

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

HDRC CASE NO: 2019-208
ADDRESS: 421 SPOFFORD
LEGAL DESCRIPTION: NCB 1266 BLK 2 LOT C
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Jade Latkovich
OWNER: Jade Latkovich
TYPE OF WORK: 22-foot wide driveway
APPLICATION RECEIVED: April 05, 2019
60-DAY REVIEW: June 04, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1) Add a new 22x22 driveway at the rear of the property.
- 2) Receive Historic Tax Certification.

APPLICABLE CITATIONS:

5. Guidelines for Site Elements
5. Sidewalks, Walkways, Driveways, and Curbing

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

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:

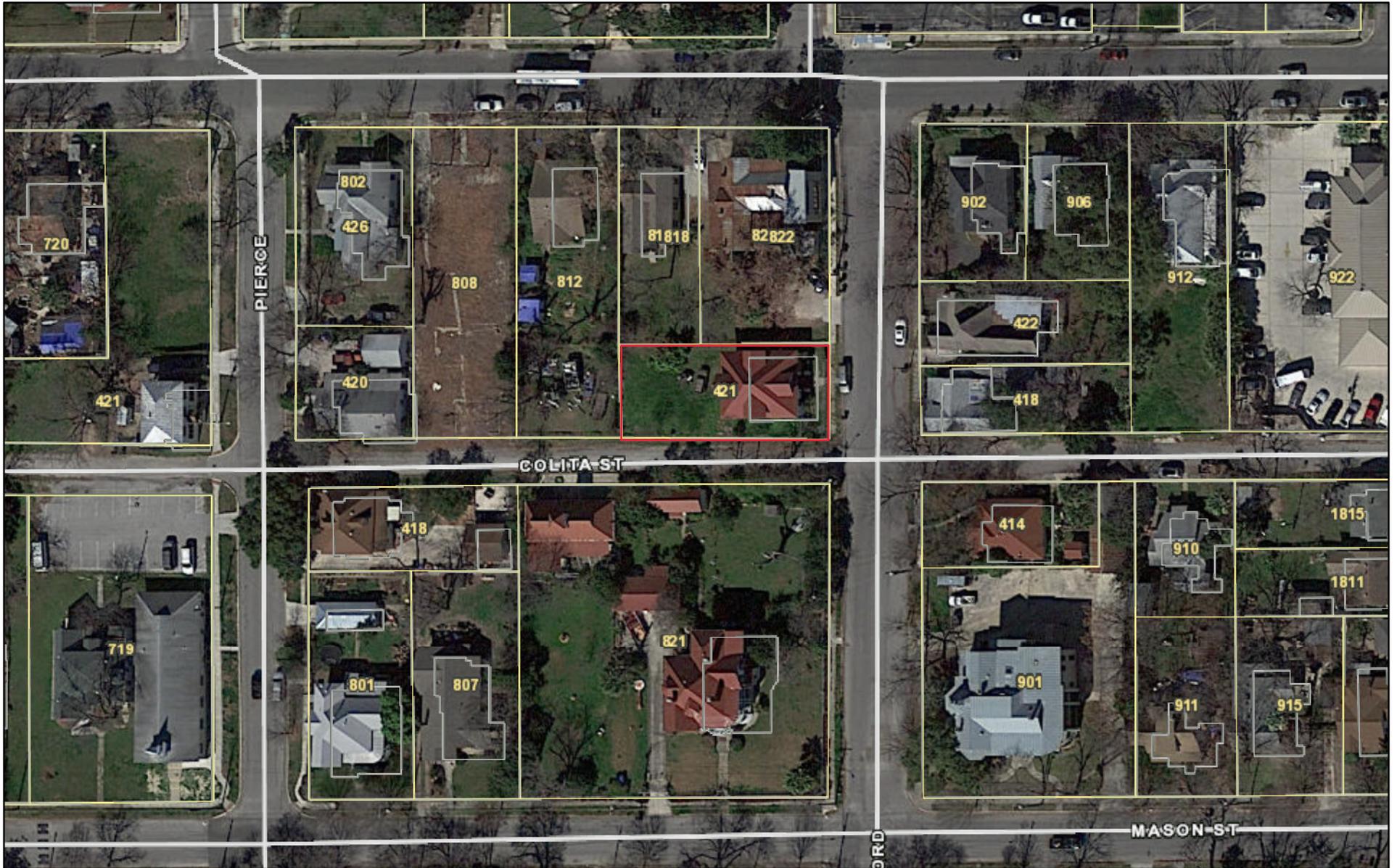
- a. The primary structure at 421 Spofford was constructed circa 1920 in the Craftsman style and first appears on the 1951 Sanborn map. The one-story single-family structure features a primary hipped roof with gable dormers on each of the four slopes with red standing seam metal roofing material, an off-set front porch with tapered wood columns on brick bases. The structure contributes to the Government Hill Historic District.
- b. DRIVEWAY – The applicant has proposed to install a square twenty-two-foot (22’ by 22’) parking pad in the rear yard with access from Colita St. The rear yard also features a recently approved wood deck and a square sixteen-foot concrete patio. Per the Guidelines for Site Elements 5.B.i historic driveways are typically no wider than 10 feet and effort should be made to incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Staff finds that the proposed driveway width is more than twice as wide as the Guidelines recommend and that installation of both the driveway and patio would overwhelm the rear yard with a majority of impervious concrete cover.
- c. HISTORIC TAX CERTIFICATION - The applicant is requesting Historic Tax Certification at 421 Spofford, which contributes to the Government Hill Historic District.
- d. A number of rehabilitative scopes of work have been approved including: repair of wood windows, repair wood siding and trim elements, exterior paint, removal of non-original window openings in rear with new door and transom, construct a rear deck, and installation of a patio behind the rear deck with minor landscaping. 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 began in December 2018 and is planned for completion by the end of 2019.
- e. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
- f. 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.
- g. 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:

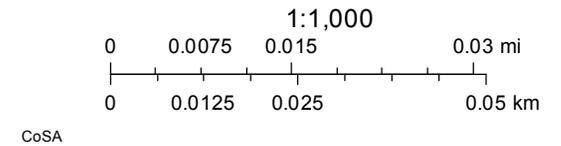
Staff recommends approval of rear parking pad installation based on finding b with the stipulation that the width be reduced to 10 feet instead of 22.

Staff recommends approval of Historic Tax Certification based on finding c through g with the stipulation that all work is approved prior to Verification. With approval of Historic Tax Certification, the applicant is eligible to receive city permit waivers for approved work at the certified property.

421 Spofford



April 23, 2019



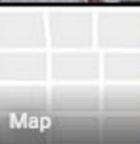


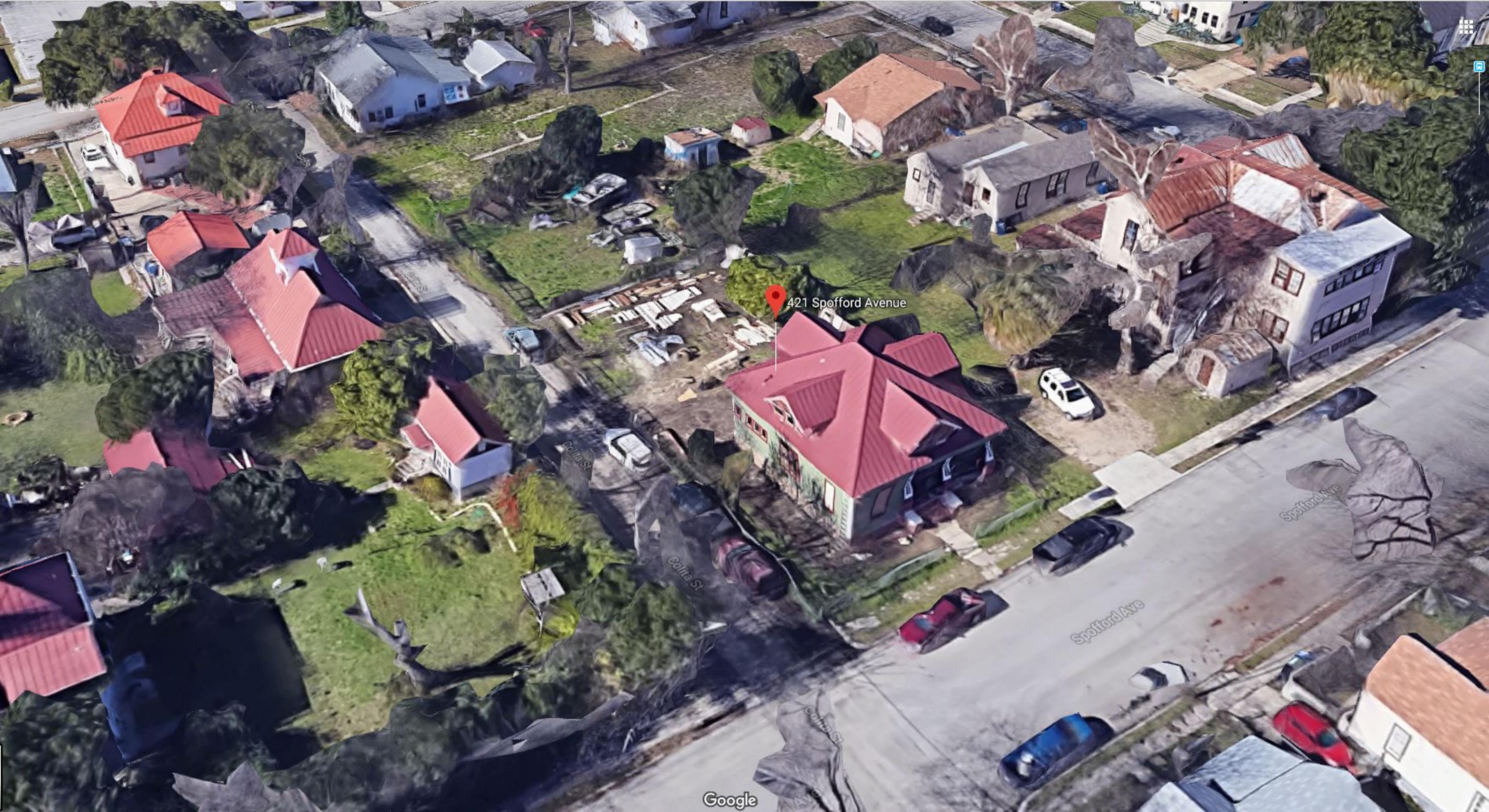
421 Spofford Avenue

Iglesia Christiana
La Puerta Al Cielo

Oxford House Grayson

Atlas Body Shop



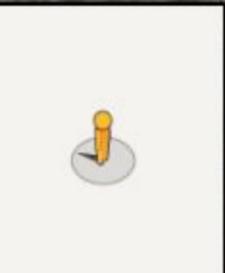


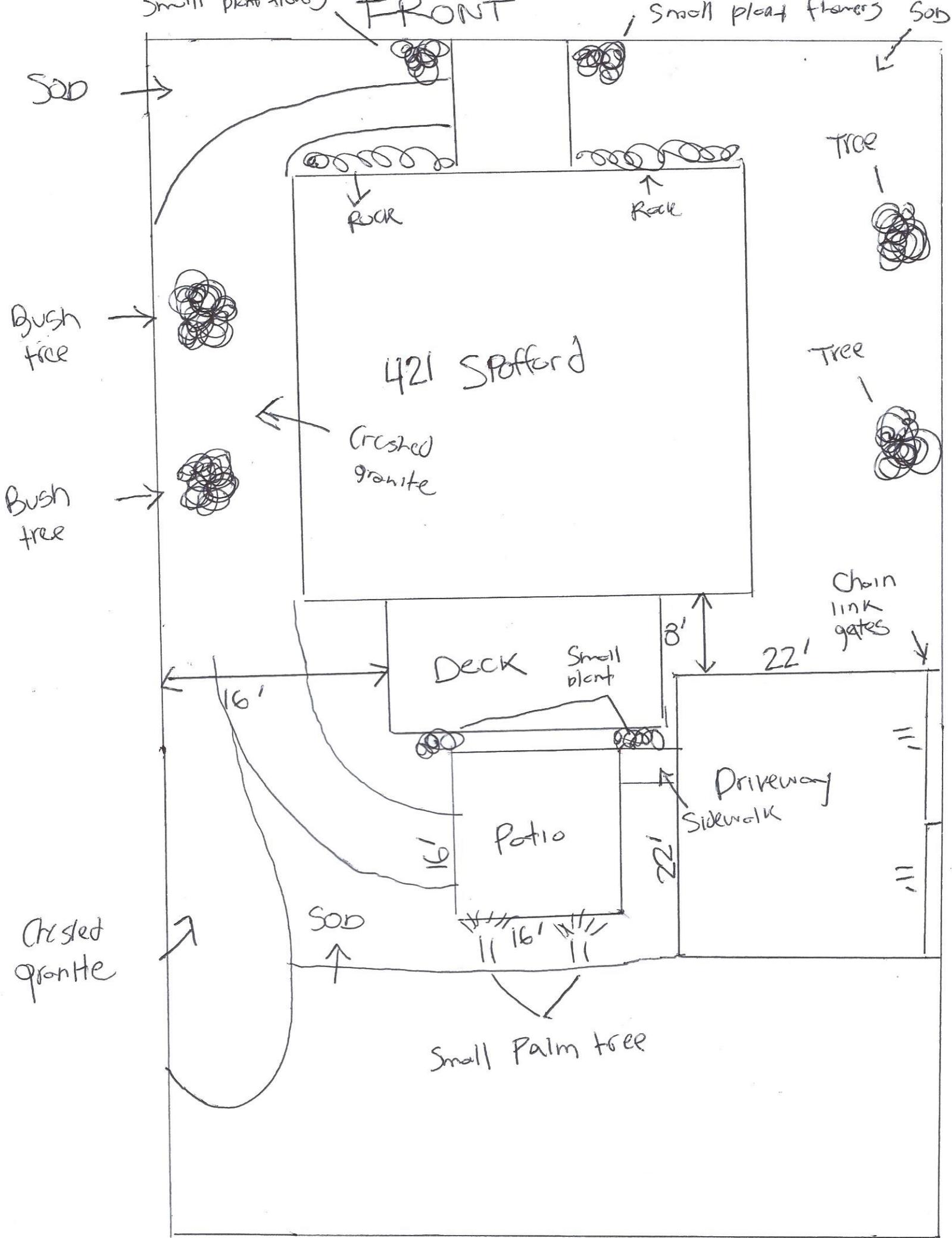
421 Spofford Avenue

421 Spofford Ave
San Antonio, Texas
Google
Street View - Oct 2018



Google







421









Max Load 5000

DOG
IN
BACKYARD

