

HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2016

Agenda Item No: 8

HDRC CASE NO: 2016-367
ADDRESS: 220 HERMINE BLVD
LEGAL DESCRIPTION: NCB 9008 BLK 4 LOT 39 THRU 43
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Stevie Bear/CREI
OWNER: CREI
TYPE OF WORK: Historic Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 220 Hermine.

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:

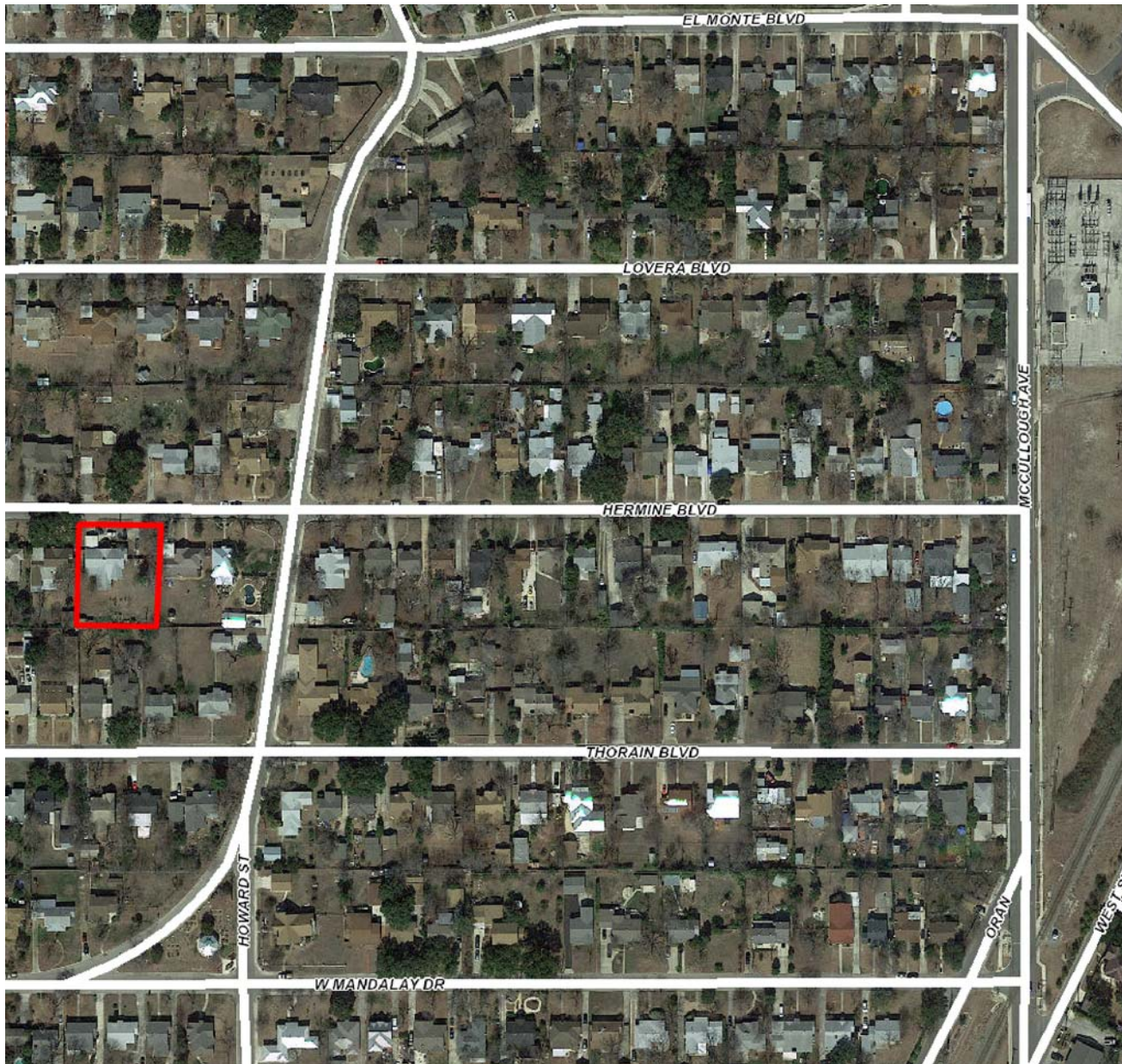
- a. The applicant is requesting Tax Verification for the property located at 220 Hermine.
- b. The applicant received Tax Certification on September 21, 2016, from the HDRC.
- c. The scope of work consists of various items including repairs to the electrical, plumbing, HVAC, windows, doors, roof, chimney, and exterior stone as well as dry-wall, insulation, replacing vents, and leveling foundation. The applicant has received administrative approval to do exterior repairs.
- 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 September 12, 2016.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage



220 W Hermine

Exterior Modifications

Printed: Feb 04, 2016

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 220 HERPES, FLO
REQUEST: Historic Tax Certification
HEARING DATE: Sep 21 2014
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO































































Bexar CAD

Property Search Results > 431150 COMMUNITY REAL ESTATE INVESTING LLC for Year 2016

Property

Account

Property ID:	431150	Legal Description:	NCB 9008 BLK 4 LOT 39 THRU 43
Geographic ID:	09008-004-0390	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	220 HERMINE BLVD SAN ANTONIO, TX 78212	Mapsco:	582E4
Neighborhood:	OLMOS PK TERR HISTORIC	Map ID:	
Neighborhood CD:	57214		

Owner

Name:	COMMUNITY REAL ESTATE INVESTING LLC	Owner ID:	2938611
Mailing Address:	BLDG C200 2900 ANDERSON LN STE 313 AUSTIN, TX 78757-1363	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$181,780	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$40,650	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$222,430	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$222,430	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$222,430	

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

2017 data current as of Sep 5 2016 12:34AM.

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.

WORK COMPLETED	MATERIALS	SUBCONTRACTOR/ LABOR	TOTAL
Pier and Beam Leveling			
Exterior Paint			
Structural Repairs (including framing and decking for garage conversion)			
Vents			
Plumbing (subcontractor charges include additional materials)			
Electrical			
Dry-wall Repair/Installation			
Repair Existing or Install New Siding (Stone and Wood)			
Repair Roof Shingles			
Chimney Repair and Cleaning			
Windows Repairs/Refinishing (does not include painting)			
Refinish Original Wood Floors			
HVAC Installation			
Door Repair/Refinishing (includes replacement doors - interior and exterior)			
Insulation Installation (walls and ceilings)			
Staff notes: green counts toward 30%			90,293.64
Concrete Work (includes footer beam in garage conversion, raised floor in Florida room and repair of outside patio)			
New Wood Floors			
New Tile (Floors and Walls)			
New Cabinets for Kitchen and Bathrooms (including vanities, sinks, pedestal sink)			
Counter Tops			
Interior Paint			
Items Not included above, repalcment and addition of led lighting and ceiling fans, 3 new low flow toilets, addition of 2 walk in showers and refinishing of 1 tub/ shower + surround, addition of appliances, addition of back covered deck w/ fans, repairs to fence, landscapng of front yard, removal of old carport, addition of cabinet hardware, addition of laundry room sink, additon of New 50 Gallon energy efficient AO Smith hot water heater, miscellaneous other supplies and labor			