HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2016

Agenda Item No: 3

HDRC CASE NO:	**2016-177**
ADDRESS:	327 NORTH DR
LEGAL DESCRIPTION:	NCB 7026 BLK 5 LOT W 25 FT OF 6 & E 37.5 FT OF 7
ZONING:	R6 H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Karen Troendle
OWNER:	Karen and G Roger Troendle
TYPE OF WORK:	Tax Verification

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 327 North Dr.

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:

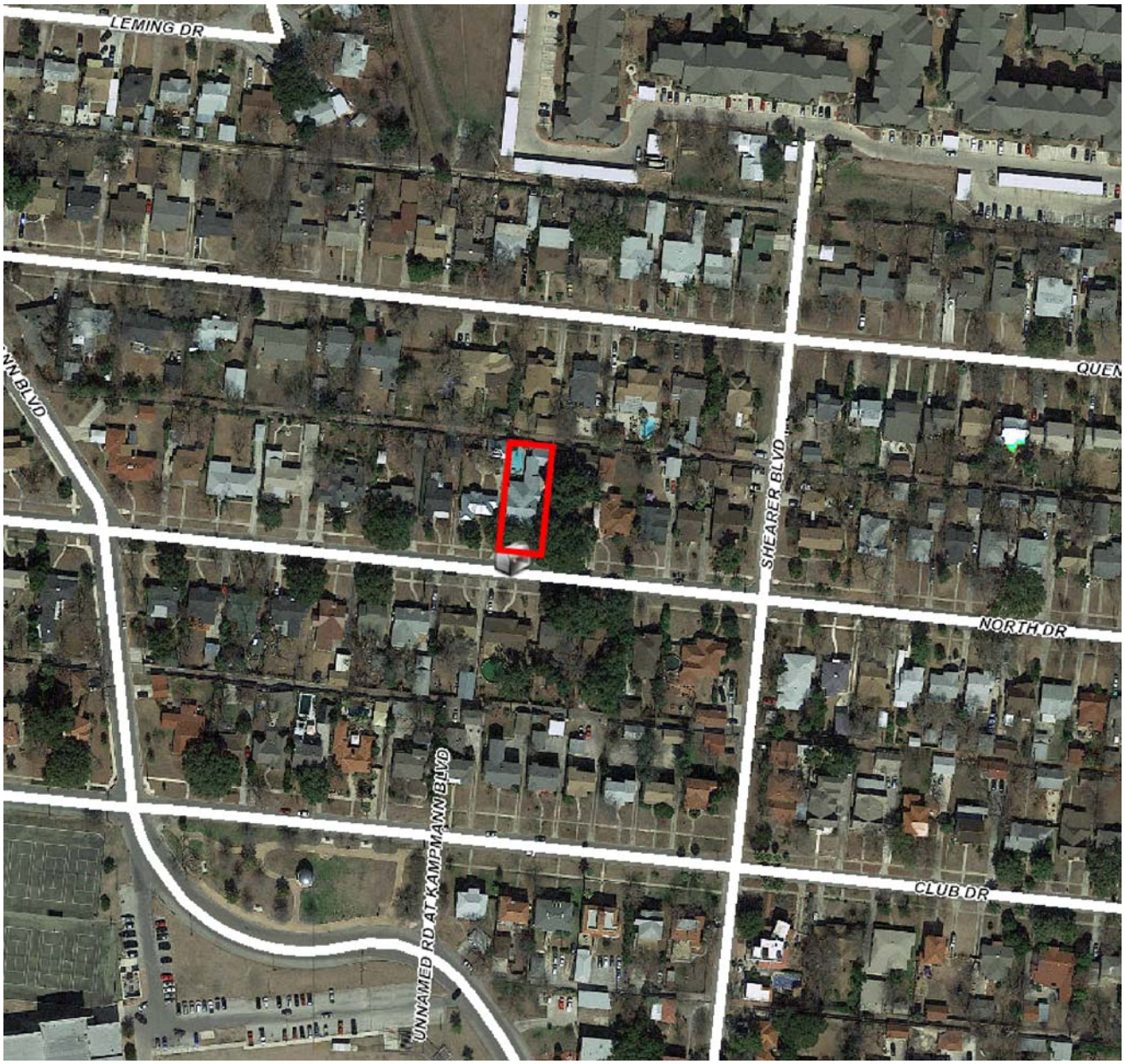
a. This property received Historic Tax Certification on May 18th, 2016.
b. Staff made a site visit on May 25, 2016.
c. The applicant has met all requirements of the City's Tax Verification process a described in Section 35-618 of the Unified Development Code and has furnished evidence to the effect to this Historic Preservation Officer.
d. 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:

Lauren Sage



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Flex Viewer

Powered by ArcGIS Server

Printed:May 11, 2016

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327
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

327 North Dr

327 North Drive

Foundation work in progress

Foundation work completed

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Print Form

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION
1901 S. ALAMO, SAN ANTONIO, TEXAS 78204
P: 210.215.9274 E: OHP@SANANTONIO.GOV

SEP 19 2014
DATE RECEIVED

This form is to be used for certain minor alterations, additions, ordinary repairs, signage refacing, or maintenance.
See reverse side for a checklist of required supporting documents.

Property Address 327 North Drive

☑ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property

Property Owner: G. Roger and Karen Troendle

Mailing Address: 327 North Dr. Zip Code: 78201

Phone Number: 210 316-6027 Email Address: troendle@uthscsa.edu

Applicant: (if different from owner)

Mailing Address: Zip Code:

Phone Number: Email Address:

PROVIDE A DETAILED DESCRIPTION OF THE PROJECT BELOW:

The front right corner of the original residence is about 5 inches lower in elevation than the back left corner. The original foundation will be leveled no less than 2.5 inches; in the front rt. corner areas beyond the front rt. corner will be lifted to about the same elevation as the front rt. corner or have a gradual slope towards the front of the residence.Exhibit 1 for Proposed Steel Piles /Helical Anchors.

ALL ADMINISTRATIVE CERTIFICATES OF APPROPRIATENESS FORMS MUST BE DISPLAYED ON THE JOBSITE.
THIS FORM DOES NOT TAKE THE PLACE OF A BUILDING PERMIT. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department.

Karen Troendle
SIGNATURE OF APPLICANT

9/17/14
DATE

FOR STAFF COMMENTS ONLY

Foundation repairs. No change in appearance.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 9-19-14
APPROVAL TO:
Approved by:
NOT CHECKED

Completed forms and supporting documents may be submitted in person to 1901 S. Alamo or by email to: OHP@sanantonio.gov.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 29, 2016

ADDRESS:	327 NORTH DR
LEGAL DESCRIPTION:	NCB 7026 BLK 5 LOT W 25 FT OF 6 & E 37.5 FT OF 7
HISTORIC DISTRICT:	Monticello Park
PUBLIC PROPERTY:	No
RIVER IMPROVEMENT OVERLAY:	No
APPLICANT:	G. Roger and Karen Troendle - 327 North Dr
OWNER:	G. Roger and Karen Troendle - 327 North Dr
TYPE OF WORK:	Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: replace the existing metal roof with a new metal roof.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 2/29/2016 8:15:59 AM
ADMINISTRATIVE APPROVAL TO: replace the existing metal roof with a new metal roof. New roof color will closely match the existing roof color; standard ridge caps may be installed; vented ridge caps are not permitted.

APPROVED BY: Katie Totman

For:

Shanon Shea Miller
Historic Preservation Officer

HDRC Case: N/A

Bexar CAD

Property Search Results > 386417 TROENDLE G ROGER JR & for Year 2016

Property

Account

Property ID:	386417	Legal Description:	NCB 7026 BLK 5 LOT W 25 FT OF 6 & E 37.5 FT OF 7
Geographic ID:	07026-005-0060	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	327 NORTH DR SAN ANTONIO, TX 78201	Mapsco:	581F7
Neighborhood:	MONTICELLO PARK (SA)	Map ID:	
Neighborhood CD:	57028	E-File Eligible	

Owner

Name:	TROENDLE G ROGER JR &	Owner ID:	292580
Mailing Address:	KAREN B 327 NORTH DR SAN ANTONIO, TX 78201-3725	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

Values

			Ag / Timber Use Value
(+) Improvement Homesite Value:	+	$242,870	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$33,600	
(+) Land Non-Homesite Value:	+	$0	
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$276,470	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$276,470	
(–) HS Cap:	–	$39,970	

(=) Assessed Value:	=	$236,500	

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

2016 data current as of May 9 2016 12:47AM.
2015 and prior year data current as of Apr 8 2016 9:22AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Website version: 1.2.2.7 Database last updated on: 5/9/2016 12:47 AM © N. Harris Computer Corporation

SOUTHWEST
METAL ROOFING SYSTEMS

11919 Rail Drive, Suite 1
San Antonio, TX 78233

Phone: 210-822-6868
Fax: 210-946-8957

BILL TO:

INVOICE

Mr. & Mrs. George Troendle
327 North Dr.
San Antonio, TX 78201

Invoice Date: March 31, 2016
Customer ID: 16029G

Date	Description	Payment Amounts	Original Contract Amount
02/27/2016	Install a 24ga "Cool Roof" Galvalume Standing Seam Metal Roof		$22,340.00
02/27/2016	Less 10% Discount	($2,235.00)	
Total			$20,105.00
02/27/2016	Down Payment (check # 1108)	($6,700.00)	
03/25/2016	Final Payment (check # 1115)	($13,405.00)	
		Balance	$0.00

THANK YOU!

PermaJack®

Perma Jack® of San Antonio
Meinhardt Stabilizing Co., Inc.
1418 E. Bitters Rd., Suite 3
San Antonio, Texas 78216
(210) 545-3939

INVOICE

Contract Date: 1/23/2015

Invoice Date: 6/30/2015

Job Starting Date: 4/8/2015

Job Completion Date: 6/26/2015

SOLD TO:	JOB SITE:
Name G. Roger & Karen B. Troendle	Name
Address 327 North Drive	Address
City. State, Zip Code San Antonio, Texas 78201	City. State, Zip Code
Contact	Contact **P.O. Number:**

Description	Amount
Thirty-Four (34) Perma Jack Piers And Associated Work Items As Per The Contract Dated January 23, 2015	$42,200.00
CHANGE ORDERS	
Credit Concrete Patches Not Completed , Nine (9) Patches @ $50.00 Per Patch	< $450.00 >
Subtotal	$41,750.00
Down Payment Received	< $21,100.00 >
Partial Payment Received	< $10,000.00 >
Partial Payment Received	< $7,000.00 >
Total Amount Due Upon Receipt	$3,650.00

PLEASE PAY BY INVOICE - NO STATEMENT WILL BE MAILED
DUE UPON RECEIPT

City of San Antonio
Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

Plan Reviews/Permits/Inspections For An Address

Permits for address 327 NORTH DR

House Number: 327

Street: NORTH DR **Bldg/Suite:** Example: 2 or BLDG:2 or SUITE:201

List Plan Reviews/Permits/Inspections For An Address | Reset

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
2054635	327 NORTH DR	PERMA JACK OF SAN ANTONIO CURTIS RANDAL FRENCH	11/17/2015	CLOSED	MISC NO REVIEW	Inspections	Reviews
2136247	327 NORTH DR	SOUTHWEST METAL ROOFING SYSTEM SOUTHWEST METAL ROOFING CINDY NEWTON	03/01/2016	CLOSED	MISC NO REVIEW	Inspections	Reviews

1

Back | Main Menu | Dynamic Portal

Permit Detail

A/P Type: MISC NO REVIEW
A/P NBR: 2054635
Address: 327 NORTH DR
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 4/9/2015 10:30:49 AM
Expiration Date: 1/17/2016 10:28:54 AM
Permit Fee (Paid): $382.31
Permit Fee (Unpaid): $0.00
Paid Date:
Number of Units:
Nbr of Stories:
Estimated Cost Value: $0.00
Structure Sq. Ft: 1400
DBA Name:
ALCO Bev Flag:
Contact: CURTIS RANDAL FRENCH
Description of Work: 04/09/15 - YES slab on grade/ 34 piers, post, piles, footings/ NO # LF of Beam, Girders, Sill/ NO Wood Shims/ NO Skirting & NO other remodeling work being performed.//LOCATION OF WORK IS LEFT,FRONT & RIGHT SIDES OF ORIGINAL HOUSE & AT INTERIOR BEAMS// Must comply with IRC and UDC. **Engineers Letter required to clear foundation inspection. Recvd Assumption Letter/ //RY
Garage Sale Date:
Non-Profit Status:

Use Details:

Back | Main Menu | Dynamic Portal

Permit Detail

A/P Type: MISC NO REVIEW
A/P NBR: 2136247
Address: 327 NORTH DR
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 3/1/2016 12:06:50 PM
Expiration Date: 5/1/2016 12:06:53 PM
Permit Fee (Paid): $26.50
Permit Fee (Unpaid): $0.00
Paid Date:
Number of Units:
Nbr of Stories:
Estimated Cost Value: $0.00
Structure Sq. Ft: 5200
DBA Name:
ALCO Bev Flag:
Contact: CINDY NEWTON
Description of Work: Remove existing metal roof and install a 24ga Galvalume Standing Seam Metal Roof.
Garage Sale Date:
Non-Profit Status:

Use Details:

Back | Main Menu | Dynamic Portal

SERVICES | LIVING IN SA | BUSINESS IN SA | GOVERNMENT | VISITING SA
COMMUNITY PORTAL HOME | CITY DISCLAIMER | TEXT ONLY
Contact Customer Service

Website best viewed using Microsoft Internet Explorer 5.0 and above or Netscape 6.2 with screen resolution settings of 800x600.