

## HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

**HDRC CASE NO:** 2018-063  
**ADDRESS:** 511 MISSION ST  
**LEGAL DESCRIPTION:** NCB 2879 BLK 4 LOT 5  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Philip Parsons Suzan Lambillotte  
**OWNER:** Philip Parsons Suzan Lambillotte  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** January 19, 2018  
**60-DAY REVIEW:** March 20, 2018  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 511 Mission.

### 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:**

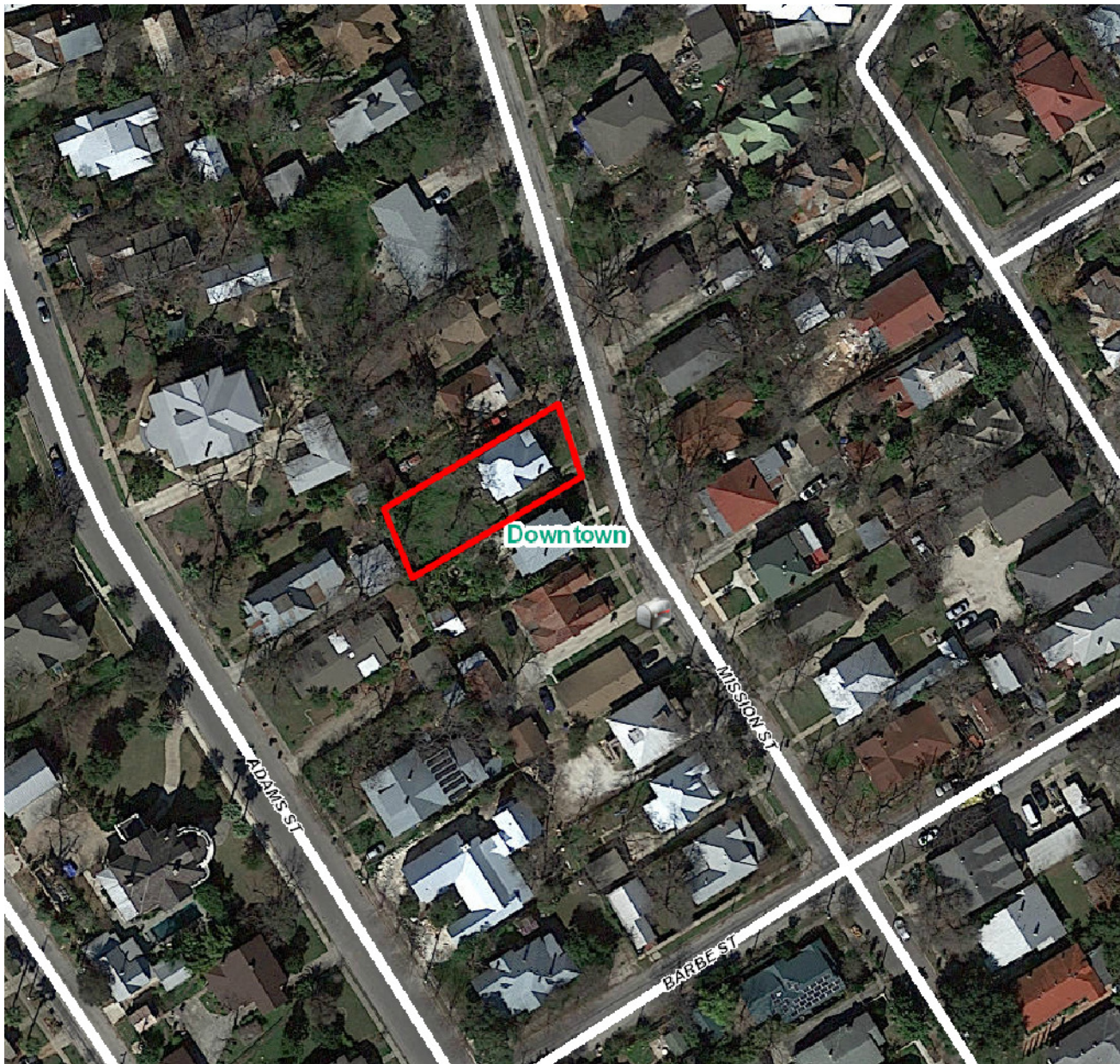
- a. The applicant is requesting Historic Tax Certification for the property at 511 Mission Street, located within the King William Historic District.
- b. Rehabilitative scopes of work have been approved administratively including painting, landscaping, HVAC upgrades, fencing, foundation skirting installation and roofing. In addition to the previously noted exterior items, a number of interior scopes of work have been completed including interior finishes, electrical and mechanical improvements and insulation installation.
- 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:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 10, 2018

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CITY OF SAN ANTONIO  
NOTICE OF HEARING  
PROPERTY & DESIGN  
1414 MISSION ST. (1414 MISSION ST.)  
ADDRESS: 1414 MISSION ST.  
REQUEST: [illegible]  
HEARING: February 07, 2018 at 10:00 AM  
[illegible]





511 Mission Street

Mission St

Mission St

Admiral St

10th St



**Property: 511 Mission Street, San Antonio Texas 78210**  
**Owner: Philip Parsons & Suzan Lambillotte**

<b>Time Schedule for Restoration</b>	<b>Date of work</b>
Existing bathroom remodel and demo	4/1/17
Back door replacement	5/1/17
kitchen ceiling wood & install/paint--remove rotted ceiling	5/1/17
Crawlspace insulation and duct replacement	6/1/17
Electric components (switches, plugs, lights etc.)	6/1/17
Kids Bathroom Plumbing	6/1/17
Outside perimeter baseboards	6/1/17
Wall texture removal	7/1/17
Kitchen countertops	7/1/17
Alfred misc. repairs, doors, transoms, bannister, porch	7/1/17
Master bathroom plumbing and construction	7/1/17
Kitchen sink and faucet	7/1/17
Attic duct replacement and repair	7/1/17
Replacement AC and insulation (Attic)	8/1/17
Kids Bathroom toilet and 2 sinks	8/1/17
Wood floor refinish and repair	8/1/17
Kitchen dining bathroom(s) tile install	8/1/17
Master bathroom tile install	8/1/17
Tile flooring, kitchen, dining, and bathrooms	8/1/17
Electrician	9/1/17
Kitchen Appliances	9/1/17
Powder bath toilet and pedestal sink	9/1/17
Master bath sink, glass, fixtures	9/1/17
Heat Proof Window Tint on original German Glass	10/1/17
Roller Shades for energy efficiency	10/1/17
Iron Bathtub Refinish	10/1/17
Paint entire house interior kitchen ceiling & cabinets etc.	12/1/17
Water Heater	12/1/17
Water Softener	12/1/17
House Painting and complete replacement of rotted wood	12/1/17
Interior Drapes for heat resistance	12/1/17
Wallpaper Powder Bath and Dining	12/1/17
Replacement of all interior lighting	1/1/18

Irrigation Front yard	1/1/18
Front Yard Landscape	1/1/18
Gutter Install	1/1/18
Window Cleaning	1/1/18
Backyard Landscape and Irrigation	3/1/18
Replace Deteriorated Perimeter Fence	3/1/18
Door removal kids room	3/1/18
Laundry Room Door	3/1/18
Shed demo/replacement	3/1/18

**Property: 511 Mission Street, San Antonio Texas 78210**  
**Owner: Philip Parsons & Suzan Lambillotte**

<b>Renovations Needed</b>	<b>Plan Notes</b>
Replacement AC and insulation (Attic)	Add 13 inches of insulation and replace not functioning AC unit for 2nd story of home
Crawlspace insulation and duct replacement	Replace duct work under the house and insulation
Electrician	Update existing electrics to code and repair non functioning plugs and light wiring upstairs
Paint entire house interior kitchen ceiling & cabinets etc.	remove existing water damaged ceiling and replace with wood, paint entire interior walls, doors, and cabinetry
Electric components (switches, plugs, lights etc.)	purchase new electric switches, lights, outlets
Kids Bathroom toilet and 2 sinks	new toilet and sink for bathroom
Back door replacement	replace damaged back door to the exterior of house
Kids Bathroom Plumbing	repair plumbing in upstairs bathroom from leaky shower
Wall texture removal	remove heavy texture on all interior walls
Wood floor refinish and repair	repair and refinish original wood floors
Kitchen countertops	replace broken countertops, reseal
Kitchen Appliances	new kitchen appliances and removal of non functioning appliances
Existing bathroom remodel and demo	remove 1980's vanity and broken pedestal sink
Alfred misc. repairs, doors, transoms, bannister, porch	repair interior transoms, bannister, and cement cracking on the front porch
Kitchen dining bathroom(s) tile install	install tile on kitchen and dining room floor where addition was added in 1980's and the wood floor is different from original flooring
Master bathroom tile install	add tile to master bathroom
kitchen ceiling wood & install/paint--remove rotted ceiling	remove rotted tin ceiling from upstairs shower leak, replace with wood
Outside perimeter baseboards	add perimeter baseboards to the exterior of the home to prevent rodents, and feral cats from ruining duct work
Master bathroom plumbing and construction	add plumbing for toilet and shower in master bathroom
Kitchen sink and faucet	replace kitchen sink and faucet with working ones
Powder bath toilet and pedestal sink	replace irreparable powder bath sink with working pedestal in same style
Master bath sink, glass, fixtures	add sinks, shower glass, and fixtures for master bath
Attic duct replacement and repair	replace upstairs duct work to function with new AC unit
Tile flooring, kitchen, dining, and bathrooms	purchase tile for install
Replacement of all interior lighting	Replace all broken fixtures and chandeliers inside the home
Water Heater	replace non functioning water heater
Water Softener	add a water softener
House Painting and complete replacement of rotted wood	replace all rotted and denigrated wood on the exterior of the home and flaking paint, caulk and repaint entire home
Irrigation Front yard	add drip irrigation to landscaping
Front Yard Landscape	new walkway to replace irreparable concrete, and add landscaping
Heat Proof Window Tint Film on original German Glass	add heatproof window film to original windows to control heat transfer into home
Roller Shades for energy efficiency	add roller shades in woven wood to control heat transfer into home
Interior Drapes for heat resistance	add drapes as heat control into home
Gutter Install	add gutters to entire exterior of home to protect new wood replacement and painting
Window Cleaning	clean the inside and outside of all windows from 10 years worth of dirt and no cleaning
Backyard Landscape and Irrigation	add landscape and drip irrigation to backyard
Replace Deteriorated Perimeter Fence	replace broken and denigrated chain link fence in the backyard
Door removal kids room	take out interior door added in the 1980's addition, connection 2 bedrooms
Laundry Room Door	add a door to the laundry room, where no door exists
Shed demo/replacement	demo broken down and dangerous shed in the backyard, added in 2000
Cast Iron Tub Refinish	repair cast iron tub and have the porcelain refinished
Wallpaper Powder Bath and Dining	add wall paper to dining room and powder bath



**Property: 511 Mission Street, San Antonio Texas 78210**  
**Owner: Philip Parsons & Suzan Lambillotte**

<b>Renovations Needed</b>	<b>Cost</b>
Replacement AC and insulation (Attic)	\$ 7,600
Crawlspace insulation and duct replacement	\$ 4,500
Electrician	\$ 4,000
Paint entire house interior kitchen ceiling & cabinets etc.	\$ 11,500
Electric components (switches, plugs, lights etc.)	\$ 1,700
Kids Bathroom toilet and 2 sinks	\$ 1,000
Back door replacement	\$ 500
Kids Bathroom Plumbing	\$ 900
Wall texture removal	\$ 5,000
Wood floor refinish and repair	\$ 6,300
Kitchen countertops	\$ 2,500
Kitchen Appliances	\$ 10,000
Existing bathroom remodel and demo	\$ 2,800
Alfred misc. repairs, doors, transoms, bannister, porch	\$ 1,670
Kitchen dining bathroom(s) tile install	\$ 8,000
Master bathroom tile install	\$ 8,000
kitchen ceiling wood & install/paint--remove rotted ceiling	\$ 2,000
Outside perimeter baseboards	\$ 2,000
Master bathroom plumbing and construction	\$ 5,100
Kitchen sink and faucet	\$ 1,500
Powder bath toilet and pedestal sink	\$ 650
Master bath sink, glass, fixtures	\$ 2,000
Attic duct replacement and repair	\$ 4,600
Tile flooring, kitchen, dining, and bathrooms	\$ 10,600
Replacement of all interior lighting	\$ 5,000
Water Heater	\$ 2,250
Water Softener	\$ 6,000
House Painting and complete replacement of rotted wood	\$ 9,000
Irrigation Front yard	\$ 2,700
Front Yard Landscape	\$ 9,300
Heat Proof Window Tint on original German Glass	\$ 3,000
Roller Shades for energy efficiency	\$ 2,300
Interior Drapes for heat resistance	\$ 1,500
Gutter Install	\$ 2,200
Window Cleaning	\$ 450
Backyard Landscape and Irrigation	\$ 12,750
Replace Deteriorated Perimeter Fence	\$ 7,000
Door removal kids room	\$ 1,500
Laundry Room Door	\$ 400
Shed demo/replacement	\$ 1,500
Wallpaper Powder Bath and Dining	\$ 600
Original Iron Bathtub Refinishing	\$ 650
Broken Glass Window Repair German Glass	\$ 1,000
Original Kitchen Cabinet Repair/Cabinet Door Replacement	\$ 250
<b>Total</b>	<b>\$ 173,770</b>



























































