

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

HDRC CASE NO: 2017-463
ADDRESS: 514 N PINE ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT 6
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Aaron Retersdorf
OWNER: Aaron Retersdorf
TYPE OF WORK: Historic Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 514 N Pine.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(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.

FINDINGS:

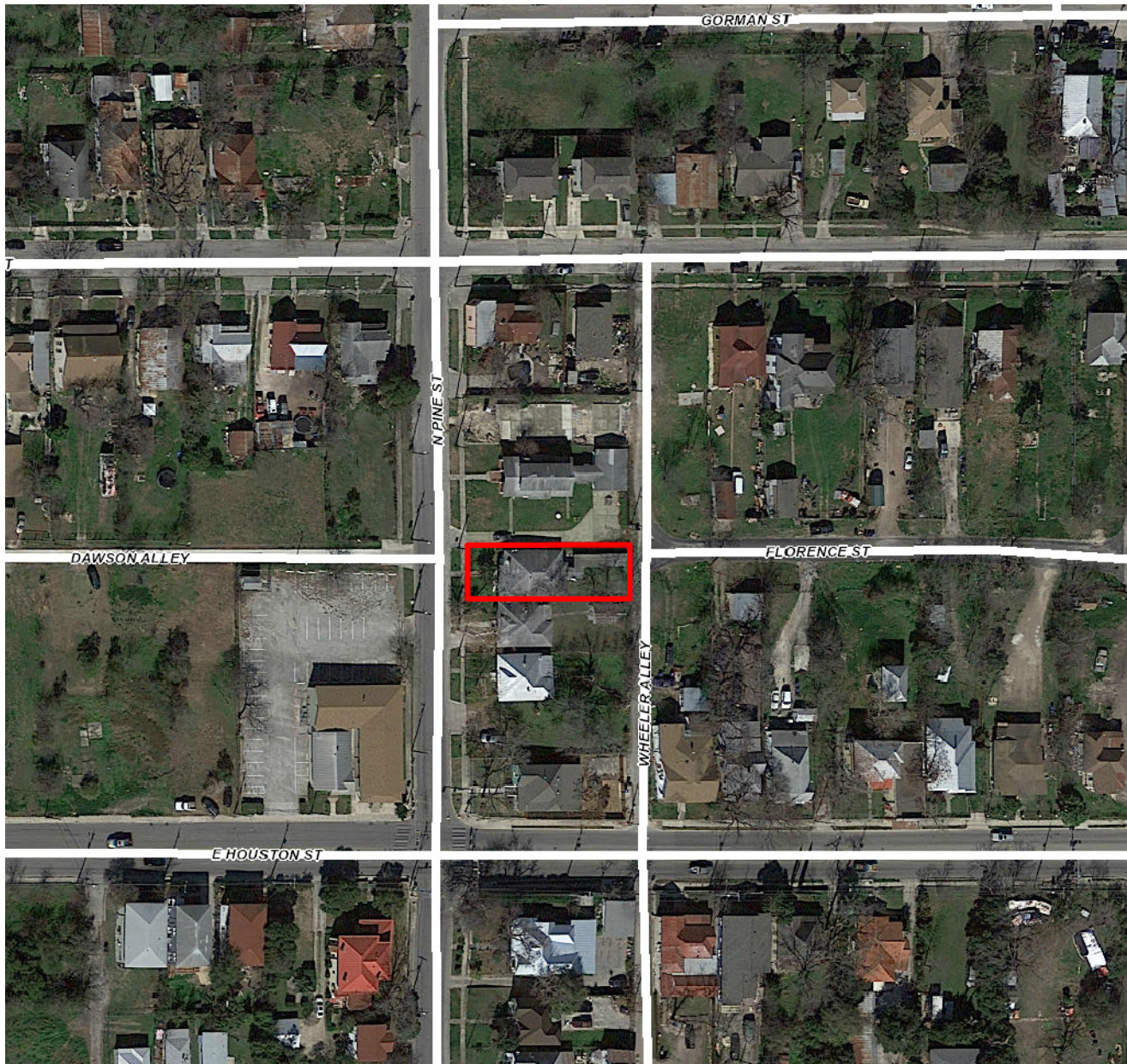
- a. The primary structure located at 514 N Pine St is a 1-story single family home constructed in the Craftsman style. The home features several elements of the architectural style, including a primary hipped roof with side gable, asymmetrical front porch, dominant front chimney, and woodlap siding. The house is a contributing structure in the Dignowity Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. The applicant is requesting Historic Tax Certification as part of a different case to be heard on the September 6, 2017 HDRC agenda. The scope of work for the project is complete, largely consisted of restoration work that is eligible for administrative approval, including the reopening of an enclosed front porch, removal of non-original siding and rehabilitation of siding beneath, roof replacement, painting, construction of a rear addition, and interior upgrades and modifications.
- c. Staff conducted a site visit on August 29, 2017, to examine the conditions of the property. Staff commends the applicant for undertaking its rehabilitation in a way that returns the original structure back to its historic configuration.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.
- e. The approval of Tax Verification by the HDRC in 2017 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2018.

RECOMMENDATION:

Staff recommends approval based on findings a through e.

CASE MANAGER:

Stephanie Phillips

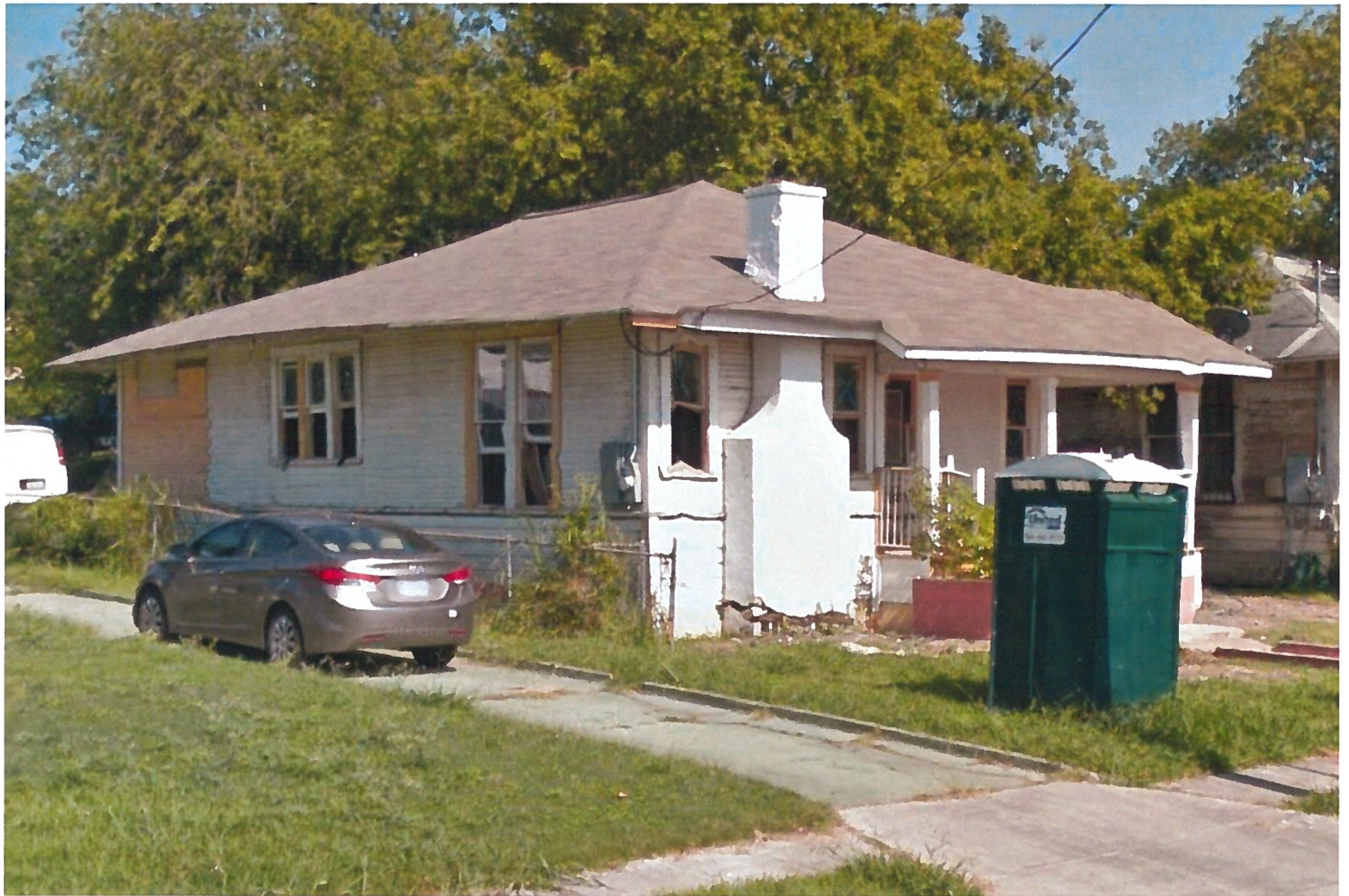


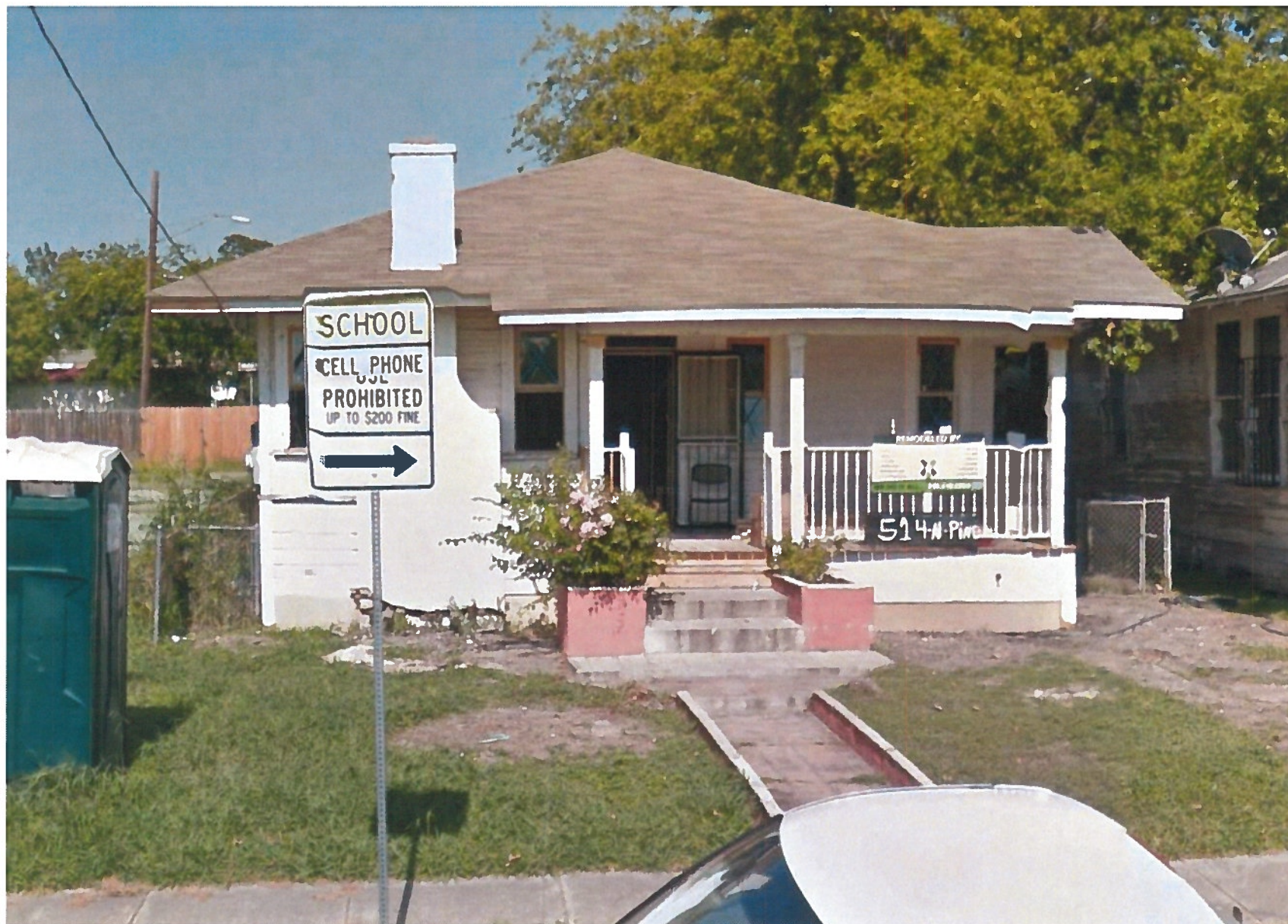
Flex Viewer

Powered by ArcGIS Server

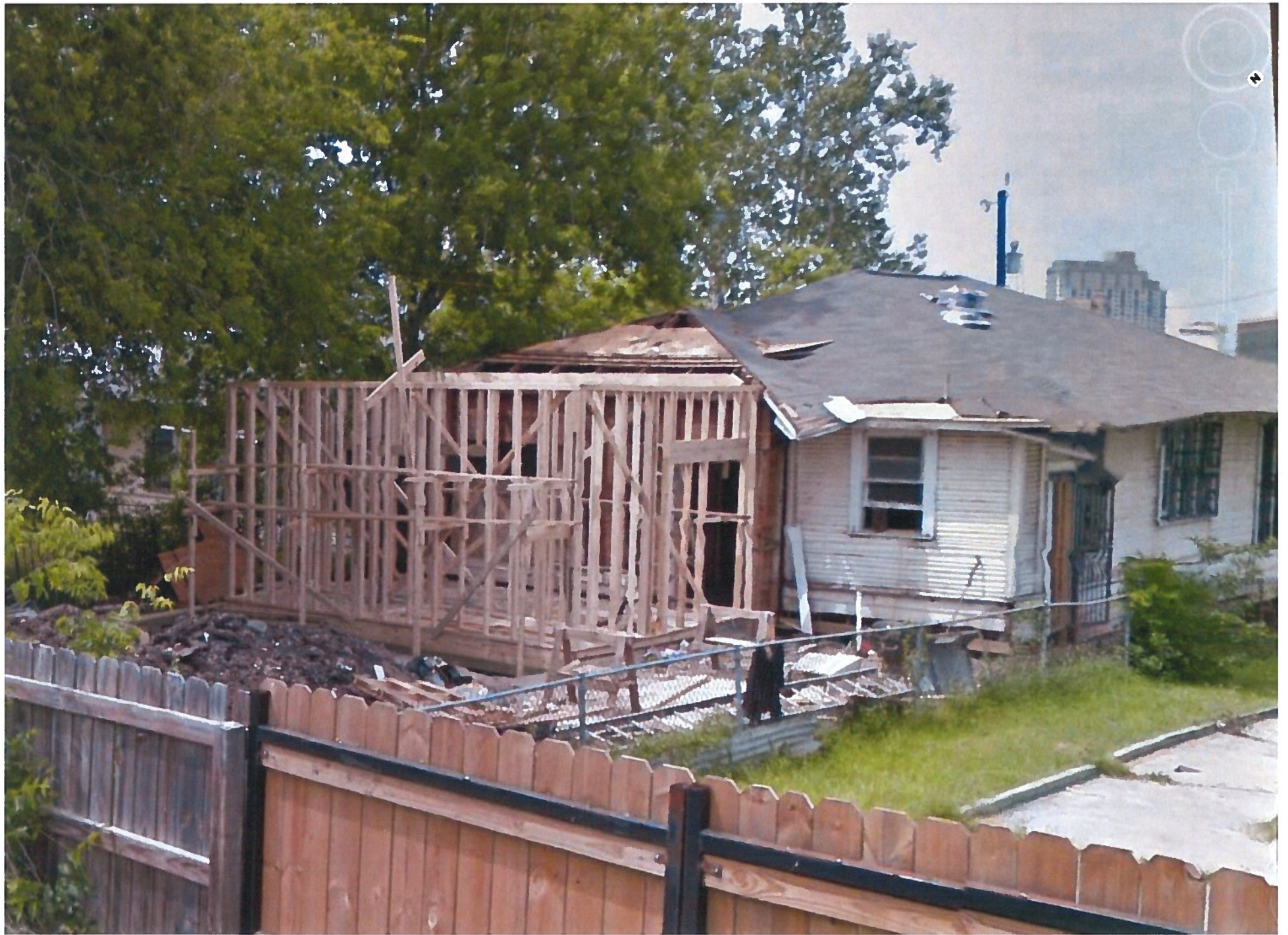
Printed: Aug 25, 2017

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514 N. Pine Street - Rehabilitation Itemized Cost

2016 Pre-Rehab Assessed Value **\$85,290**

		% of pre-renovation assessed value
Roofing	\$4,500	5.28%
Removed previous roofing shingles and installed new asphalt shingles with no change in pitch.		
Building Additions	\$11,700	13.72%
Constructed a new 180 sq. ft. addition to rear of existing residence in-line with historic standards and consistency.		
Foundation	\$4,000	4.69%
Repaired/replaced existing foundation piers.		
Interior Electrical	\$8,000	9.38%
Replace, repair, and add additional electrical to interior and exterior.		
Interior Plumbing	\$6,000	7.03%
Replace, repair, and add additional electrical to interior and exterior.		
Interior Kitchen	\$12,000	14.07%
New cabinets, flooring, appliances, granite countertops, fixtures, etc.		
Interior Sheetrock	\$6,000	7.03%
Complete interior demo of existing sheet rock and replacement.		
Exterior Fencing	\$3,500	4.10%
Removal of existing chain-link fence and installation of 6' wooden fence.		
Interior Bathrooms	\$13,000	15.24%
New plumbing, flooring, fixtures, toilets, showers, backsplash, vanities, etc.		
Exterior Paint	\$1,500	1.76%
Complete re-painting of exterior of house		
Landscaping	\$1,500	1.76%
New sod and other plants.		

		% of pre-renovation assessed value
TOTAL REHABILITATION COST	\$71,700	84.1%

CITY OF SAN ANTONIO

Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

List Inspections By Permit Number

A/P Number: 2133071

Search

Reset

A/P
Number: [2133071](#)

A/P Type:

MISC NO REVIEW

Address: 514 N PINE ST

Work*****MUST

Summary: GET HISTORICAL APPROVAL /JCAM/ FOUNDATION REPAIR DETAILS- FULL-- BEAM REPAIR AND REPLACEMENT WHERE NEEDED. WOOD PIERS REPLACED WITH CONCRETE PIERS /JCAM/ NO SLAB ON GRADE/ YES 60 PIER & FOOTINGS NO WOOD SILL #LF / YES BEAM 120 LF / NO JOIST # LF MUST COMPLY WITH UDC AND IRC. MUST COMPLY WITH IB 172. YES SKIRTING & NO OTHER REMODELING WORK BEING PERFORMED. **ENGINEERS LETTER REQUIRED TO CLEAR FOUNDATION INSPECTION. /JCAM/ **COPY OF APPLICATION MUST BE AVAILABLE AT JOB SITE WITH PERMIT** **REMOVAL/REPAIRS/REPLACEMENT OF SKIRTING: REQUIRES FINAL INSPECTION BY CITY INSPECTOR FOR VENTING, SUBFLOOR ACCESS AND DRAINAGE (IN ADDITION TO ENGINEER LETTER NOTED ABOVE).

CPS
Release
Info:

Unpaid Fees: **\$0.00**

Child
Permits:

[Reviews](#)

Contractors/ Contacts:

LUCAS DAVILA

Insp Type:	Request Date:	Insp Date:	Insp Status:	Inspector Name:	Insp Comments:
BUILDING FINAL INSPECTION	3/1/2017 11:06:00 AM	3/2/2017 10:25:00 AM	PASSED	JOSEPH TOVAR	3-2-17; BUILDER AND OWNER IN AGREEMENT TO BUY REQUIRED VENTS. OWNER WILL PROVIDE REQUIRED VENTS. JT115
BUILDING FOUNDATION INSPECT	3/1/2017 1:55:00 PM	3/7/2017 8:09:00 AM	PASSED	JOHN VALADEZ	ENGR LTR ON FILE FROM STEPHEN P BLAKE #76335. VRG

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Website best viewed using [Microsoft Internet Explorer 5.0 and above](#) or [Netscape 6.2](#)
 with screen resolution settings of 800x600.

Bexar CAD

Property Search Results > 114533 LOROM LLC &
DAVILA LUCAS for Year 2016

Tax Year: 2016

Property

Account

Property ID:	114533	Legal Description:	NCB 1370 BLK 2 LOT 6
Geographic ID:	01370-002-0060	Zoning:	RM-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	514 N PINE ST SAN ANTONIO, TX 78202	Mapsco:	61785
Neighborhood:	DIGNOWITY HILL HIST DIST	Map ID:	
Neighborhood CD:	57069		

Owner

Name:	LOROM LLC & DAVILA LUCAS	Owner ID:	2945132
Mailing Address:	23811 SUNSET PEAK SAN ANTONIO, TX 78258-7545	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$48,300	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$36,990	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$85,290	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$85,290	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$85,290	

Taxing Jurisdiction

Owner: LOROM LLC & DAVILA LUCAS

% Ownership: 100.0000000000%

Total Value: \$85,290

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	\$85,290	\$85,290	\$13.39
08	SA RIVER AUTH	0.017290	\$85,290	\$85,290	\$14.75
09	ALAMO COM COLLEGE	0.149150	\$85,290	\$85,290	\$127.21
10	UNIV HEALTH SYSTEM	0.276235	\$85,290	\$85,290	\$235.60
11	BEXAR COUNTY	0.293250	\$85,290	\$85,290	\$250.11
21	CITY OF SAN ANTONIO	0.558270	\$85,290	\$85,290	\$476.15
57	SAN ANTONIO ISD	1.512600	\$85,290	\$85,290	\$1,290.09
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$85,290	\$85,290	\$0.00
Total Tax Rate:		2.822495			
Taxes w/Current Exemptions:					\$2,407.30
Taxes w/o Exemptions:					\$2,407.31

Improvement / Building

Improvement #1:	Residential	State Code:	A1	Living Area:	1264.0 sqft	Value: \$45,290
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - AL	AL	1930	1174.0
OP	Attached Open Porch	F - NO		1930	54.0
LA1	Additional Living Area	F - AL		1930	90.0
UTL	Attached Utility	F - NO		1930	112.0

Improvement #2:	Residential	State Code:	A1	Living Area:	sqft	Value: \$80
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RMS	Residential Misc Shed	A - NO		1980	1.0

Improvement #3:	Residential	State Code:	A1	Living Area:	sqft	Value: \$2,930
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CPT	Detached Carport	A - NO		1980	420.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1157	5040.00	40.00	126.00	\$36,990	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$142,440	\$44,550	0	186,990	\$0	\$186,990

2016	\$48,300	\$36,990	0	85,290	\$0	\$85,290
2015	\$41,590	\$16,330	0	57,920	\$0	\$57,920
2014	\$43,360	\$7,460	0	50,820	\$0	\$50,820
2013	\$38,790	\$7,460	0	46,250	\$0	\$46,250
2012	\$29,540	\$7,460	0	37,000	\$0	\$37,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/8/2017	WD	Warranty Deed	LOROM LLC & DAVILA LUCAS	RETERSDORF AARON	18393	689	20170043473
2	2/5/2016	WD	Warranty Deed	CRUZ KARLA	LOROM LLC & DAVILA LUCAS	17687	839	20160023782

2017 data current as of Aug 4 2017 12:35AM.

2016 and prior year data current as of Jul 14 2017 8:22AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Bexar CAD

Property Search Results > 114533 RETERSDORF
AARON for Year 2017

Tax Year: 2017

Property

Account

Property ID:	114533	Legal Description:	NCB 1370 BLK 2 LOT 6
Geographic ID:	01370-002-0060	Zoning:	RM-4
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	514 N PINE ST SAN ANTONIO, TX 78202	Mapsc0:	617B5
Neighborhood:	DIGNOWITY HILL HIST DIST	Map ID:	
Neighborhood CD:	57069		

Owner

Name:	RETERSDORF AARON	Owner ID:	3055182
Mailing Address:	514 N PINE ST SAN ANTONIO, TX 78202-2327	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$142,440	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$44,550	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
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Taxing Jurisdiction

Owner: RETERSDORF AARON

% Ownership: 100.000000000000%

Total Value: \$186,990

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21	CITY OF SAN ANTONIO	0.558270	\$186,990	\$186,990	\$1,043.91
57	SAN ANTONIO ISD	1.512600	\$186,990	\$186,990	\$2,828.41
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$186,990	\$186,990	\$0.00
Total Tax Rate:		2.822495			
Taxes w/Current Exemptions:					\$5,277.80
Taxes w/o Exemptions:					\$5,277.78

Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 1345.0 sqft Value: \$142,440

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1930	1174.0
OP	Attached Open Porch	A - NO		1930	144.0
LA1	Additional Living Area	A - NO		2016	171.0
DCK	Attached Wood Deck	A - NO		2016	99.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1157	5040.00	40.00	126.00	\$44,550	\$0

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