

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-267
ADDRESS: 714 N PINE ST
LEGAL DESCRIPTION: NCB 1659 BLK G LOT 5
ZONING: R-6
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Leo Naeger
OWNER: Leo Naeger
TYPE OF WORK: Tax Verification
APPLICATION RECEIVED: May 22, 2018
60-DAY REVIEW: July 21, 2018
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 714 N Pine.

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.

- (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:

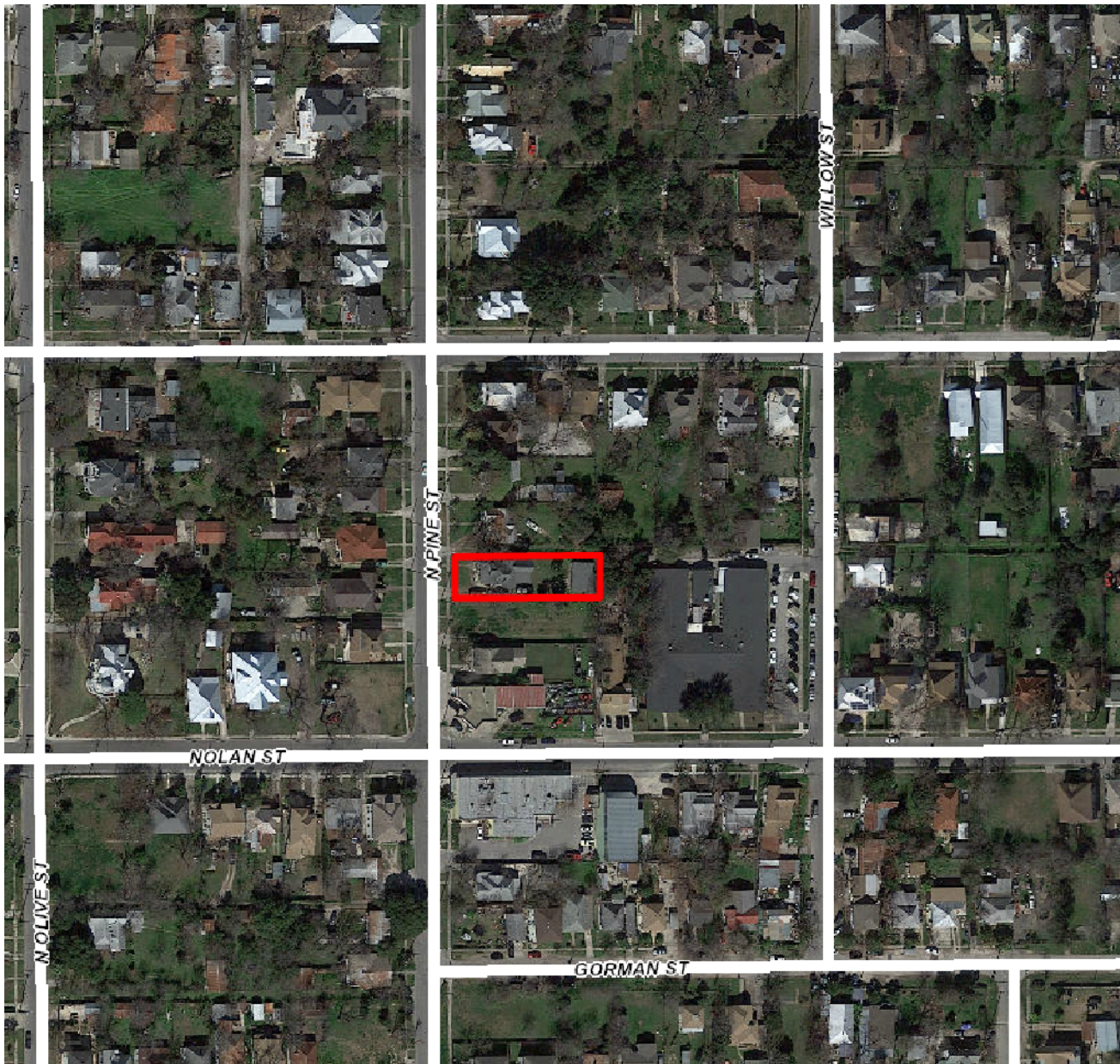
- a. The applicant is requesting Historic Tax Verification for the property at 714 N Pine located within the Dignowity Hill Historic District. The rehabilitation was initiated in November 2011 and completed in May 2018. The property was approved for Historic Tax Certification on July 6, 2018.
- b. A number of rehabilitative scopes of work have been approved including the demolition of non-historic enclosed porch to repair and expose historic porch, demolition of non-historic shed, in-kind reroofing, in-kind repair of wood windows, minor relocation of window openings, installation of HVAC units, and an irrigation system. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing.
- 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 list of cost, a timeline of completion, and a site visit conducted on May 30, 2018.

RECOMMENDATION:

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

CASE MANAGER:

Huy Pham



714 N Pine

Powered by ArcGIS Server

Printed: May 31, 2018

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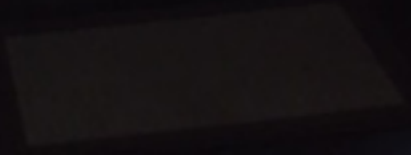








































714 N. Pine St
House Restoration
Summary of Itemized List of Costs

SAR - San Antonio Remodeling \$95,000

Includes following:

- Remove and Install Wood flooring in needed areas
- Finish wood flooring - Sanding / Stain
- Sheetrock -Tape/Float - All walls
- Finish out Door entries for new door installation
- Install New Doors
- Paint Interior
- Ensure all plumbing fixtures as per spec
- Install toilets, showers and tubs -
- Ensure all electrical as per spec
- Install Meter Pole as CPS requires
- Trench area for housing electrical
- Install 2 New AC units and necessary equipment
- Pour cement for Driveway as per spec

Art Cabinetry

Includes following:

- Install Upper and lower cabinests per spec in kitchen \$15,000
- Install Island cabinets per spec in kitchen

ARP Construction \$10,000

Includes following:

- Extend wrap around porch in front of house
- Finish columns and trim to match existing porch

Total \$120,000

Plan Reviews/Permits/Inspections For An Address

Permits for address 714 N PINE

House Number: 714

Street: N PINE

Bldg/Suite:

Example: 2 or BLDG: 2 or SUITE: 201

List Plan Reviews/Permits/Inspections For An Address

Reset

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
1998388	714 N PINE ST	LEO NAEGER COLUNGA CONSTRUCTION COMPANY MANUEL NINO	11/28/2016	CLOSED	MISC NO REVIEW	Inspections	Reviews
2020982	714 N PINE ST	GET OUT N GET IN CASHFLOW ABIGAIL PEURIFOY LEO NAEGER	01/08/2018	CLOSED	MISC NO REVIEW	Inspections	Reviews
2022885	714 N PINE ST	CARTER ELECTRIC DENESE T CARTER (UMBERLLA ACCOUNT)	11/25/2014	CLOSED	TML	Inspections	Reviews
2023411	714 N PINE ST	AARON L PARKER	11/18/2014	CLOSED	DEMOLITION	Inspections	Reviews
2027901	714 N PINE ST	GET OUT N GET IN CASHFLOW ABIGAIL PEURIFOY LEO NAEGER		CLOSED WITH PENDING INSPECTION(S)	MISC NO REVIEW	Inspections	Reviews
2059543	714 N PINE ST	CARTER ELECTRIC DENESE T CARTER (UMBERLLA ACCOUNT)		STOP WORK	GENERL	Inspections	Reviews
2078689	714 N PINE ST	RG SERVICES HEATING AND A/C RG SERVICES RAUL GARCIA		STOP WORK	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2091265	714 N PINE ST	SAN ANTONIO AIR AND PLUMBING STEVEN M PALANS SAN ANTONIO AIR AND PLUMBING		STOP WORK	GASPERMIT	Inspections	Reviews
2091268	714 N PINE ST	SAN ANTONIO AIR AND PLUMBING STEVEN M PALANS		STOP WORK	GENERALPLUMB	Inspections	Reviews
2127388	714 N PINE ST	RA FLORES ELECTRIC RAUL FLORES RA FLORES ELECTRIC		STOP WORK	TOPS	Inspections	Reviews
2127900	714 N PINE ST	R.A. FLORES ELEC JESUS RAMON	03/02/2016	CLOSED	TML	Inspections	Reviews
2148317	714 N PINE ST	MICHAEL D GREER	08/04/2016	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2176458	714 N PINE ST	JZ ELECTRIC LLC JOSE Z DE LUNA	07/11/2016	CLOSED	TOPS	Inspections	Reviews

2211374	714 N PINE ST	WCS OMAR F CORPUS	08/24/2017	CLOSED	GASPERMIT	Inspections	Reviews
2243577	714 N PINE ST	WIRED-UP ELECTRIC JOSE F CASTILLO	08/21/2017	CLOSED	GENERL	Inspections	Reviews
2299031	714 N PINE ST	LEO NAEGER	08/16/2017	CLOSED	MISC NO REVIEW	Inspections	Reviews
C2127393	714 N PINE ST	R.A. FLORES ELEC RA FLORES ELECTRIC RAUL FLORES		STOP WORK	GENERL	Inspections	Reviews
C2170317	714 N PINE ST	JZ ELECTRIC LLC JOSE Z DE LUNA		STOP WORK	GENERL	Inspections	Reviews
C2301744	714 N PINE ST	WCS OMAR F CORPUS	08/25/2017	CLOSED	GASPERMIT	Inspections	Reviews
C2301745	714 N PINE ST	WCS OMAR F CORPUS	08/25/2017	CLOSED	GENERALPLUMB	Inspections	Reviews
C2301826	714 N PINE ST	EMC EQUIPMENT MAINTENACE EMC EQUIPMENT MAINTENANCE DALE M AMES	01/08/2018	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews

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