HISTORIC AND DESIGN REVIEW COMMISSION

September 21, 2016

Agenda Item No: 6

HDRC CASE NO:	**2016-374**
ADDRESS:	927 E CROCKETT ST
LEGAL DESCRIPTION:	NCB 576 (923 CROCKETT), BLOCK 15B LOT 15
ZONING:	RM4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Susan Todd
OWNER:	Susan Todd
TYPE OF WORK:	Historic Tax Certification

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 927 E Crockett St.

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 Historic Tax Certification for the property located at 927 E Crockett. The scope of work consists of various items including repairs to the electrical, plumbing, HVAC, windows, doors, hardwood floors, and siding, new roof, painting exterior, insulation, dry-wall, and leveling foundation. The exterior work requests have been submitted to staff for administrative approval.
b. The requirements for Historic 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 September 9, 2016.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage

N

Flex Viewer

Powered by ArcGIS Server

Printed:Sep 14, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

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) 215-8229
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

927 East Crockett

This home was an vacant and ill kept property. There were few unbroken windows or functioning doors. It was literally just a shell, with partial missing floors. You can see from the photos that it was boarded up and abandoned.

The scope of work entailed refurbishing and creating a small but historic home. Everything from repairing and replacing walls and floors, adding modern appliances, including reestablishing the gas line so that the kitchen can have a gas stove.

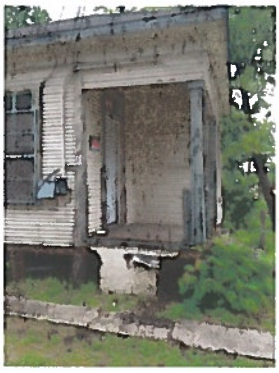
The previous owner failed to separate the sewer and water systems from the house next door, so instead of arguing, I have paid the impact fees and am awaiting a contractor to run new water and sewer lines to this home. This correction alone is costing over $12,000.00 to rectify.

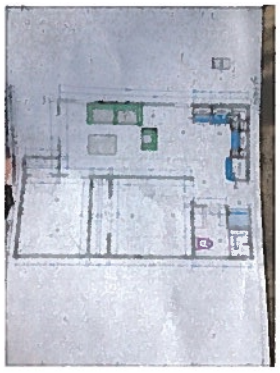
The home is scheduled to be completed late fall of 2016.

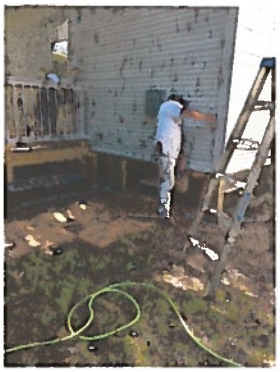
Here is a partial list of the work to be completed:

All new appliances
All new kitchen cabinets
Repair/Replace weighted windows as necessary. Antique weights will be used to replace missing ones.
Wooden sashes repaired or rebuilt by local Dignowity artisans.
Custom made closet doors crafted by a local Dignowity carpenter
Maximize storage with a sophisticated appearance
Movable kitchen island with custom top for efficient work space, storage, and can be moved to the side to allow for entertaining
Custom made screen with reclaimed lumber
Removable exterior siding panels to allow for easy maintenance, painting, and access to under home.
Complete clean out of trash from under home
Plugs throughout with USB capability
Walls, ceilings and floors have been insulated.
Complete new HVAC system
Tankless water heater
Complete new electrical wiring, panel boxes
LED recessed lights for cooling and less expensive lighting
Exposed wood ceilings and walls where appropriate
All exterior walls sheet rocked for extra insulation and noise reduction
Original hardwood floors repaired, sand and stain

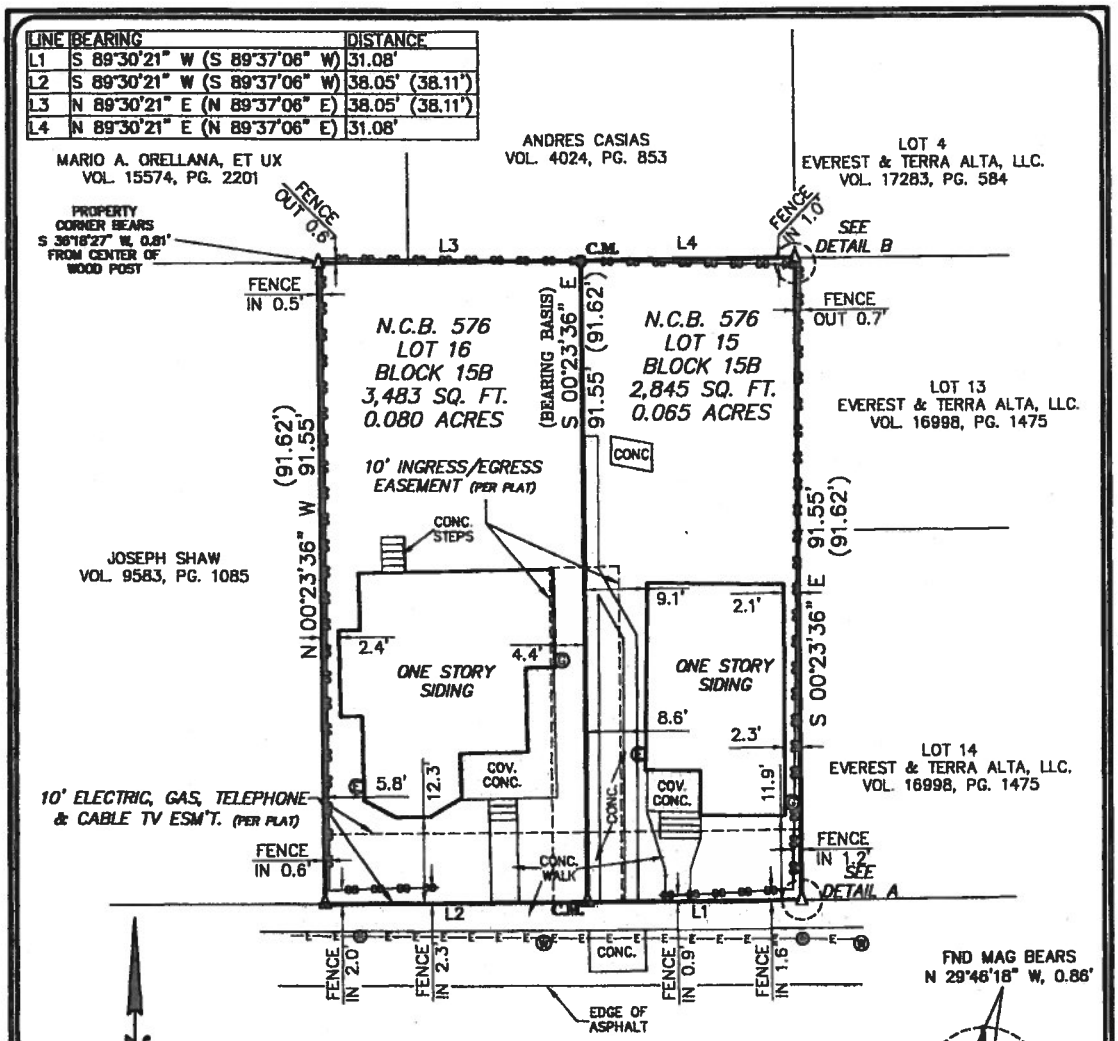
The overall cost of this project is indicated on the attached analysis.







LINE	BEARING	DISTANCE
L1	S 89°30'21" W (S 89°37'06" W)	31.08'
L2	S 89°30'21" W (S 89°37'06" W)	38.05' (38.11')
L3	N 89°30'21" E (N 89°37'06" E)	38.05' (38.11')
L4	N 89°30'21" E (N 89°37'06" E)	31.08'



THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

_____

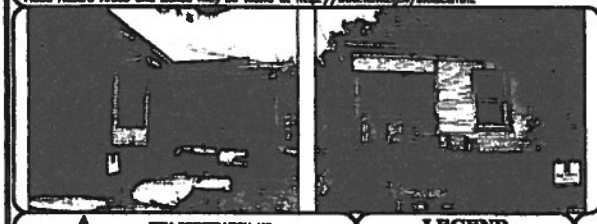
_____

NOTE: AMENDED 05/17/2016 TO CORRECT SCRIVENER'S ERROR.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9696, PAGE 222, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INDICATED BELOW.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at http://www.fema.gov/index.shtm.



Property Address:

923 & 927 E. CROCKETT (E. CROCKETT STREET PER PLAT)

Property Description:

LOTS 15 & 16, BLOCK 15B, NEW CITY BLOCK 576, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9696, PAGE 222, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Owner:

SUSAN TODD

FIRM REGISTRATION NO. 10111700

Westar Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-0500 FAX (210) 372-9999

LEGEND

- CALCULATED POINT
- FND 1/2" IRON ROD
- FND MAG NAIL
- (R) = RECORD INFORMATION
- B.L.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = POWER POLE
- = OVERHEAD ELECTRIC
- = CHAIN LINK FENCE

DRAWN BY: JTD

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO.	JOB NO.	TITLE COMPANY	DATE
4011001907	70464	ALAMO TITLE	05/13/2016

411 N. Frio, P.O. Box 830248
San Antonio, TX 78283-0248
Phone (210) 242-2432
Fax (210) 242-2451
Website www.bcad.org

BEXAR APPRAISAL DISTRICT

06/30/16

#BWNCTVY

TODD SUSAN
24165 IH 10 W # 217–419
SAN ANTONIO TX 78257

RE: ACCOUNT NUMBER: 00576-152-0150 PID #: 1248916
LEGAL DISCRIPTION: NCB 576 (923 CROCKETT), BLOCK 15B LOT 15
PARCEL ADDRESS: CROCKETT TX — 927

Dear Property Owner:

Bexar Appraisal District is pleased to inform you that:

The property owner on the account referenced above is shown as TODD SUSAN.

If you need additional information contact the **Customer Information and Assistance Department** at **(210) 242-2432**.

Sincerely,
Bexar Appraisal District

REPAIR COST ESTIMATE

927 East Crockett St

SAT 78202

Input a brief description of the repairs required to the property.

Total Repair Estimate
$63,935

Breakdown by Work Type		
LAB/EQUIP	MAT'L	SUB
$19,148	$19,437	$25,350

Breakdown by Scope of Work					
GENERAL CONDITIONS	$2,010	EXT. DOORS & WINDOWS	$6,700	HARDWOOD FLOORING	$2,385
DEMOLITION	$270	GARAGE DOORS	$0	TILING	$1,525
STRUCTURAL CONCRETE	$1,050	LANDSCAPING	$500	PAINTING	$7,000
CONCRETE & FLATWORK	$800	MISC. EXT. IMPROVEMENTS	$540	APPLIANCES	$900
MASONRY	$0	FRAMING & DRYWALL	$5,110	PLUMBING	$7,475
SIDING	$2,885	CABINETS & COUNTERTOPS	$5,784	HVAC	$5,000
DECKING AND PATIOS	$1,675	DOORS & TRIM	$4,330	ELECTRICAL	$7,451
ROOFING	$350	CARPET & RESILIENT	$0	MISCELLANEOUS	$195

Description of Work	QTY	Unit	Totals			Total Cost
			Lab	Mat'l	Sub	
GENERAL CONDITIONS						
Dumpster rental-40 yard	1	ea	$0	$400	$0	$400
Construction Permits < $10k	1	job	$0	$325	$0	$325
Chemical Toilet	2	mo	$0	$170	$0	$170
Misc. Tools & Materials	2	ls	$0	$500	$0	$500
Rekey/lock box	2	ea	$90	$100	$0	$190
Turn on utilities	1	ls	$0	$125	$0	$125
Architectural Fees	3	hrs	$0	$0	$300	$300
		GENERAL CONDITIONS TOTAL	**$90**	**$1,620**	**$300**	**$2,010**
DEMOLITION						
Demolition work per hour	18	hrs	$270	$0	$0	$270
		DEMOLITION TOTAL	**$270**	**$0**	**$0**	**$270**
STRUCTURAL CONCRETE						
Epoxy crack injection	15	lf	$0	$0	$1,050	$1,050
		STRUCTURAL CONCRETE TOTAL	**$0**	**$0**	**$1,050**	**$1,050**
CONCRETE & FLATWORK						
Brick pavers, sand base	80	sf	$520	$280	$0	$800
		CONCRETE & FLATWORK TOTAL	**$520**	**$280**	**$0**	**$800**
SIDING						
Plywood panel, douglas fir	300	sf	$345	$375	$0	$720
Trim, 1"x3", pine	100	lf	$125	$40	$0	$165
Repair siding to match house	1	ls	$0	$0	$2,000	$2,000
		SIDING TOTAL	**$470**	**$415**	**$2,000**	**$2,885**
DECKING AND PATIOS						
New deck, columns, joists, railing-treated lumber	50	sf	$500	$250	$0	$750
New deck, columns, joists, railing-cedar	20	sf	$200	$180	$0	$380
Existing deck, replace decking	35	sf	$175	$70	$0	$245
Install railing w/ wood balusters only	10	lf	$150	$150	$0	$300
		DECKING AND PATIOS TOTAL	**$1,025**	**$650**	**$0**	**$1,675**
ROOFING						
Roof repair/patch, asphalt	1	ea	$250	$100	$0	$350
		ROOFING TOTAL	**$250**	**$100**	**$0**	**$350**
EXT. DOORS & WINDOWS						

Description of Work	QTY	Unit	Totals			Total Cost
			Lab	Mat'l	Sub	
French patio door, pair	2	ea	$600	$1,000	$0	$1,600
Exterior door hardware w/ dead bolt	2	ea	$50	$50	$0	$100
Repair historically accurate windows	5	0	$0	$0	$5,000	$5,000
EXT. DOORS & WINDOWS TOTAL			**$650**	**$1,050**	**$5,000**	**$6,700**
LANDSCAPING						
Landscaping bid/allowance, trees, bushes, flowers	1	ls	$0	$0	$500	$500
LANDSCAPING TOTAL			**$0**	**$0**	**$500**	**$500**
MISC. EXT. IMPROVEMENTS						
New mailbox	1	ea	$50	$100	$0	$150
Shutters	6	ea	$150	$240	$0	$390
MISC. EXT. IMPROVEMENTS TOTAL			**$200**	**$340**	**$0**	**$540**
FRAMING & DRYWALL						
Subflooring, 3/4" plywood	250	sf	$250	$213	$0	$463
Interior wall framing	250	sf	$250	$438	$0	$688
Wall insulation	250	sf	$125	$125	$0	$250
Attic insulation, blown-in	700	sf	$350	$210	$0	$560
Drywall wallboard, 1/2" thick, finish one side	500	sf	$750	$500	$0	$1,250
Drywall ceilings, 1/2" thick	400	sf	$1,600	$300	$0	$1,900
FRAMING & DRYWALL TOTAL			**$3,325**	**$1,785**	**$0**	**$5,110**
CABINETS & COUNTERTOPS						
Cabinet Material bid/allowance	1	ls	$0	$0	$3,500	$3,500
Countertop bid/allowance	1	ls	$0	$0	$1,500	$1,500
New cabinet door pulls	12	ea	$48	$36	$0	$84
Kitchen sink bowl, stainless steel, undermount	1	ea	$100	$250	$0	$350
Vanity cabinet	1	ea	$150	$200	$0	$350
CABINETS & COUNTERTOPS TOTAL			**$298**	**$486**	**$5,000**	**$5,784**
DOORS & TRIM						
Interior door, prehung, hollow-core door	3	ea	$225	$225	$0	$450
Interior mirrored, sliding, closet doors	2	ea	$150	$170	$0	$320
Door casings	3	ea	$150	$165	$0	$315
Window casings	6	ea	$300	$270	$0	$570
Wood base	150	lf	$263	$150	$0	$413
Crown molding	350	lf	$700	$613	$0	$1,313
Closet kit, 8ft long	2	lf	$250	$700	$0	$950
DOORS & TRIM TOTAL			**$2,038**	**$2,293**	**$0**	**$4,330**
HARDWOOD FLOORING						
Hardwood flooring, average grade	100	sf	$300	$400	$0	$700
Floor refinishing	550	sf	$1,238	$138	$0	$1,375
Shoe moldings	200	lf	$150	$160	$0	$310
HARDWOOD FLOORING TOTAL			**$1,688**	**$698**	**$0**	**$2,385**
TILING						
Kitchen backsplash, mosaic tile	25	sf	$250	$300	$0	$550
Shower tile, standard	75	sf	$375	$300	$0	$675
Floor tile, bathrooms	30	sf	$150	$150	$0	$300
TILING TOTAL			**$775**	**$750**	**$0**	**$1,525**
PAINTING						
Exterior painting, bid/allowance	1	ls	$5,000	$0	$0	$5,000
Interior painting, bid/allowance	1	ls	$2,000	$0	$0	$2,000
PAINTING TOTAL			**$7,000**	**$0**	**$0**	**$7,000**
APPLIANCES						

Description of Work	QTY	Unit	Totals			Total Cost
			Lab	Mat'l	Sub	
Range, average	1	ea	$0	$650	$0	$650
Microwave, built-in	1	ea	$0	$250	$0	$250
		APPLIANCES TOTAL	$0	$900	$0	$900
PLUMBING						
Plumbing, bid/allowance	1	ls	$0	$6,500	$0	$6,500
Garbage disposal	1	ea	$50	$100	$0	$150
Bathroom faucet fixture	1	ea	$75	$125	$0	$200
Showerhead/tub kit	1	ea	$75	$150	$0	$225
Toilets	1	ea	$75	$125	$0	$200
vanity sink with top	1	ea	$200	$0	$0	$200
		PLUMBING TOTAL	$475	$7,000	$0	$7,475
HVAC						
HVAC, bid/allowance	1	ls	$0	$0	$5,000	$5,000
		HVAC TOTAL	$0	$0	$5,000	$5,000
ELECTRICAL						
Electrical, bid/allowance	1	ls	$0	$0	$5,500	$5,500
Track/Pendent light	1	ea	$0	$100	$50	$150
Chandelier light fixture	1	ea	$0	$150	$50	$200
Ceiling dome light	1	ea	$0	$35	$25	$60
Ceiling fan fixture	3	ea	$0	$345	$225	$570
Bathroom vanity light	1	ea	$0	$85	$50	$135
Can lighting	4	ea	$0	$86	$500	$586
Exterior light fixture	2	ea	$0	$150	$100	$250
		ELECTRICAL TOTAL	$0	$951	$6,500	$7,451
MISCELLANEOUS						
Bath accessories, towel bar, toilet disp, ea bathroom	1	ea	$50	$50	$0	$100
Bathroom mirrors	1	ea	$25	$70	$0	$95
		MISCELLANEOUS TOTAL	$75	$120	$0	$195
		TOTAL REPAIR ESTIMATE	$19,148	$19,437	$25,350	$63,935

Total towards 30% $46,660

Bexar CAD

Property Search Results > 105933 EVEREST & TERRA ALTA LLC for Year 2016

Property

Account

Property ID:	105933	Legal Description:	NCB 576 BLK 15B LOT 11
Geographic ID:	00576-152-0110	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	923 E CROCKETT ST SAN ANTONIO, TX 78202	Mapsco:	617B5
Neighborhood:	DIGNOWITY HILL HIST DIST	Map ID:	
Neighborhood CD:	57069		

Owner

Name:	EVEREST & TERRA ALTA LLC	Owner ID:	2895807
Mailing Address:	13750 SAN PEDRO AVE STE B10 SAN ANTONIO, TX 78232-4463	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$28,760		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$41,860		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$70,620		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$70,620		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$70,620		

Taxing Jurisdiction

Improvement / Building

Improvement #1:	Residential	**State Code:**	A1	**Living Area:**	818.0 sqft	**Value:**	$17,480

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS	WS	1910	818.0
OP	Attached Open Porch	A - NO		1910	132.0
PAC	Terrace with cover	A - NO		1910	60.0

Improvement #2:	Residential	**State Code:**	A1	**Living Area:**	598.0 sqft	**Value:**	$11,280

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS	WS	1910	598.0
OP	Attached Open Porch	F - NO		1910	48.0

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

2017 data current as of Sep 12 2016 12:30AM.
2016 and prior year data current as of Aug 5 2016 8:08AM
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: 9/12/2016 12:30 AM © N. Harris Computer Corporation