

HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

HDRC CASE NO: 2017-191
ADDRESS: 830 NOLAN
LEGAL DESCRIPTION: NCB 563 BLK 7 LOT 7
ZONING: IDZ CD H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Hussain Halai
OWNER: Materialize Texas LLC
TYPE OF WORK: Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 830 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:

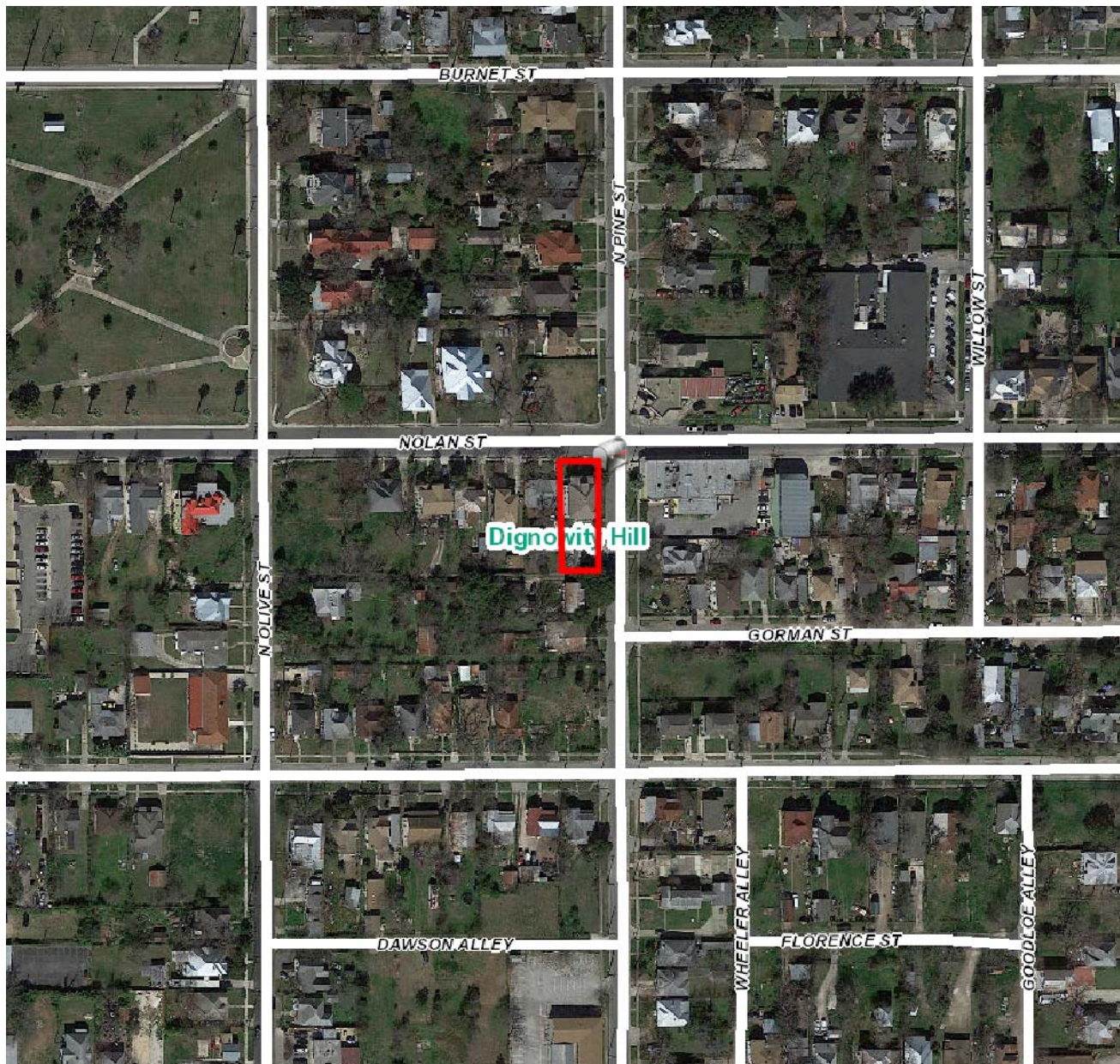
- a. The applicant is requesting Historic Tax Certification for the property at 830 Nolan in the Dignowity Hill Historic District. The structure at 830 Nolan was constructed circa 1910 and first appears on the 1912 Sanborn maps. The structure features a double height porch with double height Corinthian columns and a large front facing dormer.
- b. The applicant has received administrative Certificates of Appropriateness for many rehabilitative scopes of work including foundation repair, rear accessory structure repair, repair to wood elements on the primary historic structure and painting.
- 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 finding a through c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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Willow St

e Center

Chica Verde

Nolan St

Express Body Shop

Panchos & Gringos Deli

830 Nolan Street

Gorman

Gorman

Dawson St

N Pine St

Dawson St

N Pine St

Nolan St

N Pine St

N Pine St

Nolan St

Nolan St

N Pine St

N Pine St

TAX CERTIFICATION FORM - 830 NOLAN ST SAN ANTONIO TX 78202

DOCUMENTATION REQUIRED:

1. RECEIVED ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS ON 02/08/17 FOR FOUNDATION REPAIR & REPLACE ALL ROTTEN WOOD ALONG THE ENTIRE HOUSE ESPECIALLY THE FRONT STRUCTURE.

STATEMENT OF EXPECTED COST OF IMPROVEMENTS

1. FOUNDATION REPAIRS FOR NEW CONCRETE COLUMNS & REPLACEMENT OF ROTTEN BEAMS - \$15,091.60
COMPANY - CJ HOUSE LEVELING
2. SKIRTING - \$2500.00
CONTRACTOR - HOSE CARDONA CONTRACTOR
3. REPLACE ALL ROTTEN ON THE FRONT OF THE STRUCTURE WHICH INCLUDES DECK, BALCONY AND COLUMNS.
CONTRACTORS LABOUR COST - \$7,000.00
MATERIALS FOR DECK, BALCONY & SIDING - \$6,000.

PROJECTED TIME SCHEDULE FOR RESTORATION / REHABILITATION

1. FOUNDATION REPAIRS: 04/07/17 - 05/18/17
2. REPLACEMENT OF ROTTEN WOOD FROM STRUCTURE: 05/25/17-06/25/17
3. SKIRTING REPAIRS: 06/15/17-06/30/17



830

830









BEWARE
OF DOG



NO
PARKING

SWMD
SOLID WASTE
MANAGEMENT



CJ House Leveling
5035 Cabin Lake, TX 78244 US
(210) 734-9865
cjhouselevelinginc@gmail.com
www.cjhouseleveling.com

Estimate

ADDRESS
Sam Halai

SHIP TO
Sam Halai 830 Nolan San Antonio, TX 78202

ESTIMATE #	DATE	EXPIRATION DATE
1070	07/13/2016	07/13/2016

ACTIVITY	QTY	RATE	AMOUNT
700 Additional Fees:709Engineer Inspection/Assumpt. Engineer Inspection and Assumption Letters Blake Engineering 265/85	1	425.00	425.00
700 Additional Fees:712 Permit Fee	0	0.00	0.00
200 Piers:201 CJ Pier& beam Two story 10" diameter concrete pier. 30" depth and 24"x24" square footing.	51	260.00	13,260.00
300 Beams:301- 6x6 Treated Beam Replacement of 6x6 treated beam per linear foot	104	12.00	1,248.00
400 Joists:406 - 2x6 Treated Joist Replacement of 2x6 treated joist per linear foot	60	6.00	360.00

TOTAL

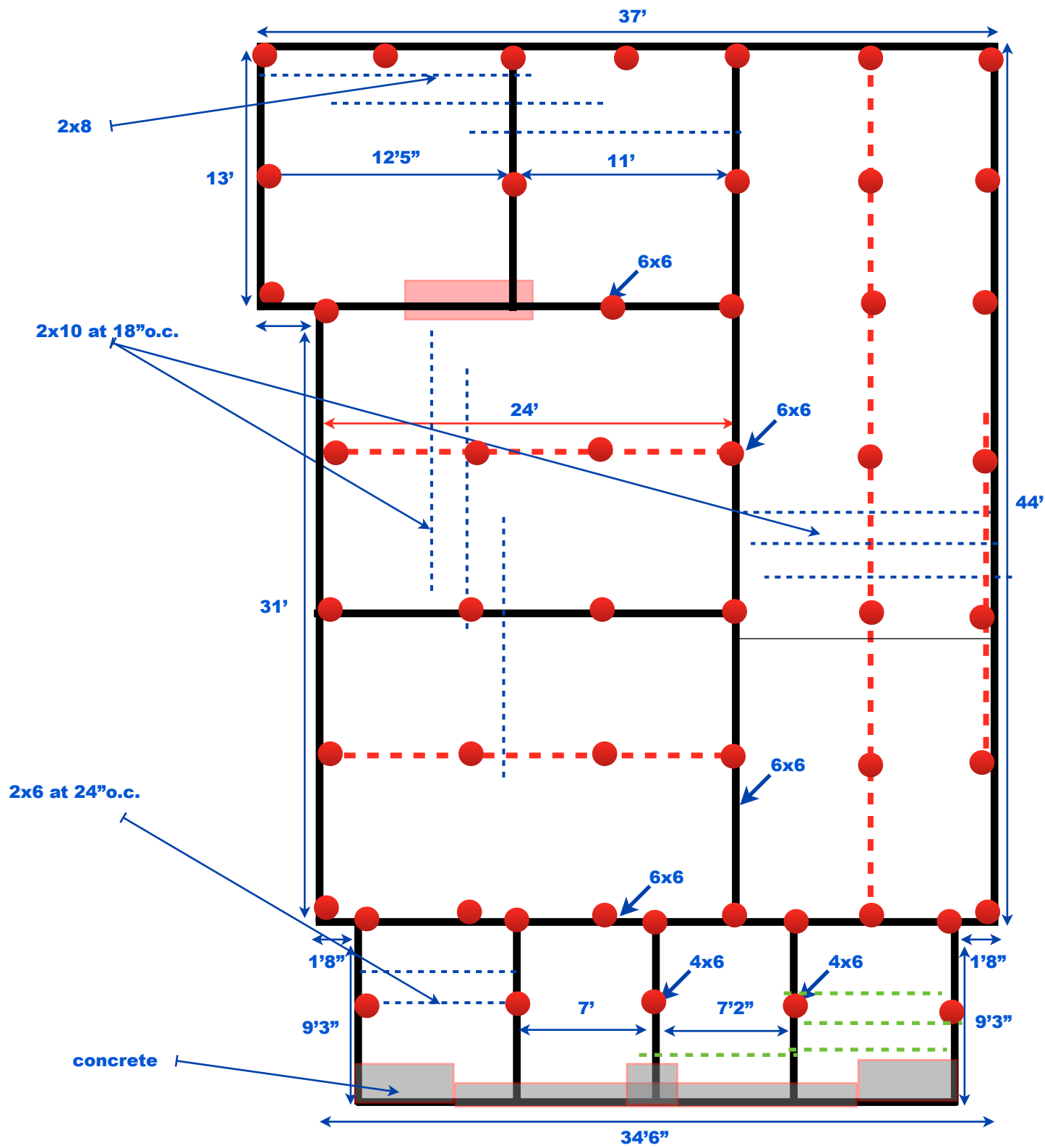
\$15,293.00

Accepted By

Accepted Date

CJ HOUSE LEVELING INC.
FOUNDATION DIAGRAM

ADDRESS: 830 Nolan



Legend



- 51 pier locations



- 60 feet of new 2x6 locations



- 104 feet of 6x6 new beam locations

C. J. HOUSE LEVELING INC.

CONCRETE PIER DIAGRAM ITEM 205

FOR TWO STORY

