

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2016

Agenda Item No: 6

HDRC CASE NO: 2015-175
COMMON NAME: 6709 Forest Village
LEGAL DESCRIPTION: NCB 15478 BLK LOT P-7 "GUILBEAU/FM 1604" ANNXATN 2014 RSVY
PER DEED 16313/2421 EXE 08/21/13
ZONING: R5 HE
CITY COUNCIL DIST.: 6
LANDMARK: House
APPLICANT: Paul James Tezel Trust
OWNER: Paul James Tezel Trust
TYPE OF WORK: Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 6709 Forest Village.

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.

(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.

(f) Historic Preservation Tax Exemptions.

(1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:

A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.

B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(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:

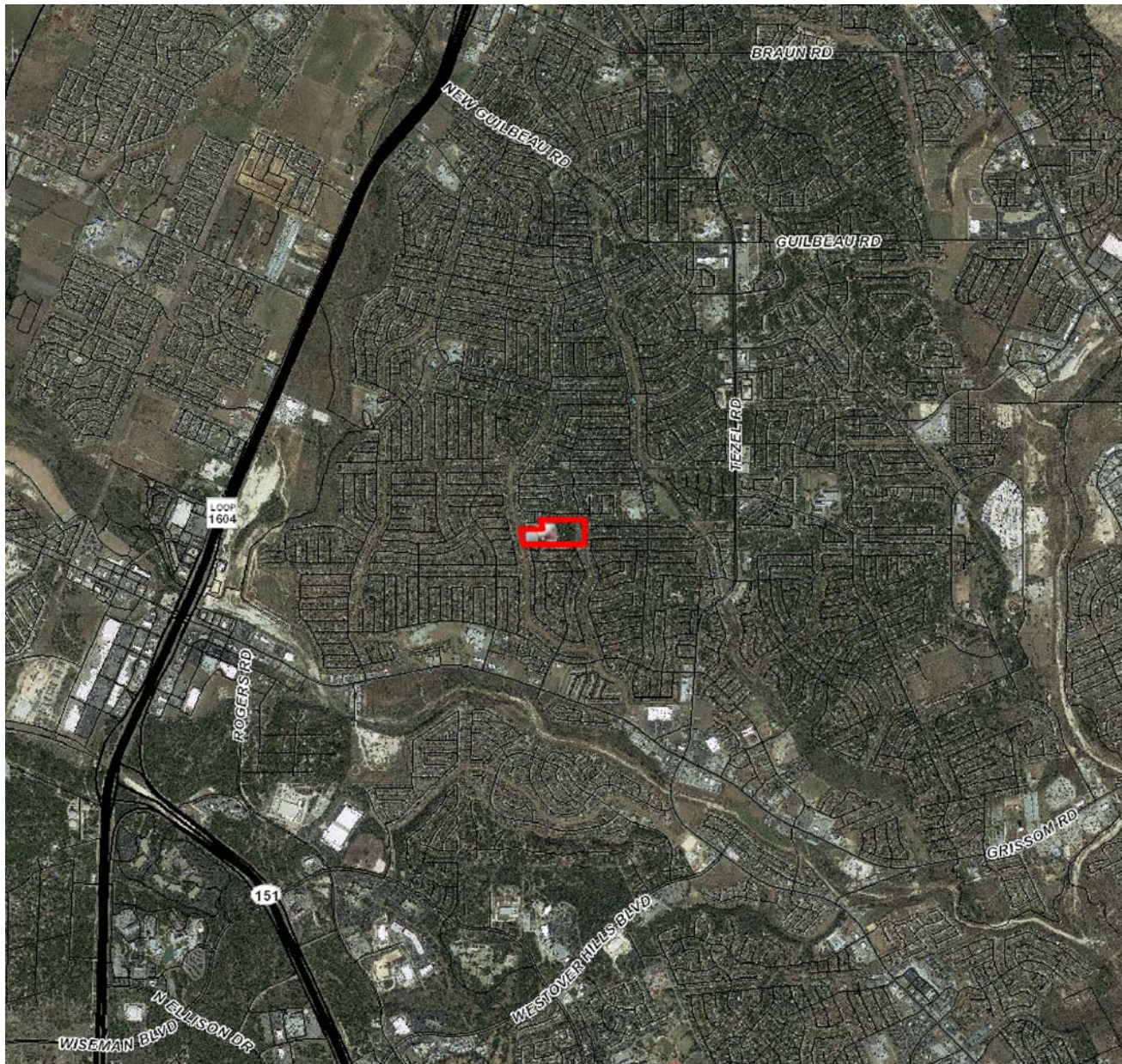
- a. The applicant is requesting Tax Verification for the property located at 6709 Forest Village.
- b. The applicant received Tax Certification on May 20, 2015, from the HDRC.
- c. The scope of work consists of various items including foundation repair, framing, roof repair, repair to the doors and windows, insulation, plumbing repair, A/C replacement and electrical repair.
- d. The requirements for Tax Verification 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.
- e. Staff visited the site August 8, 2016.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage

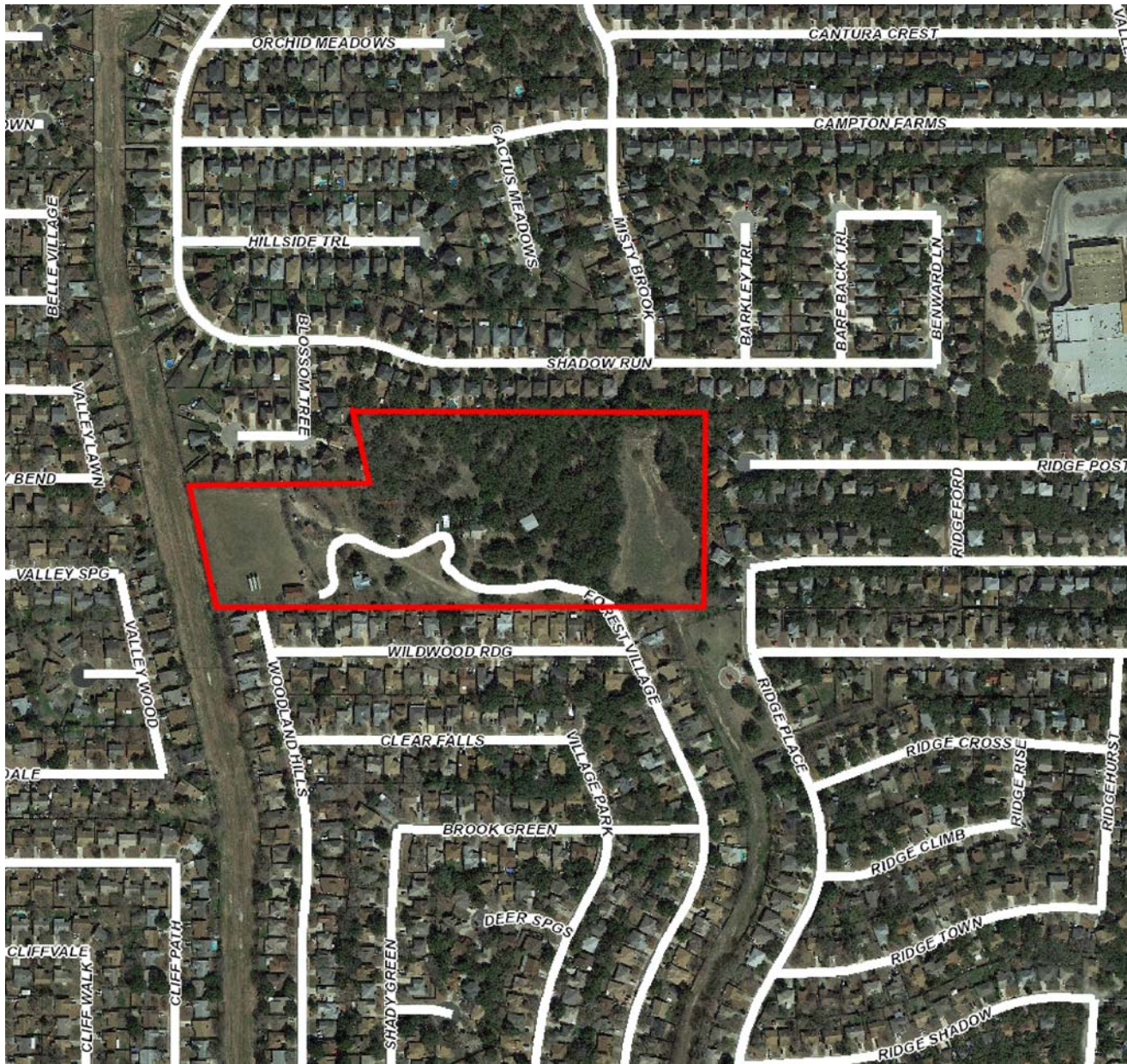


Flex Viewer

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Printed: Aug 10, 2016

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6709
TEZEL

San Antonio Light

CITY OF SAN ANTONIO
BUREAU OF PLANNING
AND DEVELOPMENT
CITY ENGINEER'S OFFICE
ADDRESS: 100 N. N. 100
BUREAU OF PLANNING
CITY OF SAN ANTONIO
TEZEL, SAN ANTONIO, TEXAS
FOR MORE INFORMATION CONTACT
CITY ENGINEER'S OFFICE
ALL RIGHTS RESERVED BY CITY OF SAN ANTONIO







Permit No. 2098516

Release No. 5554541

Your inspection was: APPROVED

~~Partially Approved~~

~~Conditional Approval~~

Your inspection type was: Plumbing

Gas

~~Sewer~~

~~Underground Waterline~~

Rough in

~~Top out~~

~~Final~~

~~C of O~~

~~Waterpipe in Slab~~

— This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: R 6.141

Date: 11/2/13

Time: 10:40

Phone: 247-7428

Revised: July 2013

City of San Antonio

Plumbing Inspections

Permit No. _____

Release No. _____

Your inspection was: APPROVED

~~Partially Approved~~

~~Conditional Approval~~

Your inspection type was: Plumbing

Gas

Sewer

~~Underground Waterline~~

Rough in

~~Top out~~

Final

~~C of O~~

~~Waterpipe in Slab~~

— This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: NR24

Date: 3/9/16

Time: _____

Phone: _____

Revised: July 2013

City of San Antonio

Plumbing Inspections

Permit No. _____

Release No. _____

Your inspection was: APPROVED

~~Partially Approved~~

~~Conditional Approval~~

Your inspection type was: Plumbing

Gas

~~Sewer~~

~~IRR~~

~~MPRESS~~

~~C of O~~

Rough in

~~Top out~~

Final

~~Waterpipe in Slab~~

~~Underground Waterline~~

— This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: NR204

Date: 5/5/16

Time: _____

Phone: _____

Revised: March 2015

City of San Antonio Residential Combination Inspections

AP No. 2074166 Address. 6709 Forest Village Insp. # 5882461

Your inspection was: Approved Conditional Approval (see comments on back)

The following inspections were performed:

<u>Mechanical</u>	<u>Electrical</u>	<u>Plumbing *</u>	<u>Building</u>
Rough-in	Rough-in (TOPS)	Rough-in Top out	Foundation Frame UDFrame
Final	Final Reconnect Waterpipe in Slab (TML)	Insulation <u>Final</u> Undergound Waterline Tree Final	UDFinal
	Gas Sewer Final		Flatwork

Inspector: [Signature] Date: 5-20-16 Time: PM Phone: 21-7421
Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp> Revised: 12/7/11

City of San Antonio

Mechanical Inspections

A/P #. 2098518

Insp. # 133

Your inspection was: APPROVED

Partial/Complete

Your inspection type was: Residential

Commercial

ROUGH IN

FINAL

C O F O

Inspector: [Signature] Date: 04/05/2016 Time: 4:15 Phone: 413-5463

Revised: Feb 2010

City of San Antonio

Electrical Inspections

A/P No. 2100857

Your inspection was: Approved Partially Approved Conditional Approval

Your inspection type was:

Rough-in

Final

C of O

Temporary Meter Loop (TML)

Temporary on Permanent Set (TOPS)

Reconnect

(comments on back)

Inspector: [Signature] Date: 05/05/16 Time: PM Phone: 215-7513

General Contractor		
	Foundation repair	\$ 31,645.00
	Framing	\$ 17,899.59
	roof	\$ 5,680.00
	doors	\$ 12,931.32
	windows	\$ 6,626.79
	insulation	\$ 1,730.17
	cabinets	\$ 8,525.00
	tile	\$ 5,154.64
	painting	\$ 9,008.73
	counter tops	\$ 2,428.60
	electrical	\$ 18,276.50
	labor and material	\$ 89,093.66
Plujmbing fixtures		\$ 4,100.00
a/c equipment		\$ 4,000.00
plumbing and a/c labor		\$ 50,000.00
	total	\$ 267,100.00



















