

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2016

Agenda Item No: 7

HDRC CASE NO: 2016-407
ADDRESS: 211 DEVINE ST
LEGAL DESCRIPTION: NCB 724 BLK 6 LOT 11
ZONING: RM 4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Emily & David Tucker
OWNER: Emily & David Tucker
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 211 Devine.

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:

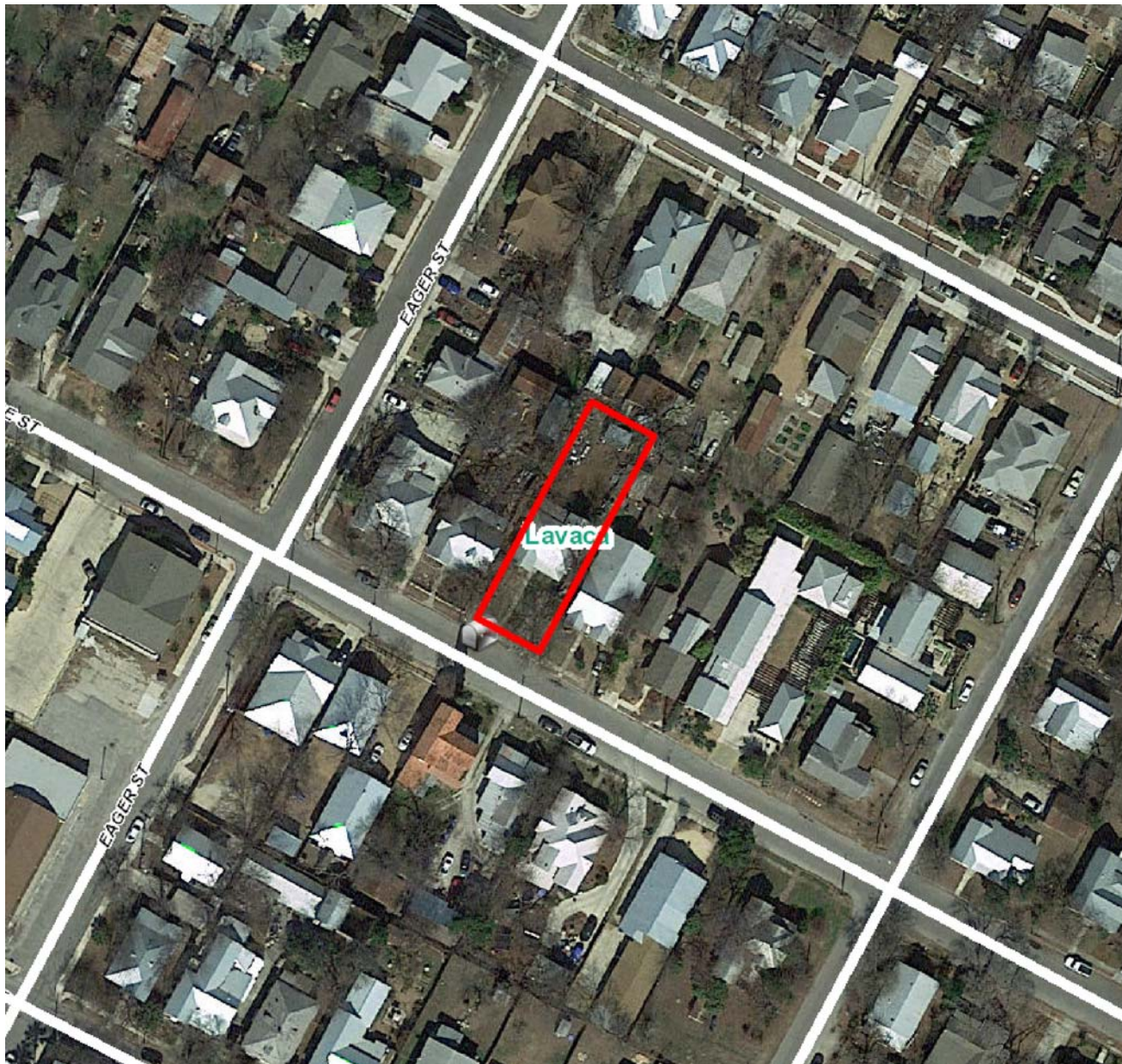
- a. The applicant is requesting Historic Tax Certification for the property located at 221.
- b. The scope of work consists of foundation repair, roof replacement, mechanical, electrical and plumbing system upgrades, painting, insulation and interior items such as drywall installation and flooring.
- c. The requirements for Historic Tax Certification outlined in UDC Section 25-618 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.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 06, 2016

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

ADDRESS: [REDACTED]
REQUEST: [REDACTED]
HEARING DATE: [REDACTED] TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
JIM HENRY
ALL TDR MEETINGS TAKE PLACE AT 101 S. ALAMO



211 Devine Street

Devine Bungalows

Fitnesses

20 September 2016

Dear HDRC,

Thank you for your ongoing support of the rehabilitation of our historic home. We are now beginning the tax certification/verification process. As for timeline, rehab ~~begin~~ and ~~the~~ construction on the addition began following your approval of our plans in July and is expected to be wrapped up at the end of December.

Thank you again,

Emily Elson Tucker

Wayland Roed

General Contractor

605 Nolan Street
San Antonio, TX 78202
(210) 464-1999

Proposal

Revised on

Proposal for	Project
Emily & David Tucker	Devine House
211 Devine Street	
San Antonio, TX 78210	

Item	Description	Total price	First Draw	Second Draw	Balance
Foundation		\$28,900.00	\$9,633.00	\$9,633.00	\$9,634.00
Foundation extras	Seven extra piers and beamwork	\$2,665.00			\$2,665.00
Engineering		\$1,050.00	\$1,050.00		\$0.00
Roofing		\$12,775.00			\$12,775.00
Electric		\$13,500.00	\$2,000.00		\$11,500.00
Plumbing		\$19,168.00			\$19,168.00
HVAC		\$10,500.00			\$10,500.00
Interior Paint		\$20,000.00			\$20,000.00
Exterior Paint		N/A			N/A
Sheetrock	Interior & paint	N/A			N/A

Framing		\$12,400.00			\$12,400.00
Foam Insulation		\$8,800.00			\$8,800.00
Cabinets, Millwork		\$17,200.00			\$17,200.00
Floors		\$8,400.00			\$8,400.00
Porta Potty		\$1,100.00		\$120.00	\$980.00
Dumpsters		\$1,500.00	\$325.00	\$116.00	\$1,059.00
Floor Protection		\$305.00			\$305.00
Final Cleaning		\$550.00			\$550.00
Contingency/Materials		\$25,000.00			\$25,000.00
Labor		\$14,500.00	\$500.00		\$14,000.00
Sitework		\$1,950.00			\$1,950.00
Item Total:		\$200,263.00	\$13,508.00	\$9,869.00	\$176,886.00
Contractor Fee	17%	\$34,044.71	\$2,296.36	\$1,677.73	\$30,070.62
Grand Total:		\$234,307.71	\$15,804.36	\$11,546.73	\$206,956.62

Customer agrees to the above proposal.

Signature: _____ Date: _____



Current Street View



Current Front of House



Current West Side of House



Current East Side of House



Current Back/Rear of House

TUCKER HOUSE

211 DEVINE STREET
SAN ANTONIO, TEXAS

GENERAL NOTES

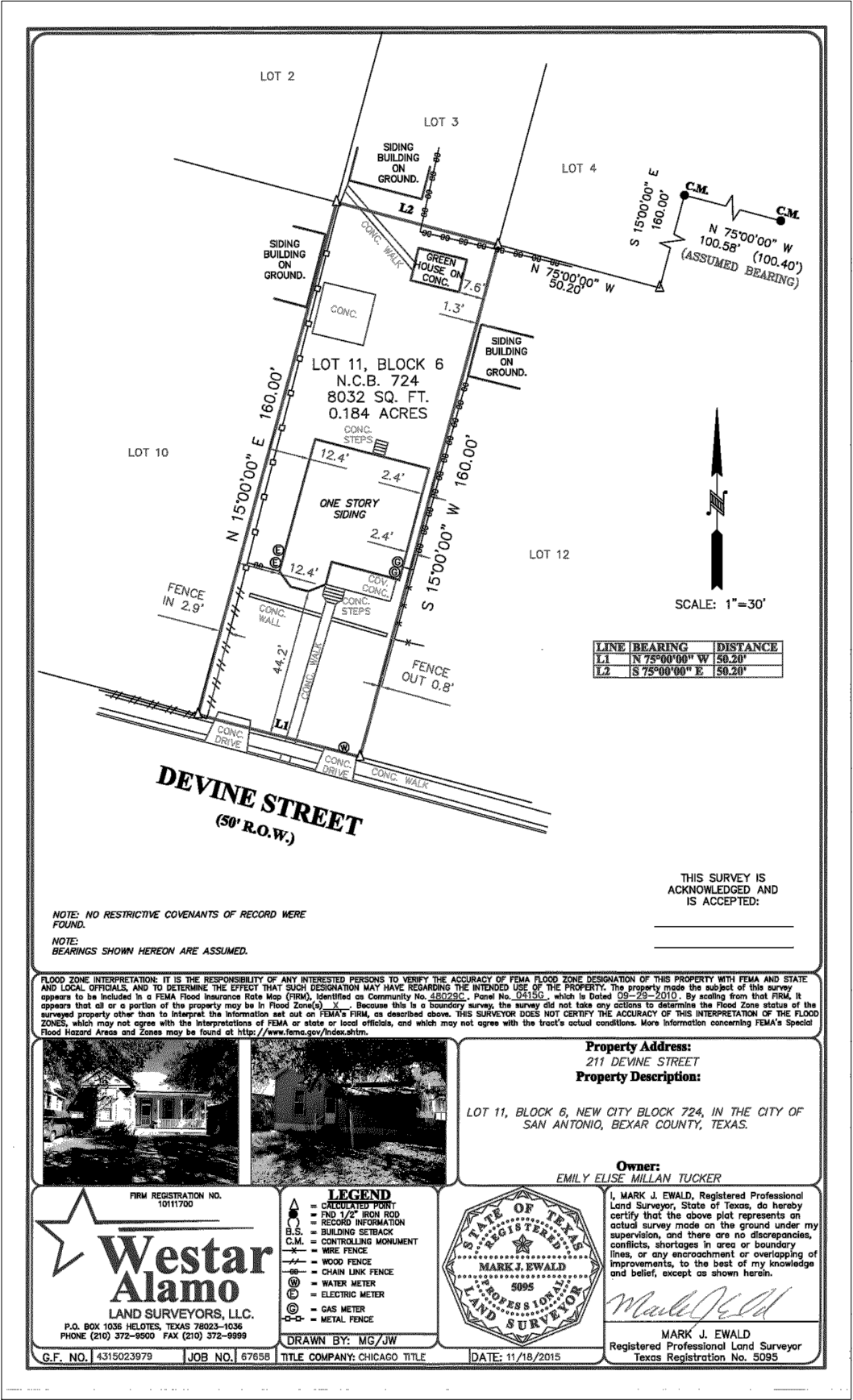
1. ALL MEASUREMENTS TO BE VERIFIED IN FIELD BY CONTRACTOR.
2. ALL MEP SYSTEMS TO BE UPGRADED TO MEET CURRENT MUNICIPAL CODE.

INTERIOR FINISH NOTES

1. ORIGINAL WOOD FLOORS TO BE REPAIRED AND REFINISHED, SEE DEMO PLAN FOR LOCATION.
2. PLYWOOD FLOORS TO BE REMOVED, SEE DEMO PLAN FOR LOCATION.
3. ADDITION BEDROOM TO HAVE NEW WOOD FLOORS, SEE FLOORPLAN FOR LOCATION.
4. ALL BATHROOMS TO BE FINISHED WITH TILE FLOORING TBD. ALL FIXTURES TBD.
5. ALL DOOR TRIM, WINDOW TRIM, AND MOULDING TO BE REMOVED BY HOMEOWNER AND REUSED BY CONTRACTOR WHERE POSSIBLE.
6. EXISTING WALLS TO REMAIN TO BE STRIPPED DOWN TO SHIPLAP LAYER. SHIPLAP TO REMAIN OR TO BE REMOVED AND REUSED, TBD. DEMO WALLS TO BE STRIPPED DOWN TO SHIPLAP LAYER, SHIPLAP TO BE REMOVED AND REUSED WHERE POSSIBLE.

EXTERIOR FINISH NOTES

1. EXISTING ROOF SHEATHING AND METAL TO BE REMOVED AND REPLACED WITH NEW INSULATED METAL ROOF. ROOF ON ADDITION TO MATCH.
2. ALL ORIGINAL WINDOWS TO BE REMOVED, RESTORED, AND REPLACED WHERE POSSIBLE.
3. ALL EXTERIOR WALLS TO BE STRIPPED, PRIMED, AND REPAINTED, COLOR TBD.
4. FRONT AND REAR CONCRETE STEPS TO BE DEMOLISHED AND REPLACED, DESIGN TBD.
5. FRONT PORCH DECKING TO BE REPLACED.
6. ALL NEW WINDOWS TO BE WOOD FRAME AND MATCH EXISTING WINDOWS IN APPEARANCE AND TRIM DETAIL



01 SITE SURVEY

N/A

TUCKER HOUSE
211 DEVINE ST
SAN ANTONIO, TX

BANDIT-LAB
211 DEVINE ST.
SAN ANTONIO, TX 78210

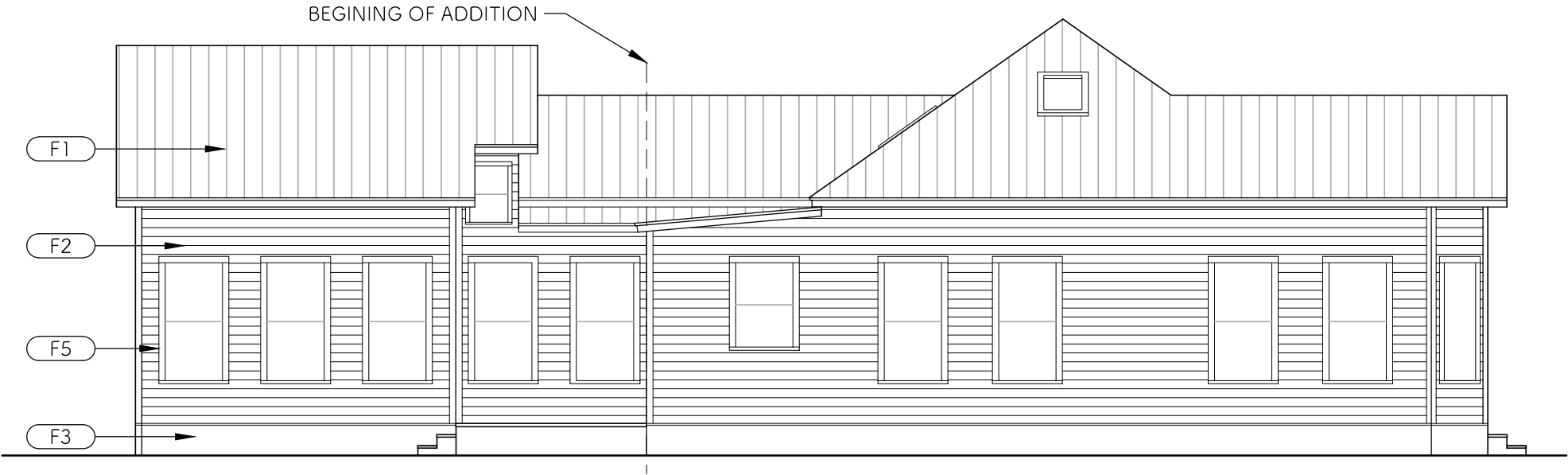
PRELIMINARY
DRAWINGS.
NOT FOR
CONSTRUCTION

REVISIONS:
ISSUE DATE
HDCR 6.7.16

DRAWN BY: DTT &
EET

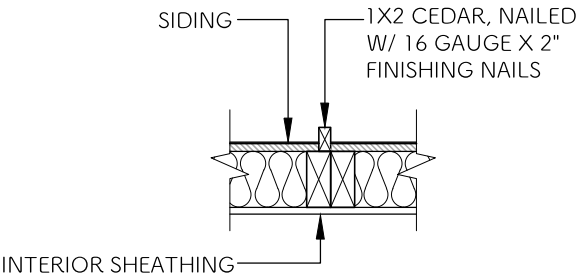
TITLE &
GENERAL NOTES
T100

LEGEND	F1	NEW METAL ROOF OF SIMILAR TYPE AND STYLE
	F2	ADDITION SIDING TO MATCH EXISTING HISTORIC SIDING
	F3	NEW HARDIE PLANK SKIRT
	F4	DECORATIVE LAP SIDING TO REMAIN
	F5	ALL NEW WINDOWS TO MATCH EXISTING IN STYLE AND TRIM DETAIL



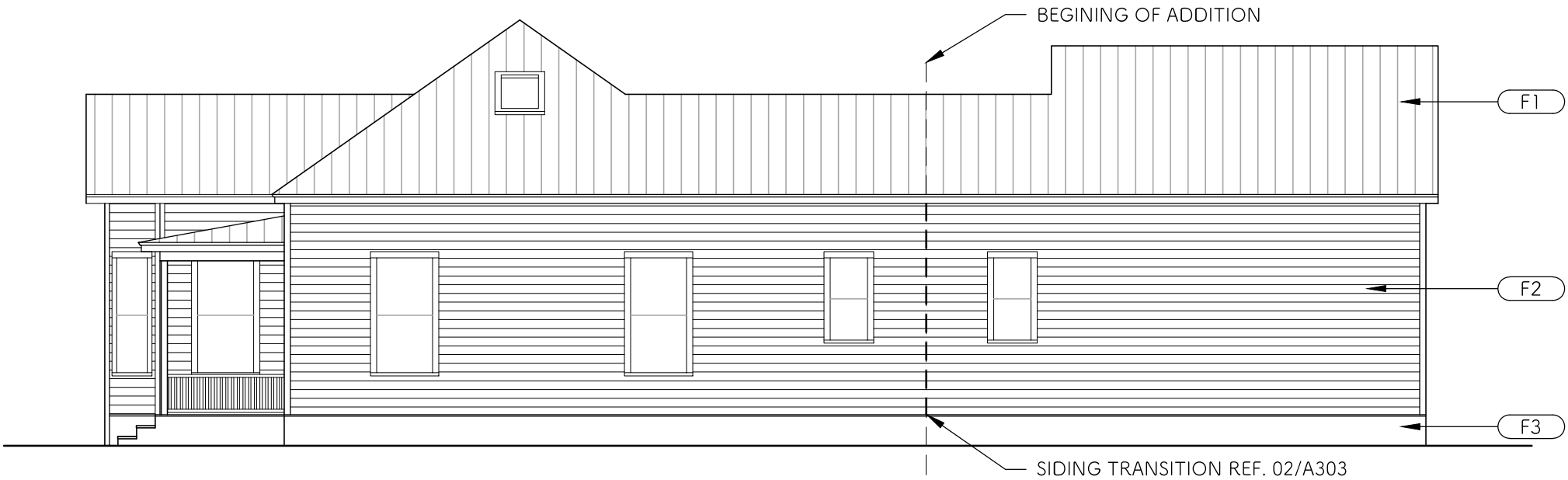
02 LEFT SIDE ELEVATION

1/8"=1' 0' 2' 4' 8'



01 SIDING TRANSITION

1"=1' 0' 2' 4' 8'



01 RIGHT SIDE ELEVATION

1/8"=1' 0' 2' 4' 8'

TUCKER HOUSE
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SAN ANTONIO, TX

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SAN ANTONIO, TX 78210

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ELEVATIONS

A303

TUCKER HOUSE
211 DEVINE ST
SAN ANTONIO, TX

BANDIT-LAB
211 DEVINE ST.
SAN ANTONIO, TX 78210

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ELEVATIONS

A302

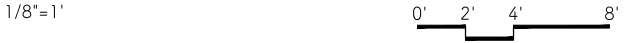
LEGEND	F1	NEW METAL ROOF OF SIMILAR TYPE AND STYLE
	F2	ADDITION SIDING TO MATCH EXISTING HISTORIC SIDING
	F3	NEW HARDIE PLANK SKIRT
	F4	DECORATIVE LAP SIDING TO REMAIN

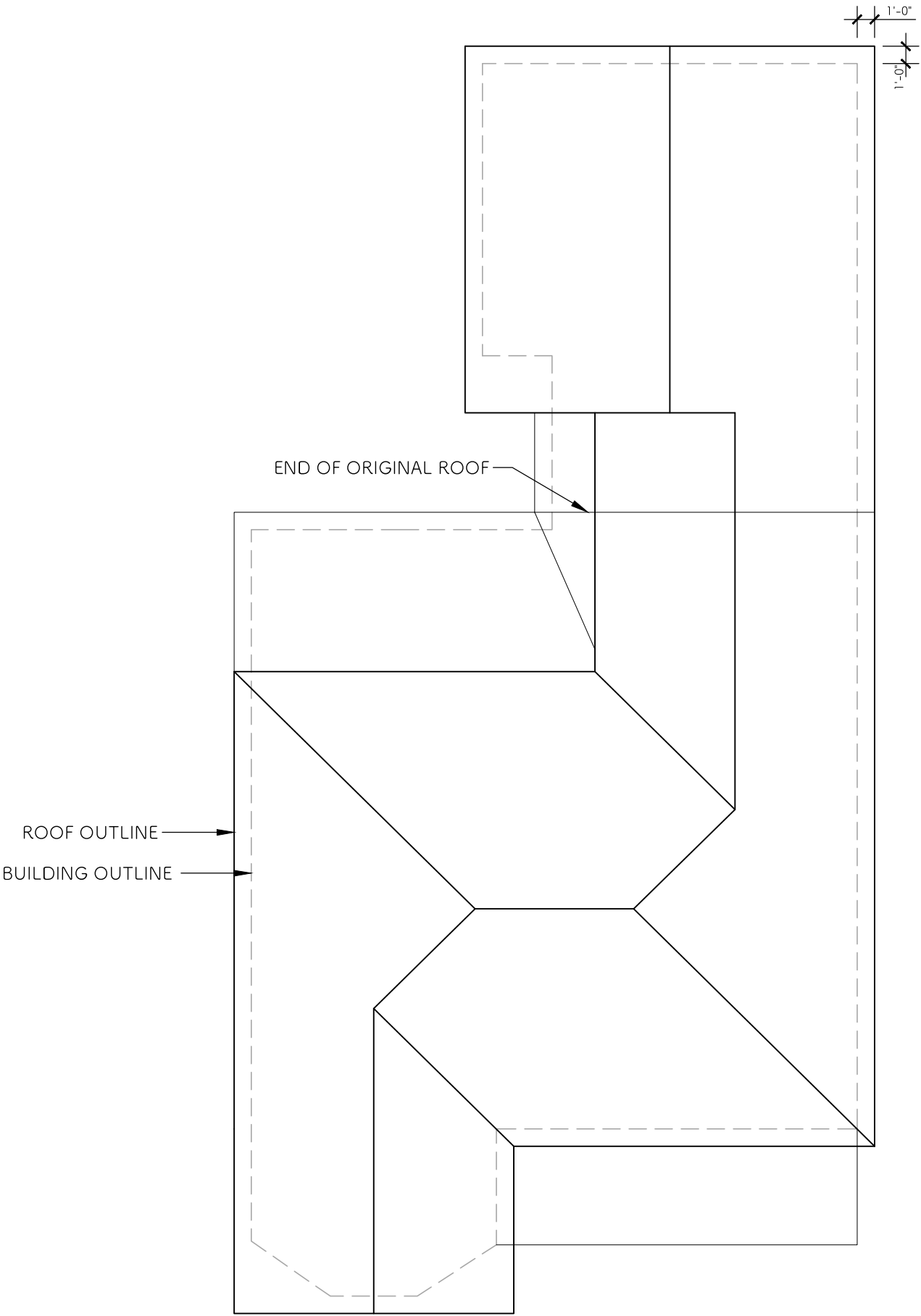


02 REAR ELEVATION



01 FRONT ELEVATION





01 ROOF PLAN

1/8"=1'

0' 2' 4' 8'



TUCKER HOUSE
211 DEVINE ST
SAN ANTONIO, TX

BANDIT-LAB
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SAN ANTONIO, TX 78210

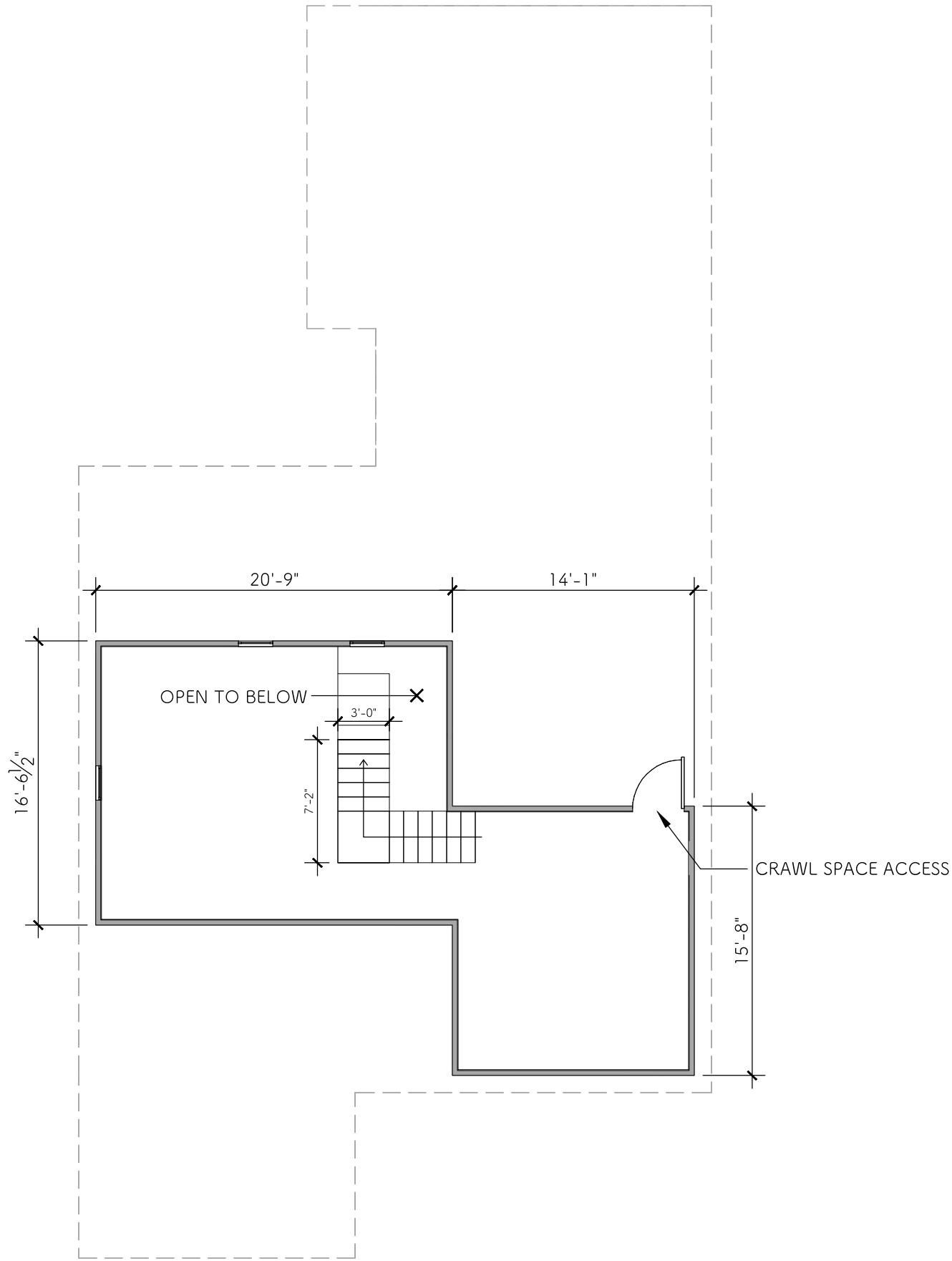
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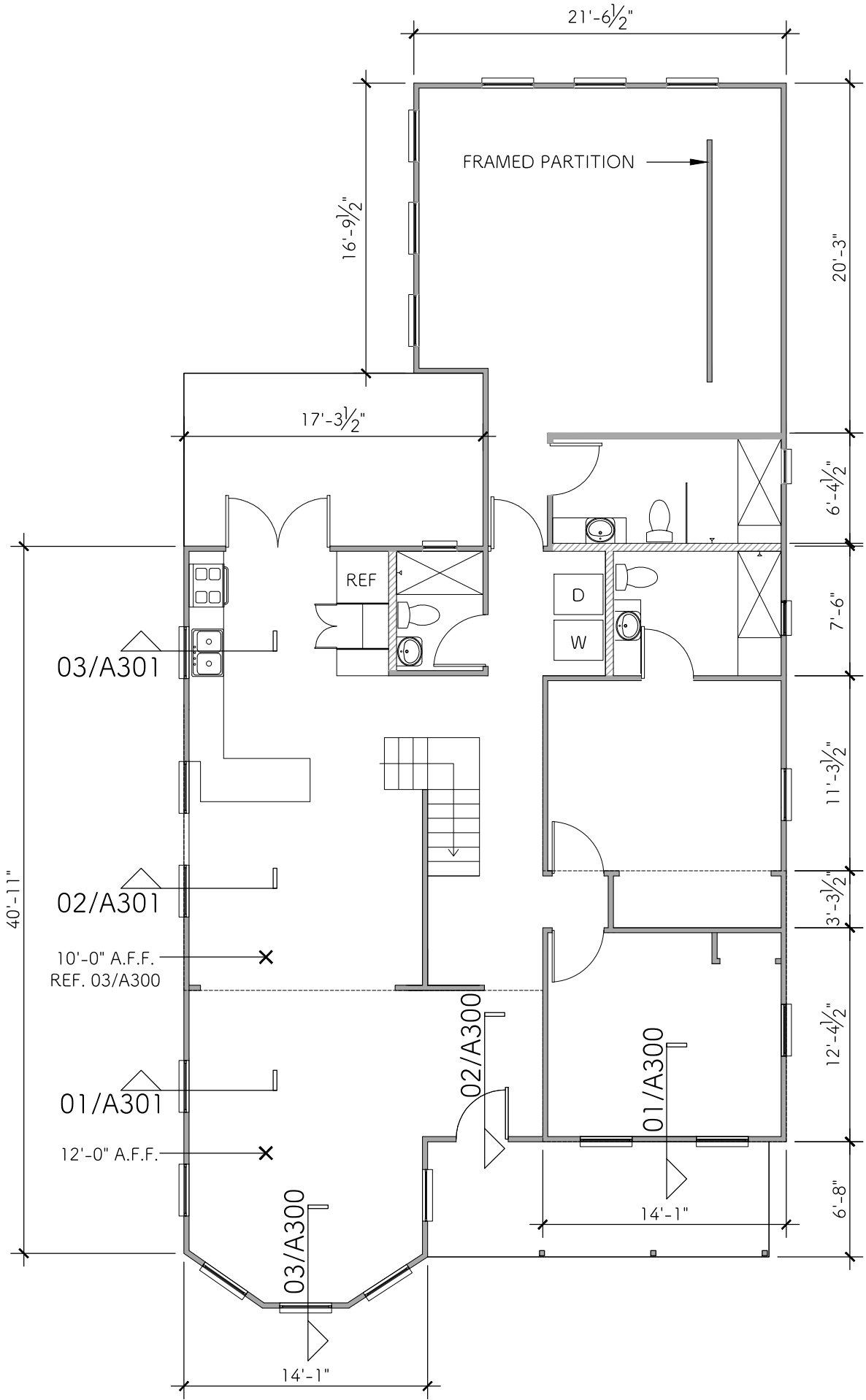
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ROOF PLAN

A202



02 LOFT FLOOR PLAN



01 FIRST FLOOR PLAN

TUCKER HOUSE
211 DEVINE ST
SAN ANTONIO, TX

BANDIT-LAB
211 DEVINE ST.
SAN ANTONIO, TX 78210

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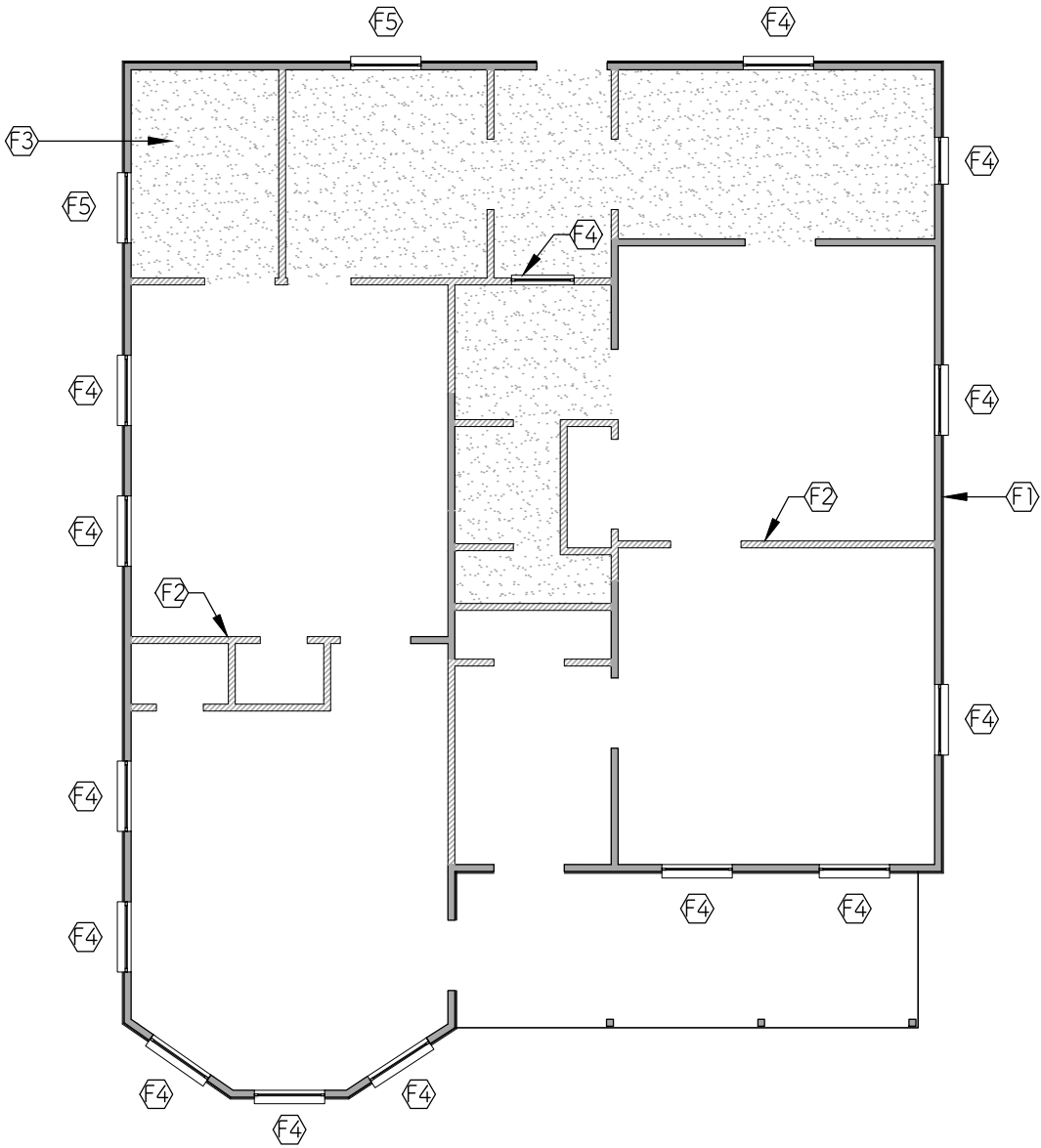
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1ST FLOOR PLAN
& ALT.

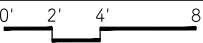
A201

LEGEND		F1	EXISTING WALLS TO REMAIN
		F2	DEMO WALL
		F3	DEMO FLOOR
		F4	WINDOWS TO BE REMOVED, REPAIRED, AND REUSED
		F5	WINDOWS TO BE REMOVED



01 DEMOLITION PLAN

1/8"=1'



TUCKER HOUSE
211 DEVINE ST
SAN ANTONIO, TX

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SAN ANTONIO, TX 78210

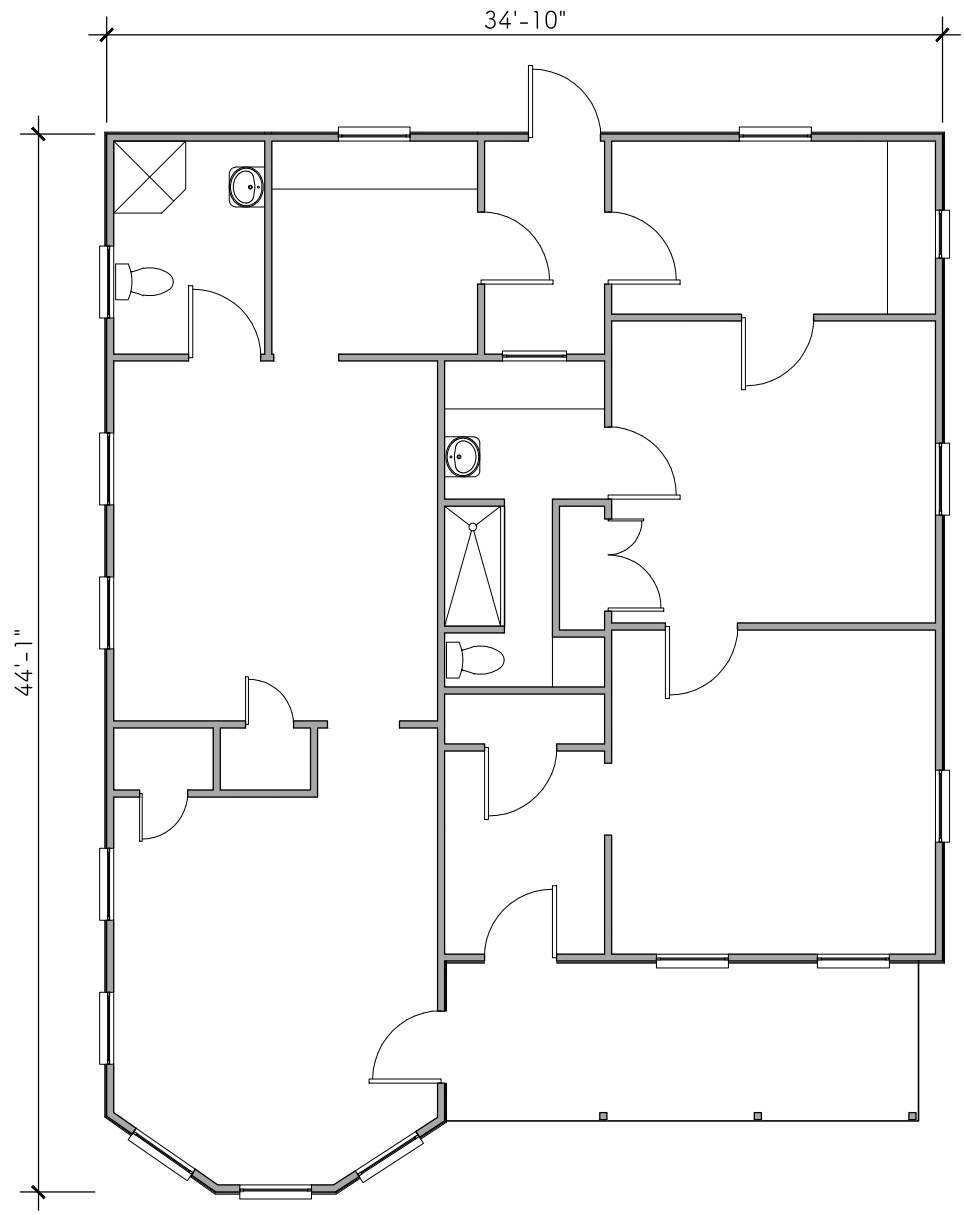
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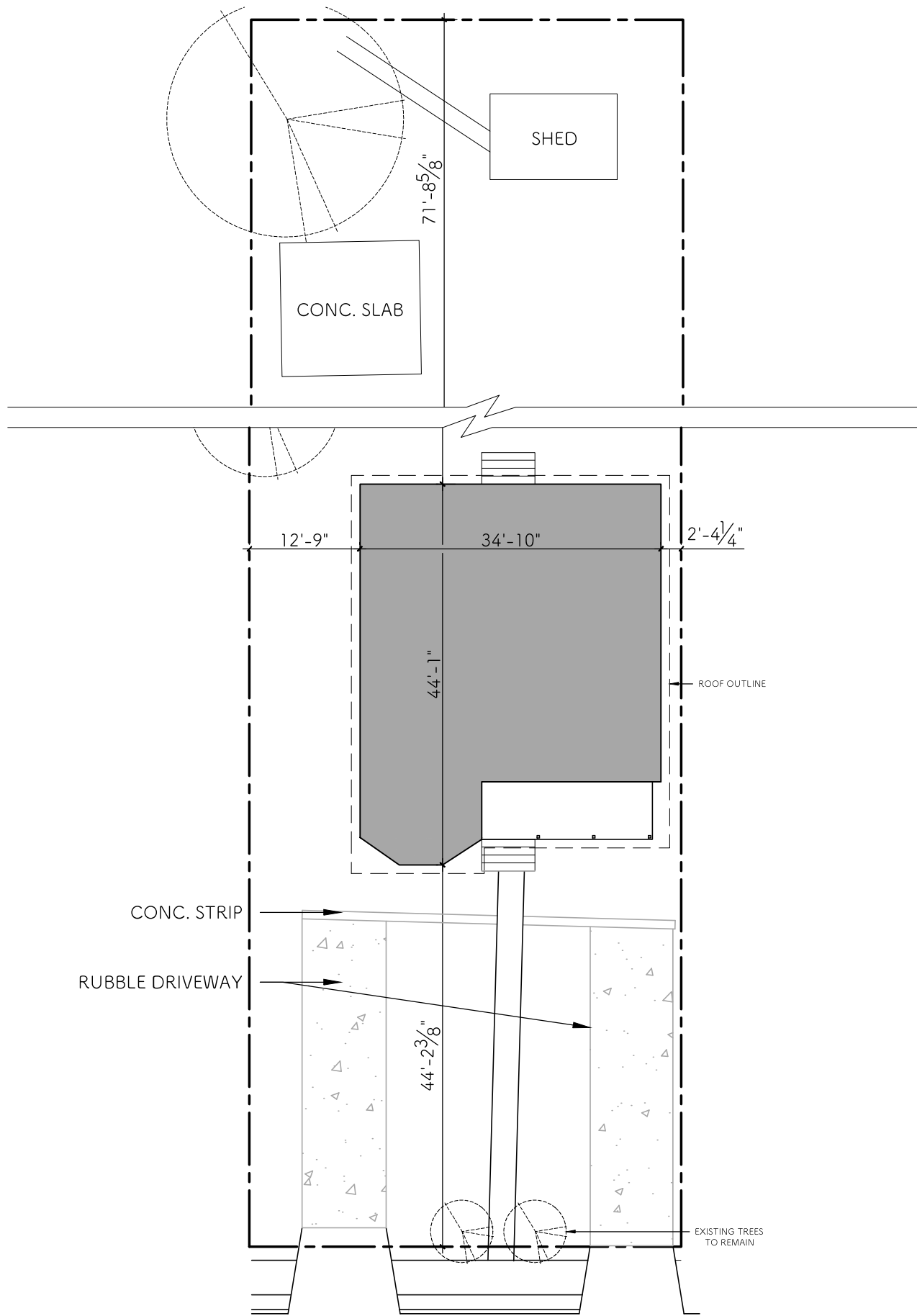
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EET

DEMOLITION PLAN

A200



02 EXISTING FLOOR PLAN



01 EXISTING SITE PLAN



TUCKER HOUSE
211 DEVINE ST
SAN ANTONIO, TX

BANDIT-LAB
211 DEVINE ST.
SAN ANTONIO, TX 78210

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ISSUE	DATE
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SITE &
LANDSCAPE PLAN
A100