

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO: 2018-077
ADDRESS: 229 NELSON AVE NCB
LEGAL DESCRIPTION: 3888 BLK 4 LOT 19
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Angie Krech
OWNER: Angie Krech
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: February 05, 2018
60-DAY REVIEW: April 05, 2018

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 229 Nelson.

APPLICABLE CITATIONS:

Sec. 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.
- (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 229 Nelson Ave, located within the Knob Hill Historic District.
- b. Rehabilitative scopes of work have been approved including paint, in-kind roof replacement, privacy fence installation, siding repair, installation of appropriate windows, enclosure of the rear porch, and other minor maintenance items. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including interior finishes, electrical and mechanical improvements, and framing improvements.
- 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, an itemized lists

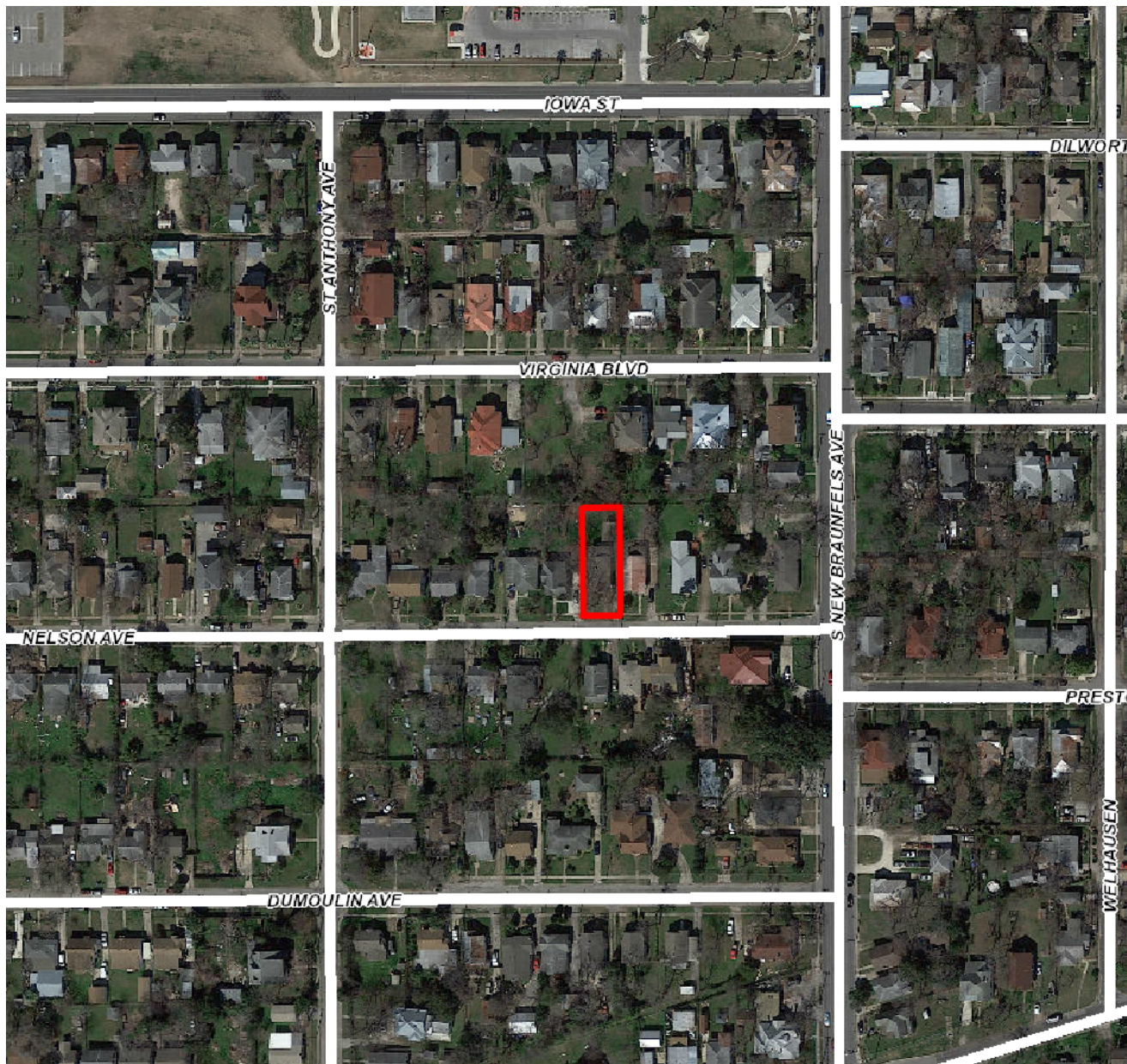
of cost, and a timeline of completion.

RECOMMENDATION:

Staff recommends approval of Historic Tax Certification based on findings a through c.

CASE MANAGER:

Huy Pham



229 Nelson

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Printed: Feb 14, 2018

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Virginia Blvd

St Anthony Ave

Virginia Blvd

Virginia Blvd

St
Welhausen St

Welhausen St

Healy Murphy
Child Care Center

Nelson Ave

Nelson Ave

Nelson Ave

S New Braunfels Ave

Preston Ave

Preston Ave

Welhausen St

Welhausen St

Dumoulin Ave

Dumoulin Ave

Dumoulin Ave

S New

Google

Map



229 Nelson Avenue

Nelson Ave

Nelson Ave

Nelson Ave

Nelson Ave

Nelson Ave

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Map

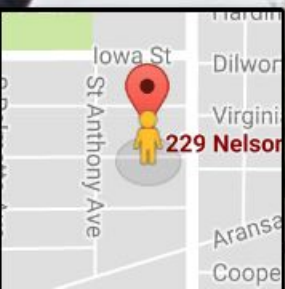
229 Nelson Ave
San Antonio, Texas



Google, Inc.



Street View - Apr 2016



Google

Bordeaux Luxury Homes

January 15, 2018

Bryan Murphy & Angela Krech
229 Nelson Ave., San Antonio, Texas 78210

PROPOSED WORK SCHEDULE CONSTRUCTION START DATE JANUARY 8, 2018

WEEK I.	INTERIOR DEMOLITION
WEEK II-III.	FRAMING
WEEK IV.	MECHANICALS-HVAC, ELECTRICAL, PLUMBING ROUGH-INS
WEEK V.	INSPECTIONS, ROOF REPLACEMENT
WEEK VI-VII.	DRYWALL
WEEK VIII.	FIRST TRIM, COUNTERS ORDERED
WEEK IX.	TILE WORK
WEEK X.	WOOD FLOOR INSTALLED
WEEK XI.	PAINTING
WEEK XII.	SECOND TRIM, MECHANICALS TRIM
WEEK XIII. -XIV.	PUNCH
WEEK XV.	FINAL CLEAN
WEEK XVI.	CLIENT WALK THROUGH

THIS PROPOSED WORK SCHEDULE IS APPROXIMATE. THE SCHEDULE IS
SUBJECT TO CHANGE DUE TO WEATHER, CHANGES, INSPECTION DELAYS,
MATERIAL DELAYS, OWNER DELAYS.

JOB COST

PRESENTATION

Electrical

Gutters

Insulation

Tile Labor


Painting

Plumbing


Skylights

JOB COST WORK SHEET

Date			Project Description	WHOLE HOUSE			
NAME	Mr BRYAN MURPHY/MS. ANGIE KRECH		Square Footage	1005'			
Add.			Square Footage GARAGE	NONE			
STRUCTURAL							
ITEM #	COST CODE	DESCRIPTION	EXPLANATION	MATERIAL	LABOR	TOTAL	ACTUAL
1	FOUN1/FOUN2	FOUNDATION				0.00	
2	FOUN1/FOUN2	FOUNDATION				0.00	
3	FOUN1/FOUN2	FLATWORK DEMO & GRAVEL				0.00	
4	FOUN1/FOUN2	FLATWORK				0.00	
5	FOUN1/FOUN2	MISCELLANEOUS CONCRETE WORK				0.00	
6	FRMT1/FRCY2	FRAMING				0.00	
7	FRMT1/FRCY2	FRAMING	INTERIOR	4,000.00	6,000.00	10,000.00	
8	FRMT1/FRCY2	FRAMING				0.00	
TOTAL STRUCTURAL				4,000.00	6,000.00	10,000.00	
ICAL PLUMBING/ELECTRICAL							
9	HVAC1/HVAC2	HVAC-MECHANICAL	ESTIMATE GOODMAN		5,300.00	5,300.00	
10	HVAC1/HVAC2	HVAC-MECHANICAL				0.00	
11	PLFX1/PLBG2	PLUMBING		2,500.00	18,000.00	20,500.00	
12	PLFX1/PLBG2	PLUMBING-GAS				0.00	
13	ELFX1/ELEC2	ELECTRICAL		1,000.00	9,000.00	10,000.00	
14	ELFX1/ELEC2	ELECTRICAL				0.00	
TOTAL MEPS				3,500.00	32,300.00	35,800.00	
INTERIOR & EXTERIOR							
15	WNDW1/WNDW2	WINDOWS	none			0.00	
16	INSL1/INSL2	INSULATION		2,100.00	800.00	2,900.00	
17	SHRK1/SHRK2	SHEETROCK	178 sheets x \$35 house/garage		6,250.00	6,250.00	
18	SHRK1/SHRK2	SHEETROCK				0.00	
19	SHRK1/SHRK2	SHEETROCK				0.00	
20	PNTG1/PNTG2	PAINTING	1300' x \$4.24house		5,500.00	5,500.00	
21	PNTG1/PNTG2	PAINTING				0.00	
22	PNTG1/PNTG2	PAINTING				0.00	
23	TRML1/TMCY2	TRIM	1100' x \$1.5	1,500.00	1,650.00	3,150.00	
24	EXDR1/EXDR2	FRONT DOOR				0.00	
25	EXDR1/EXDR2	EXTERIOR DOORS				0.00	
26	SDGM1/SDNG2	WOOD,MASONITE,HARDI				0.00	
27	SDGM1/SDNG2	VINYL/ALUMINUM SIDING				0.00	
28	SOFT1/SOFT2	VINYL/ALUMINUM SOFFIT				0.00	
29	RFNG2	ROOFING	VISION		5,000.00	5,000.00	
30	RFNG2	ROOFING				0.00	
31	DECK1/DECK2	EXTERIOR DECKING				0.00	
32	MSNY1/MSNY2	MASONRY				0.00	
33	SKYL1/SKYL2	SKYLIGHTS				0.00	
34	CABN1/CABN2	CABINETS	IN STYLE	5,400.00	1,200.00	6,600.00	
35	TOPB2	COUNTERTOPS	granite 82' x 40' InStyle		4,800.00	4,800.00	
	CTLE1/CTLE2	TILE	Kitchen splash 50'	110.00	450.00		
36	CTLE1/CTLE2	TILE				0.00	
37	CTLE1/CTLE2	TILE	Master shower 100'	500.00	2,200.00	2,700.00	
38	CTLE1/CTLE2	TILE	Master Floor 50'	125.00	250.00	375.00	
39	CTLE1/CTLE2	TILE	Bathtub 77'	200.00	800.00	1,000.00	
40	CTLE1/CTLE2	TILE	Bath Floor 30'	175.00	300.00	475.00	
41	CTLE1/CTLE2	TILE	Utility Room 70'	155.00	350.00	505.00	
42	ACC81/AC8E2	ACCESSORIES				0.00	
43	LKHD1/LKHD2	LKS.& HDWRE	all accessories and locks and hardware	1,000.00	500.00	1,500.00	
44	GLMR1/GLMR2	GLASS/MIRROR	\$50 x 3		150.00	150.00	
45	SWDR1/SHDR2	SHOWER DOORS				0.00	
46	APPL1/APPL2	APPLIANCES			500.00	500.00	
47	CARP1/CARP2	CARPET				0.00	
48	WDFL1/WDFL2	WOOD FLOORING	1000' x \$2.5m \$3.5L	2,500.00	3,500.00	6,000.00	
49	VCTF1/VCTF2	VINYL FLOOR				0.00	
50	FPRE1/FPRE2	FLOOR PREPARATION				0.00	
51	FRPL1/FRPL2	FIREPLACE UNIT				0.00	
52	GUTT1/GUTT2	GUTTERS	BASIC GUTTERS		1,800.00	1,800.00	
53	IRON1/IRON2	IRON WORK				0.00	
54	STCO2	STUCCO WORK				0.00	
55	DORG2	GARAGE DOORS				0.00	
TOTAL FINISHES				13,765.00	36,000.00	49,765.00	
MISCELLANEOUS							
56	DEMO2	FLOOR & DUST PROTECTION		200.00	200.00	400.00	
57	DEMO1	DEMOLITION	Interior Demo		2,000.00	2,000.00	
58	DEMO1	DEMOLITION				0.00	
59	EXCA2	EXCAVATION				0.00	
60	TREE1/TREE2	TREE TRIMMING/REMOVAL				0.00	
61		LANDSCAPING				0.00	
62	CLUP2	SITE MAINTENANCE			500.00	500.00	
63	SCAF1	SCAFFOLDING				0.00	
64		EQUIPMENT RENTAL				0.00	
65	DUMP1	DUMPSTER RENTAL			2,400.00	2,400.00	
66	POTTY2	PORTABLE TOILET			300.00	300.00	
67	DLVY2	DELIVERY				0.00	
68	FCLN1/FCLN2	FINAL MOVE IN CLEAN			800.00	800.00	
69	DECR2	DECORATOR				0.00	
70	CTP82	CPS FEES			500.00	500.00	
71	SAW82	SAWS FEES				0.00	
72	ENG2	PLANS				0.00	
73	ENG2	SLAB INSPECTION				0.00	
74	ENG2	STRUCTURAL ENGINEERING				0.00	
75	ENG2	STRUCTURAL INSPECTIONS				0.00	
76	PRMT	CITY PERMIT FEE			650.00	650.00	
77	PRMT	ACC PERMIT FEE				0.00	
78	FUEL	GAS SURCHARGE			400.00	400.00	
79						0.00	
82							
83		PROJECT MANAGER'S INCENTIVE				0.00	

12/8/17


84	TOTAL MISCELLANEOUS	200.00	7,750.00	
85	SUB-TOTAL	21,465.00	82,050.00	103,515.00
86	INVESTMENT TOTAL			137,273.33
	INSURANCE -BUILDERS RISK			2,400.00
NOTES:	TOTAL INVESTMENT			139,673.33

 12/8/17
 Anari K

















