

HISTORIC AND DESIGN REVIEW COMMISSION

October 19, 2016

Agenda Item No: 13

HDRC CASE NO: 2016-413
ADDRESS: 1123 NOLAN
LEGAL DESCRIPTION: NCB 1665 BLK 1 LOT 15 & E 25 FT OF 16
ZONING: R-6 CD
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cullen Jones
OWNER: Cullen Jones, Lorena Havill
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1123 Nolan.

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:

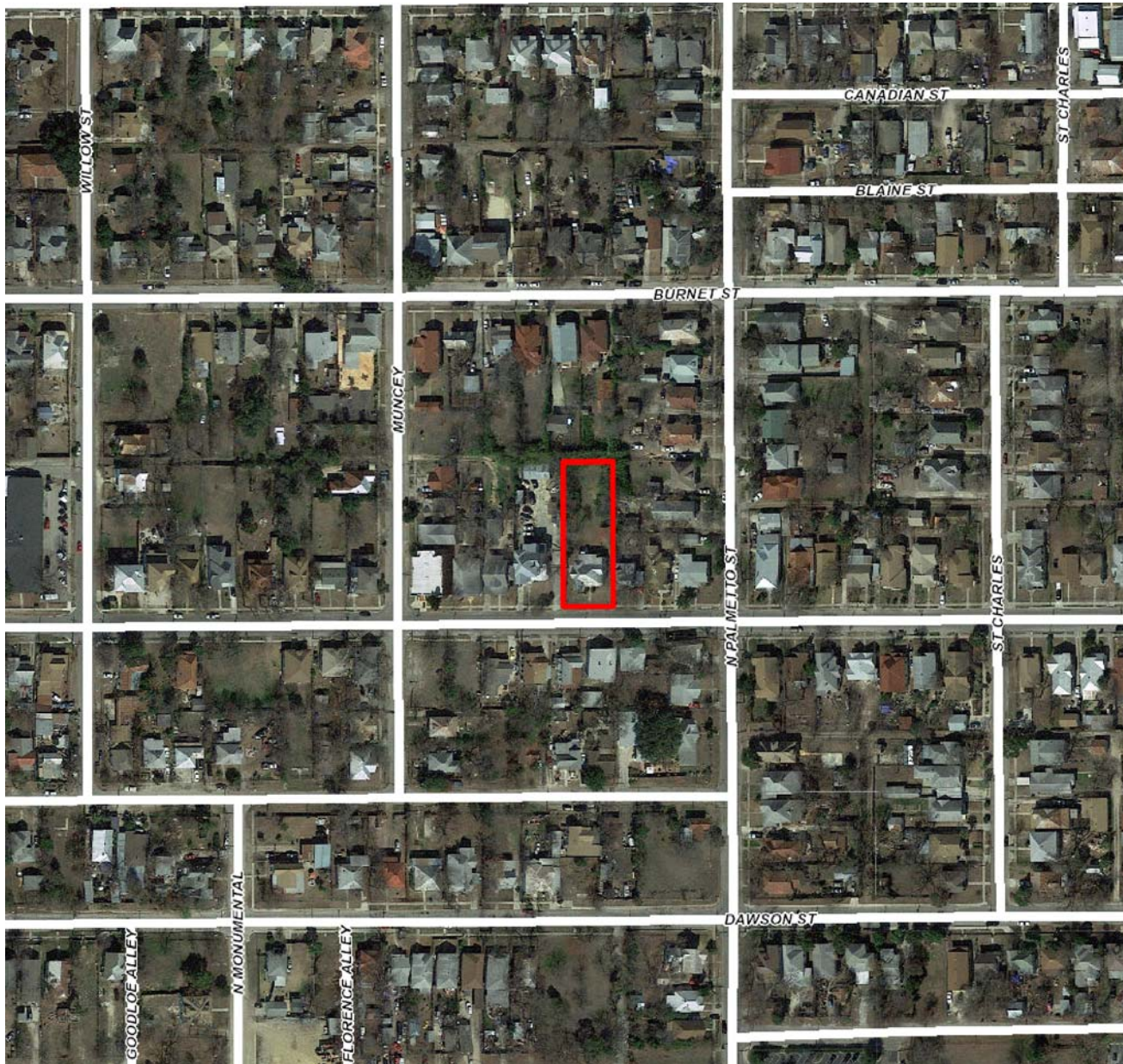
- a. The applicant is requesting Historic Tax Certification for the property located at 1123 Nolan. The scope of work consists of various items including repairs to the foundation, roof, electrical, plumbing, HVAC, flooring, siding, and doors, as well as dry-wall, tile, framing, kitchen updates and landscaping. insulation, replacing vents, and leveling foundation.
- 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 October 11, 2016.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 11, 2016

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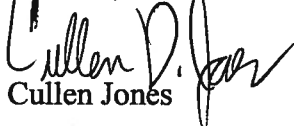
Lorena Havill and Cullen Jones
1123 Nolan
San Antonio, TX 78202
Monday, September 19, 2016

To Whom It May Concern:

My wife and I have called San Antonio "home" for a combined twenty years. We've enjoyed witnessing the city change and grow within that time, especially as of late, and have tried to be a part of these changes. This led our decision to move to the Dignowity Hill neighborhood because we felt that we would enjoy contributing to and being a part of the revitalization of the community. We were also pleased to learn about the financial incentives available to those willing to invest in such areas; to spur growth and revitalization of the city's historic neighborhoods. Our house underwent substantial rehabilitation beginning in 2014 and continued on through much of 2015. Therefore I ask for consideration that our tax incentive be based on the 2014 time period.

Whether attending the farmer's market, the book club, the sub-station captain's meeting, or meeting with our neighborhood president we've happily invested time and resources in our new home. Thank you for your time.

Sincerely,


Cullen Jones

1123 Nolan Street

1123 Nolan Street
Dignowity Hill Historic District
Lorena Havill and Cullen Jones, homeowners

Demolition—	
-removed exterior aluminum siding	
-removed interior paneling	
-removed flooring material	
	-3,000
Foundation—	
-foundation leveled	
-new support beams installed	
	-2,500
Framing and construction—	
-restored wrap-around porch	
-installed rear deck	
-built hall to back bedroom	
-modified bedroom into full bath	
-closed several doors to improve traffic flow	
-remodeled bathroom into pantry	
-created utility room	
-built interior closets	
	-20,000
Roofing—	
-repairs at points of entry, acid treated, painted	
	-2,500
Wood repair—	
-restored exterior siding; sanded, replaced damaged wood, caulked	
-replaced exterior doors	
	-5,000
Insulation—	
-installed insulation in attic	
	-1,500
Plumbing—	
-new plumbing lines	
-new plumbing fixtures in kitchen and baths	
-new toilets	
	-8,000

Electrical—	
-rewired electrical system throughout	
-all new light fixtures, ceiling fans, recessed lighting, exterior lighting	
	-8,000
Paint—	
-caulked, painted exterior	
-painted interior walls and trim	
	-5,500
Drywall, tile, doors	
-installed sheetrock, taped, floated, and textured	
-updated tubs, shower, tile, cabinets, and counter tops	
	-11,000
HVAC—	
-installed HVAC system and ductwork	
	-10,000
Flooring—	
-restored all wood floors (sand, stain, finish coats)	
-installed ceramic tile flooring in baths and utility room	
	-6,500
Kitchen—	
-updated kitchen cabinets	
-installed kitchen island	
-efficient, modern appliances (stove, dishwasher, disposal, microwave)	
	-9,000
Landscape and grounds—	
-installed treated lumber rear fence	
-poured concrete driveway	
-installed wrought iron front fence	
-cleared backyard of overgrowth	
-restored two car garage	
	-5,000
	Total 97,500

1123 Nolan Tax Verification: Work Completion Dates

Appraised Value	2014	2015
	\$	\$
Land	11,020	27,700
	\$	\$
Improvements	62,330	119,720
	\$	\$
Total	73,350	147,420

Date	Amount	2014		2015	
		Work cost as % of Improvements Appraisal	Work cost as % of Total Appraisal	Work cost as % of Improvements Appraisal	Work cost as % of Total Appraisal
	\$				
12/1/2014	25,500.00	41%	35%	21%	17%
	\$				
1/15/2015	9,000.00	14%	12%	8%	6%
	\$				
3/7/2015	8,000.00	13%	11%	7%	5%
	\$				
4/22/2015	13,500.00	22%	18%	11%	9%
	\$				
6/8/2015	16,500.00	26%	22%	14%	11%
	\$				
8/17/2015	11,000.00	18%	15%	9%	7%
	\$				
10/1/2015	9,000.00	14%	12%	8%	6%
	\$				
11/19/2015	5,000.00	8%	7%	4%	3%
	\$				
Total	97,500.00	156%	133%	81%	66%

1123 Nolan Street pre-rehabilitation photos
Owners Lorena Havill and Cullen Jones



1123 Nolan Street pre- rehabilitation photos
Owners Lorena Havill and Cullen Jones



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1123 Nolan Street post- rehabilitation photos
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