

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-613
ADDRESS: 219 FLORIDA ST
LEGAL DESCRIPTION: NCB 3006 BLK 4 LOT 14
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Rick Sperling
OWNER: Rick and Elizabeth Sperling
TYPE OF WORK: Tax Certification
APPLICATION RECEIVED: November 28, 2017
60-DAY REVIEW: January 27, 2018
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 219 Florida.

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:

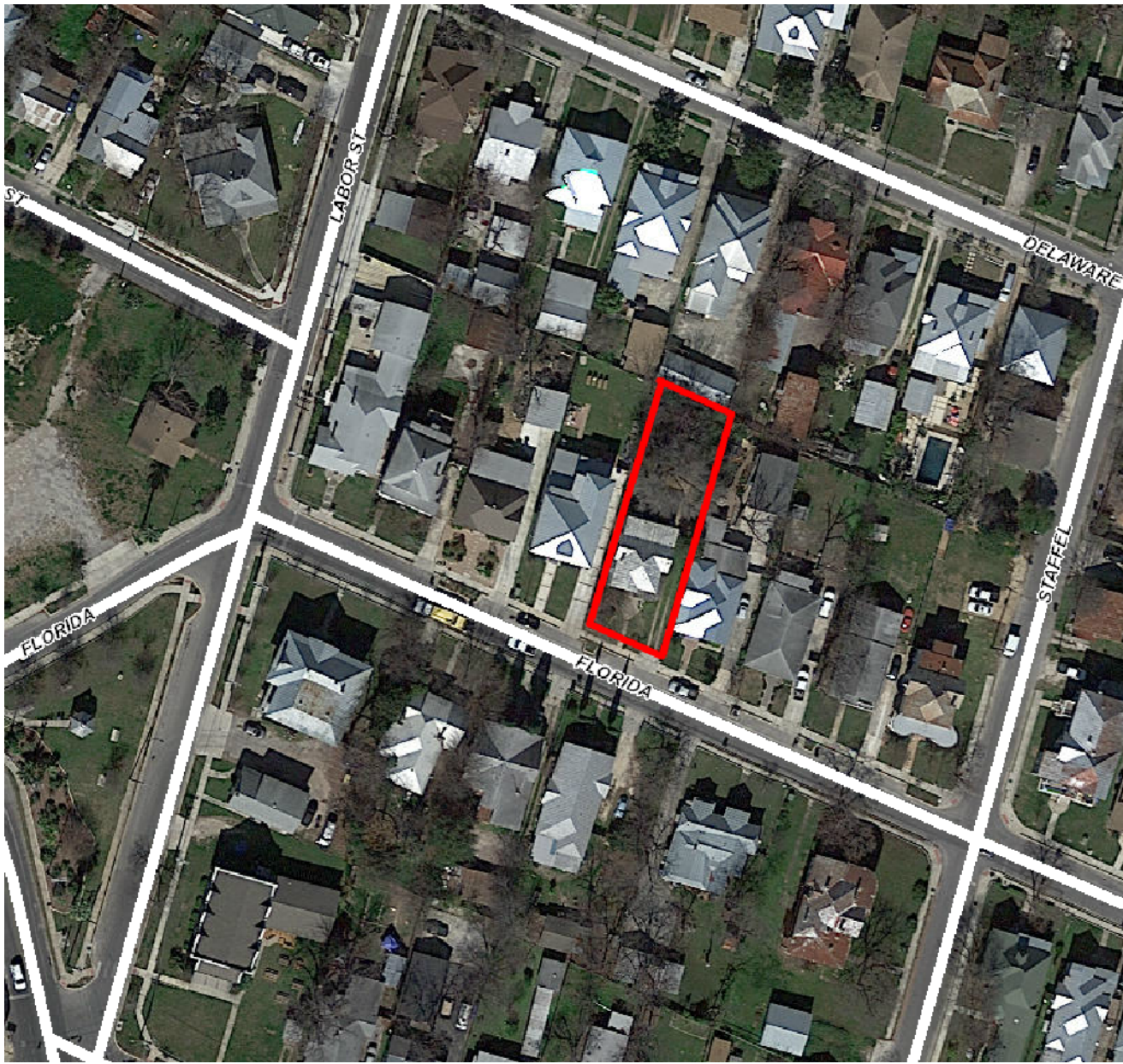
- a. The applicant is requesting Historic Tax Certification for the property at 219 Florida, located within the Lavaca Historic District.
- b. Rehabilitative scopes of work that include interior upgrades, electrical upgrades to code, framing repairs, roof repair, window and door repair, and general interior and exterior maintenance.
- 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 of Historic Tax Certification based on findings a through c.

CASE MANAGER:

Huy Pham



219 Florida

Powered by ArcGIS Server

Printed: Dec 14, 2017

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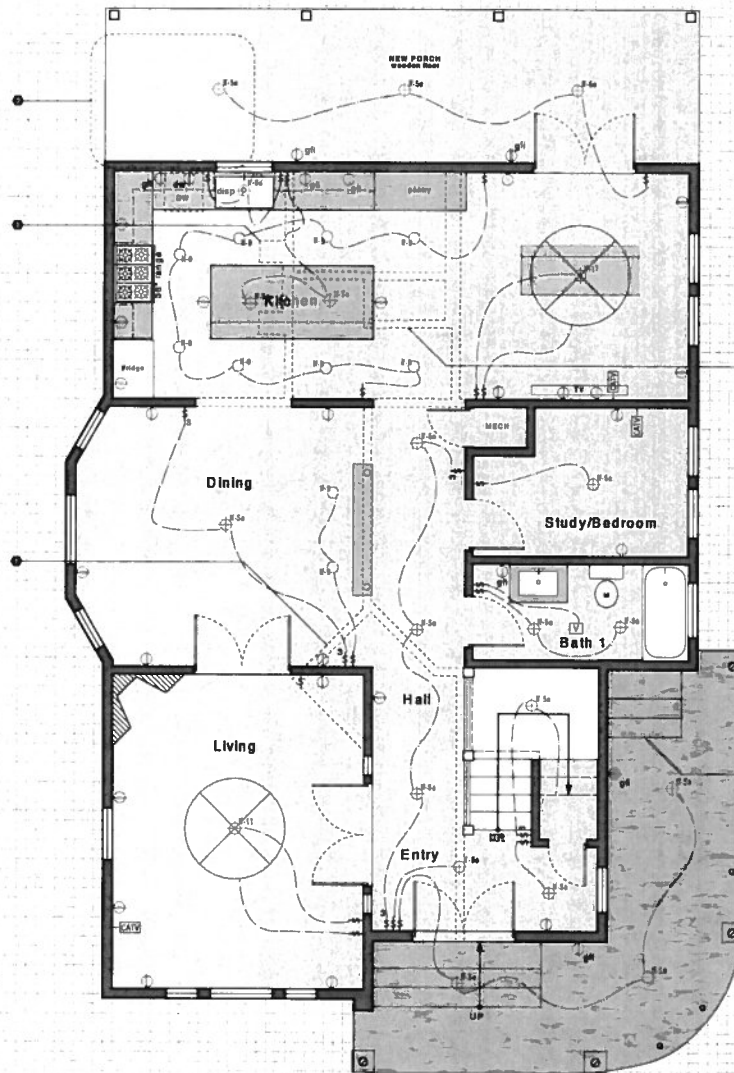
PHASE I

(Expected Completion 3/31/18)

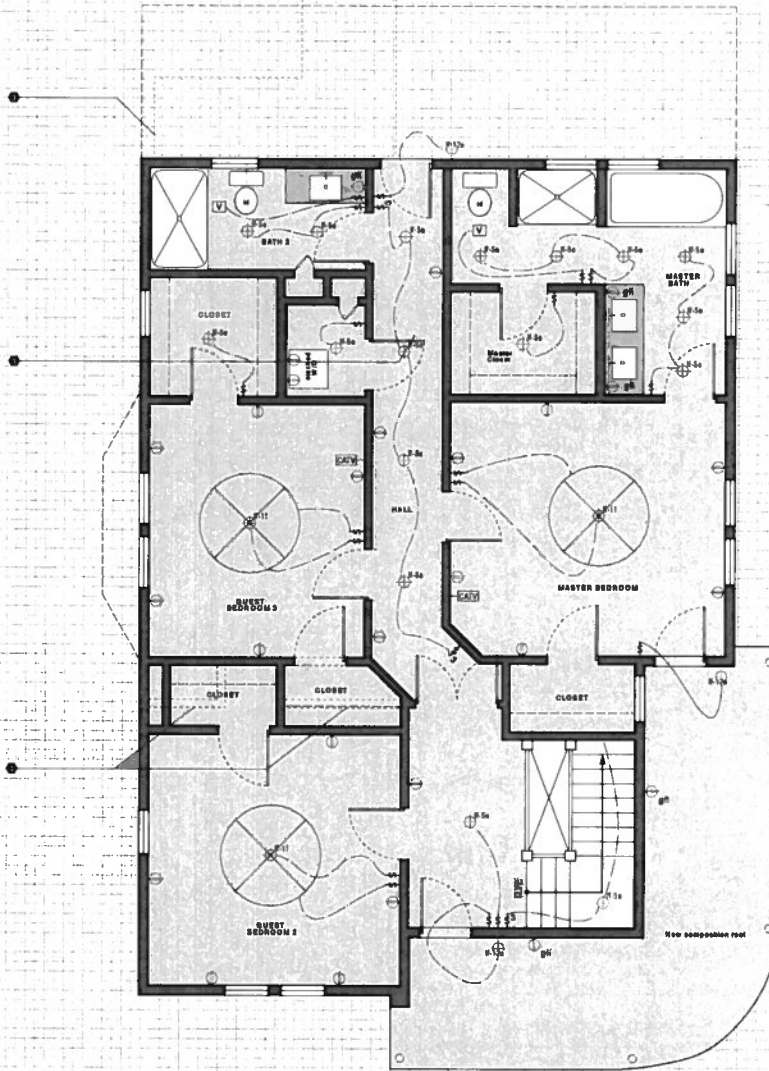
The following will be completed in Phase I of our project. All other items are part of a long-term plan, or “wish list,” that will be pursued when resources permit.

- Repair of back wall
- Venting and minor repair to roof
- Replacement of plumbing
- Electrical rewire to bring to code
- Framing of interior to match plans
- Replacement of interior doors
- Drywall installation
- Remodel of three bathrooms (including flooring and tile)
- Interior trim
- Kitchen installation (including cabinets, countertops)

Please refer to the construction bid for line item totals.



Proposed - Lower SCALE: 1/4" = 1'-0"



Proposed - Upper SCALE: 1/4" = 1'-0"



James Breaux Construction

1204 Northlake Dr
Lakehills, TX 78063

Estimate

Date	Estimate #
11/3/2017	104

Name / Address
Rick Sperling Liz Sperling 219 Florida St. San Antonio, TX 78210

			Project
Description	Amount	MARKUP	Total
Preliminary reverse engineering, design and estimating	750.00	16.50%	873.75
Building permits - labor cost	300.00	16.50%	349.50
Building permits - permit costs	700.00	16.50%	815.50
Project management costs	5,000.00	16.50%	5,825.00
Initial repair and closure of rear facade	7,950.00	16.50%	9,261.75
Trash container - monthly and hauls - estimated	1,500.00	16.50%	1,747.50
Venting and roof jacks/wall vents for kitchen and 3 baths	1,825.00	16.50%	2,126.13
Plumbing - allowance for all interior plumbing - water supply line and main sewer work not included	22,650.00	16.50%	26,387.25
Plumbing fixtures/accessories allowance - tankless WH only	900.00	16.50%	1,048.50
Electrical - full rewire to code	22,500.00	16.50%	26,212.50
Appliances - Purchase Costs - bath vents x 3	490.00	16.50%	570.85
Framing - interior	9,250.00	16.50%	10,776.25
Framing materials allowance	5,175.00	16.50%	6,028.88
Doors allowance	2,800.00	16.50%	3,262.00
Drywall installation, basic texture	14,500.00	16.50%	16,892.50
Window and door repair and installation allowance - time and materials	1,700.00	16.50%	1,980.50
Infill and repair to 2nd floor bathrooms/closets - plywood/backer board	2,975.00	16.50%	3,465.88
Interior trim installation - allowance - time and materials	3,000.00	16.50%	3,495.00
Trim materials allowance	2,200.00	16.50%	2,563.00
Cabinets installation allowance - time and materials	1,800.00	16.50%	2,097.00
Total			\$125,779.24









