

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-149
ADDRESS: 302 LEIGH ST
LEGAL DESCRIPTION: NCB 724 BLK 6 LOT N IRR 151.9 FT OF 1
ZONING: R-6,HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Jenner, Edward and Elizabeth - House
APPLICANT: William Dupont
OWNER: William Dupont
TYPE OF WORK: Tax Verification

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 302 Leigh St.

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 historic tax Verification for the property located at 302 Leigh Street, located within the Lavaca Historic District.
- b. The property received Historic Tax Certification on March 2, 2016.
- c. The scope of work consists of various rehabilitative items including foundation repair, roof repair, painting, mechanical, electrical and plumbing upgrades and other interior scopes of work.
- d. The requirements for Historic 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.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall



CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 12000000
REQUEST: 12000000
HEARING DATE: 12/1/2011 Time: 3:00 PM
FOR MORE INFORMATION CONTACT:
(210) 207-0835
ALL HEARINGS TAKE PLACE AT 1915 S. ALAMO



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 05, 2017

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302 Leigh Street

**Tax Verification
Office of Historic Preservation**

302 Leigh St
William Dupont and Kathryn Kanzler
23 March 2017

Itemized list of costs

	Cost
Demolition of kitchen and bath fixtures, closet walls	\$2,500
Remove knob & tube wiring	\$700
Drywall removal	\$2,500
Foundation framing repairs	\$2,800
Roof: repairs, gutters/ downspouts, new at porch	\$4,637
Rough Framing (interior walls)	\$1,762
Attic insulation R30	\$1,232
Electrical wiring (100% new), outlets, switches	\$14,500
Plumbing supply and sewer pipes (100% new)	\$3,500
Hot water and plumbing fixtures, new installed	\$17,500
Lighting and fans	\$5,095
Kitchen and bath Cabinets	\$16,000
Appliances: kitchen, bar, laundry	\$12,622
Exterior paint	\$11,500
New wood casement window	\$336
New HVAC, with ducts and grilles	\$25,112
Interior drywall and paint	\$7,000
Wood floor repair & refinishing	\$5,717
Screened porch deck with roof framing	\$8,766
TOTAL	\$143,779.00



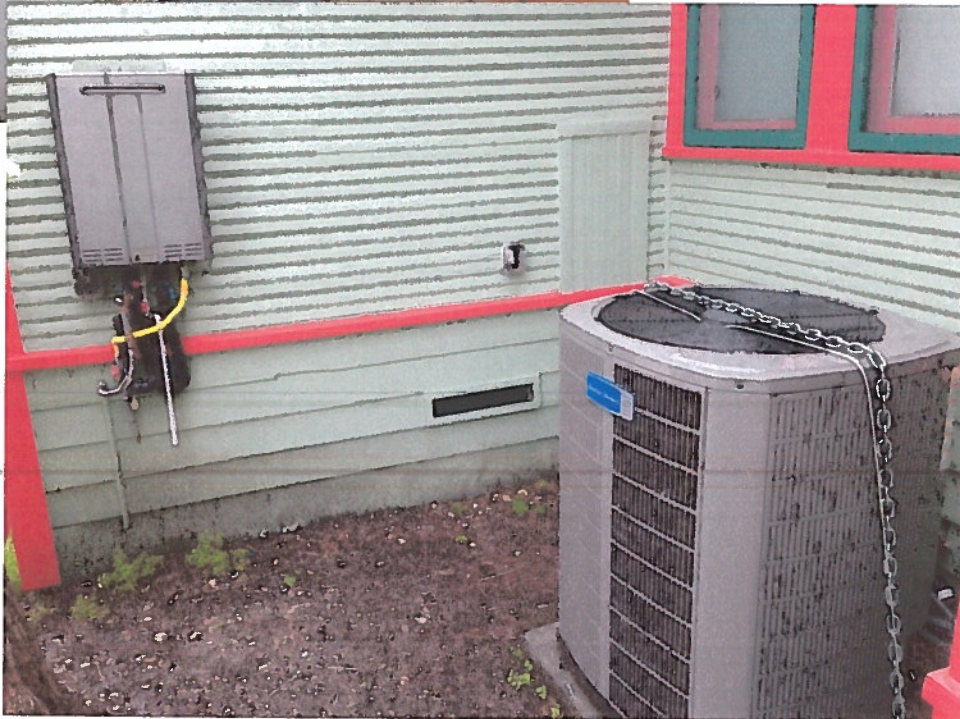
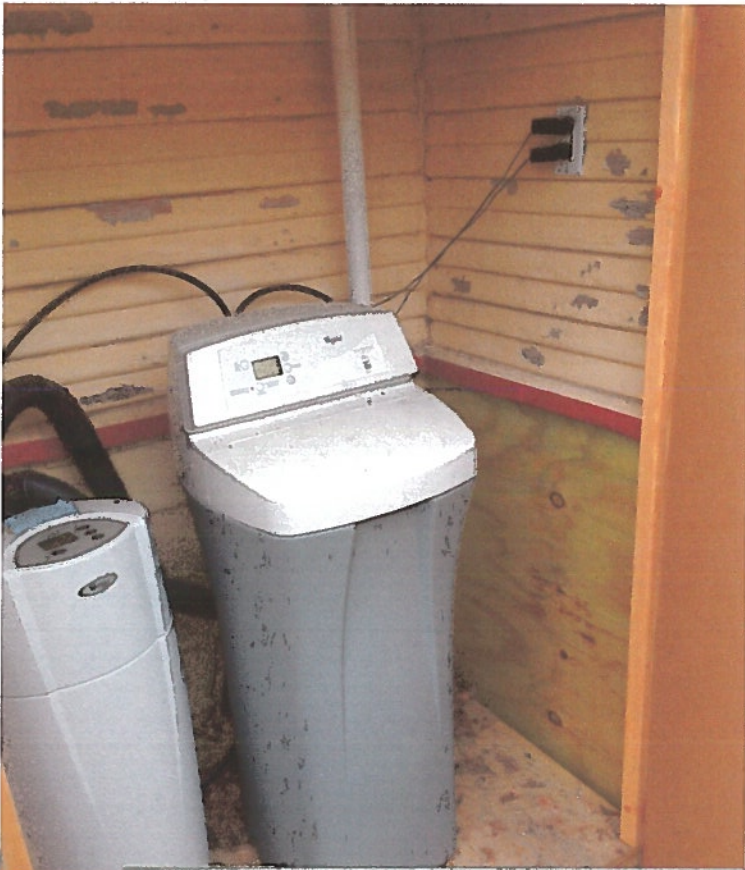


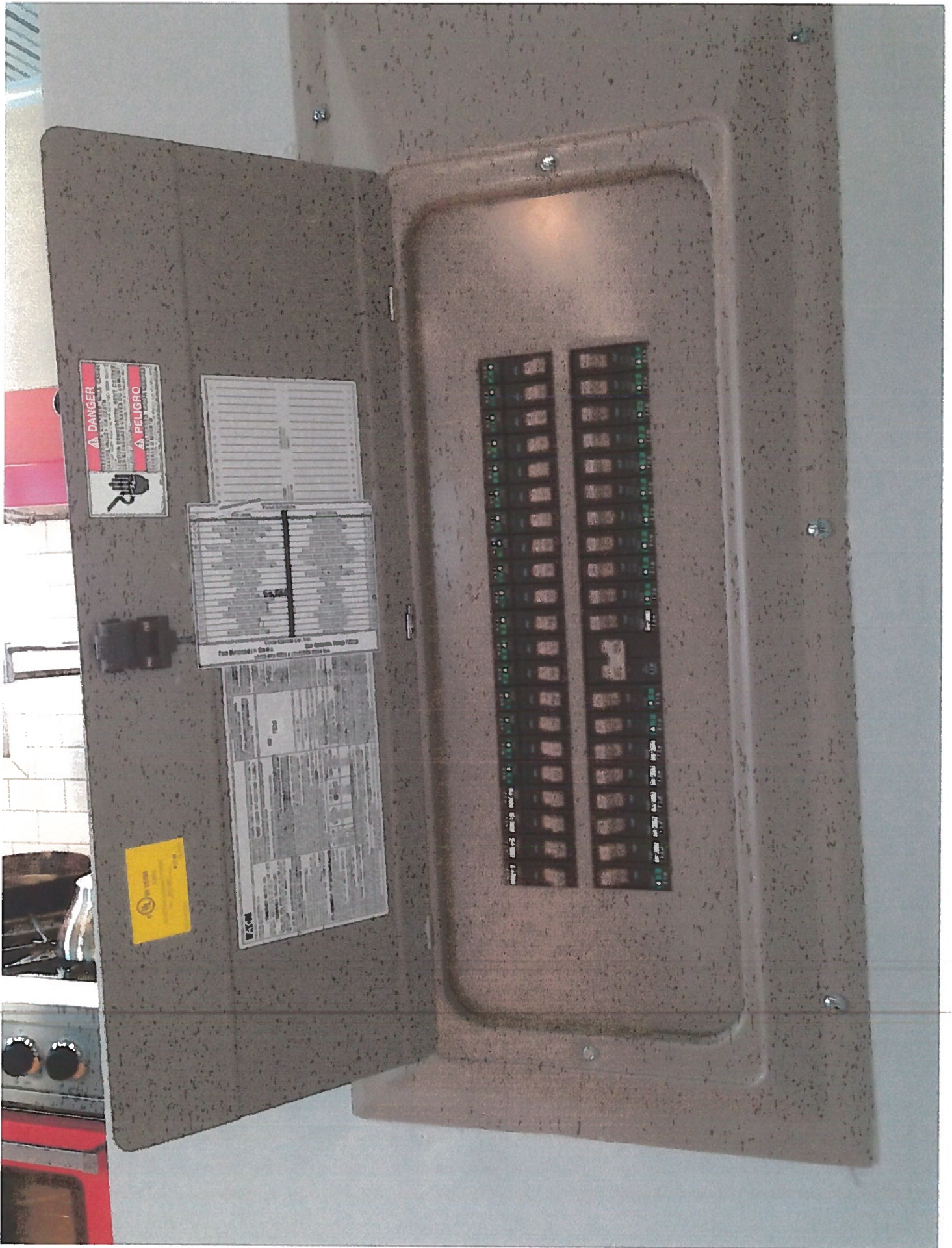












215031
City of San Antonio

Residential Combination Inspections

AP. #. 2130183 Address. 302 LEIGH ST

Insp. # 6385718

Your inspection was: Approved

Partial Pass

Conditional Approval

The following inspections were performed:

Mechanical

Electrical

Plumbing *

Building

Rough-in

Rough-in (TOPS)

Rough-in Top out

Foundation

Frame

UDFrame

Final

Final Reconnect

Waterpipe in Slab

Insulation

Final

UDFinal

(TML)

Underground Waterline

Tree Final

Flatwork

Gas Sewer Final

Comments: _____

Inspector: Ramirez 158

Date: 3/17/17

Time: AM

Phone: 2883527

Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp>

For more information call Central Records at 207- 1111 or visit our website at www.sanantonio.gov/dsd

* _____ This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997) Revised: 5/26/2016

City of San Antonio

Mechanical Inspections

A/P #. 2139341

Insp. # _____

Your inspection was: APPROVED

Partial/Complete

Your inspection type was: Residential

Commercial

ROUGH IN

FINAL

C OF O

Inspector: Chris Panegler

Date: 9-28-16

Time: _____

Phone: 219-0635

Revised: Feb 2010

City of San Antonio

Electrical Inspections

A/P No. 2138610

Your inspection was: Approved Partially Approved Conditional Approval

Your inspection type was:

Rough-in Final C of O Temporary Meter Loop (TML)

Temporary on Permanent Set (TOPS) Reconnect (comments on back)

Inspector: A #244 Date: 6-3-16 Time: 4:00 Phone: 214-8834

City of San Antonio

Electrical Inspections

A/P No. 302 Leigh 2138610

Your inspection was: Approved Partially Approved Conditional Approval

Your inspection type was:

Rough-in Final C of O Temporary Meter Loop (TML)

Temporary on Permanent Set (TOPS) Reconnect (comments on back)

Inspector: Castillo Date: 11/14/16 Time: _____ Phone: 416-3570

City of San Antonio

Plumbing Inspections

Permit No. 215617

Release No. _____

Your inspection was: APPROVED

Partially Approved

Conditional Approval

Your inspection type was: PlumbingGas

Sewer

IRR

MPRESS

C of O

Rough in

Top out

Final

Waterpipe in Slab

Underground Waterline

This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: meDate: 6/24/16Time: 9:25Phone: 260555

Revised: March 2015

City of San Antonio

Plumbing Inspections

Permit No. 2158017

Release No. _____

Your inspection was: APPROVED

Partially Approved

Conditional Approval

Your inspection type was: PlumbingGas

Sewer

IRR

MPRESS

C of O

Rough inTop out

Final

Waterpipe in Slab

Underground Waterline

This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: Johnson 160Date: 23 JuneTime: 1:36Phone: 2605297

Revised: March 2015

City of San Antonio

Plumbing Inspections

Permit No. 2158014
2158021

Release No. _____

Your inspection was: APPROVED

Partially Approved

Conditional Approval

Your inspection type was: PlumbingGasSewer

IRR

MPRESS

C of O

Rough in

Top out

Final

Waterpipe in Slab

Underground Waterline

This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: Johnson 160Date: 16 July 16Time: 12:51Phone: 2605297

Revised: March 2015

City of San Antonio

Plumbing Inspections

Permit No. 2158014

Release No. 6272121

Your inspection was: APPROVED

~~Partially Approved~~

~~Conditional Approval~~

Your inspection type was: Plumbing

~~Gas~~

~~Sewer~~

~~IRR~~

~~MPRFSS~~

~~C of O~~

~~Rough in~~

~~Top out~~

Final

~~Waterpipe in Slab~~

~~Underground Waterline~~

___ This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: M. Rodriguez #176

Date: 10/20/16

Time: _____

Phone: 247-7468

Revised: March 2015

City of San Antonio

Plumbing Inspections

Permit No. 2158017

Release No. _____

Your inspection was: APPROVED

~~Partially Approved~~

~~Conditional Approval~~

Your inspection type was: Plumbing

Gas

~~Sewer~~

~~IRR~~

~~MPRFSS~~

~~C of O~~

~~Rough in~~

~~Top out~~

Final

~~Waterpipe in Slab~~

~~Underground Waterline~~

___ This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: M. Rodriguez #176

Date: 10/20/16

Time: _____

Phone: 247-7468

Revised: March 2015