

HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No:

HDRC CASE NO: 2015-148
ADDRESS: 1005 HAYS ST
LEGAL DESCRIPTION: NCB 1655 BLK C LOT S 100 FT OF 19
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Joseph Milligan
OWNER: Joseph Milligan
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1005 Hays.

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. Although some of the scope of work presented by the applicant including landscaping does not count as part of the historic structure's rehabilitation, the remainder of the proposed scope of work is sufficient to meet the requirements of 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 COMMENTS:

Restoration of the front porch, window replacement, construction of a rear addition and carport were approved by the HDRC on August 21, 2013.

CASE MANAGER:

Adriana Ziga





1005 Hays

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1005 Hays Restoration Detail: The following work will comply with stipulations in COA by HDRC on August 21, 2013.

1. Lift Main house off the ground and install new concrete piers per Sethness Engineering Plan. Also install foundation for addition on rear of house.
2. Remove aluminum siding and restore wood siding, trim, and skirting per historic photo of the main house.
3. Complete restoration of front porch, per historic photo.
4. Construct approximate 400 sqft. Addition on rear of house.
5. Exterior Painting/Landscaping. Fencing back yard. Converting metal shed into a carport.
6. Complete rewire and replumbing. New central HVAC for entire house.
7. Interior renovations include: New windows/doors (original wood front door), insulation in walls/attic, new kitchen, two new bathrooms, restoration of all existing wood trimwork and wood flooring.

1005 Hays Budget					
Item	Estimated Cost				
Foundation	\$16,200				
Front Porch Restoration	\$5,000				
Exterior Restoration/Painting	\$5,000				
Rear Addition	→ \$20,000				
Windows/Doors	\$2,000				
Roof	\$5,000				
HVAC	\$5,000				
Electrical/Plumbing	\$10,000				
Interior Finishing	\$30,000				
Carport/Fencing/Landscaping	→ \$5,000				
Total	\$103,200				
Timeline					
	Jun-13	Foundation and Structural Renovation			
	Jan-14	Addition Complete			
	Jan-15	Porch, Exterior Work mostly complete, ready for paint.			
March through July 2015	Exterior Painting, Interior Wiring/Plumbing/HVAC, Interior Finishing				
Project Complete July 2015					







