

HISTORIC AND DESIGN REVIEW COMMISSION

April 01, 2015

Agenda Item No: 3

HDRC CASE NO: 2015-110
ADDRESS: 223 LAUREL HEIGHTS PLACE
LEGAL DESCRIPTION: NCB 6328 BLK 1 LOT 50 & S IRRG 121.2 OF 49
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Gary Poenisch
OWNER: Gary Poenisch
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 223 Laurel Heights Pl.

APPLICABLE CITATIONS:

UDC Section 35-618 – Tax Exemption Qualifications.

(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.

FINDINGS:

- a. Expenses including fencing replacement and construction of a rear addition are not eligible. However, the remainder of the exterior and interior work proposed will meet the minimum requirements for the work to qualify as a substantial rehabilitation.
- b. The applicant has met all requirements of the City's tax certification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a-b.

CASE COMMENT:

The applicant received conceptual approval for the size and placement of a 530 square feet addition on September 3, 2014.

CASE MANAGER:

Adriana Ziga



223 Laurel Heights PI

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Printed: Mar 16, 2015



IMPROVEMENTS TO 223 LAUREL HEIGHTS PLACE AND ESTIMATED COSTS

Interior:

1. Renovate Kitchen: Plumb studs in partition wall between kitchen and living room, new sheetrock, electrical lines, water lines and gas line in wall; install new cabinets; remove and replace flooring with new tile floor; construct island cabinets and new kitchen sink and dishwasher at island; remove old insulation in attic above kitchen and replace with new insulation, install new vaulted ceiling over kitchen, remove old sheetrock and install new plaster/ sheet rock ceiling; extend north exterior kitchen wall and install new doors and windows; remove old pantry partitions and electrical panel and install new larger electrical panel;
\$20,000
2. Renovate Utility Room: remove old washer and dryer, and relocate to new utility room; install new floor, new wall covering
\$ 5,000
3. Living Room and Dining room: remove old 3/8 tongue and groove flooring with split and loose grooves; and replace with 3/4 inch oak flooring, insulate subfloor and remove and replace old 1/2 inch plumbing and rotten floor joists; remove closet and door opening and replaster to match textured plaster in living room. \$ \$ \$
\$ 5,000
4. Attic: remove and replace furnace and air conditioning system including all ductwork, remove old insulation; remove air conditioning condensers from rear yard and install at inside of front wall.
\$25,000
5. Hallway: Remove old bathroom and install new hallway access including new walls flooring and ceiling install new beverage center and sink and door way to den.
\$10,000

Exterior

6. Roof: Remove old asphalt shingles and replace with wood shingles to conform with original historic roof using Wallaba shingles.
\$25,000
7. Perimeter Walls: Remove and replace existing 10' plywood wall at north property line and replace with 8' stucco wall; remove cedar post and garden loop wire fencing on east and west property line and replace with stucco 6' wall.
\$10,000

New Construction:

8. Breakfast Room and Utility Room: Build new breakfast room and utility room.
\$20,000
9. Bedroom: Build new bedroom.
\$20,000

Estimated total costs: \$146,000.

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	2410.0 sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
LA	Living Area	V - SS	SS	1931	2410.0		
OP	Attached Open Porch	V - NO		1931	95.0		
OP	Attached Open Porch	V - NO		1931	152.0		

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
GAR	Detached Garage	F - SS		1931	288.0		

Improvement #3:	Residential	State Code:	A1	Living Area:	sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
PTO	Detached Patio	F - NO		1931	897.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.3398	14800.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	N/A	N/A	N/A	N/A	N/A	N/A
2014	\$160,600	\$114,400	0	275,000	\$0	\$275,000
2013	\$141,170	\$114,400	0	255,570	\$0	\$255,570
2012	\$136,600	\$114,400	0	251,000	\$0	\$251,000
2011	\$143,230	\$114,400	0	257,630	\$0	\$257,630
2010	\$147,760	\$114,400	0	262,160	\$0	\$262,160

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		Deed	Deed		POENISCH, GARY	4849	1962	0

2015 data current as of Mar 16 2015 12:39AM.**2014 and prior year data current as of Mar 1 2015 5:28PM****For property information, contact (210) 242-2432 or (210) 224-8511 or email.****For website information, contact (210) 242-2500.****This year is not certified and ALL values will be represented with "N/A".**

Website version: 1.2.2.7

Database last updated on: 3/16/2015 12:39
AM

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Bexar CAD

Property Search Results > 374839 POENISCH GARY M & THERESA X for Year 2015

Property

Account

Property ID: 374839 Legal Description: NCB 6328 BLK 1 LOT 50 & S IRRG 121.2 OF 49
 Geographic ID: 06328-001-0490 Agent Code: 60585
 Type: Real
 Property Use Code: 001
 Property Use Description: Single Family

Location

Address: 223 LAUREL HEIGHTS PL Mapsco: 582F8
 SAN ANTONIO, TX 78212
 Neighborhood: MONTE VISTA II (SA) Map ID:
 Neighborhood CD: 57029

Owner

Name: POENISCH GARY M & THERESA X Owner ID: 283019
 Mailing Address: 223 LAUREL HEIGHTS PL % Ownership: 100.000000000000%
 SAN ANTONIO, TX 78212-5219
 Exemptions: HS, OV65

Values

(+) Improvement Homesite Value: + N/A
 (+) Improvement Non-Homesite Value: + N/A
 (+) Land Homesite Value: + N/A
 (+) Land Non-Homesite Value: + N/A Ag / Timber Use Value
 (+) Agricultural Market Valuation: + N/A N/A
 (+) Timber Market Valuation: + N/A N/A

 (=) Market Value: = N/A
 (-) Ag or Timber Use Value Reduction: - N/A

 (=) Appraised Value: = N/A
 (-) HS Cap: - N/A

 (=) Assessed Value: = N/A

Taxing Jurisdiction

Owner: POENISCH GARY M & THERESA X
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A
57	SAN ANTONIO ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			