

## **HISTORIC AND DESIGN REVIEW COMMISSION**

**April 06, 2016**

**Agenda Item No: 3**

**HDRC CASE NO:** 2016-110  
**ADDRESS:** 323 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 721 BLK 3 LOT S 80.04 FT OF 7  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Robert Spermo  
**OWNER:** Robert Spermo, Robert Spermo  
**TYPE OF WORK:** Tax Verification  
**REQUEST:**

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

### **APPLICABLE CITATIONS:**

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 March 16, 2016.
- 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 2016 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2017.

### **RECOMMENDATION:**

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

### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 09, 2016

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CITY OF SAN ANTONIO  
NOTICE OF HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: 3232 S. ALAMO  
REQUEST NUMBER: 2019-001  
HEARING DATE: 10/10/19  
TIME: 3:00 P.M.  
FOR MORE INFORMATION CONTACT  
CDD 787-6574  
ALL MEETING MEETINGS TAKE PLACE AT 100 S. ALAMO



## 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

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#: 1054436

Prepared By: Scott Small, CRS,MRP | Keller Williams Legacy | Office: (210) 482-3200 | Email: scott@dreambigthinksmall.com | 02/24/2016 08:37 AM



MLS#: 1054436    Single Residential    323 Leigh St San Antonio TX 78210



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## 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\*\*\*

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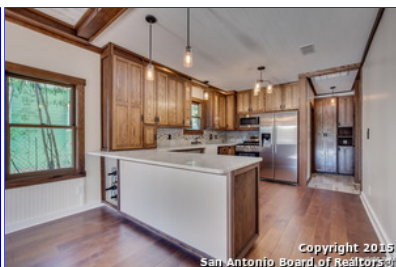


Entry/Foyer

Living Room



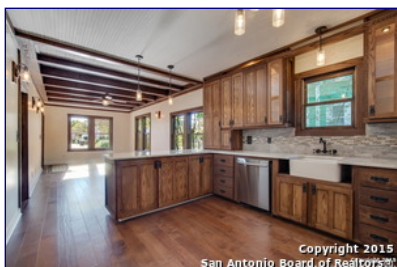
Living/Dining Combo



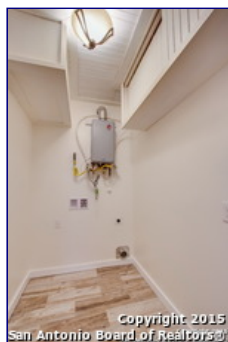
Breakfast Bar



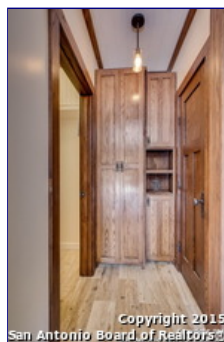
Kitchen



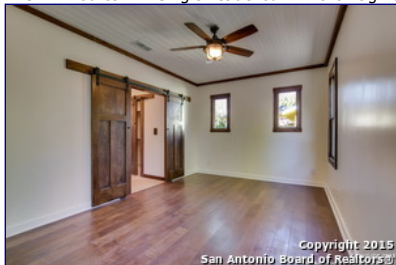
Kitchen



Utility Area Inside



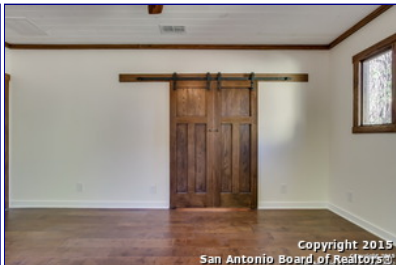
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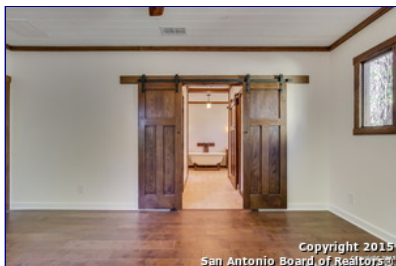
Master Bedroom



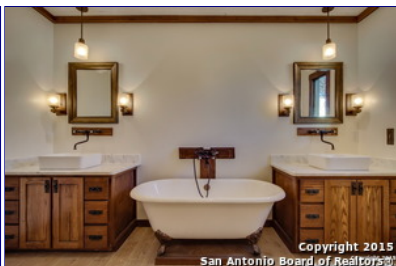
Master Bedroom



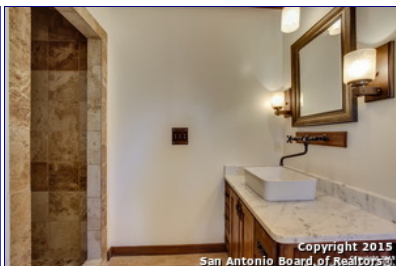
Master Bedroom



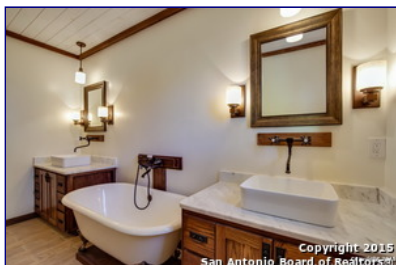
Master Bedroom



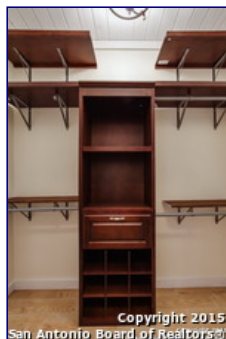
Master Bath



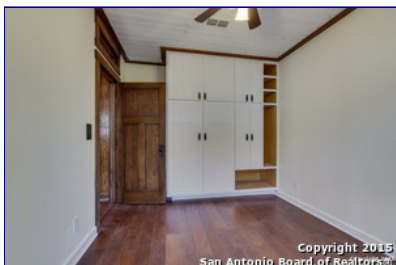
Master Bath



Master Bath



2nd Bedroom





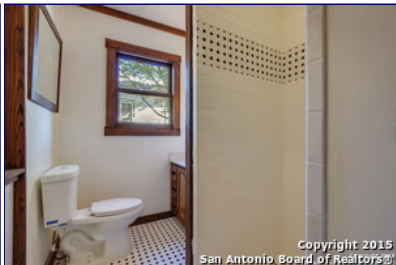
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2nd Bedroom



Bathroom



Bathroom



3rd Bedroom



Attic



Exterior Back

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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. Spens



Architectural floor plan of the existing master bedroom and bathroom. The plan shows a Master Bedroom (17'-4" x 11'-4") with a closet, a Master Bath with a toilet, sink, and shower, and a Hall. Dimensions are provided for the overall space (22'-0" x 27'-0") and individual rooms. The plan is labeled "EXISTING FLOOR PLAN".

## NTS

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BOB SPERMO - OWNER  
 323 LEIGH  
 SAN ANTONIO, TEXAS 78210



FRONT ELEVATION

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BOB SPERMO - OWNER  
323 LEIGH  
SAN ANTONIO, TEXAS 78210



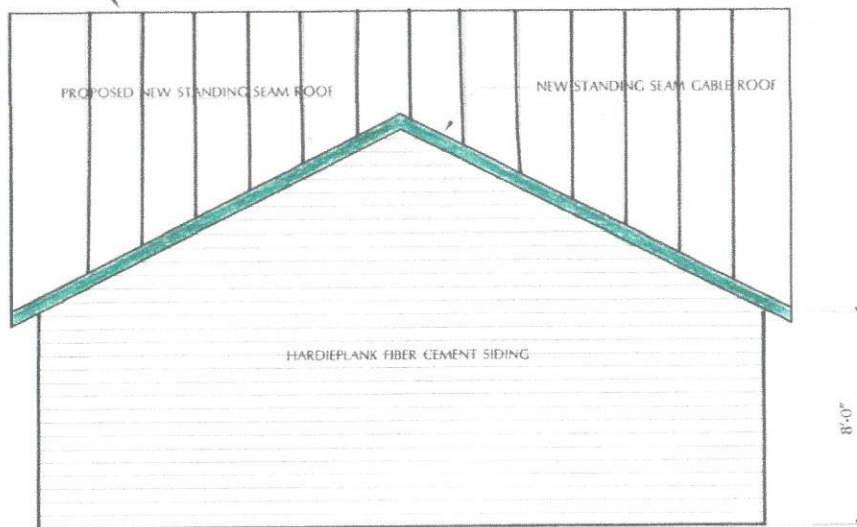
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210-392-4968  
msldesigns@yahoo.com

BOB SPERMO - OWNER  
323 LEIGH  
SAN ANTONIO, TEXAS 78210

NEW ADDITION - 545 SQ. FT.

EXISTING GABLE ROOF



REAR ELEVATION

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78210-1952-4908  
msldesigns@yahoo.com



BOB SPERMO - OWNER  
323 LEICH  
SAN ANTONIO, TEXAS 78210

NEW ADDITION - 545 SQ. FT.



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NEW ADDITION - 545 SQ. FT.



RIGHT ELEVATION

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