

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-390
ADDRESS: 408 DEVINE ST
LEGAL DESCRIPTION: NCB 2958 BLK 2 LOT 51
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Green Star Rising
OWNER: Green Star Rising
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 408 Devine.

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:

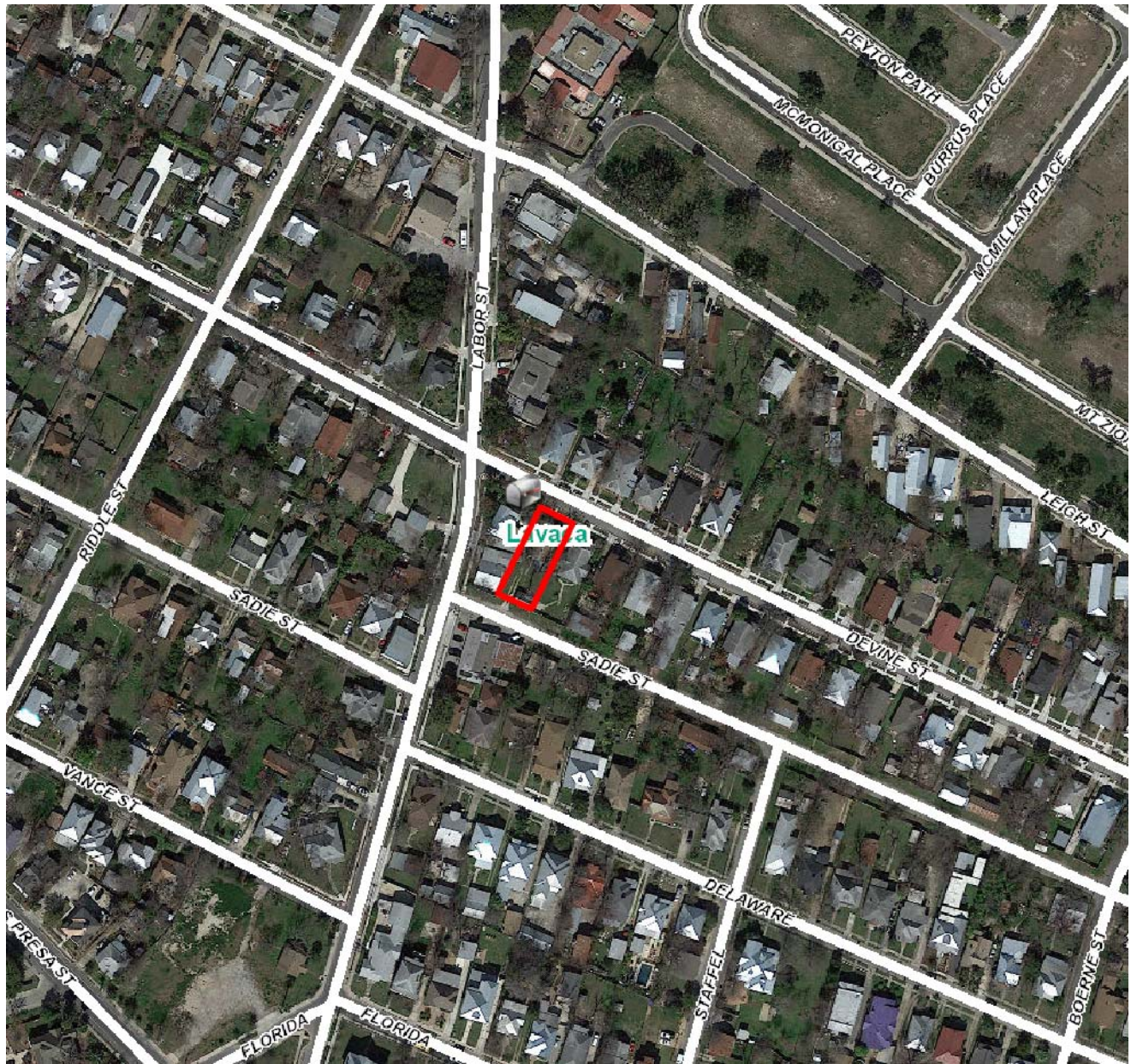
- a. The applicant is requesting Historic Tax Certification for the property at 408 Devine Street, a contributing structure to the Lavaca Historic District.
- b. The applicant has received Administrative Certificates of Appropriateness for foundation repair, foundation skirting installation, wood window repair, wood siding repair and painting and has received permits for HVAC, electrical and plumbing upgrades.
- 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 findings a through c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 11, 2017

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

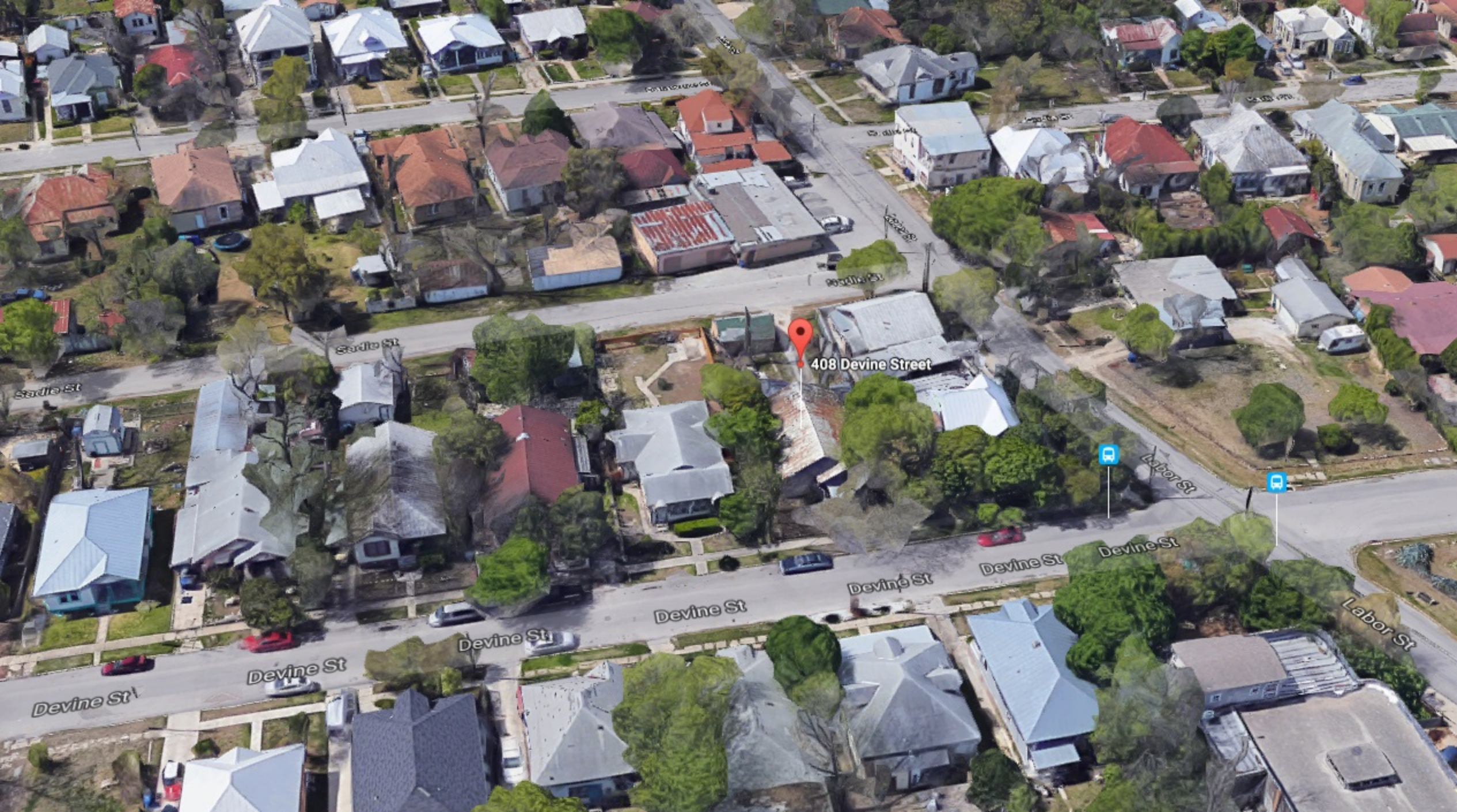
ADDRESS: 408 DEVINE

REQUEST: HISTORIC TAX CERTIFICATION

HEARING DATE: AUGUST 16, 2017 Time: 3:00 PM

FOR MORE INFORMATION CONTACT
(210) 207-0035

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO



408 Devine Street



408 Devine

APPLICATION FOR PAYMENT

Cavazos Ventures LLC

APPLICATION NUMBER:

DATE: **July 31,2017**

PERIOD: **pending**

PROJECT NO: **000-2017**

A	B	C	D	E	F	G		H	I
SPEC. SECT. NO.	DESCRIPTION	SCHEDULED VALUE	WORK COMPLETED		MATERIAL PRESENTLY STORED (NOT IN D,E)	TOTAL COMPLETED TO DATE (D + E + F)		BALANCE TO FINISH (C - G)	RETAINAGE
			PREVIOUS APPLIC.	THIS PERIOD			%		
							(G/C)		
1	Demo interior	\$ 2,000.00				\$ -	0.0%	\$ 2,000.00	\$ -
2	Demo exterior	\$ 2,000.00				\$ -	0.0%	\$ 2,000.00	\$ -
3	Carpentry interior wall,siding,windows,trim	\$ 12,000.00				\$ -	0.0%	\$ 12,000.00	\$ -
4	Electrical	\$ 9,000.00				\$ -	0.0%	\$ 9,000.00	\$ -
5	HVAC	\$ 7,000.00				\$ -	0.0%	\$ 7,000.00	\$ -
6	Plumbing	\$ 16,000.00				\$ -	0.0%	\$ 16,000.00	\$ -
7	Materials, wood, studs siding, doors , mis material	\$ 12,000.00				\$ -	0.0%	\$ 12,000.00	\$ -
8	Mill work, gtanite tops	\$ 4,000.00				\$ -	0.0%	\$ 4,000.00	\$ -
9	Tile bath rooms , kitchen back splash	\$ 6,000.00				\$ -	0.0%	\$ 6,000.00	\$ -
10	Brick work	\$ 1,000.00				\$ -	0.0%	\$ 1,000.00	\$ -
11	Sheetrock tape and float	\$ 6,000.00				\$ -	0.0%	\$ 6,000.00	\$ -
12	Painting	\$ 5,000.00				\$ -	0.0%	\$ 5,000.00	\$ -
13	Grainte countertops	\$ 3,000.00				\$ -	0.0%	\$ 3,000.00	\$ -
14	dumpsters	\$ 1,500.00				\$ -	0.0%	\$ 1,500.00	\$ -
15	insulation	\$ 5,000.00				\$ -	0.0%	\$ 5,000.00	\$ -
16	roof	\$ 1,500.00				\$ -	0.0%	\$ 1,500.00	\$ -
17	fee	\$ 10,000.00				\$ -	0.0%	\$ 10,000.00	\$ -
19								\$ -	\$ -
20								\$ -	\$ -
21								\$ -	\$ -
22								\$ -	\$ -
23								\$ -	\$ -
24								\$ -	\$ -
25								\$ -	\$ -
	Total	\$ 103,000.00	\$ -	\$ -	\$ -	-	0.0%	\$ 103,000.00	\$ -

408 Devine	Demo	complete	
Aug. 1st - 4th			
FEE		10000	
Week ending			
demo	interior	2000	
demo	exterior	2000	
dumpster		750	
permits		3000	
Aug 7st - 18th			
New Construction			
Material--Carpentry		4,000	material
Material--MEP		10000	material
7-11th interior wall		1500	labor
7-11th set interior door frames		1500	labor
7-18th Exterior siding/door/skirting		4000	labor
7-18th refurbish windows		1000	labor
14-18th floor repair		1500	labor
14-18th ruff in electrical		2000	labor
14-18th ruff in hvac		2000	labor
14-18th ruff in plumbing sewer		2000	labor
21-23th overhead wall inspections		500	labor
23-25th wall insulation		2000	material
28-31 plumbing top out vents water		6000	material lat
14th 31st Front Porch refurbish		4000	material lat
ceiling insulation		2500	material lat
Sep 1-8th			
dumpster		740	
1-8th Sheetrock installation		3500	material lat
1-8th Brick work		1500	material lat
11-15th Tape and float		3500	material lat
11-15th Paint Exterior		3000	material lat
11-17th Install Tile		3500	material lat
17-20th Prime and paint interior		1800	material lat
18-22th Install Grills diffusers		1500	material lat
18-22th Install light fixtures		3500	material lat
17-20th Prime and paint interior		1800	material lat
22-28th Install finish floor		6000	material lat
Oct 2-6th			
2-6th Install Mill work		6000	material lat
2-6th Install Base boards		2000	material lat
4-6th Install granite		2500	material lat
6-20th Finials inspections and make ready		3000	labor

















404
404



















