

## HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2017

**HDRC CASE NO:** 2017-056  
**ADDRESS:** 1830 N PINE ST  
**LEGAL DESCRIPTION:** NCB 992 BLK 1 LOT 21  
**ZONING:** R-6,H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Christopher Gill  
**OWNER:** Christopher Gill  
**TYPE OF WORK:** Historic Tax Certification  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 1830 N Pine.

### 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:**

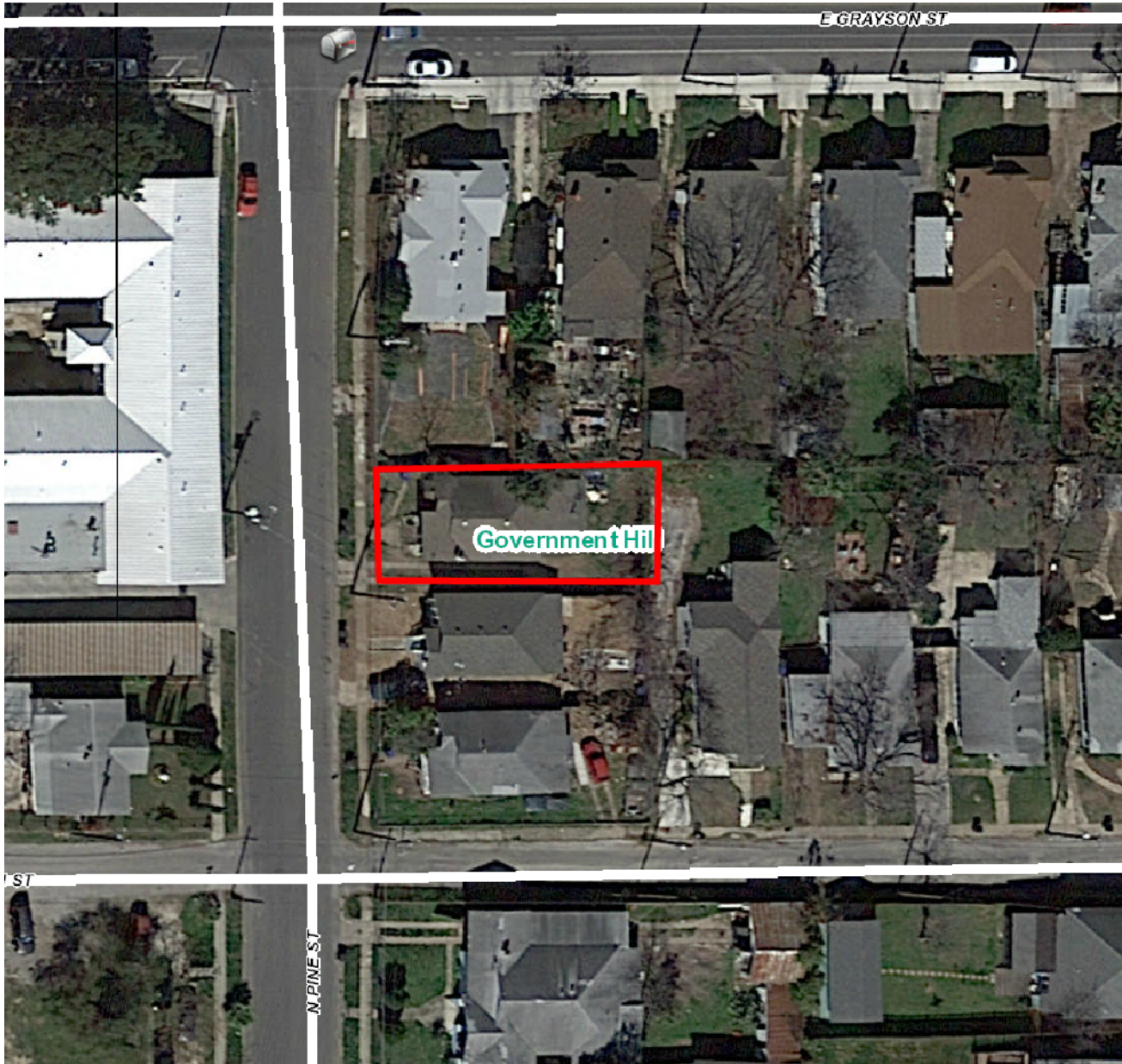
- a. The applicant is requesting Historic Tax Certification for the property at 1830 N Pine in the Government Hill Historic District. The structure was constructed circa 1925 and features Craftsman elements that include a flared foundation skirting, front and side gabled roofs, an asphalt shingle roof and two front porch doors.
- b. At the December, 21, 2017, HDRC hearing, the applicant received an HDRC approval to construct a rear addition to feature approximately 490 square feet. The applicant also received administrative approval to remove the non-original vinyl siding and repair the existing wood siding, repair damaged and rotten wood on the front porch including the porch columns and ceiling, repair the wood windows, repair the existing roof and to repair the foundation.
- 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 based on findings a through c with the stipulation that the applicant complete all approved scopes of work in accordance with the issued Certificates of Appropriateness and DSD issued permits.

#### **CASE MANAGER:**

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 16, 2016

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1830 North Pine Street

San Antonio  
AIDS Foundation



















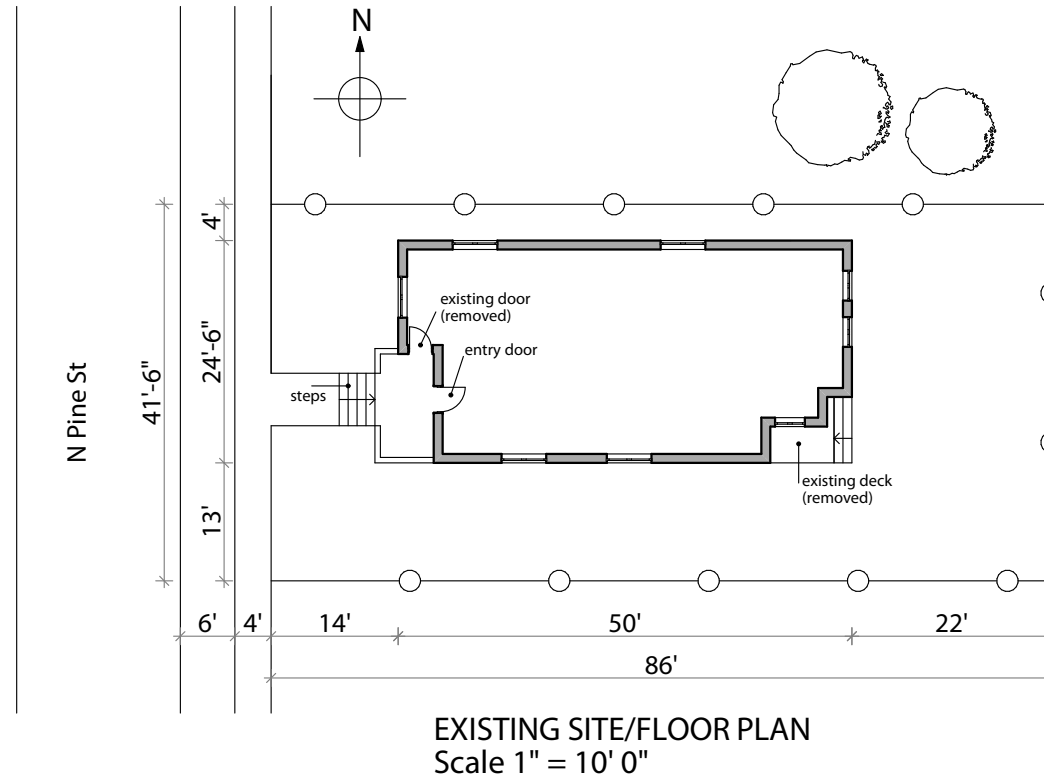




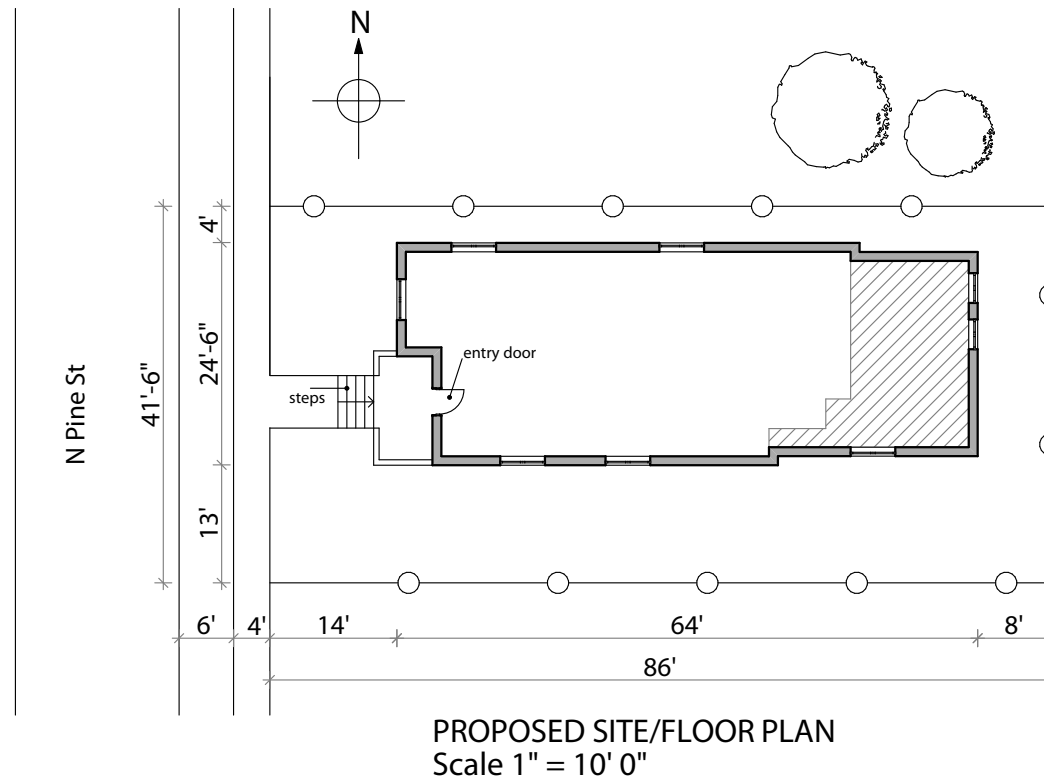




THE APPLICANT HAS PROPOSED TO REPAIR THE EXISTING PORCH COLUMNS, RETAIN BOTH FRONT DOORS, RETIAN THE FLARED SKIRTING, REPAIR THE ORIGINAL WOOD WINDOWS AND REPAIR ORIGINAL WOOD SIDING.

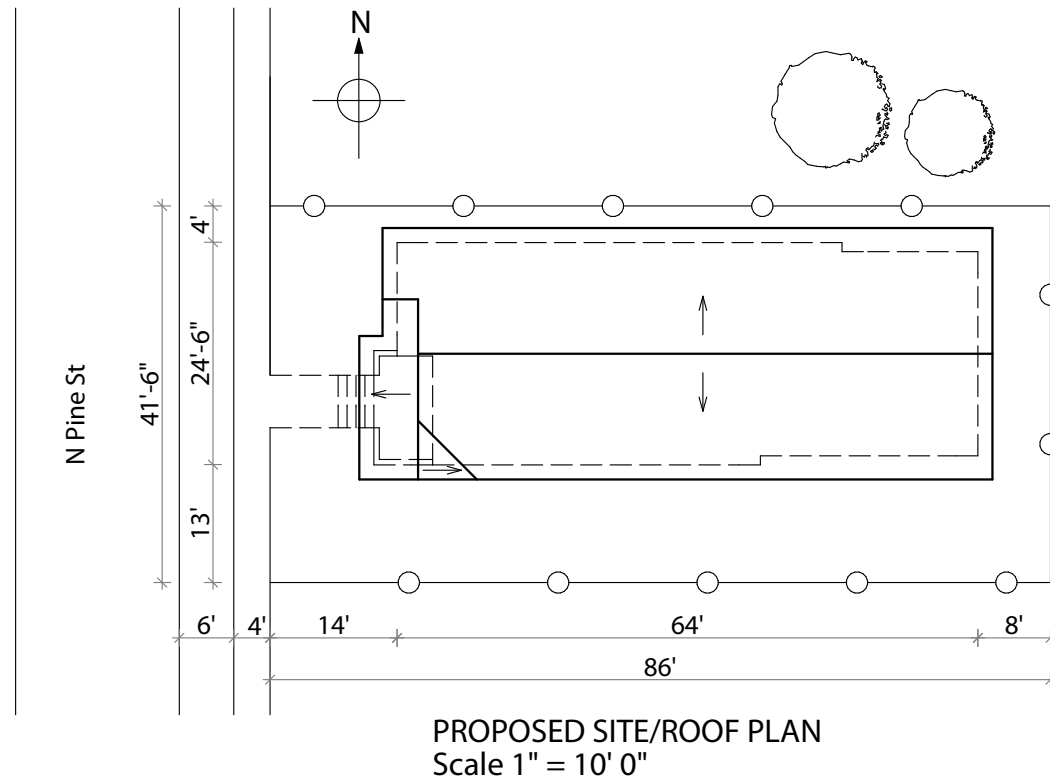


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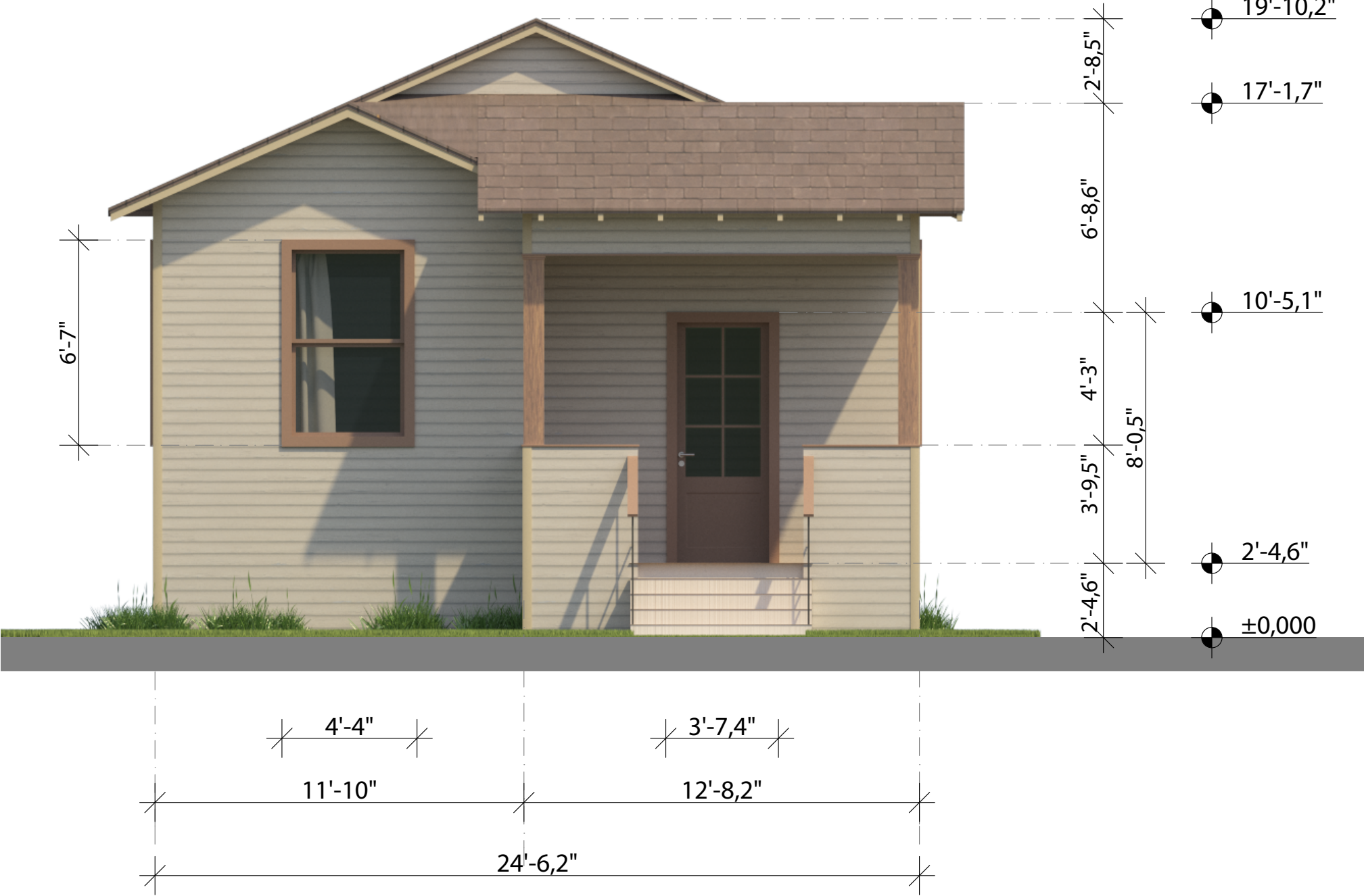


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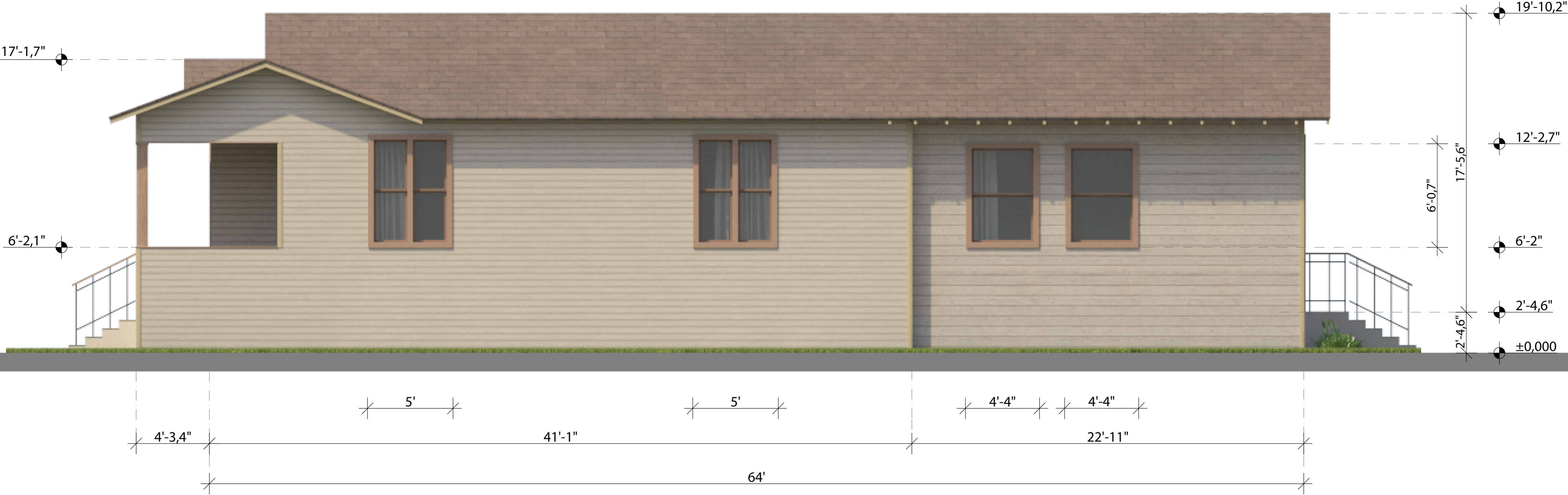
West Elevation (Front)

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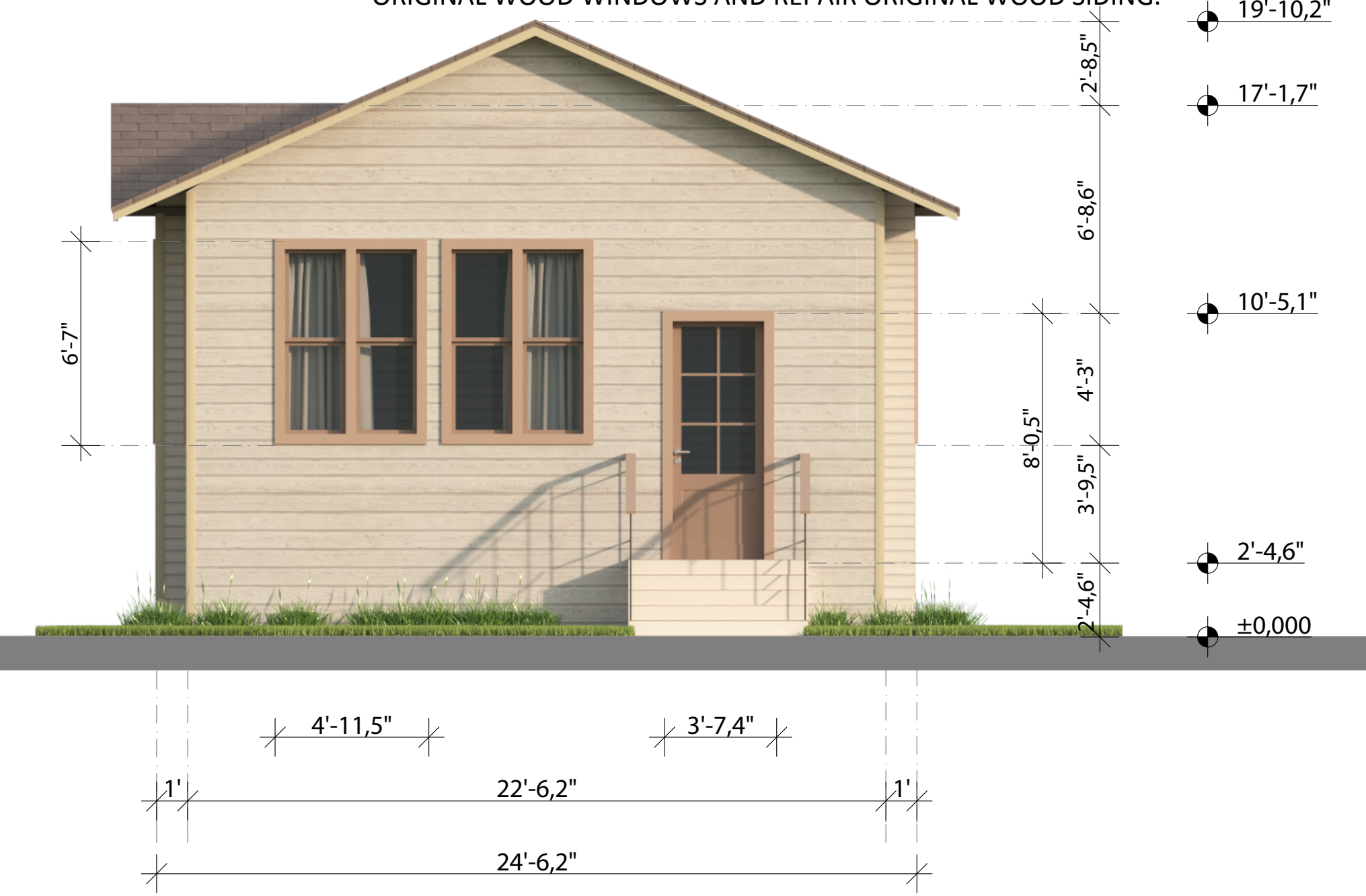
South Elevation (Right)





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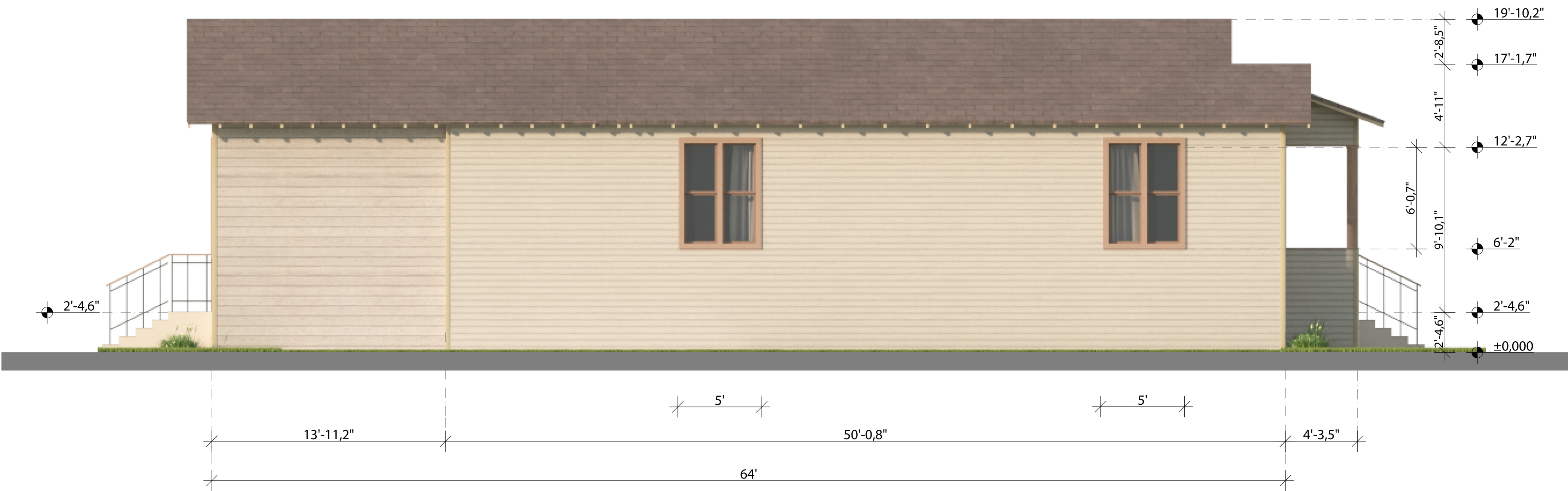
East Elevation (Back)





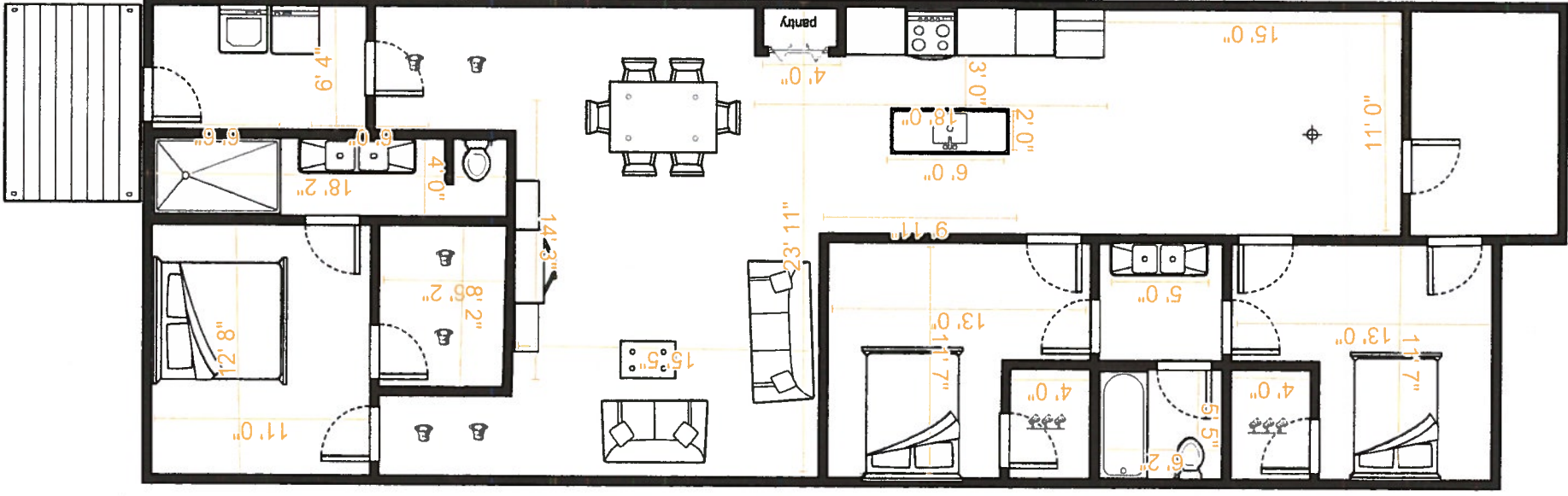
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North Elevation (Left)

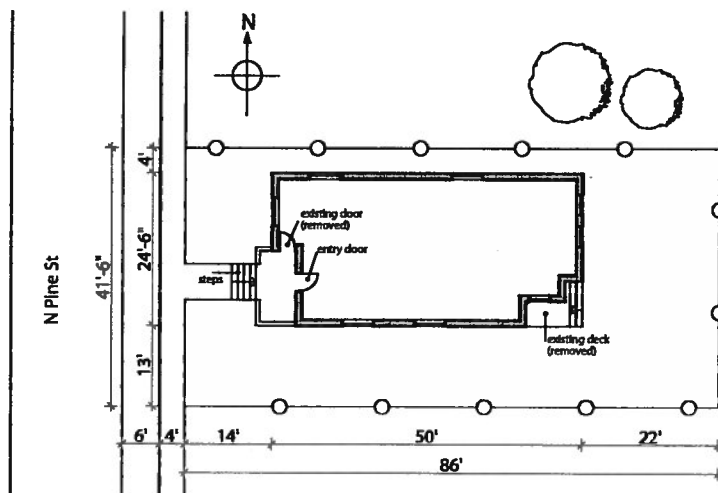




**1830 N Pine St**  
**Approx. 1440 SQF**  
**3 bedrooms/2 bath**

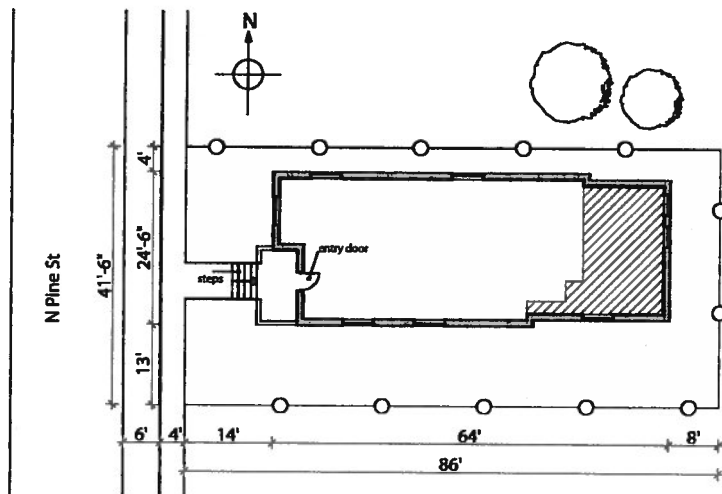






EXISTING SITE/FLOOR PLAN  
Scale 1" = 10' 0"





PROPOSED SITE/FLOOR PLAN  
Scale 1" = 10' 0"