

HISTORIC AND DESIGN REVIEW COMMISSION

July 05, 2017

HDRC CASE NO: 2017-324
ADDRESS: 238 W CRAIG PLACE
LEGAL DESCRIPTION: NCB 1862 BLK 4 LOT 1, 2 & W IRR 44.6 FT OF 3
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Steve Trevino
OWNER: Steve Trevino
TYPE OF WORK: Tax Certification

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 238 W Craig Place.

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:

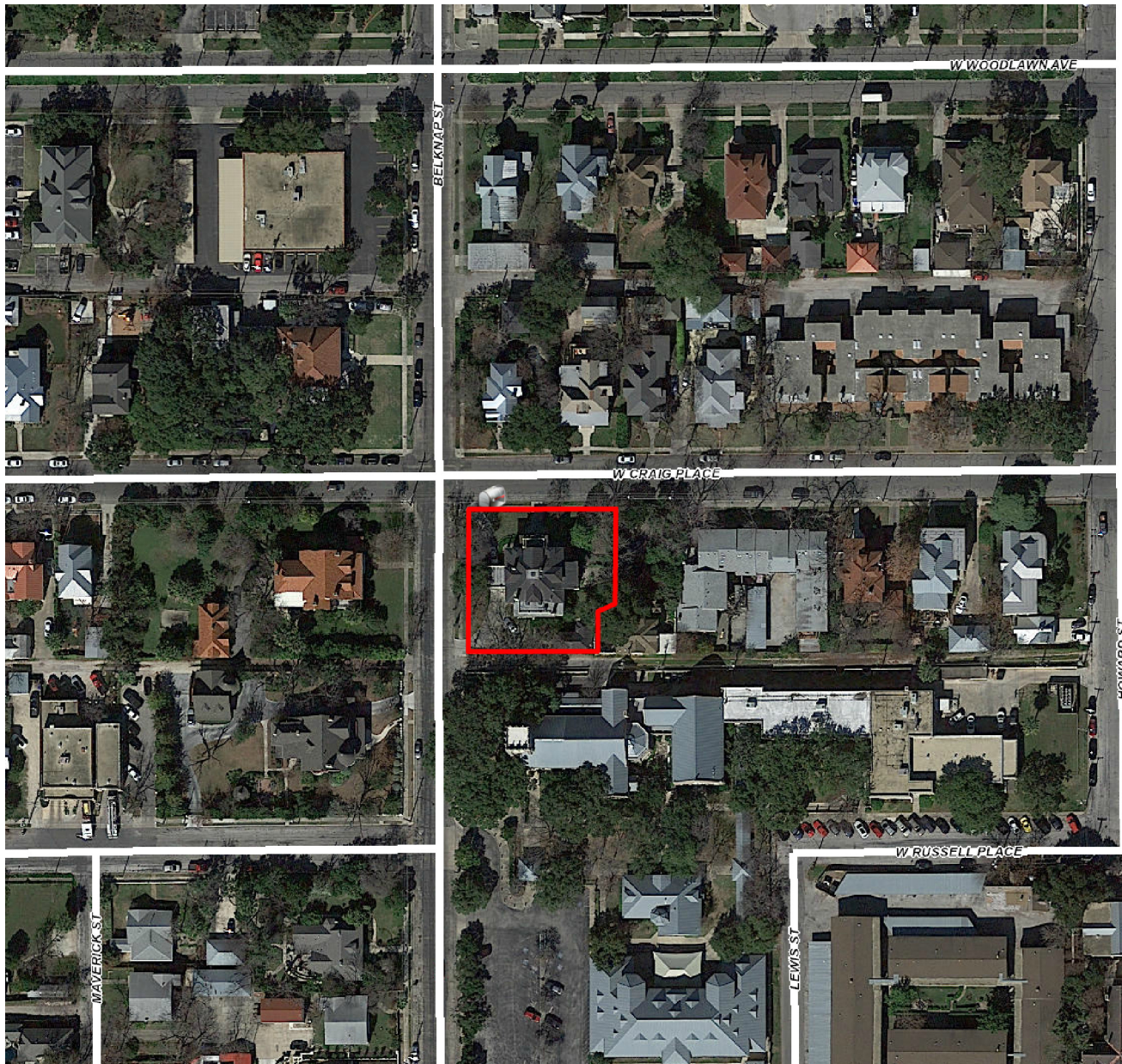
- a. The structure located at 238 W Craig Place is a two-story single family home constructed in 1906 in the Neoclassical style. The structure was designed by prominent architect Atlee B. Ayers and was constructed by builder John Werhoff. The home features many quintessential characteristics of the Neoclassical style, including a dominant full-height entry porch with four Ionic columns, a lunette window over the openings on the first floor, and pilasters on the four corners of the building. The house is a contributing structure in the Monte Vista Historic District. The applicant is requesting Historic Tax Certification.
- b. Per the submitted documentation, the scope of work is to be performed within a year timeframe. The applicant has received administrative approval to replace rotted wood boards on the porte-cochere, re-install gutters, repair damaged columns, repair existing rear fence, repair damaged garage elements, re-paint the house, level and re-deck the roofing, install new roofing on the porte-cochere, replace damaged balusters and railings in-kind, replace roof flashing, replace roof caulking, replace wood fascia boards and downspouts, repair visible rot, replace missing or damaged architectural brackets, repair and restore existing wood windows, repair existing doors, upgrade plumbing, repair and upgrade interior fixtures, and replace two HVAC units.
- c. Staff conducted a site visit on June 29, 2017, to examine the conditions of the property. Overall, the staff finds the proposal and reinvestment in the property commendable.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 26, 2017

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238 West Craig Place

O'Casey's Boutique Inn

Respite Care of
San Antonio

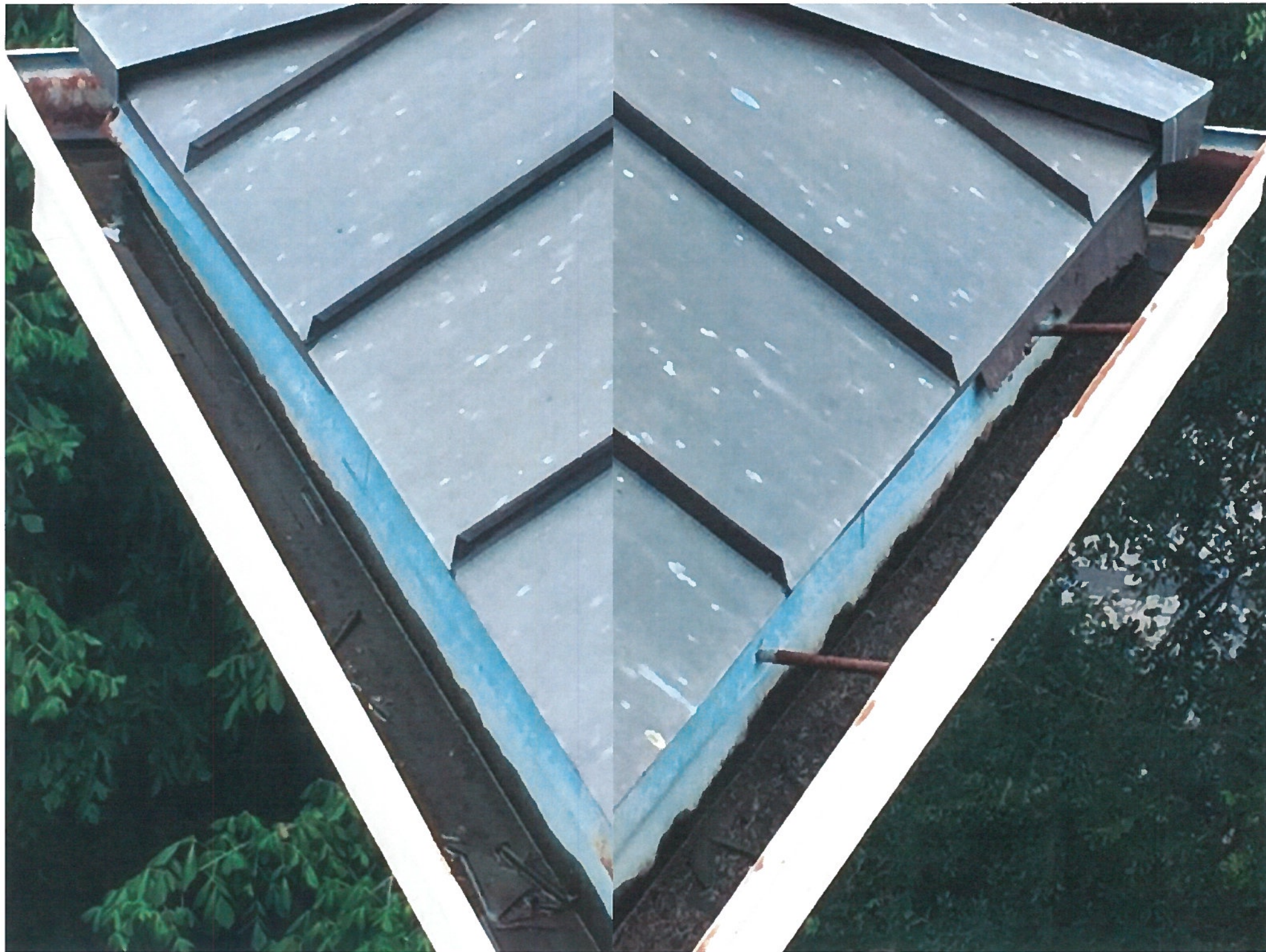


CITY of SAN ANTONIO
NOTICE of HEARING
PLANNING & ZONING
REVIEW COMMISSION
ADDRESS: 150 W. PANTHER
REQUEST: LAND DEVELOPMENT
HEARING DATE: **WEDNESDAY, 2011** Time: 2:00 PM
FOR MORE INFORMATION, CONTACT:
(210) 207-8035
ALL PUBLIC MEETINGS TAKE PLACE AT 1001 S. ALAMO



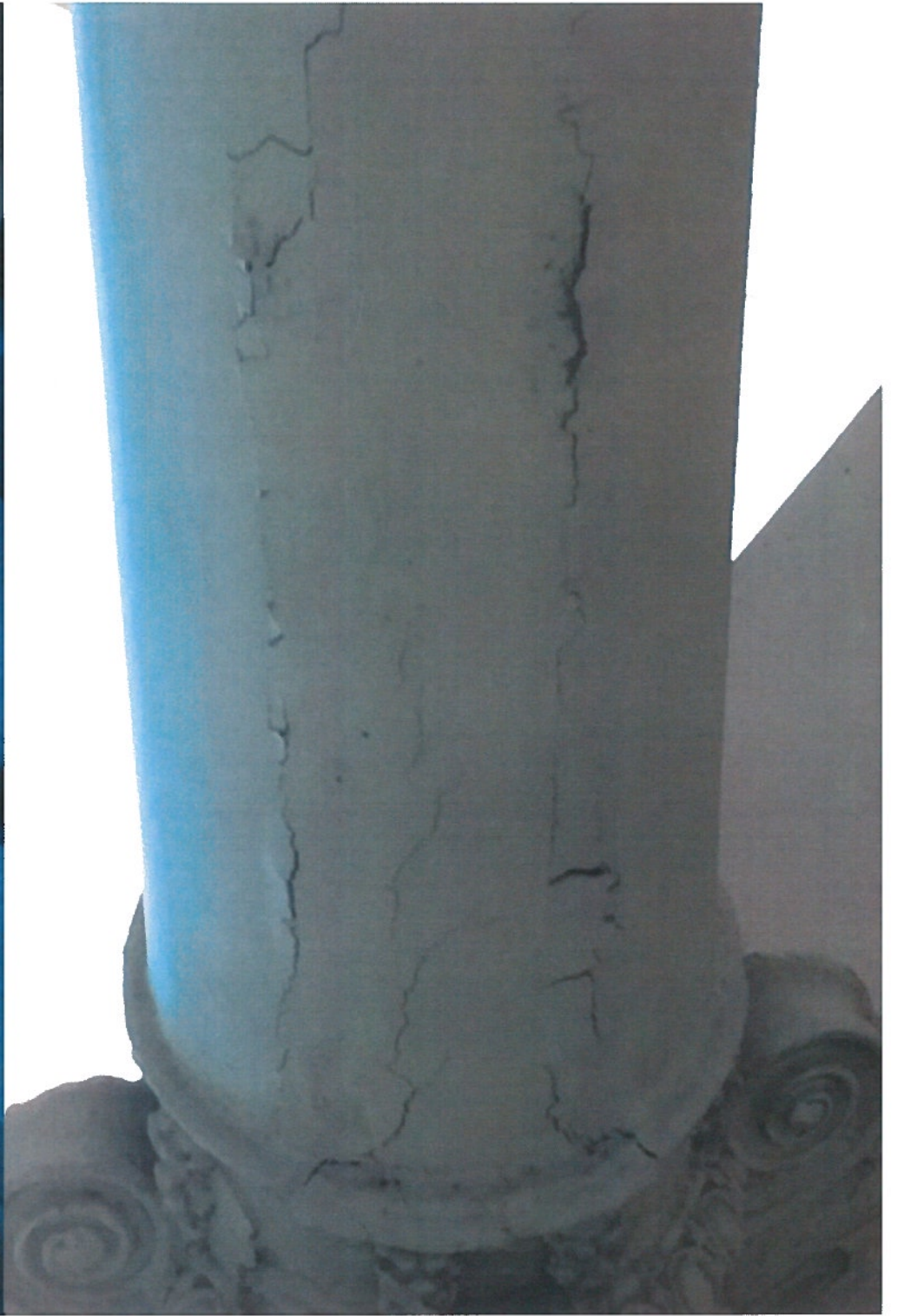
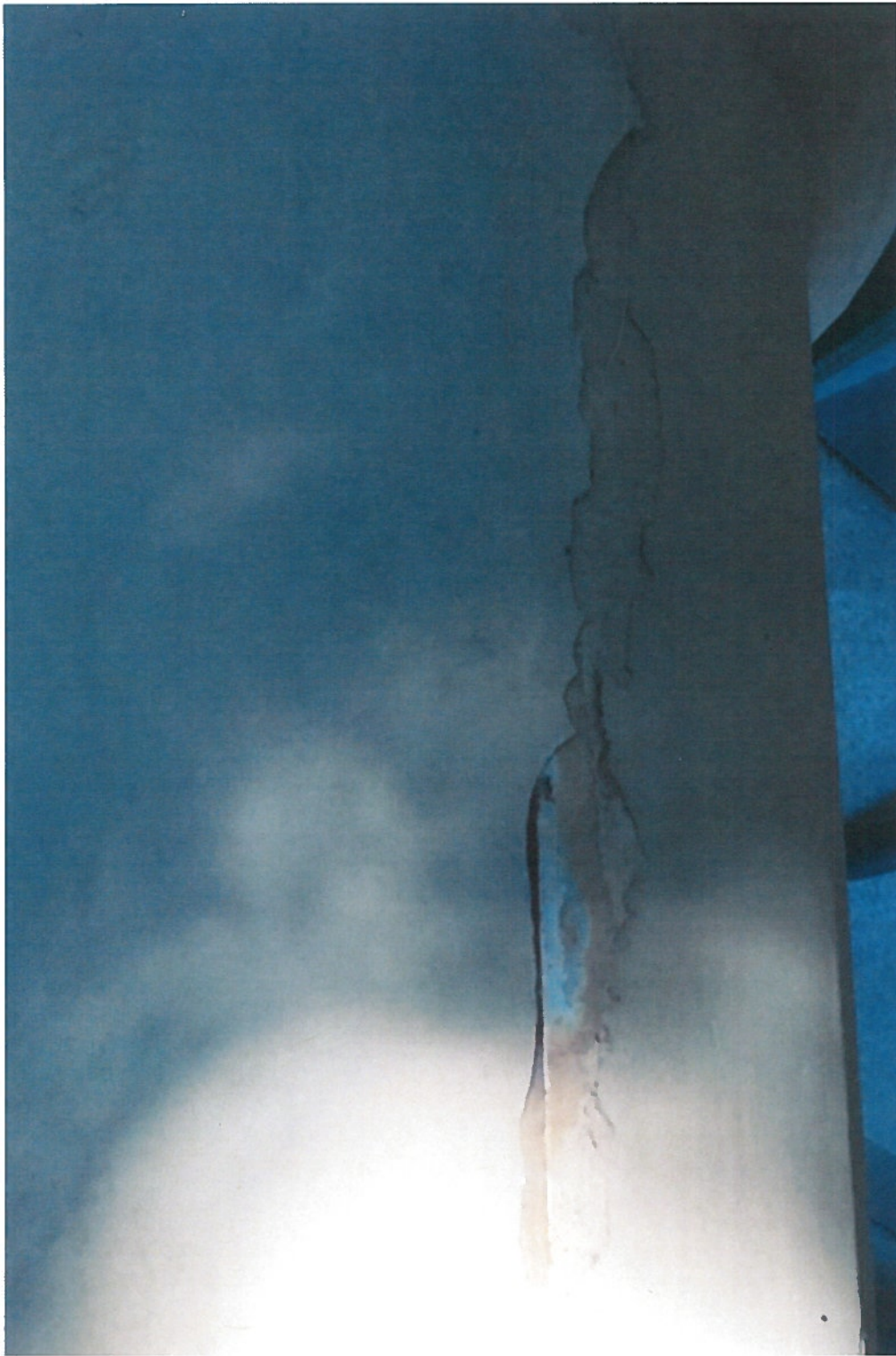














MTZ INVESMENT

P.O. BOX 126
Somerset, TX 78069

Estimate

Date	Estimate #
6/11/2015	235

Name / Address
Steve Trevino 238 W Craig San Antonio TX 78212

Porte Cochere Repair started 6/12/17 - 4 week estimate
Main House Repair fall 2017

			Project
Description	Qty	Rate	Total
Port o' cochere roof and railing	1	52,000.00	52,000.00
Level and re-deck roof with new decking 440 square feet Install new metal roofing			
Replace 64 lineal feet of railing and balusters:	1	48,000.00	48,000.00
106 Balusters - 10 Newell posts - 10 custom finials - 64 LF Railing and base - Repair rot at soffit and fascia - Replace rotted dental moldings Repair, prep and paint 8 columns - Repair, prep and paint ceiling -			
Roof top Front Balcony Repair:	1	55,000.00	55,000.00
Replace 48 lineal feet of railing and balusters			
60 balusters - 6 newel posts - 6 custom finials - 48 lineal feet of railing and base - Paint above repairs to match house - Water proof threshold to stop leaks - Replace flashing -			
Thank you for your business.		Total	

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Estimate

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6/11/2015	235

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Steve Trevino 238 W Craig San Antonio TX 78212

			Project
Description	Qty	Rate	Total
Roof	1	52,000.00	52,000.00
Remove and replace caulking at all dormers - Replace 88 square feet of roofing over master closet - Replace 340 LF of exterior gutter Replace 340 LF of wood fascia Replace 230 LF of downspouts Paint to match house			
Architectural and Structural	1	95,000.00	95,000.00
Repair visible rot and replace missing and or damaged architectural brackets on house - Repair water damage to 4 front columns of house Replace 240 square feet of bead board ceiling on upstairs rear porch due to water damage Repair ceiling in master bath due to water damage Paint repaired areas - Repair and make operable 33 windows that were nailed shut - Repair, clean and waterproof 1300 square feet of wooden decking - Water proof, repair and paint 6 sunroom windows Repair rot on exterior sunroom doors Repair water damaged plaster walls in entry hall, front bedroom and upstairs ceiling <i>leave in place</i> Repair water damaged sheetrock in upstairs closet Rebuild and water seal top floor French doors and shake siding Repair wiring to exterior upstairs lights to make operable Stabilize foundation on back porch Repair all wood rot along base of free standing garage Paint and repair rot on exterior fencing			
Thank you for your business.		Total	

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Estimate

Date	Estimate #
6/11/2015	235

Name / Address
Steve Trevino 238 W Craig San Antonio TX 78212

			Project
Description	Qty	Rate	Total
Plumbing Replace damaged whirlpool/spa tub in hallway bath - Trim Kit - Installation - Replace granite surround -	1	18,000.00	18,000.00
Remove and Replace 2 HVAC Unites from the 3rd floor 1-4ton, 1-3 ton NOTE : Will need a crane to remove and replace unites	1	35,000.00	35,000.00
Thank you for your business.		Total	\$355,000.00