

## HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

**HDRC CASE NO:** 2017-427  
**ADDRESS:** 835 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 1368 BLK 5 LOT 22  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**OWNER:** 835 Lamar Land Trust  
**TYPE OF WORK:** Historic Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 835 Lamar.

### 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:**

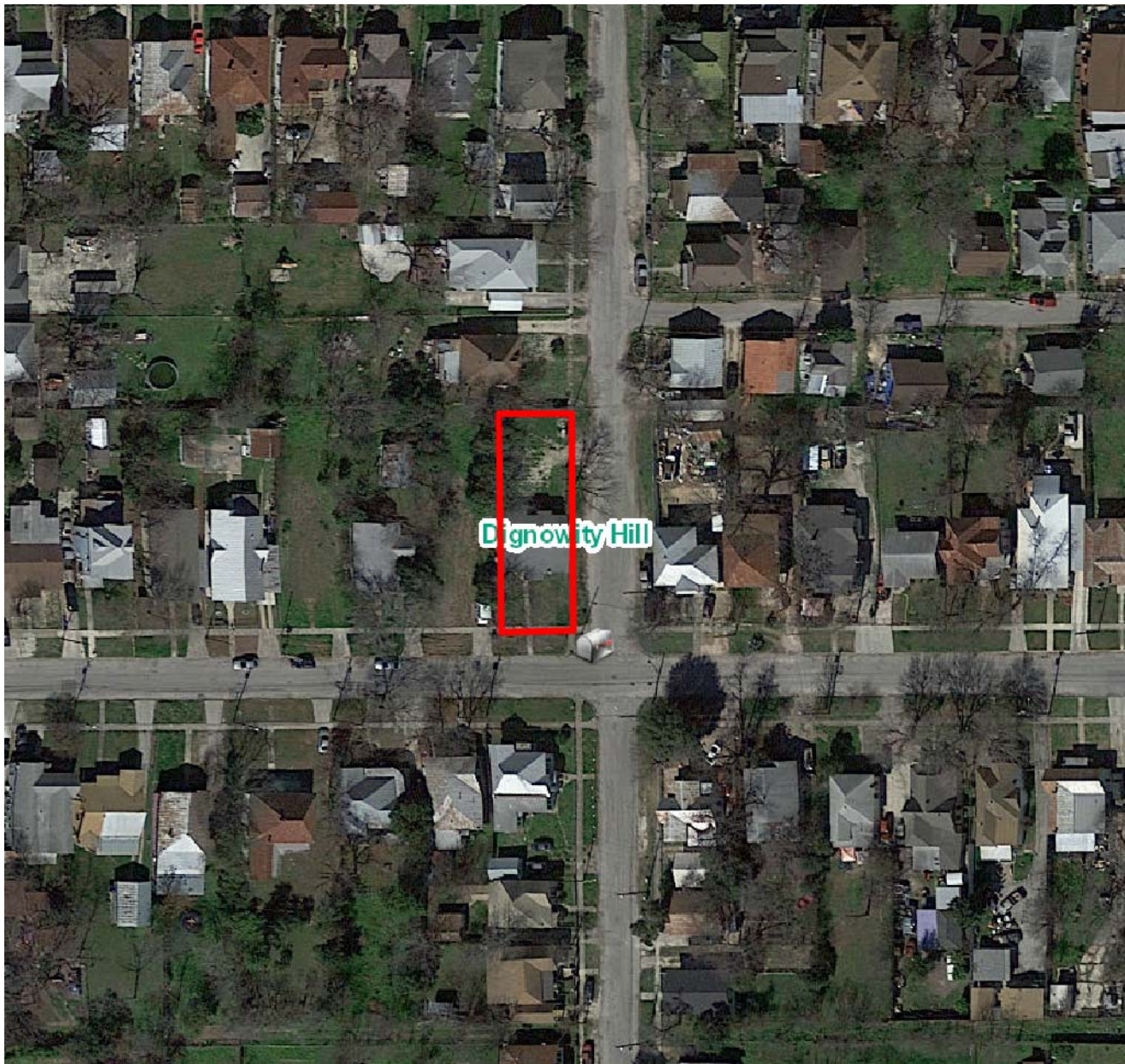
- a. The applicant is requesting Historic Tax Verification for the property located at 835 Lamar, located in the Dignowity Hill Historic District.
- b. The applicant received a Historic and Design Review Commission Certificate of Appropriateness for exterior modifications, the installation of a new roof, window replacement, façade repair and the construction of a rear addition at the December 21, 2017, HDRC hearing. The applicant received Historic Tax Certification on June 21, 2017. Rehabilitative work began at this property in 2016.
- c. 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 based on findings a through c. The Ad Valorem Tax Exemption should be the 2016 improvements value.

#### **CASE MANAGER:**

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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835 Lamar

Lamar

Lamar

Lamar

Lamar

Muncey St

Oakford Alley

Oakford

Muncey St





CITY OF SAN ANTONIO  
**DEVELOPMENT SERVICES DEPARTMENT**  
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



8/11/2017

## LETTER OF CERTIFICATION

This letter confirms that on 01/04/2017, building permit number 2230102 was issued to B.R.C. Remodeling Group for Anita Ortiz Room Addition/Deck/Porch located at 835 Lamar, San Antonio, TX.

The occupant load for this project is not applicable.

According to the Customer Service Division of the Development Services Department, all applicable inspections were performed and approved.

  
Dominic Silva  
Development Services Department

## **Project Costs for 835 Lamar, 78202**

General Contractor - BRC Remodeling. Repairs completed:	\$88,500
New Foundation	
Addition of approx 250 sf	
Install new windows	
Redo stucco over complete house	
Insulation	
Install complete HVAC system	
New Plumbing throughout and under house	
Complete new electrical throughout house	
Interior/exterior paint	
Wood floor refinish	
Demo and framing work	
Install new kitchen and bath cabinets	
Install interior and exterior doors	
Extend front roofline for full house porch	
Deck in backyard	
Sheetrock/tape float/texture	
Privacy fence	
 Paid and completed by owner:	
New 30 year dimensional shingle roof	\$5,000
Back yard gate	\$500
Landscaping front and back/stone parking pad	\$1,500
Carpet in bedrooms	\$1,600
Purchase of materials:	
Granite for kitchen and baths	\$2,600
Kitchen and bath cabinets	\$5,000
All lighting fixtures/ceiling fans	\$1,000
All door knobs/handles	\$400
Tile for bathrooms and trim kits	\$600
Kitchen sink and faucet	\$200
 Total	\$106,900

**Timeline:     Property started Jan 2017 and complete June 2017**

Re: Pre-rehab Value for 835 Lamar

Good afternoon,

I've provided supporting documentation showing we purchased this house in November 2016 and started the process with OHP to get approval for massive renovations on this home in Dignowity Hill. Those improvements were approved by OHP in December 2016 and we started demo Christmas week of 2016.

Permit activity will show we worked on the property from January to May, with final permits being closed out this week.

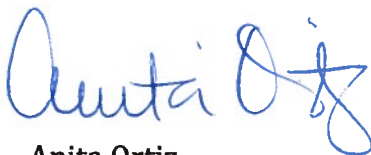
Due to my misunderstanding of how the Tax Certification process worked, I did not apply for the certification until the home had been completed. In reality, I should have started when we were planning out the renovations with OHP in November/December.

Had I done this, the Tax Certification would have been approved at the value at that time, which shows to be \$63,100. My delay in applying resulted in my valuation being frozen at the 2017 value of \$99,380.

My request is to adjust the pre-rehab value with Bexar County Appraisal District to be the \$63,100. We started renovations and they were substantially completed prior to the change in value to \$99,380 in the Spring.

We'd appreciate the OHP approving this request and facilitating the change with Bexar County Tax Assessor and Appraisal District.

Thank you



Anita Ortiz  
Owner  
210-865-8040





835



























































