

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 1

HDRC CASE NO: 2016-093
ADDRESS: 323 LEIGH ST
LEGAL DESCRIPTION: NCB 721 BLK 3 LOT S 80.04 FT OF 6
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Robert Spermo
OWNER: Robert Spermo
TYPE OF WORK: Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 323 Leigh.

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.

FINDINGS:

- a. The scope of work consists of the rehabilitation of the primary structure including many exterior and interior repairs which were approved by the Historic and Design Review Commission on October 15, 2014.
- b. The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including a cost estimate, timeline for project completion and a set of architectural documents.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 09, 2016

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3





Public Report

323 Leigh St

LP:\$385,000



MLS #: 1150739
 Address: 323 Leigh St
 Status: Pending
 Class: RE
 LP: \$385,000

Area: 1100	Inst/Dir: S Presa to Leigh	Sch Dist: San Antonio I.S.D.
Grid: 616F7	Subdivision (Legal Name): LAVACA	Elem: Bonham
City: San Antonio	County: Bexar	Middle: Page Middle
HOA Fee: /	HOA Name:	High: Brackenridge
HOA Fee2: /	HOA Name2:	
HOA Fee3: /	HOA Name3:	
	Constr: Pre-Owned	
	Mand: None	
	Currently Leased: No	
	Lease Expiration:	

Neighborhood Amenities: None

LR 21 X 11	MB 17 X 10	MB2 X	BR: 3	Mst BR: DownStairs, Walk-In Closet, Ceiling Fan, Full Bath	
DR X	MBth 14 X 12		FBaths: 2	Mst Bth: Tub/Shower Separate, Separate Vanity, Double Vanity	
FR X	2B 11 X 11		HBaths: 0	Heating: Central, Heat Pump	Ht Fuel: Natural Gas
KT 14 X 11	3B 9 X 11		Year Built: 1925	Floor: Ceramic Tile, Wood	Air: One Central, Heat Pump
BK X	4B X		AdSf: 1375	Lot Des: City View, Less than 1/4 Acre	Recent Rehab: Yes
UR 8 X 5	5B X		Parking: 0 Spaces - Side Entry, Pad Only (Off Street), Unpaved Drive		
EN X	X		Frpl: Not Applicable		Lot Size: 0.09
SO X	X		Pool/SPA: None		Lot Dimensions:

Interior: One Living Area, Liv/Din Combo, Breakfast Bar, Utility Room Inside, 1st Floor Lvl/No Steps, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Access only, Attic - Partially Floored, Attic - Pull Down Stairs, Attic - Storage Only

Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Gas Water Heater, Solid Counter Tops, Custom Cabinets, Central Distribution Plumbing System, Carbon Monoxide Detector, City Garbage service

Exterior Features:

Green: Features - Low Flow Commode, Energy Recovery Ventilator, Mechanical Fresh Air / **Certification** - HERS Rated, HERS 0-85 / **Energy Efficiency** - Tankless Water Heater, 16+ SEER AC, Programmable Thermostat, 12"+ Attic Insulation, Double Pane Windows, Low E Windows, High Efficiency Water Heater, Foam Insulation, Cellulose Insulation, Ceiling Fans

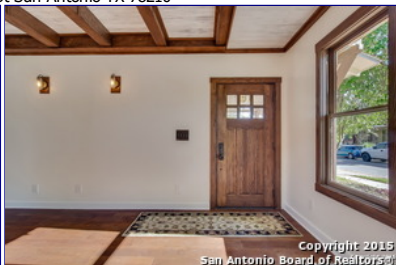
For discriminating home buyers only! Amazing craftsman with quality upgrades make this possibly the most energy efficient historic era house in Lavaca! Tankless hot water, Energy Recovery Ventilator, Hi-efficiency HVAC, foam attic and crawl space. CUSTOM cabinetry and lighting throughout. Note "push button" light switches and the attentiveness to how the hardware blends together throughout. Claw-foot bathtub and sep shower in Mstr Suite. Do you like rolling doors? We have them! Ample storage throughout.

List Office: Keller Williams Legacy	Owner LREA/LREB: No	Total Tax (Without Exemptions): \$2,433.76
Contingent Info:	Tax Year: 2014	Sold Price:
Contract Date: 01/15/2016	Closing Date:	Price per SQFT: \$280

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon. ***Copyright 2016 by SAN ANTONIO BOARD OF REALTORS***

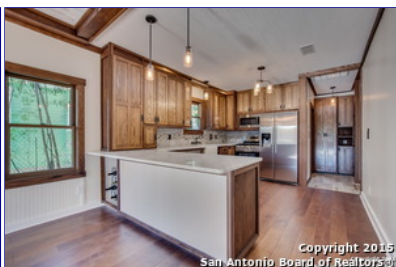
MLS#: 1150739 Prepared By: Scott Small, CRS,MRP | Keller Williams Legacy | Office: (210) 482-3200 | Email: scott@dreambigthinksmall.com | 02/24/2016 08:47 AM

MLS#: 1150739 Single Residential 323 Leigh St San Antonio TX 78210

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Entry/Foyer

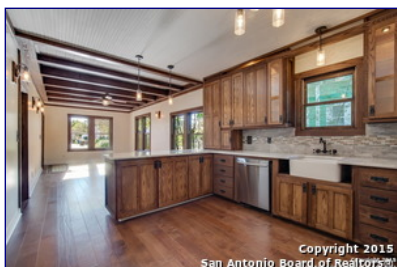
Living Room

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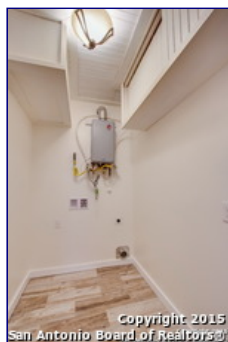
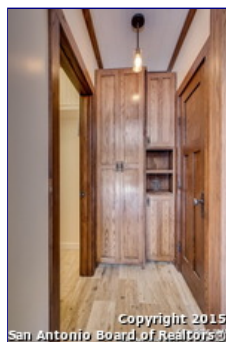
Living/Dining Combo

Breakfast Bar

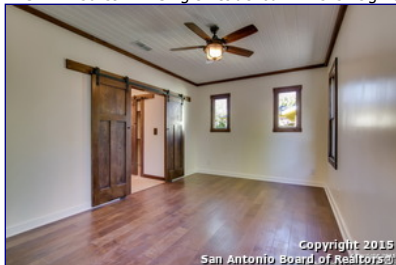
Kitchen

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Kitchen

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Utility Area InsideCopyright 2015
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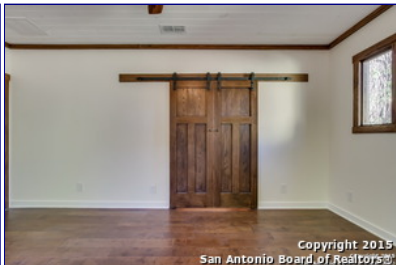
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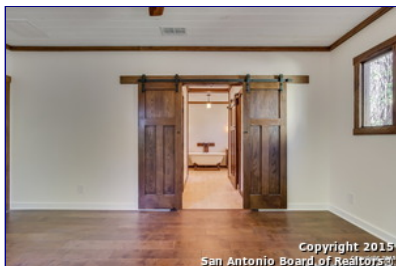
Master Bedroom



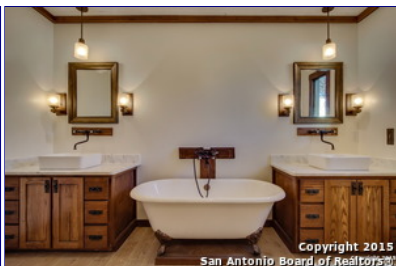
Master Bedroom



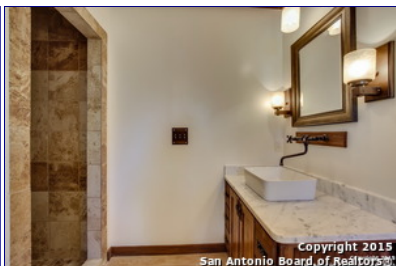
Master Bedroom



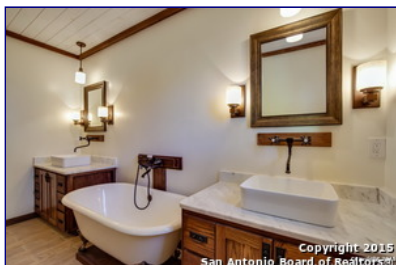
Master Bedroom



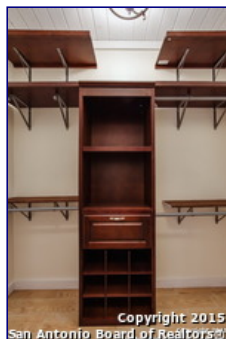
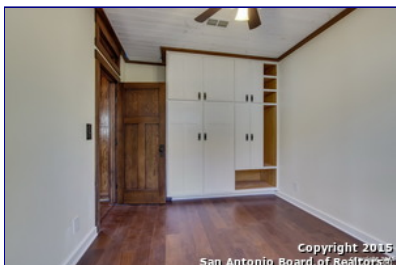
Master Bath



Master Bath



Master Bath

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2nd Bedroom

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2nd Bedroom



Bathroom



Bathroom



3rd Bedroom



Attic



Exterior Back

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Public Report

323 Leigh St

LP:\$150,000



MLS #: 1054436
 Address: 323 Leigh St
 Status: **Sold**
 Class: RE
 LP: \$150,000

Area: 1100	Inst/Dir: S. Presa	Sch Dist: San Antonio I.S.D.
Grid: 616F7	Subdivision (Legal Name): LAVACA	Elem: Call District
City: San Antonio	County: Bexar	Middle: Call District
HOA Fee: /	HOA Name:	High: Call District
HOA Fee2: /	HOA Name2:	
HOA Fee3: /	HOA Name3:	
	Constr: Pre-Owned	
	Mand: None	
	Currently Leased: No	
	Lease Expiration:	

Neighborhood Amenities: None

LR 12 X 13 MB 13 X 13 MB2 X BR: 2 Mst BR: Split
 DR 12 X 13 MBth X FBaths: 1 Mst Bth:
 FR X 2B 12 X 13 HBaths: 0 Heating: Central
 KT 11 X 12 3B X Year Built: 1925 Floor: Wood
 BK X 4B X AdSf: 814 Lot Des:
 UR X 5B X Parking: 2 Spaces - Side Entry
 EN X X Frpl: Not Applicable
 SO X X Pool/SPA: None

Ht Fuel: Electric, Natural Gas
 Air: One Central
 Recent Rehab:

Lot Size: 0.09
 Lot Dimensions: 50x80

Interior: One Living Area, Separate Dining Room
 Inclusions: Washer Connection, Dryer Connection

Exterior Features:

Green: Features - none / Certification - none / Energy Efficiency - none

Located in Lavaca, walking distance to downtown Hemisphere park, Lavillita and King William area where it's happening..... Priced low needs rehab... ..New roof in 2012.....

List Office: Southtown Realty

Contingent Info:

Contract Date: 08/19/2014

Owner LREA/LREB: No

Tax Year: 2013

Closing Date: 09/11/2014

Total Tax (Without Exemptions): \$2,381

Sold Price: \$135,000

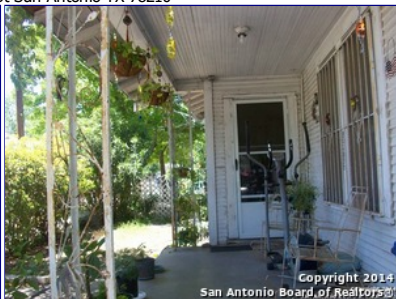
Sold Price per SQFT: \$165.84

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Switches/Covers, Window	2600
Latches, Door Hardware	
Tile	2000
Tile Labor	2800
Counter Tops	3100
Appliances	3615
Cabinet doors	2000

Miscellaneous

Driveway	2500
Alarm	275
Utilities	550
Port a John	400
Landscape	735
Waste	250
Taxes	5000

\$ 269,347

THIS WAS the ACTUAL
COSTS of the TOTAL COST

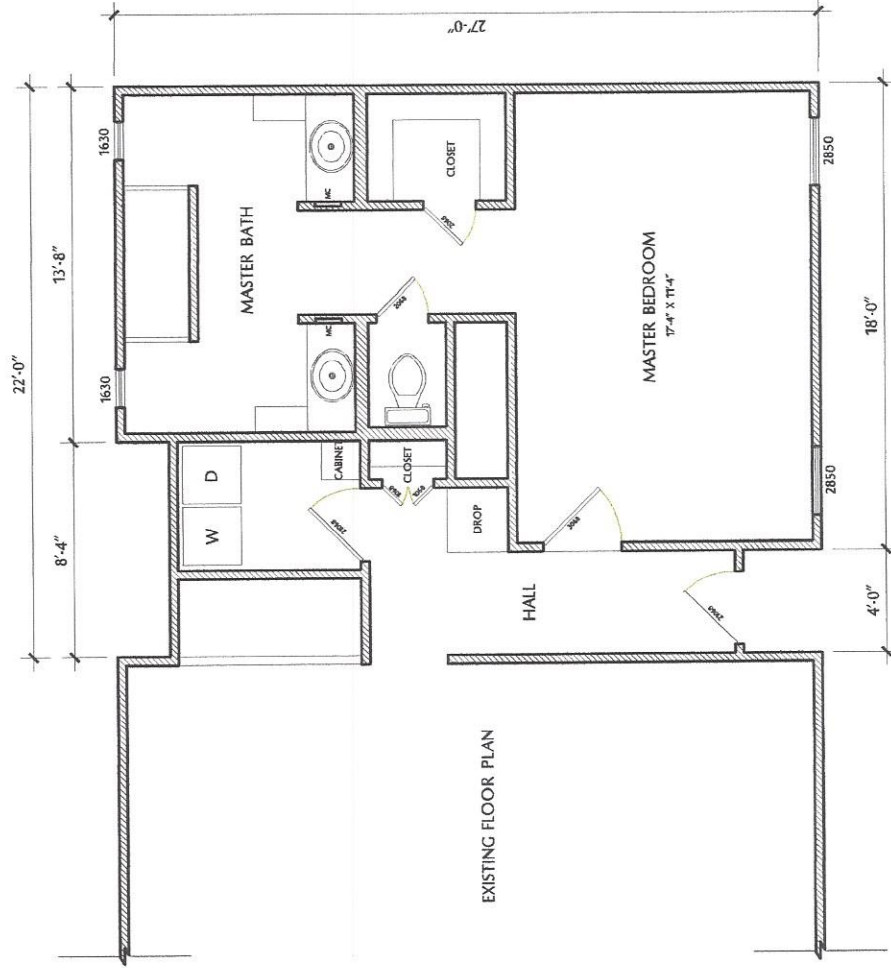
\$ 136,347

The ACTUAL COSTS of
the RENOVATIONS AND
improvements.

House is complete. RENOVATION required
13 months.

Robert J. Spence

BOB SPERMIO
323 LEIGH
SAN ANTONIO, TEXAS 78210



MSL DESIGNS LLC.
RESIDENTIAL & COMMERCIAL DESIGN
323 LEIGH
SAN ANTONIO, TEXAS 78210
210-207-4888
msldesigns@msl.com

NEW ADDITION FLOOR PLAN

NTS

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BOB SPERMO - OWNER
 323 LEIGH
 SAN ANTONIO, TEXAS 78210



FRONT ELEVATION

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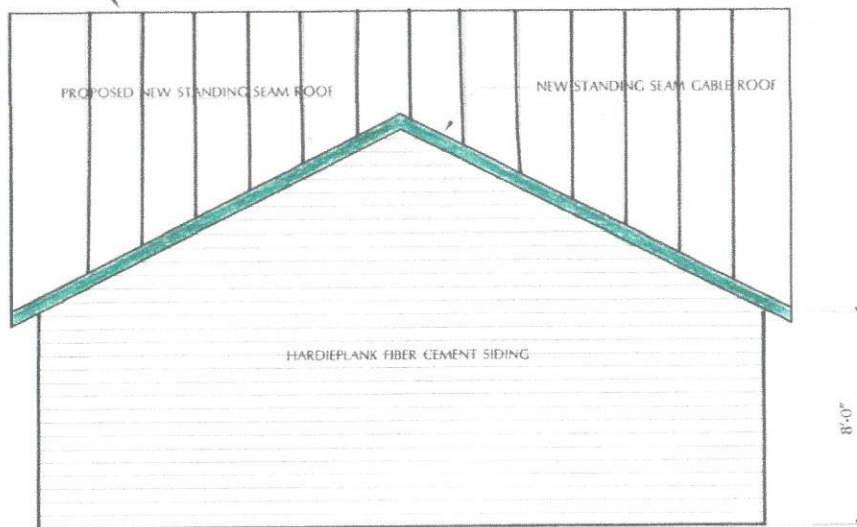
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ARCHITECTURE BUILDINGS
SAN ANTONIO, TEXAS
210.392.4968
msldesigns@yahoo.com

BOB SPERMO - OWNER
323 LEIGH
SAN ANTONIO, TEXAS 78210

NEW ADDITION - 545 SQ. FT.

EXISTING GABLE ROOF



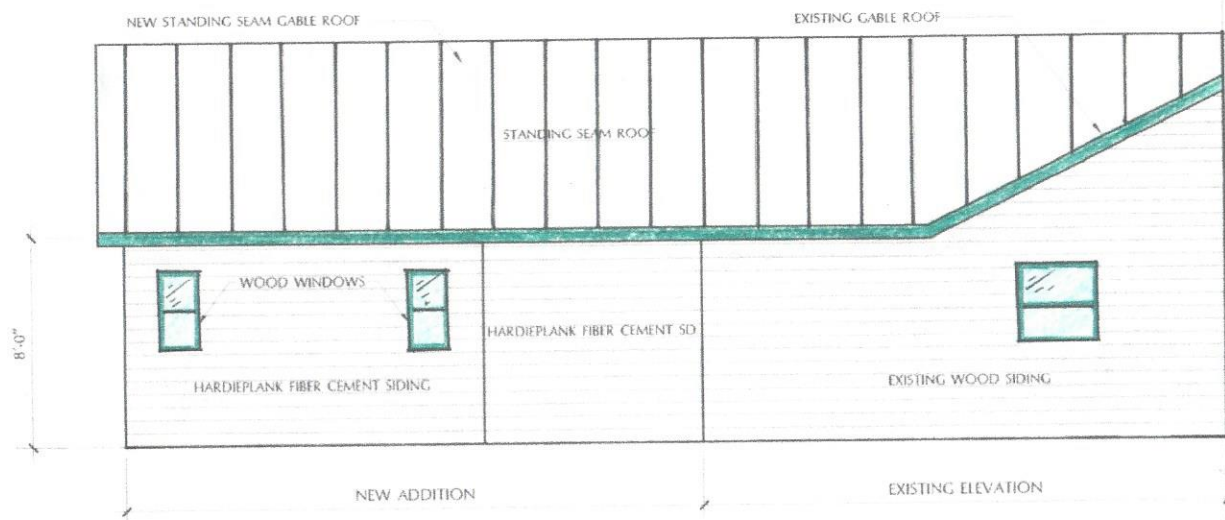
REAR ELEVATION

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SAN ANTONIO, TEXAS
78210-1952-4908
msldesigns@yahoo.com

BOB SPERMO - OWNER
323 LEICH
SAN ANTONIO, TEXAS 78210

NEW ADDITION - 545 SQ. FT.



LEFT ELEVATION

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NEW ADDITION - 545 SQ. FT.



RIGHT ELEVATION

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