

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2016

Agenda Item No: 4

HDRC CASE NO: 2016-156
ADDRESS: 140 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1704 BLK 12 LOT 11
ZONING: MF33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Lazar Hausman
OWNER: Lazar Hausman
TYPE OF WORK: Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 140 E Magnolia.

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:

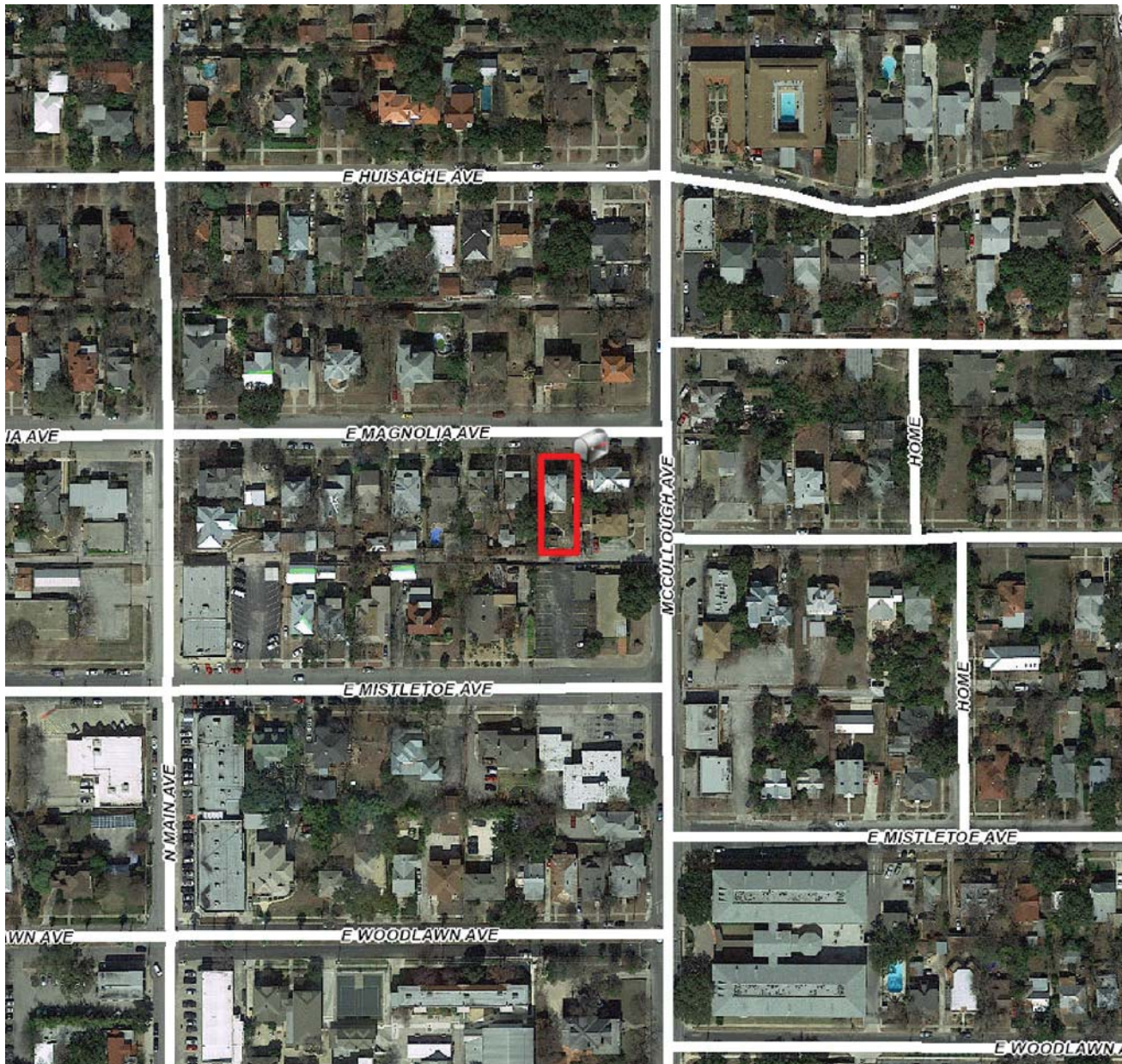
- a. This property received Historic Tax Certification on April 6, 2016.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to the effect to the Historic Preservation Officer.
- c. 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 18, 2016

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CITY OF SAN ANTONIO

Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

Plan Reviews/Permits/Inspections For An Address**Permits for address 140 magnolia**House
Number: Street:
BLDG:2 or SUITE:201Bldg/Suite:

Example: 2 or

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspection
<u>1487741</u>	140 E MAGNOLIA AVE	STRAIGHTLINE PAINT & REMOD INC LAWRENCE E BRISENO	10/31/2008	CLOSED	MISC NO REVIEW	<u>Inspection</u>
<u>2031702</u>	140 E MAGNOLIA AVE	HAUSMAN HOMEBUYERS, INC LAZAR HAUSMAN	03/11/2016	CLOSED	MISC NO REVIEW	<u>Inspection</u>
<u>2044923</u>	140 E MAGNOLIA AVE	LAZAR HAUSMAN (DUPLICATE)	02/12/2016	CLOSED	DEMOLITION	<u>Inspection</u>
<u>2044930</u>	140 E MAGNOLIA AVE	LAZAR HAUSMAN (DUPLICATE)	03/11/2016	CLOSED	RESIDENTIAL BLDG APPLICATION	<u>Inspection</u>
<u>2054373</u>	140 E MAGNOLIA AVE	JOSE A GAMEZ	02/03/2016	CLOSED	SEWER	<u>Inspection</u>
<u>2068821</u>	140 E MAGNOLIA AVE	J.R.S. HEATING & AIR CONDITION JAMES R SCHULZE	02/02/2016	CLOSED	MECHANICAL PERMIT APPLICATION	<u>Inspection</u>
<u>2081691</u>	140 E MAGNOLIA AVE	ERIC GUSTAFSON	02/01/2016	CLOSED	GENERALPLUMB	<u>Inspection</u>
<u>2081694</u>	140 E MAGNOLIA AVE	CRAFTSMAN PLUMBING ERIC GUSTAFSON	01/26/2016	CLOSED	GASPERMIT	<u>Inspection</u>
<u>2087178</u>	140 E MAGNOLIA AVE	LONGHORN ELECTRICAL CONTRACTIN SERGIO A RODRIGUEZ	02/03/2016	CLOSED	GENERL	<u>Inspection</u>
<u>2120803</u>	140 E MAGNOLIA AVE	SA RAINMAKER, LLC S A RAINMAKER LLC WILLIAM L BEDFORD	01/06/2016	CLOSED	IRRRESIDENTIAL	<u>Inspection</u>

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04/13/16

Hausman Homebuyers, Inc

Job Profitability Detail for 140 E MAGNOLIA

All Transactions

	<u>Act. Cost</u>
Service	
Appliances	5,528.03
Cabinets	13,174.85
Concrete/Flatwork	2,150.00
Contingency	2,521.10
Countertops	5,747.00
Demolition/Haul-Off	14,535.88
Electrical	17,779.00
Engineering Services	1,605.00
Fencing/Decks	2,997.50
Fireplace	1,618.00
Fixtures	
Light	3,316.28
Sinks	525.01
Total Fixtures	3,841.29
Flooring	
Wood	12,108.00
Total Flooring	12,108.00
Foundation	18,000.00
Framing	26,702.00
Garage	905.00
General Labor	2,602.50
Glass/Mirrors	1,417.68
Hardware	
Cabinet	346.51
Door	950.65
Misc	110.76
Total Hardware	1,407.92
Heat/Hvac	11,600.00
Inspections	9.00
Insulation	3,027.61
Insurance	3,394.10
Landscaping/Irrigat...	8,492.00
Loan Costs	6,915.98
Low Voltage Wiring	745.00
Lumber/Cornice	11,827.01
Masonry	1,400.00
Materials	588.10
Painting	20,465.17
Plan Design/Permit...	3,809.28

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04/13/16

Hausman Homebuyers, Inc

Job Profitability Detail for 140 E MAGNOLIA

All Transactions

	Act. Cost
Plumbing	
Fixtures	3,159.96
L&M	13,000.00
Plumbing - Other	2,056.50
Total Plumbing	18,216.46
Project Managment	12,000.00
Property	203,403.51
Roofing	14,485.00
Sheetrock	10,200.00
Site Work	2,690.00
Staging	2,748.50
Survey	675.00
Termite/Pest	768.50
Tile	
Labor	4,855.00
Materials	1,987.87
Total Tile	6,842.87
Toilet	541.26
Trim	
Labor	5,700.00
Material	6,061.95
Total Trim	11,761.95
Upkeep	2,619.00
Utilities	1,483.00
Windows	14,476.72
Total Service	509,825.77
No item	23,441.09
TOTAL	533,266.86

533,266.86
 - 9.00
 - 3,394.10
 - 6,915.98
 - 12,000.00
 - 203,403.51
 - 2,748.50
 - 23,441.09

 \$ 281,354.68