

## HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

**HDRC CASE NO:** 2017-246  
**ADDRESS:** 127 CROFTON  
**LEGAL DESCRIPTION:** NCB 941 BLK 4 LOT E 172.85 FT OF 12 & E 182.1 FT OF S 1/2 OF 11  
**ZONING:** RM-4,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** McNulty / Travelers House  
**APPLICANT:** Gregory Ellis  
**OWNER:** Gregory Ellis  
**TYPE OF WORK:** Historic Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 127 Crofton.

### 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 127 Crofton, located within the King William Historic District.
- b. This property received Historic Tax Certification on April 19, 2017.
- c. The scope of work consists of rehabilitation to the primary historic structure including window repair, porch repair, foundation repair, mechanical, electrical and plumbing upgrades, roof replacement and site 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



## Flex Viewer

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Printed: Apr 13, 2017

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Development Services Department

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Permits for address 127 crofton

House  
Number: 127Street: crofton  
or SUITE:201

Bldg/Suite:

Example: 2 or BLDG:2

List Plan Reviews/Permits/Inspections For An Address

Reset

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
<u>858325</u> 02930E	127 CROFTON	PETER H SAENZ		CLOSED	GENERL	<u>Inspections</u>	<u>Reviews</u>
<u>1040991</u>	127 CROFTON	SOUTH ANTONIO BUILDERS ROBERT L ALVARADO SOUTH ANTONIO BUILDERS		OPEN	MISC NO REVIEW	<u>Inspections</u>	<u>Reviews</u>
<u>1373506</u>	127 CROFTON	GABRIEL G IBARRA	07/16/2007	CLOSED	MISC REVIEW	<u>Inspections</u>	<u>Reviews</u>
<u>2042569</u>	127 CROFTON	FRANCIS ELECTRIC GEORGE FLORES	10/22/2015	CLOSED	GENERL	<u>Inspections</u>	<u>Reviews</u>
<u>2042904</u>	127 CROFTON	RUBIOLA COSTRUCTION JOHN RUBIOLA RUBIOLA COSTRUCTION	02/19/2015	CLOSED	DEMOLITION	<u>Inspections</u>	<u>Reviews</u>
<u>2093083</u>	127 CROFTON BUILDING 2&3	JOHN RUBIOLA WILLIAM JAMES LAMBERT III NATE MANFRED BROOKS CORWIN TCI FILO FEE TRACKER STORM WATER		OPEN	RESIDENTIAL BLDG APPLICATION	<u>Inspections</u>	<u>Reviews</u>
<u>2100347</u>	127 CROFTON	KEITH ZARS POOL UMBRELLA ACCT KEITH ZARS POOL KEITH ZARS POOL	04/21/2017	CLOSED	MISC REVIEW	<u>Inspections</u>	<u>Reviews</u>
<u>2102727</u>	127 CROFTON	STEWART PLUMBING TERRY L STEWART STEWART PLUMBING	04/04/2017	CLOSED	GENERALPLUMB	<u>Inspections</u>	<u>Reviews</u>
<u>2102730</u>	127 CROFTON	STEWART PLUMBING, LLC STEWART PLUMBING TERRY L STEWART	03/23/2017	CLOSED	GASPERMIT	<u>Inspections</u>	<u>Reviews</u>
<u>2104239</u>	127 CROFTON	STEWART PLUMBING, LLC	10/14/2015	CLOSED	SEWER	<u>Inspections</u>	<u>Reviews</u>

		STEWART PLUMBING TERRY L STEWART					
<a href="#"><u>2104400</u></a>	127 CROFTON	BRIAN L ZARS	04/19/2017	CLOSED	GENERL	<a href="#"><u>Inspections</u></a>	<a href="#"><u>Reviews</u></a>
<a href="#"><u>2106427</u></a>	127 CROFTON	FRANCIS ELECTRIC GEORGE FLORES	04/05/2017	CLOSED	GENERL	<a href="#"><u>Inspections</u></a>	<a href="#"><u>Reviews</u></a>
<a href="#"><u>2106471</u></a>	127 CROFTON	IVF INC RONALD PANELLI, SR RONALD PANELLI	03/24/2017	CLOSED	MISC REVIEW	<a href="#"><u>Inspections</u></a>	<a href="#"><u>Reviews</u></a>
<a href="#"><u>2129112</u></a>	127 CROFTON	LONE STAR AIR CONDITION & HEAT JEROME W BURKHOLDER	04/03/2017	CLOSED	MECHANICAL PERMIT APPLICATION	<a href="#"><u>Inspections</u></a>	<a href="#"><u>Reviews</u></a>
<a href="#"><u>2174709</u></a>	127 CROFTON	FRANCIS ELECTRIC GEORGE FLORES FRANCIS ELECTRIC	07/07/2016	CLOSED	TOPS	<a href="#"><u>Inspections</u></a>	<a href="#"><u>Reviews</u></a>
<a href="#"><u>2176325</u></a>	127 CROFTON	STEWART PLUMBING, LLC STEWART PLUMBING TERRY L STEWART	04/05/2017	CLOSED	GENERALPLUMB	<a href="#"><u>Inspections</u></a>	<a href="#"><u>Reviews</u></a>
<a href="#"><u>2177953</u></a>	127 CROFTON	JAMES FRANCIS ELECTRIC, INC FRANCIS ELECTRIC GEORGE FLORES	04/14/2017	CLOSED	GENERL	<a href="#"><u>Inspections</u></a>	<a href="#"><u>Reviews</u></a>
<a href="#"><u>2186027</u></a>	127 CROFTON BLDG 1	METRO ELECTRIC (ASK FOR PIN#)	09/21/2016	CLOSED	SOLAR	<a href="#"><u>Inspections</u></a>	<a href="#"><u>Reviews</u></a>
<a href="#"><u>2186035</u></a>	127 CROFTON BLDG 2	METRO ELECTRIC (ASK FOR PIN#)	09/15/2016	CLOSED	SOLAR	<a href="#"><u>Inspections</u></a>	<a href="#"><u>Reviews</u></a>
<a href="#"><u>2195512</u></a>	127 CROFTON	SENDERO SEPTICS SPRINKLERS & L ROGER D WILLBORN	04/21/2017	CLOSED	IRRRESIDENTIAL	<a href="#"><u>Inspections</u></a>	<a href="#"><u>Reviews</u></a>

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Labor	133,000
Lumber, Drywall & Materials	102,000
Masonry & Landscaping	39,000
Foundation Repairs	32,000
Roofing & Skylights	31,000
Railing & Fencing	28,000
Flooring	61,000
Electrical	56,000
Plumbing	58,000
HVAC	48,000
Appliances	14,000
Permits	2,300
Total Estimated Costs	604,300