

HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 6

HDRC CASE NO: 2015-428
ADDRESS: 210 DEVINE ST
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Stephanie Murphy/Steffany and Co, Inc
OWNER: Stephanie Murphy/Steffany and Co, Inc
TYPE OF WORK: Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 210 Devine.

APPLICABLE CITATIONS:

The applicant is requesting Historic Tax Verification for the property at 210 Devine.

UDC Section 35-618 Tax Exemption Qualifications:

(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.

FINDINGS:

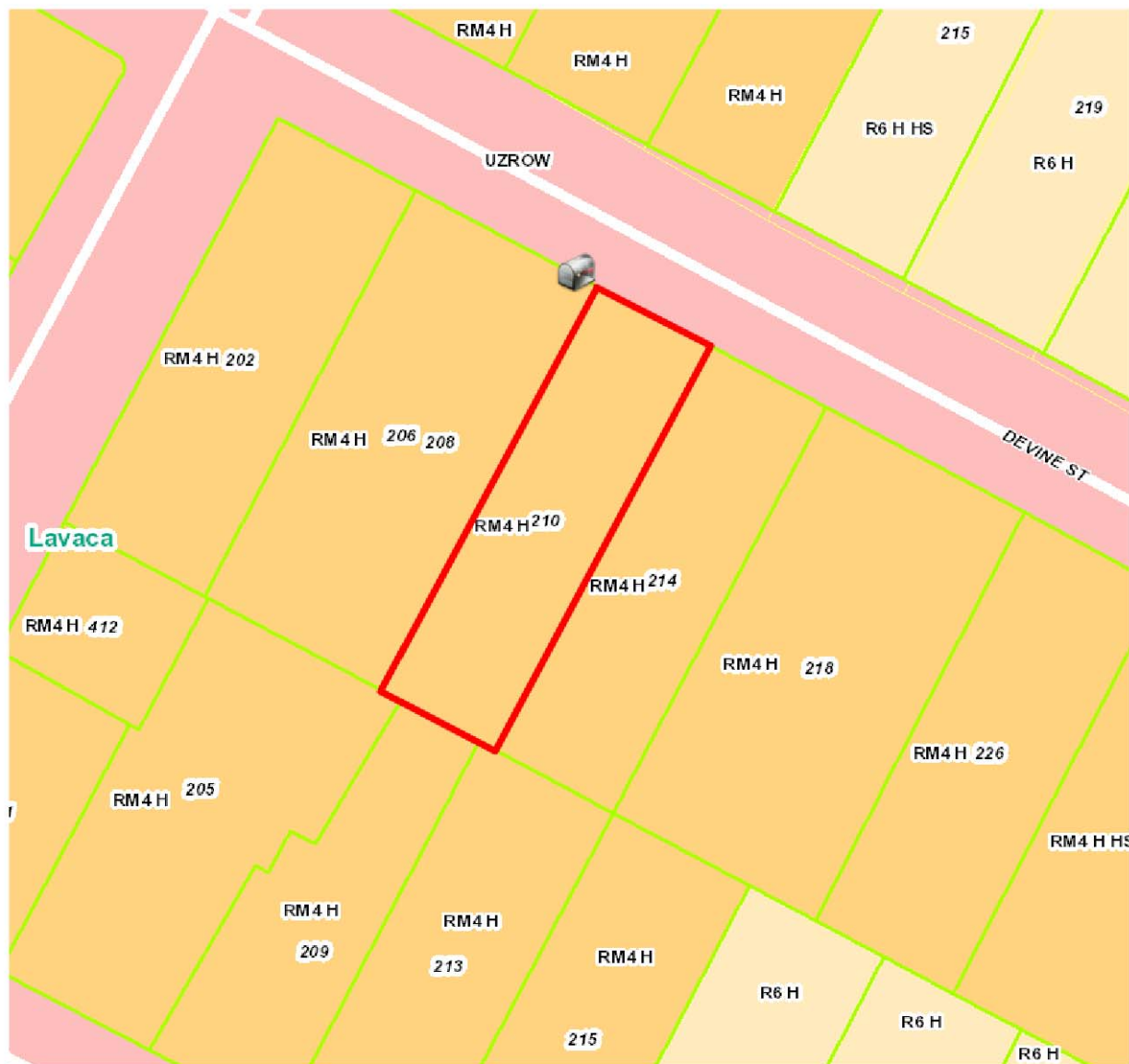
- a. This property received Historic Tax Certification on October 7, 2015.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- c. The approval of Tax Verification by the HDRC in 2015 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2016.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Oct 27, 2015

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**210 Devine St.
San Antonio, TX 78210**

Item #	Description of Work	Repair Amount	\$	%	Complete Complete Diff.	Comments / Details
1	Foundation	23,000	27,600	120%	-4,600	
2	Demo	5,000	5,500	110%	-500	
3	Carpentry	7,600	27,000	355%	-19,400	
4	Windows	5,500	11,100	202%	-5,600	
5	Electrical	11,000	13,329	121%	-2,329	
6	Plumbing	12,000	18,525	154%	-6,525	
7	HVAC	13,800	15,660	113%	-1,860	
8	Trim	6,000	1,700	28%	4,300	
9	Hardware	1,500	746	50%	754	
10	Roof	11,000	22,000	200%	-11,000	
11	Exterior Paint	7,500	10,265	137%	-2,765	
	Total Estimate	103,900				
	Draw Holdback	103,900				
	Draw Advance	0	0			
		103,900	0	153,425	148%	-49,525

210 Devine St.

Initial Repair Estimate

103,900

Overage

-49,525

Start Date: 4/21/2014

Est. Completion Date: 9/21/2014

Actual Completion Aug-15

City of San Antonio

Residential Combination Inspections

AP No. 1967808

Address 210 Devine

Insp. #

Your inspection was:

Approved

Conditional Approval (see comments on back)

The following inspections were performed:

MechanicalElectricalPlumbing *Building

Rough-in

Rough-in (TOPS)

Rough-in Top out

Foundation

Frame

UDFrame

Final

Final Reconnect

Waterpipe in Slab

Insulation

Final

UDFinal

(TML)

Underground Waterline

Tree Final

Gas Sewer Final

Flatwork

Inspector: RH #125

Date: 9-18-15

Time: 9:10

Phone: 846-9738

Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp> Revised: 12/7/11

City of San Antonio

Electrical Inspections

A/P No. C2027754

Your inspection was:

Approved

Partially Approved

Conditional Approval

Your inspection type was:

Rough-in

Final

C of O

Temporary Meter Loop (TML)

Temporary on Permanent Set (TOPS)

Reconnect

(comments on back)

Inspector: AL #244

Date: 7-28-15

Time: A.M.

Phone: 216-9834

City of San Antonio

Plumbing Inspections

Permit No. ^{Trim} C203087^{AMS} 2054456

Release No. 5822937

Your inspection was: APPROVED

Partially Approved

Conditional Approval

Your inspection type was:

PlumbingGas

Sewer

IRR

MPRFSS

C of O

Rough in

Top out

Final

Waterpipe in Slab

Underground Waterline

This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: Mh #124

Date: 8/4/15

Time:

Phone: 416-7730

Revised: March 2015

City of San Antonio

Mechanical Inspections

A/P #. 02076582

Insp. # _____

Your inspection was: APPROVED

Partial/Complete

Your inspection type was: Residential

Commercial

ROUGH IN

FINAL

C O F O

Inspector: Rodriguez #133

Date: 7/7/15

Time: PM

Phone: 205-1446

Revised: Feb 2010