

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2016

Agenda Item No: 6

HDRC CASE NO: 2016-404
ADDRESS: 101 ALDER
LEGAL DESCRIPTION: NCB 1300 BLK 1 LOT13
ZONING: R5 CD H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Justin Flores
OWNER: Justin & Hannah Flores
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 101 Adler.

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 101 Alder.
- b. The scope of work consists of both administratively approved items and items approved by the HDRC including porch repair, column replacement, siding and wood window repair as well as various interior items such as mechanical, electrical and plumbing items as well as interior architectural elements.
- c. The requirements for Tax Certification outline 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.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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Sherman

Sherman

Sherman

N Pine St

Willow St

101 Alder Lane

Alder Ln

Alder Ln

Alder Ln

Alder Ln

Alder Ln



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

ADDRESS: 101 Alamo
REQUEST: Historic Tax Certification
HEARING DATE: OCT 19 2016
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

Alder House Rehabilitation Project 2016

EXTERIOR

Construct new entry stairs & replace rear entry deck - **\$2,000**

Siding repair/replacement, prep for paint - **\$2,000**

Repair/reinforce front porch awning - **\$400**

Replace porch columns - **\$750**

Install exterior light fixtures - **\$250**

Install new awning over side entry - **\$1,200**

Replace exterior door on water heater closet - **\$40**

Exterior paint - **\$2,700**

Install new exterior entry doors & door hardware - **\$1,300**

Repair wood bathroom window sashes, replace glass w/tempered - **\$300**

Replace Hot Water Heater with tankless gas water heater & Cat III steel vent - **\$1,000**

Install rear and side privacy fences - **\$2,200**

Install front picket fence - **\$1,100**

Exterior Items Total: \$15,240 (labor + material unless otherwise noted)

INTERIOR

Install central HVAC - **\$7,000**

Install CO2/Smoke Detectors - **\$60**

Install all new flooring throughout entire house (engineered hardwood & tile) - **\$5,000**

Repair/replace plumbing in bathroom & kitchen - **\$1,000**
Includes re-routing exterior plumbing into walls

Interior wall framing & insulation - **\$3,000**

Install new drywall - **\$3,500**

Electrical - **\$2,000**

Includes updating electrical outlets throughout, adding GFI outlets as needed,
and checking fuses and breaker boxes

Install interior trim and doors - **\$1,900**

Interior painting - walls, trim, ceilings, and doors - **\$2,500**

Install kitchen cabinets - **\$3,500**

Install kitchen countertops, sink, and backsplash - **\$3,000**

Install kitchen appliances (stove, refrigerator, dishwasher, and range hood) - **\$1,900**

Install bathroom appliances (washer & dryer) - **\$900**

Install shower and tub - **\$2,700**

Install toilet - **\$400**

Install bathroom vanity - **\$500**

Hooks, hardware, handrails, knobs, and specialty items - **\$200**

Interior Items Total: \$39,060 (labor + material unless otherwise noted)

TOTAL COST: \$54,300

Estimated completion date: 10/26/2016

Exhibit A: Photos of all sides of the structure and site

East Side, Front Corner:



East Side, Rear Corner:



Rear (North Facing):



West Side (taken from Front):



Front (South facing):

