

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

HDRC CASE NO: 2017-357
ADDRESS: 607 E EVERGREEN
LEGAL DESCRIPTION: NCB 399 BLK 27 E 50 FT OF 9
ZONING: R-6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Manuel Rodriguez
OWNER: Manuel Rodriguez
TYPE OF WORK: Historic Tax Certification

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 607 E Evergreen.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(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.

FINDINGS:

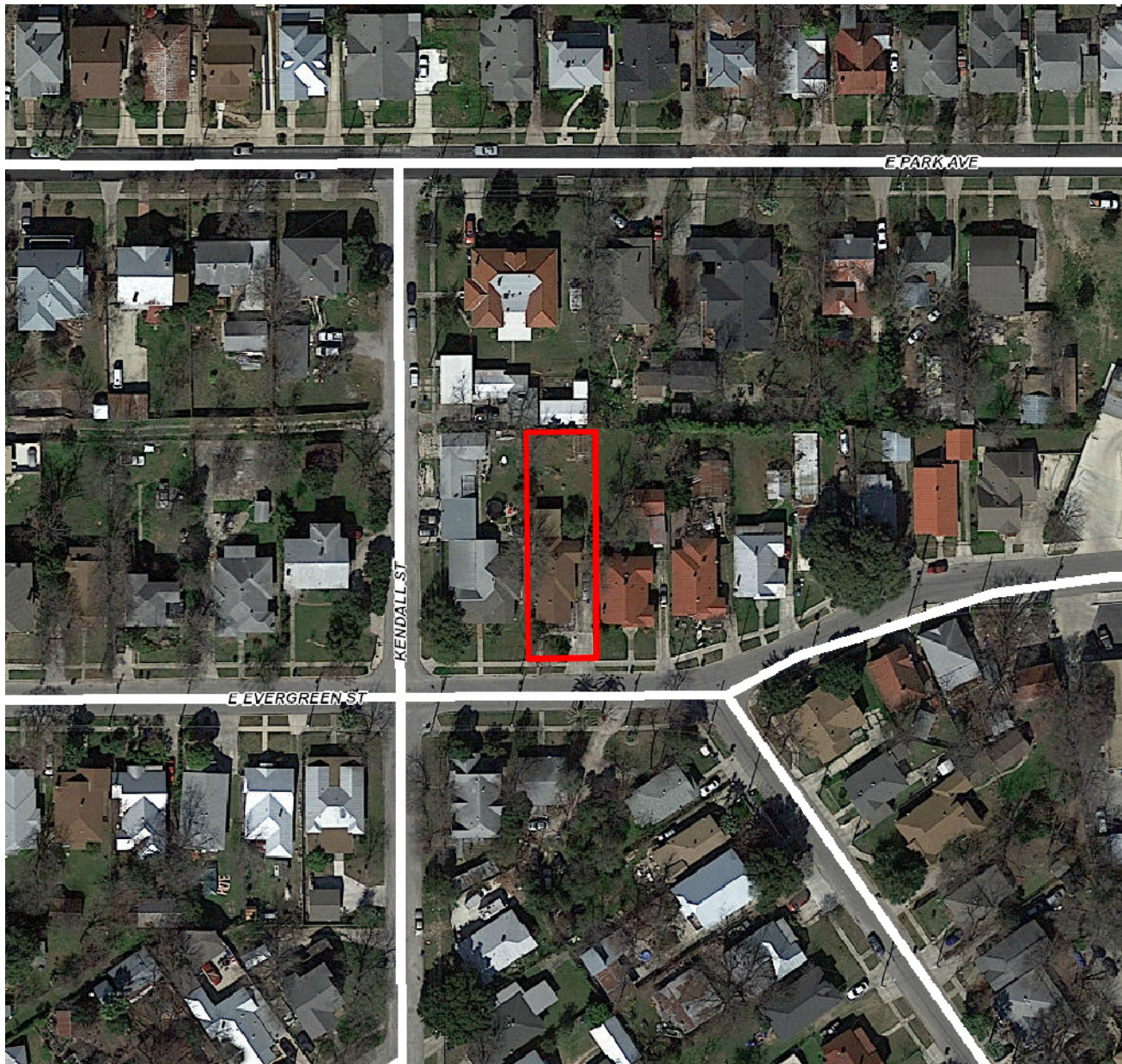
- a. The primary structure located at 607 E Evergreen is a 1-story single family home constructed in approximately 1930 in the Craftsman style. The home features a dominant front gable and a deep front porch with square columns. The home also contains a non-original wooden ADA ramp on the front façade. The house is a contributing structure in the Tobin Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work largely consists of restoration work that is eligible for administrative approval, including foundation, roof repair, and interior work.
- c. Staff conducted a site visit on July 24, 2017, to examine the exterior conditions of the property. Some administratively approved work had already been completed. Overall, staff finds that the property is in need of repairs and commends the applicant for undertaking its rehabilitation.
- d. The applicant has provided some of the requirements for Historic Tax Certification outlined in UDC Section 35-618, but staff has yet to receive a full set of plans for restoration and rehabilitation.

RECOMMENDATION:

Staff recommends approval based on findings a through d with the stipulation that the applicant provide a full set of plans for restoration and rehabilitation that demonstrates that the qualification threshold has been met to staff prior to receiving approval for Historic Tax Certification.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

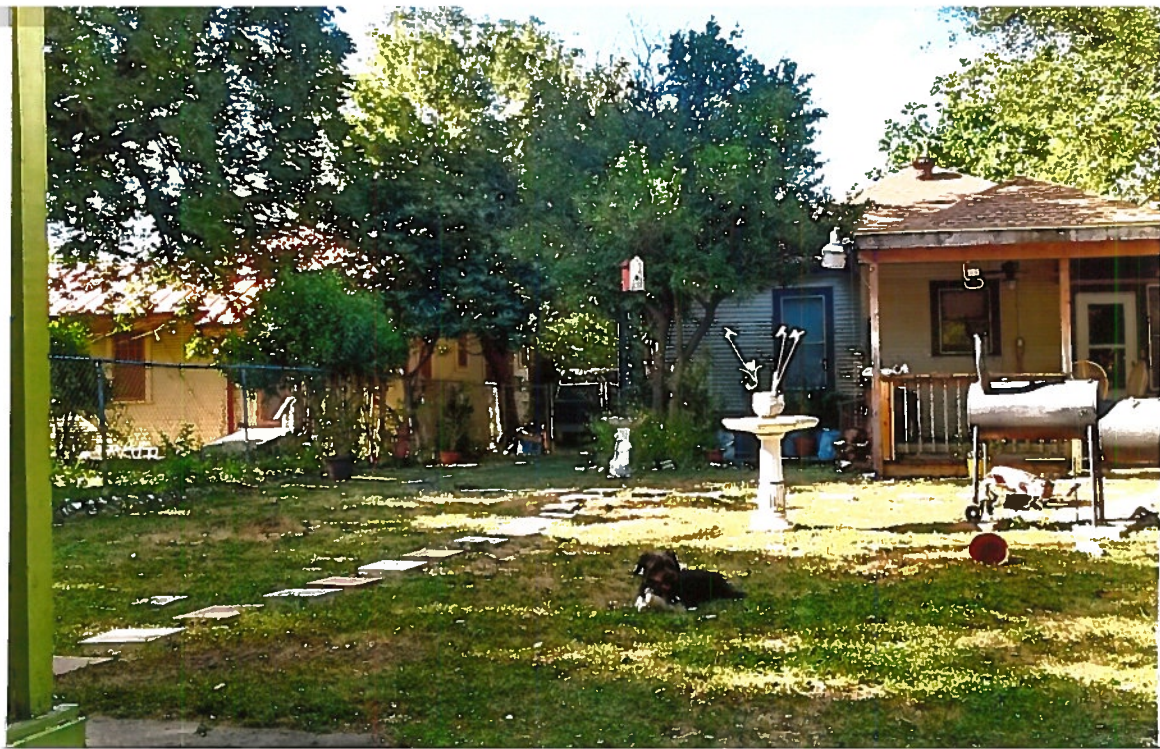
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Printed: Jul 23, 2017

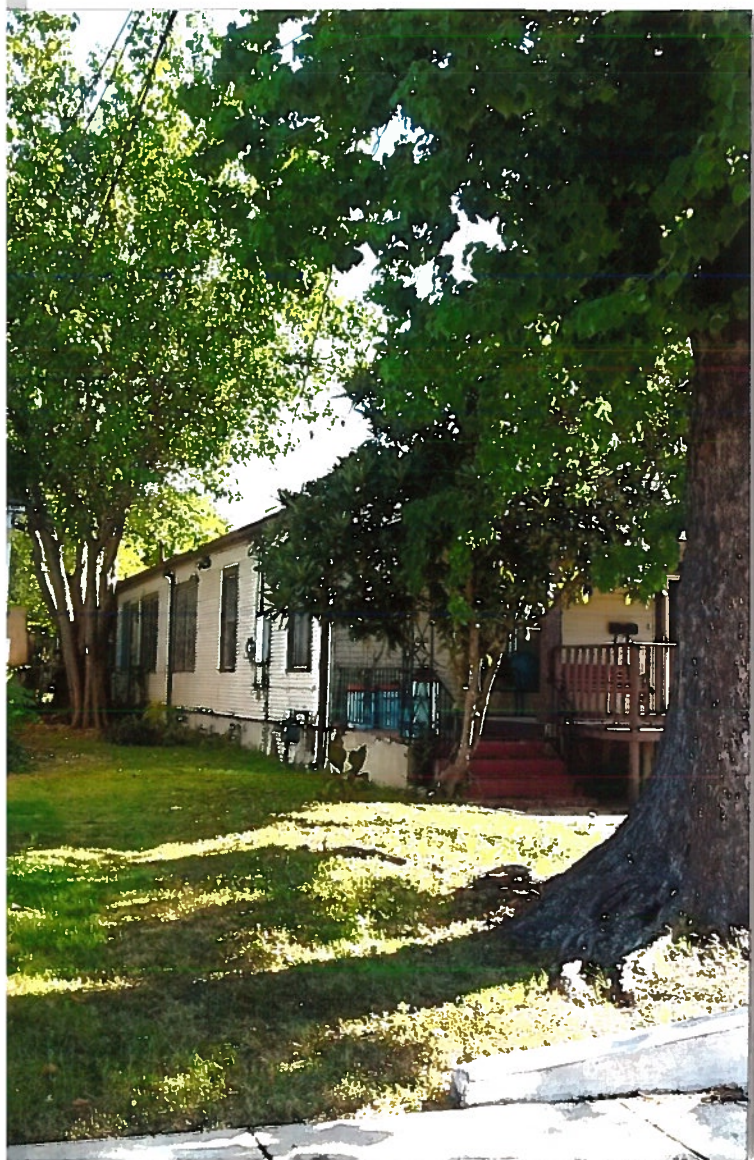
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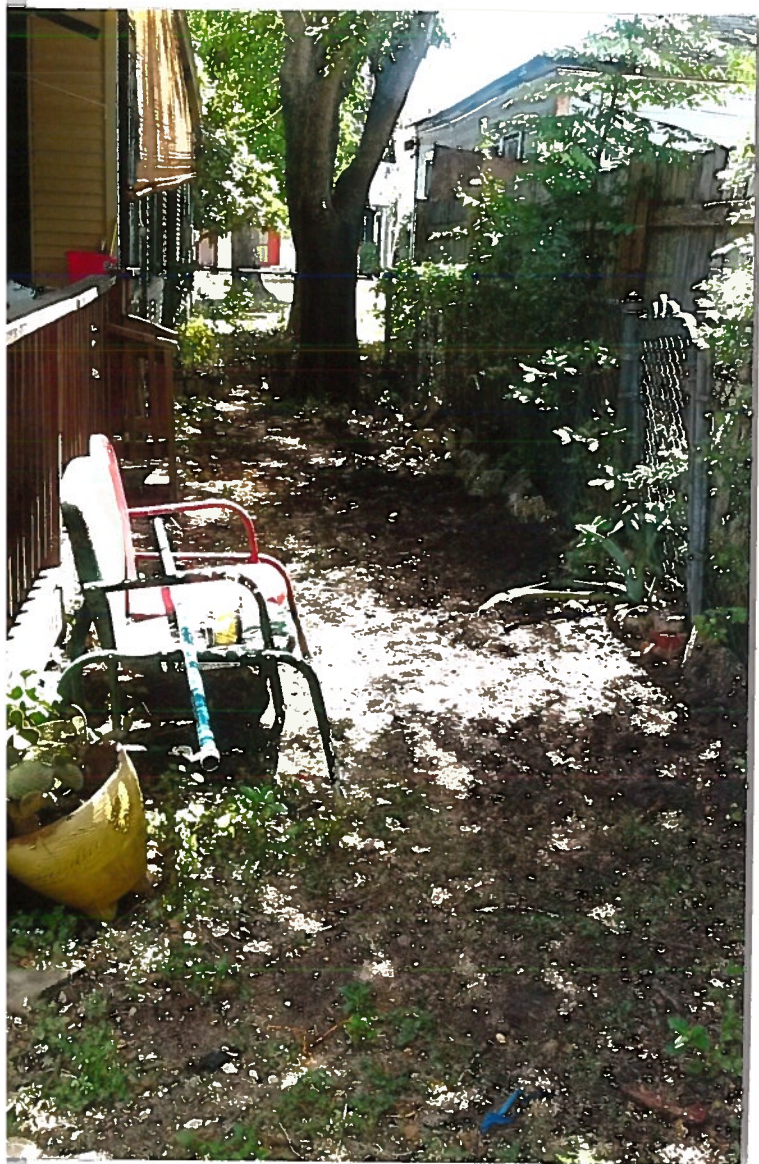




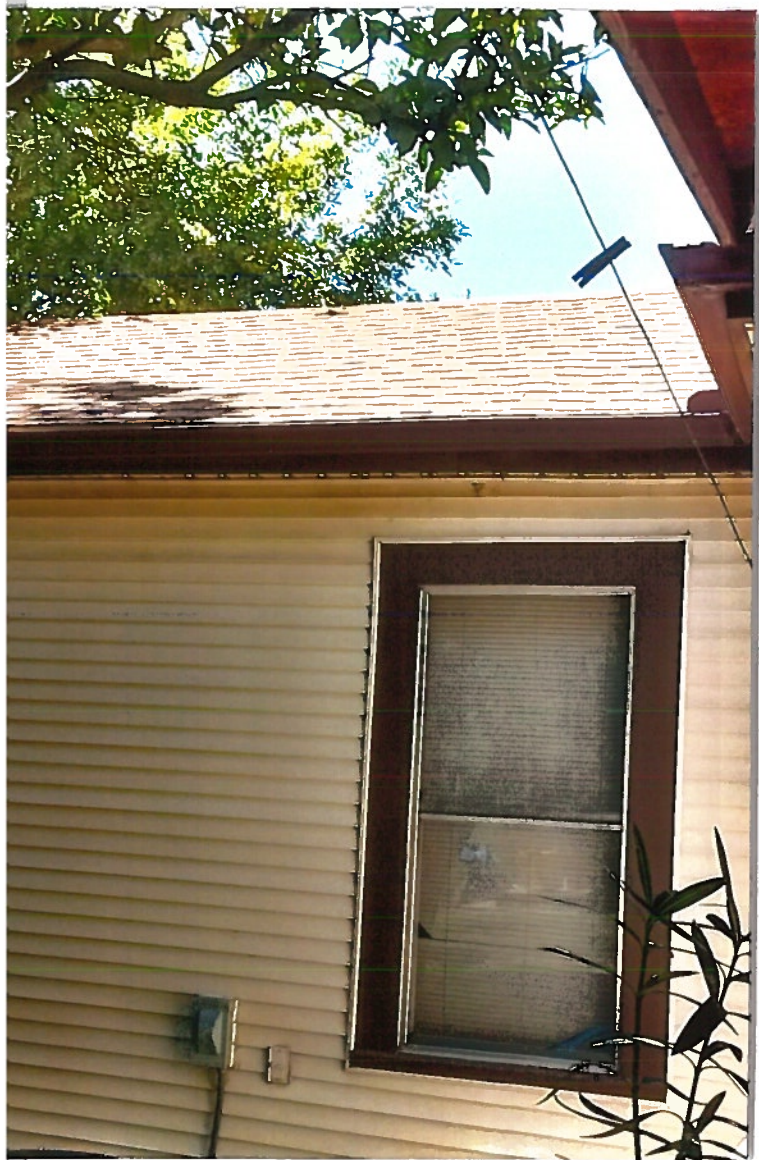












INFORMAL SETTLEMENT AGREEMENT

Appraisal Review Board for:
Bexar Appraisal District
411 N. Frio, P.O. Box 830248

San Antonio, Tx 78283-0248

Account #: 00399-027-0090
Case #: 2017-10367

Prop ID: 103768
Legal Desc: NCB 399 BLK 27 E 50 FT OF 9

3014412
RODRIGUEZ MANUEL T
607 E EVERGREEN ST
SAN ANTONIO TX 78212-4531

Date: 07/05/17

SETTLEMENT AND WAIVER OF PROTEST

Notice Value \$239,480

I acknowledge that the subject matter of the protest filed on the above date concerning the property described above has been settled. I hereby withdraw my protest and waive my right to any further proceeding in this matter per Section 1.111(e) of the Texas Property Tax Code.

Describe actions to be taken:

2017-INFORMAL-HOMEOWNER AGREED TO VALUE OF \$215,000 PER CONDITION ISSUES.
PROVIDED WRITTEN ESTIMATES OF ROOF AND FOUNDATION REPAIRS NEEDED. ALSO
INCLUDED RECENT APPRAISAL REPORT (7/17).

EXEMPTIONS:	HS
LAND AG VALUE:	\$0
LAND HOMESTEAD VALUE:	\$109,100
LAND MARKET VALUE:	\$109,100
IMPROVEMENT VALUE:	\$105,900
TOTAL MARKET VALUE:	\$215,000
TOTAL NEW ASSESSED VALUE:	\$215,000

Property owner
sign here Manuel T. Rodriguez
Agent's signature if on behalf of property owner Date
sign here →

Appraisal District Representative
sign here → W. B. Gentry
Date
sign here → 7/5/17

2017 Notice Of Appraised Value

Bexar Appraisal District
411 N. Frio, P.O. Box 830248
San Antonio, Tx 78283-0248

Property ID: 103768
Ownership %: 100.00
Geo ID: 00399-027-0090
DBA:
Legal: NCB 399 BLK 27 E 50 FT OF 9

Phone: (210) 224-2432 Fax: (210) 242-2453

DATE OF NOTICE: April 28, 2017

Property ID: 103768 - 00399-027-0090
RODRIGUEZ MANUEL T
607 E EVERGREEN ST
SAN ANTONIO, TX 78212-4531

Legal Acres: 0
Situs: 607 E EVERGREEN ST SAN ANTONIO,
TX 78212
Appraiser:
Owner ID: 3014412

*** THIS IS NOT A BILL ***

Dear Property Owner,

We have appraised the property listed above for the tax year 2017. As of January 1, our appraisal is outlined below:

Appraisal Information						Last Year - 2016		Proposed - 2017	
Structure / Improvement Market Value						IMPROVEMENT	129,140	\$105,900	130,380
Market Value of Non Ag/Timber Land						LAND	81,850	<	109,100
Market Value of Ag/Timber Land							0		0
Market Value of Personal Property/Minerals							0		0
Total Market Value							210,990	\$215,000	239,480
Productivity Value of Ag/Timber Land							0		0
Appraised Value							129,143	105,900	239,480
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)							129,143		239,480
Exemptions						HS, HT, OV65		HS	
2016 Exemption Amount	2016 Taxable Value	Taxing Unit	2017 Proposed Appraised Value	2017 Exemption Amount	2017 Taxable Value	Tax Rate	2017 Estimated Taxes	2017 Freeze Year and Tax Ceiling *	
3,000	126,143	BEXAR CO RD & F	239,480	3,000	236,480	0.015700	37.13		
10,000	119,143	SA RIVER AUTH	239,480	5,000	234,480	0.017290	40.54		
30,000	99,143	ALAMO COM COLL	239,480	0	239,480	0.149150	357.18		
0	129,143	UNIV HEALTH SYS	239,480	0	239,480	0.276235	661.53		
50,000	79,143	BEXAR COUNTY	239,480	0	239,480	0.293250	702.27		
90,829	38,314	CITY OF SAN ANT	239,480	0	239,480	0.558270	1,336.94		
35,000	94,143	SAN ANTONIO ISD	239,480	30,000	209,480	1.512600	3,168.80		

Do NOT Pay From This Notice

Total Estimated Tax:

\$6,304.19

5613.26

The difference between the 2012 appraised value and the 2017 appraised value is 119.83%. This percentage information is required by Tax Code section 25.19(b-1).

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

* If you qualified your home for a 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home can't increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of the property.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 411 N. Frio St

Deadline for filing a protest: May 31, 2017
Location of hearings: 411 N. Frio St
ARB will begin hearings: June 1, 2017

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) Notice of Protest. If you have any questions or need more information, please contact the appraisal district office at (210) 224-2432 or at the address shown above.

Sincerely,

Michael A. Amezcua
Chief Appraiser

Explanation of Building Replacement Cost Benefits**Homeowner Policy****Coverage A - Dwelling - 35 Windstorm and Hail**

To: Name: FLORES, CARLOS
Address: 607 E Evergreen Street
City: San Antonio
State/Zip: TX, 78212

Insured: FLORES, CARLOS
Date of Loss: 4/12/2016

Claim Number: 539S57544
Cause of Loss: HAIL

Your insurance policy provides replacement cost coverage for some or all of the loss or damage to your dwelling or structures. Replacement cost coverage pays the actual and necessary cost of repair or replacement, without a deduction for depreciation, subject to your policy's limit of liability. To receive replacement cost benefits you must:

1. Complete the actual repair or replacement of the damaged part of the property within two years of the date of loss; and
2. Notify us within 30 days after the work has been completed.
3. Confirm completion of repair or replacement, by submitting invoices, receipts or other documentation to your agent or claim office.

Until these requirements have been satisfied, our payment(s) to you will be for the actual cash value of the damaged part of the property, which may include a deduction for depreciation.

Without waiving the above requirements, we will consider paying replacement cost benefits prior to actual repair or replacement if we determine repair or replacement costs will be incurred because repairs are substantially under way or you present a signed contract acceptable to us.

The estimate to repair or replace your damaged property is \$9,993.06 . The enclosed claim payment to you of \$4,527.15 is for the actual cash value of the damaged property at the time of loss, less any deductible that may apply. We determined the actual cash value by deducting depreciation from the estimated repair or replacement cost. Our estimate details the depreciation applied to your loss. Based on our estimate, the additional amount available to you for replacement cost benefits (recoverable depreciation) is \$ 4,465.91 .

If you cannot have the repairs completed for the repair/replacement cost estimated, please contact your claim representative prior to beginning repairs.

All policy provisions apply to your claim.

State Farm

FLORES, CARLOS

53-9S57-544

Insured: FLORES, CARLOS
Property: 607 E Evergreen Street
San Antonio, TX 78212
Home: 210-226-5006
Type of Loss: Hail
Deductible: \$1,000.00
Date of Loss: 4/12/2016
Date Inspected: 2/8/2017

Estimate: 53-9S57-544
Claim Number: 539S57544
Policy Number: 83-75-4087-5
Price List: TXSA28_APR16
Restoration/Service/Remodel

Summary for Coverage A - Dwelling - 35 Windstorm and Hail

Line Item Total	9,713.66
Material Sales Tax	279.40
Replacement Cost Value	9,993.06
Less Depreciation (Including Taxes)	(4,465.91)
Less Deductible	(1,000.00)
Net Actual Cash Value Payment	\$4,527.15

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	4,465.91
Replacement Cost Benefits	4,465.91
Total Maximum Additional Amount Available If Incurred	4,465.91
Total Amount of Claim If Incurred	\$8,993.06

Williams, Clay
866-787-8676 x 13191

**ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND
LIMITS OF YOUR POLICY.**



G.L. Hunt
FOUNDATION & STRUCTURAL REPAIR
Since 1927

SERVICE CONTRACT

DATE: 04/27/2017 PROJECT MANAGER: Dustin Ruhd PROJECT MANAGER PHONE: (210) 232-4290
G.L. Hunt Company San Antonio, L.L.C. (the "Contractor") and Manuel and Silvia Rodriguez (the "Customer") agree that the Contractor will furnish labor, equipment, and materials to perform the following described work to the building or structure at:
STREET ADDRESS: 607 E Evergreen St CITY: San Antonio STATE: TX ZIP: 78212
PHONE (H): _____ PHONE (CELL): (210) 902-3990 EMAIL: Esmarod@aol.com

This proposal may be withdrawn by GL Hunt Company, Inc. if not accepted within thirty (30) days of above date.

FOUNDATION TYPE: ☐ SLAB ☒ PIER & BEAM

☐ CONCRETE PIERS: _____ TOTAL PIERS _____ TOTAL CONCRETE PIER PRICE _____ WARRANTY

_____ SOIL \$ _____ EACH
_____ CONCRETE (BREAKOUTS) \$ _____ EACH
_____ INTERNAL \$ _____ EACH

☐ COMBINATION PIERS: _____ TOTAL PIERS _____ TOTAL COMBINATION PIER PRICE _____ WARRANTY

_____ SOIL \$ _____ EACH
_____ CONCRETE (BREAKOUTS) \$ _____ EACH
_____ INTERNAL \$ _____ EACH

☐ STEEL PIERS: _____ TOTAL PIERS _____ TOTAL STEEL PIER PRICE _____ WARRANTY

_____ SOIL \$ _____ EACH
_____ CONCRETE (BREAKOUTS) \$ _____ EACH
_____ INTERNAL \$ _____ EACH

☒ RESHIM: \$ 3,600.00 TOTAL RESHIM PRICE _____ WARRANTY

1,200 SQ. FT. \$ 3.00 EACH 1 Year Transferable Reshim Only

☒ SONOTUBES: \$ 3,330.00 TOTAL SONOTUBE PRICE _____ WARRANTY

9 TOTAL SONOTUBES \$ 370.00 EACH 5 Year Sonotube Transferable Warranty

☒ ADDITIONAL ITEMS: \$ 2,220.00 TOTAL ADDITIONAL SERVICES PRICE

43 LF of Beam \$ 1,720.00
City Permit/ Engineer Report \$ 500.00

TOTAL CONTRACT PRICE

\$ 9,150.00

OR

ESTIMATED MONTHLY PAYMENT*

\$ 109.80

*Estimated monthly payment is W.A.C., at 6.99% interest for 120 months. Other financing options are available.

FUNDING TO GL HUNT COMPANY WILL BE MADE AS FOLLOWS:

DEPOSIT: \$ 1,830.00 DOWN PAYMENT PAYMENT BY: GreenSky

BALANCE: \$ 7,320.00 BALANCE DUE UPON COMPLETION OF LIFT PAYMENT BY: GreenSky

APPLICANT [Signature] DATE 04/27/2017

CO-APPLICANT [Signature] DATE 04/27/2017

G. L. HUNT COMPANY REP. [Signature] DATE 04/27/2017

Any alteration in the contract involving extra cost will be executed only upon written change order signed by the customer and contractor.

Free Post Plumbing Test Included - Will be performed by a third party vendor, and does not include location or installation of clean outs.

No charge to remove and repoint caulk around windows and doors in affected areas. No charge to remove and repoint mortar in affected areas.

This contract and attached general conditions serves as your warranty.

Thank you for your business!

Phone: 210-648-1530

ASHA17.0052

VICTOR

5.22/5.24



G.L. Hunt

Since 1957

SERVICE CONTRACT

DATE: 04/27/2017 NAME: Manuel Rodriguez

PROJECT MANAGER: Dustin Ruhd

STREET ADDRESS: 607 E Evergreen St

CITY: San Antonio

STATE: TX ZIP: 78217

PHONE (H):

PHONE (CELL): (210) 902-3990

EMAIL: Esmared@hant.com

FOUNDATION TYPE:

☐ SLAB☒ PIER & BEAM

BLOCK =

FEET

