

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 12

HDRC CASE NO: 2016-289
ADDRESS: 126 NORTH DR
LEGAL DESCRIPTION: NCB 6705 BLK 15 LOT 22
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Benjamin Rosas
OWNER: Benjamin Rosas
TYPE OF WORK: Tax Certification
REQUEST:

The applicant is requesting to receive Tax Certification for the property at 126 North Drive.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

- (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
 - (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(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.
- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

- (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

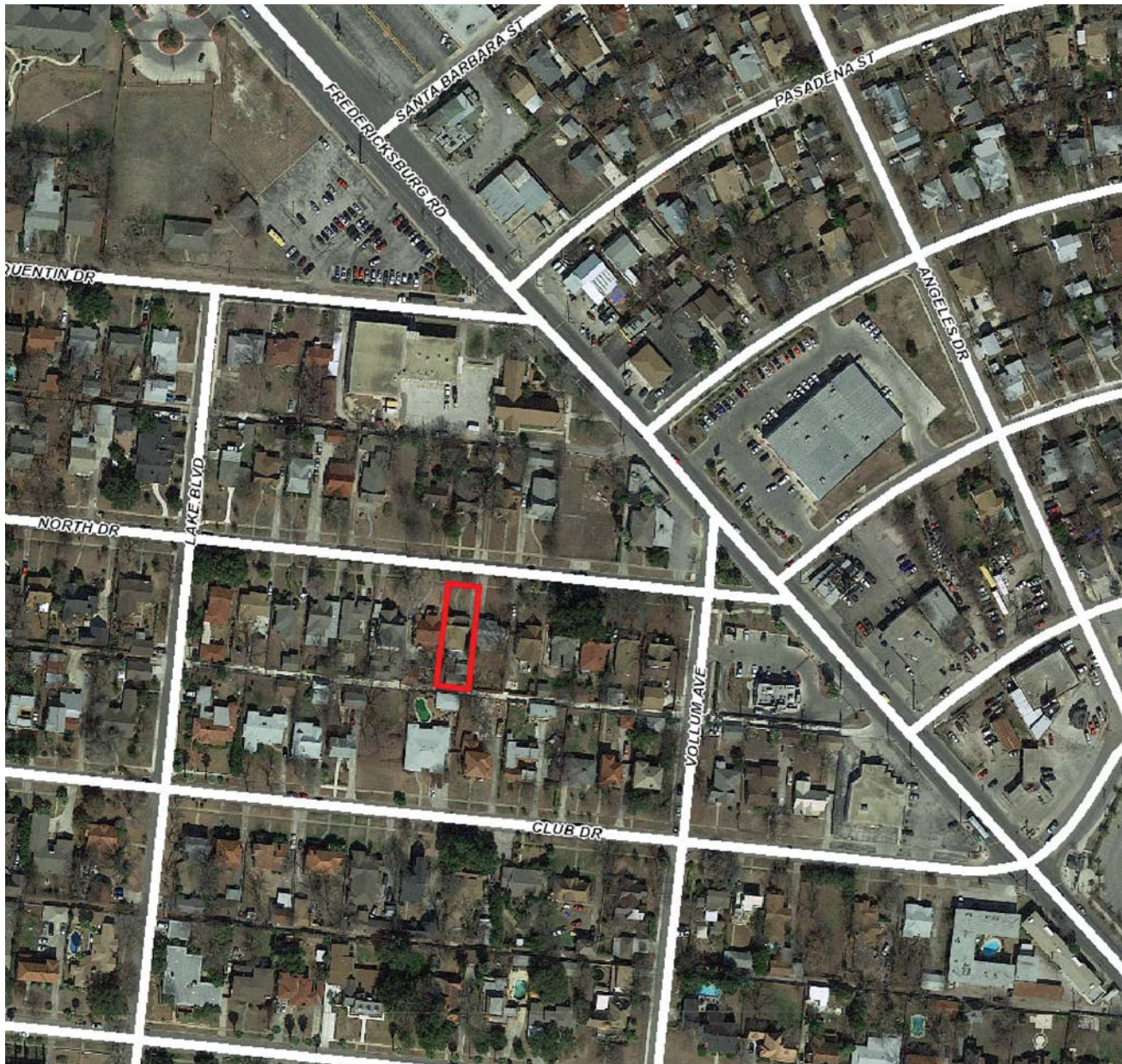
- a. The applicant is requesting Tax Certification for the property located at 126 North Drive. The scope of work consists of various items that have been administratively approved or are work to the interior, including repairs to the roof, windows, drywall wood floors, plumbing, and HVAC system, and painting.
- b. The requirements for Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.
- c. Staff visited the site July 22, 2016.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 20, 2016

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EXISTING FLOOR PLAN
1/8"=1'-0"



NEW FLOOR PLAN
1/8"=1'-0"

IMPROVEMENT LIST

NEW ROOF

- PROVIDE DECKING AND 30 YEAR DIMENSIONAL SHINGLES (APPROX. 27 SQUARES)

WINDOWS

- REPLACE ONE WOOD WINDOW
- REPAIR 3 PANES OF WINDOW GLASS

PARTITION WALL

- HALLWAY ATTIC LADDER
- ATTIC DECKING FOR NEW FURNACE SUPPORT
- OPEN 2 WALLS AND STAIN NEW WOOD BEAM

PLASTER/DRYWALL

- WALL REPAIR FOR ALL NEW WORK

WOOD FLOOR

- REFINISH EXISTING WOOD FLOORS

CERAMIC TILE

- KITCHEN TILE BACKSPLASH (APPROX. 28SF)

PLUMBING

- KITCHEN SINK INSTALLATION
- TANKLESS GAS WATER HEATER
- DISHWASHER HOOKUP
- FRIDGE HOOKUP
- CAP GAS LINES IN WALL
- WHITE APRON SINK
- GARBAGE DISPOSAL

ELECTRICAL

- COMPLETE ELECTRICAL REWIRE
- 2 PENDANT LIGHTS AND SWITCH
- 8 LED CAN LIGHTS AND 2 SWITCHES
- ATTIC LIGHT

HEATING/COOLING

- NEW HVAC SYSTEM
- DRYER VENT

CABINETS

- SITE PAINTED KITCHEN CABINETS (APPROX. 16 LF)

COUNTERTOPS

- 2CM LEVEL 1 VICOSTONE (APPROX 47 SF)

See attached cost breakdown for further itemized detail

BENJAMIN ROSAS
126 NORTH DR.
SAN ANTONIO, TX 78201
210.414.55.76
BEN.ROSAS06@GMAIL.COM

126 NORTH DR.



Please see attached roof product information.

Manufacturer: Owens Corning
Product name: Oakridge TruDefinition
Color: Desert Tan



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Carpenter shall fabricate a new wood window, frame, and trim to match existing wood windows, frame, and trim.

Windows will have weighted pulley system in jamb. Exterior frames to be painted to match color of masonry grout.

Broken window panes to be replaced with clear vision glass to match existing.



Paint exterior of garage to match existing.



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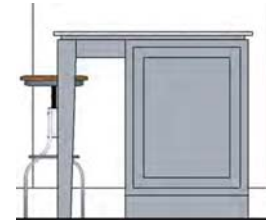
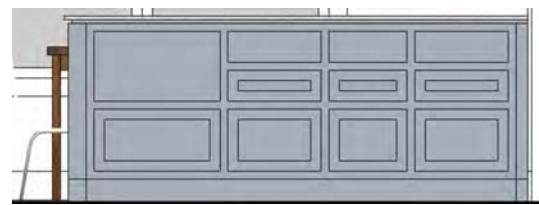
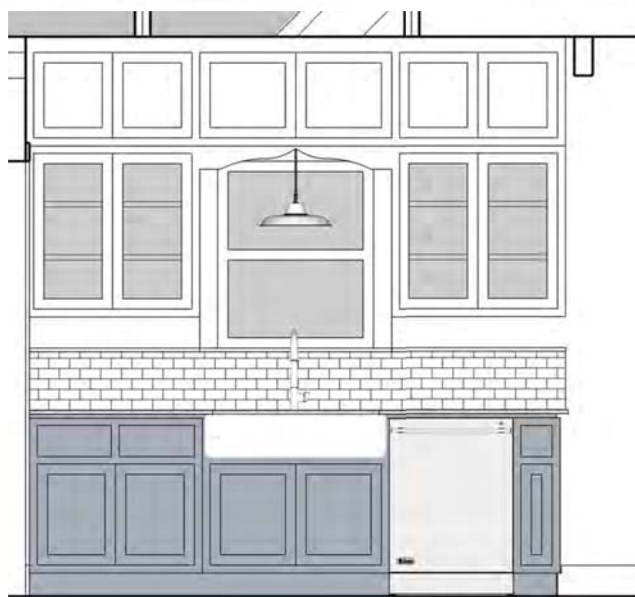
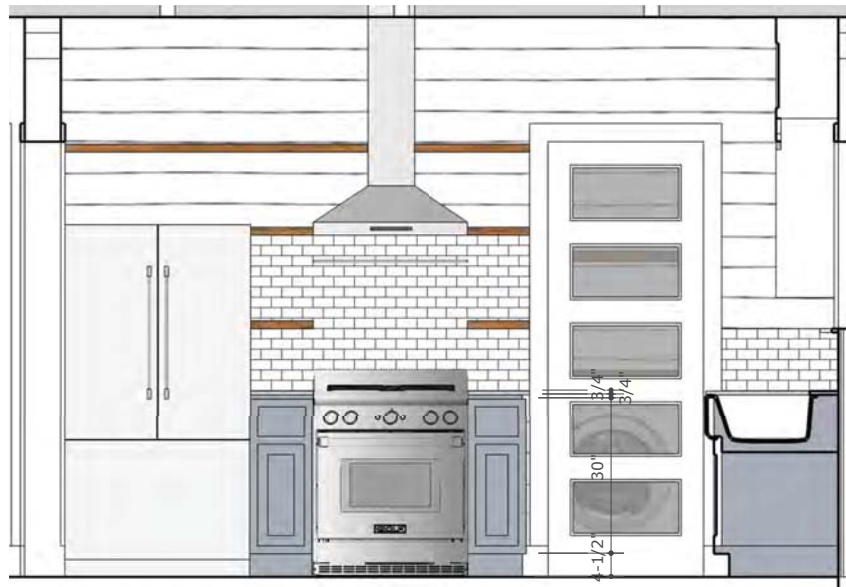
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BENJAMIN ROSAS





July 6, 2016

SAN ANTONIO, TX 78201 | 126 NORTH DR.

A 03







July 6, 2016

SAN ANTONIO, TX 78201 | 126 NORTH DR.

A 06

BENJAMIN J. ROSAS	Number of days (from closing) to complete project:		
126 NORTH DR			
SAN ANTONIO TX. 78201	3 months		
210 414 5576			
Foundation is in good repair - no work needed			
Roof	Material	Labor	Total
<i>replace existing roof</i>	\$ 2,500.00	\$ 3,000.00	\$ 5,500.00
redeck all roof	\$ 750.00	\$ 2,500.00	\$ 3,250.00
FACIA REPAIR	\$ 150.00	\$ 350.00	\$ 500.00
Exterior Paint	Material	Labor	Total
PAINT GARAGE EXTERIOR	\$ 150.00	\$ 350.00	\$ 500.00
Windows	Material	Labor	Total
36" x 48" new wood window	\$ 200.00	\$ 350.00	\$ 550.00
<i>replace broken glass</i>	\$ 50.00	\$ 250.00	\$ 300.00
Partition Wall	Material	Labor	Total
<i>open wall on kitchen to dining rm.</i>	\$ 250.00	\$ 500.00	\$ 750.00
<i>enlarge opening dining rm. To living rm.</i>	\$ 200.00	\$ 350.00	\$ 550.00
<i>install attic stair case</i>	\$ 175.00	\$ 300.00	\$ 475.00
Plaster/Drywall	Material	Labor	Total
repair sheetrock on openings	\$ 150.00	\$ 300.00	\$ 450.00
<i>tape, float, & texture</i>	\$ 50.00	\$ 225.00	\$ 275.00
INTERIOR PAINT	\$ 400.00	\$ 1,400.00	\$ 1,800.00
Wood Floors	Material	Labor	Total
REFINISH WOOD FLOORS	\$ 500.00	\$ 2,500.00	\$ 3,000.00
ACCESS HATCH IN FLOOR	\$ 100.00	\$ 400.00	\$ 500.00
Plumbing	Material	Labor	Total
<i>install gas tankless w/h</i>	\$ 1,200.00	\$ 2,200.00	\$ 3,400.00
<i>hook up dish washer</i>	\$ 100.00	\$ 200.00	\$ 300.00
<i>hook up fridge</i>		\$ 300.00	\$ 300.00
<i>kitchen sink</i>	\$ 1,100.00		\$ 1,100.00
<i>install kitchen sink</i>		\$ 400.00	\$ 400.00
<i>cap gas lines under floor</i>	\$ 50.00	\$ 300.00	\$ 350.00
<i>install garbage disposal</i>	\$ 100.00	\$ 300.00	\$ 400.00
Electrical	Material	Labor	Total

<i>rebuild meter loop and braker panel</i>	\$ 1,200.00	\$ 2,000.00	\$ 3,200.00
<i>rewire entire house and braker panel and feeder</i>	\$ 800.00	\$ 2,000.00	\$ 2,800.00
<i>install new outlets and switches</i>	\$ 650.00	\$ 1,200.00	\$ 1,850.00
<i>install two pendant lights</i>	\$ 300.00	\$ 500.00	\$ 800.00
<i>install 4-6"recessed lights led dimmer switch</i>	\$ 250.00	\$ 800.00	\$ 1,050.00
<i>install 4-6"recessed lights led regular switch</i>	\$ 200.00	\$ 700.00	\$ 900.00
Heating	Material	Labor	Total
<i>install new HVAC System</i>	\$ 3,500.00	\$ 3,700.00	\$ 7,200.00
<i>install dryer vent</i>	\$ 200.00	\$ 400.00	\$ 600.00
Cabinetry	Material	Labor	Total
<i>Replace base kitchen cabinets</i>	\$ 2,450.00	\$ 1,750.00	\$ 4,200.00
REPLACE UPPER CABINETS	\$ 1,000.00	\$ 800.00	\$ 1,800.00
Appliances	Material	Labor	Total
RANGE	\$ 900.00		\$ 900.00
RANGE HOOD	\$ 400.00		\$ 400.00
REFRIGERATOR	\$ 1,400.00		\$ 1,400.00
DISHWASHER	\$ 600.00		\$ 600.00
MICROWAVE	\$ 100.00		\$ 100.00
WASHER	\$ 350.00		\$ 350.00
DRYER	\$ 350.00		\$ 350.00
Counter tops	Material	Labor	Total
<i>install counter tops</i>	\$ 800.00	\$ 1,600.00	\$ 2,400.00
<i>back splash</i>	\$ 100.00	\$ 400.00	\$ 500.00
Cleanup	Material	Labor	Total
<i>general clean up/dump fees/delivery fees</i>		\$ 1,400.00	\$ 1,400.00
Misc.	Material	Labor	Total
REMOVE CARPET		\$ 300.00	\$ 300.00
	Project Cost		\$ 57,750.00
	Reserve Contingency		\$ 5,775.00
	Total Project Cost		\$ 63,525.00