. Sills, Bowls - Material	\$ 27,500.00
	e) Tub surrounds-Labor & Material	\$ 32,500.00
	f) Common Area Tops- Installed	\$ 12,500.00
	g) Public area Millwork	\$ 37,500.00
7	Thermal and Moisture Protection	
	a) Roofing	\$ 77,500.00

DDB Construction Inc.
 17B Firstfield Road, Suite 203
 Gaithersburg MD 20878

Construction Breakdown

Project:	Tru Hotel - Historic building restoration cost	
	901 E Houston St.	
	San Antonio Texas	
Division No.	Items of Work	Cost
	b) Stucco historical wall repairs	\$ 275,000.00
	c) Fireproofing structural steel	\$ 10,000.00
	d) Fire stopping	
8	<u>Doors and Windows</u>	
	a) Doors & Hardware-Material	\$ 82,500.00
	Card Locks- Material & Install	\$ 20,000.00
	b) Windows: Material & fixing existing windows	\$ 66,750.00
	: Install (incl in Framing)	
	c) Storefronts	\$ 10,000.00
	d) Automatic Doors	\$ 9,000.00
9	<u>Finishes</u>	
	a) Drywall- Material and install	\$ 187,500.00
	b) Insulation	\$ 50,000.00
	c) Special Ceilings and ACT	\$ 20,000.00
	c) Vinyl Wall Covering Installation	\$ 17,500.00
	d). Painting	\$ 45,000.00
	e) LVT Flooring Material/Public area Flooring	\$ 58,190.00
	f) Tiles- Labor- Public/ Guestrooms & Exterior walls	\$ 42,500.00
	f) Vinyl - Floor & Base	\$ 5,000.00
	g). Carpet Install (Incl stair nosing material)	\$ 17,000.00
10	<u>Specialties</u>	
	a) Toilet Accessories: Material	\$ 9,000.00
	: Install	\$ 3,000.00
	b) Shower Door: Material	\$ 9,500.00
	: Install	\$ 3,000.00
	d) Corner Guards: Material	\$ 5,000.00
	e) Fire Extinguishers:	\$ 4,400.00
	f) Flag Poles: Mat & Install	\$ 2,500.00
	g) Laundry Chute	\$ 4,750.00
	h) Awnings	\$ 12,500.00
12	<u>Furnishing</u>	
	FFE Install	\$ 20,000.00
13	<u>Special costruction</u>	
	Swimming Pool	\$ 37,500.00
14	<u>Conveying System</u>	
	Elevators : 2 Each	\$ 92,500.00
15	<u>Mechanicals</u>	
	a) Plumbing	\$ 292,000.00

Construction Breakdown

Project:	Tru Hotel - Historic building restoration cost	
	901 E Houston St.	
	San Antonio Texas	
Division No.	Items of Work	Cost
	b) Fire Sprinkler: Base	\$ 52,500.00
	c) HVAC : Base Price	\$ 250,000.00
	: PTAC	\$ 30,000.00
	: PTAC Install	
16	Electrical	
	a) Electrical: Base	\$ 280,000.00
	: Fixtures	\$ 75,000.00
	: Dig + Pole Base Concrete	
	: T.V., Phone, Security, Wiring	\$ 17,500.00
	: Site TV/Phone/Internet Trenching and Conduit	\$ 15,000.00
	b) Fire Alarm	\$ 37,500.00
	Total	\$ 3,707,590.00

Bexar CAD

Property Search Results > 101860 SAT 901 STAR LLC for Year 2018

Tax Year: 2018

Property

Account

Property ID:	101860	Legal Description:	NCB 164 BLK LOT 4 EXC W TRI 15.47 FT
Geographic ID:	00164-000-0040	Zoning:	D
Type:	Real	Agent Code:	60709
Property Use Code:	135		
Property Use Description:	HOTEL - LIMITED SERVICE		

Protest

Protest Status: OP(OPEN PROTEST)
 Informal Date:
 Formal Date:

Location

Address:	901 E HOUSTON ST SAN ANTONIO, TX 78205	Mapsco:	616F5
Neighborhood:	NBHD code10000	Map ID:	
Neighborhood CD:	10000		

Owner

Name:	SAT 901 STAR LLC	Owner ID:	3016870
Mailing Address:	7300 BLANCO RD STE 701 SAN ANTONIO, TX 78216-4942	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$3,027,150	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,504,090	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$5,531,240	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$5,531,240	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$5,531,240	

Taxing Jurisdiction

Owner: SAT 901 STAR LLC
 % Ownership: 100.0000000000%

Total Value: \$5,531,240

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.012868	\$5,531,240	\$5,531,240	\$711.76
08	SA RIVER AUTH	0.017290	\$5,531,240	\$5,531,240	\$956.35
09	ALAMO COM COLLEGE	0.149150	\$5,531,240	\$5,531,240	\$8,249.84
10	UNIV HEALTH SYSTEM	0.276235	\$5,531,240	\$5,531,240	\$15,279.22
11	BEXAR COUNTY	0.291229	\$5,531,240	\$5,531,240	\$16,108.57
21	CITY OF SAN ANTONIO	0.558270	\$5,531,240	\$5,531,240	\$30,879.25
57	SAN ANTONIO ISD	1.532600	\$5,531,240	\$5,531,240	\$84,771.79
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$5,531,240	\$5,531,240	\$0.00
DPID	Downtown Public Improvement District	0.000000	\$5,531,240	\$5,531,240	\$0.00
SA011	San Antonio TIF #11 Inner City	0.000000	\$5,531,240	\$5,531,240	\$0.00
Total Tax Rate:		2.837642			
Taxes w/Current Exemptions:					\$156,956.78
Taxes w/o Exemptions:					\$156,956.79

Improvement / Building

Improvement #1:	Commercial	State Code:	F1	Living Area:	48820.0 sqft	Value: \$3,022,580
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
135	HOTEL LIMITED SVC	C - G	MA	1935	29450.0
135	HOTEL LIMITED SVC	D - G	MA	2017	19370.0
EQS	Equipment Shed	D - A		2017	68.0

Improvement #2:	Commercial	State Code:	F1	Living Area:	sqft	Value: \$4,570
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SWP	Swimming Pool	C - G		2017	576.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	PAD	Commercial Pad	0.5226	22764.46	0.00	0.00	\$2,504,090	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$3,027,150	\$2,504,090	0	5,531,240	\$0	\$5,531,240
2017	\$275,230	\$2,276,450	0	2,551,680	\$0	\$2,551,680
2016	\$81,160	\$1,365,870	0	1,447,030	\$0	\$1,447,030
2015	\$200	\$1,001,640	0	1,001,840	\$0	\$1,001,840
2014	\$200	\$682,930	0	683,130	\$0	\$683,130

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/8/2016	Deed	Deed	MARKWARDT EDGAR K & MAXINE M	SAT 901 STAR LLC	17958	1326	20160130699
2		Deed	Deed		MARKWARDT, EDGAR K &	6294	0925	0

2018 data current as of Apr 17 2018 12:42AM.

2017 and prior year data current as of Apr 6 2018 8:44AM

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

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

NO. 2167105

CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/23/2018

CERTIFICATE OF OCCUPANCY

THIS IS TO CERTIFY that the building located at:

Address of Location 901 E HOUSTON ST

Lot: 4

Block: 0

NCB: 164

has been inspected and the following occupancy thereof is hereby authorized:

Occupant Group: R1

Occupant Load: 244

Occupant: SAT 901 STAR LLC

Description of Business: HOTEL

DBA Name: TRU BY HILTON



DIRECTOR OF DEVELOPMENT SERVICES





tru

Bowie

901

NOW HIRING
CALL OR VISIT US AT
214-342-8111



Bowie
4200 3002

tru

Hilton

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