

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2018

HDRC CASE NO: 2018-307
ADDRESS: 925 LAMAR ST
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT S 135 FT OF 16 & W 4.6 OF S 135 FT OF 17
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Renee Tanguma
OWNER: Dia Luz Realty
TYPE OF WORK: Tax Certification
APPLICATION RECEIVED: June 6, 2018
60-DAY REVIEW: August 5, 2018
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 925 Lamar.

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.

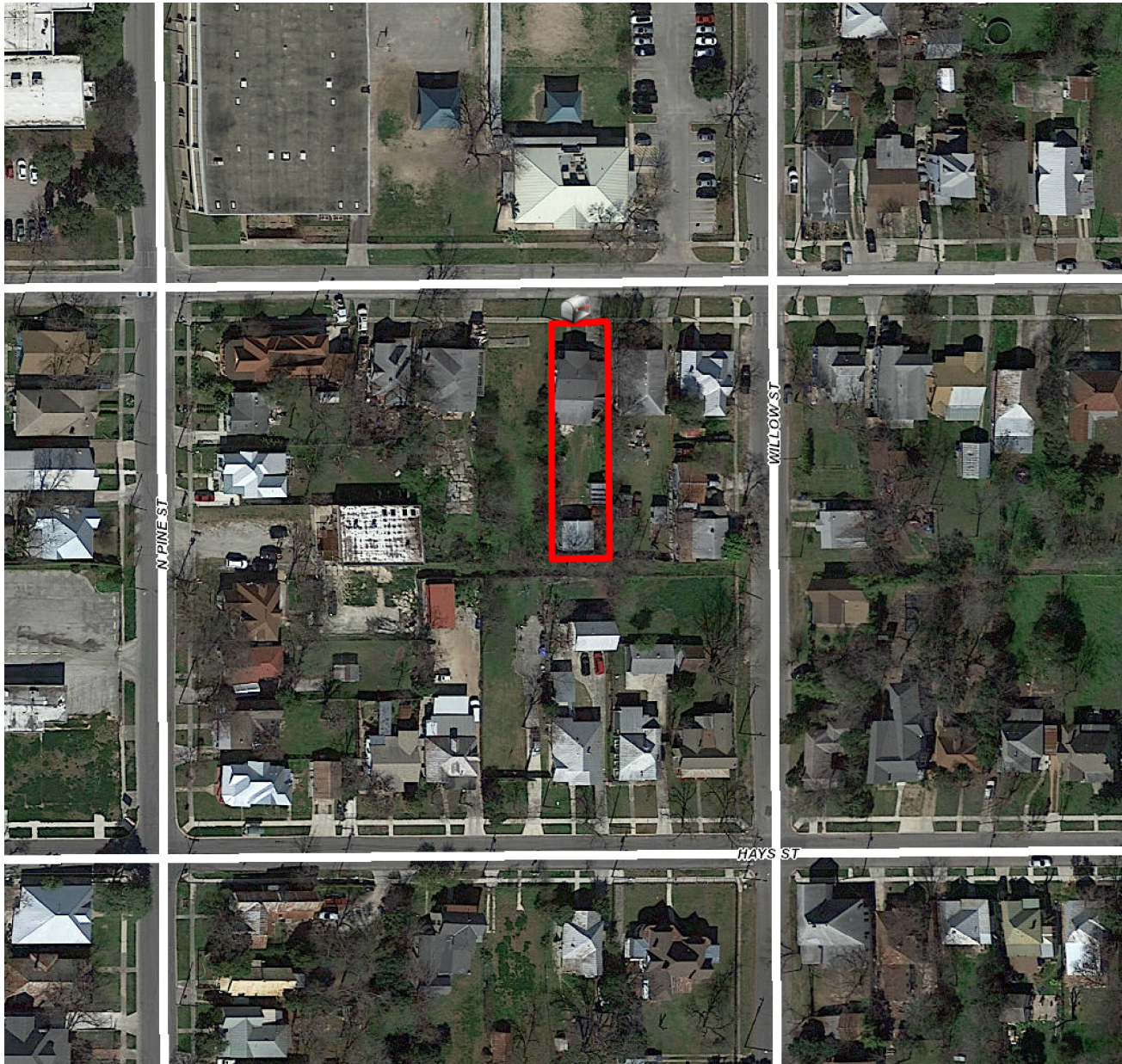
FINDINGS:

- e. The applicant is requesting Historic Tax Certification for the property at 925 Lamar, located within the Dignowity Hill Historic District.
- f. A number of rehabilitative scopes of work have been approved including repainting, removal of non-historic elements including burglar bars, refreshing of front yard plants, and installation of a rear addition. 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.
- g. The applicant submitted an itemized lists of cost that meets the threshold to be eligible for Historic Tax Certification.
- h. 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, and a timeline of completion.

RECOMMENDATION:

Staff recommends approval Historic Tax Certification based on findings b through d.

CASE MANAGER:
Huy Pham



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 26, 2018

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List Inspections By Permit Number

A/P Number: 2351967

Search

Reset

A/P
Number: 2351967

A/P Type:

RESIDENTIAL BLDG
APPLICATION

Address: 925 LAMAR ST

Work*** PERMIT HAS MULTIPLE ITEMS **** 1.NEW ONE STORY 285 SQFT MASTER SUITE

Summary: ADDITION, ATTACHED TO REAR OF EXISTING RESIDENCE ON NEW PIER AND BEAM FOUNDATION. APPROVED BY HDRC JANUARY 17, 2018, PROCESSED BY EDWARD HALL OHP. THIS PROPERTY HAS APPROVED ICRIIP FEE WAIVER ID #2351, EXPIRES ON 01/11/2019***RRAMIREZ 03/12/2018--MODIFICATION ADDED -MGUILLERMO 2. GENERAL REPAIRS- TO INCLUDE REMODEL KITCHEN AND BATHROOM, REPAIR FLOORS AND DRYWALL, PAINT . **M.GUILLERMO** ----- MUST COMPLY WITH SETBACKS/ MUST COMPLY WITH UDC AND IRC/ NOT TO BUILD OVER EASEMENTS/ CONTRACTOR AWARE OF INSPECTIONS REQUIRED/ WHATS NEXT HANDOUT ISSUED. **M.GUILLERMO** **ANY ELECTRICAL, MECHANICAL, OR PLUMBING WORK WILL REQUIRE A SEPARATE, ADDITIONAL PERMIT BY A STATE LICENSED CONTRACTOR, COMPLETE WITH INSPECTIONS. ***INSPECTION SCHEDULING: PLEASE CALL 210-207-1111, OPTION 0, TO SCHEDULE INSPECTIONS (SCHEDULING ON THE PHONE OR IN PERSON WILL RESULT IN A \$3.00 SCHEDULING FEE). OR, FEEL FREE TO SCHEDULE INSPECTIONS ONLINE, FREE OF CHARGE, BY CREATING A PORTAL ACCOUNT (FOR ASSISTANCE CREATING AN ONLINE ACCOUNT, CONTACT THE CALL CENTER).

CPS
Release
Info:

Unpaid Fees: \$0.00

Child
Permits:

2345614	MECHPERM
2356886	ELECPERM
2358271	PLUMBPERM
2358279	PLUMBPERM

Reviews

Contractors/Contacts:

FDN HOME, LLC

TIMOTHY PATRICK

ICRIIP-ESCROW STARTING FY16

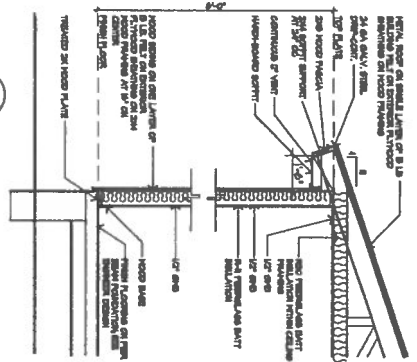
Insp Type:	Request Date:	Insp Date:	Insp Status:	Inspector Name:	Insp Comments:
<u>BUILDING</u> <u>FRAME</u> <u>INSPECTION</u>		4/16/2018 11:57:00 AM	PASSED	BEN RYMERS	INSULATION LTR R38 CEILING AND R13 IN WALLS **FRAUSTO**
<u>BUILDING</u> <u>FINAL</u> <u>INSPECTION</u>	4/30/2018 1:51:00 PM	5/1/2018 10:56:00 AM	PASSED	ROGER CROW	
<u>BUILDING</u> <u>FOUNDATION</u> <u>INSPECT</u>	3/12/2018 11:10:00 AM	3/19/2018 9:57:00 AM	PASSED	GUSTAVO SILVA	ENGINEER'S FOUNDATION OBSERVATION LETTER FROM JOHNNIE A TERRAZAS #55566 OK. GS#117
<u>BUILDING</u> <u>FRAME</u> <u>INSPECTION</u>	3/28/2018 10:27:00 AM	4/4/2018 8:50:00 AM	PARTIAL PASSED	GUSTAVO SILVA	ENG LTR ON FILE SEE OLED - A.RODRIGUEZ*** ENGINEERS LETTER APPROVING STRUCTURAL FRAME INCLUDING FIREBLOCKING FROM JOHNNIE A TERRAZAS #55566 OK. PENDING LIFE SAFETY INSPECTION ONLY. GS#117
<u>BUILDING</u> <u>FINAL</u> <u>INSPECTION</u>	4/26/2018 1:54:00 PM	4/30/2018 11:39:00 AM	PARTIAL PASSED	ROGER CROW	REQUIRE THUMB LATCH ON NEW EGRESS DOOR
<u>BUILDING</u> <u>INSULATION</u> <u>INSP/LTR</u>		4/26/2018 1:06:00 PM	PASSED	BEN RYMERS	04/26/2018 INSULATION LTR ROOF R38 AND WALL R13 **FRAUSTO**

Back

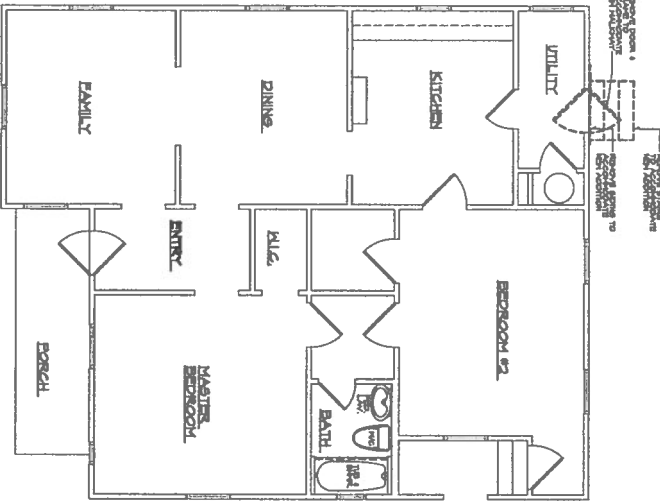
Main Menu

Dynamic Portal

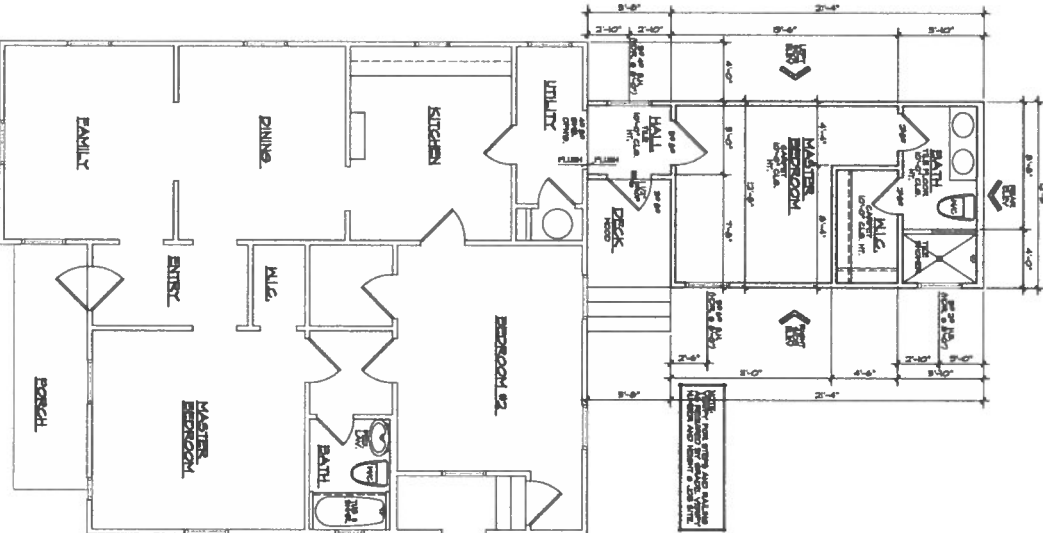
[SERVICES | LIVING IN SA](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)
[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#) | [TEXT ONLY](#)
[Contact Customer Service](#)



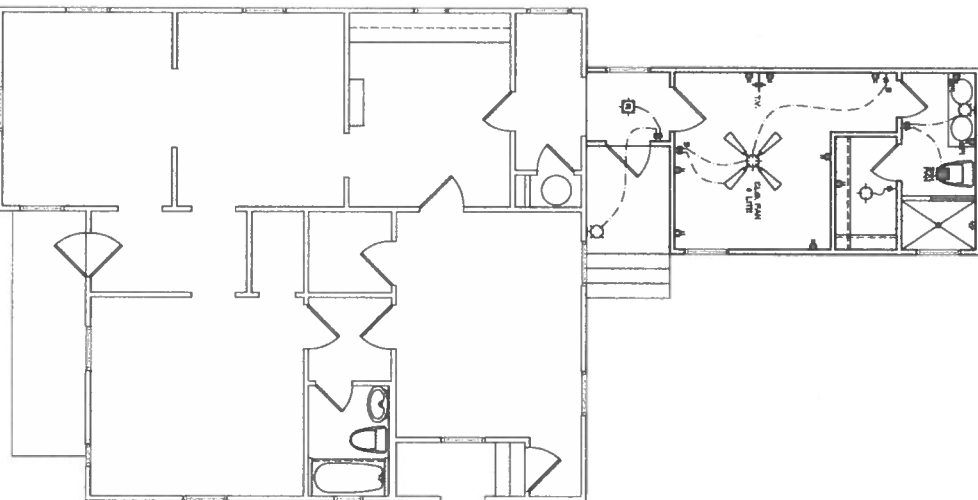
4 WALL SECTION
SCALE: 1/2" = 1'-0"



1 EXISTING/ DEMO PLAN
SCALE: 1/4" = 1'-0"



2 NEW WORK FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 NEW WORK ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

San Antonio, Texas
New Addition
5000

925 LAMAR STREET

A2

DATE: 1-18-18
PROJECT: 2017.001

A RESIDENCE FOR PRIVATE RESIDENCE
925 LAMAR STREET, LOT 18, NCB 1308
SAN ANTONIO, TEXAS 78202

FDN Home LLC
REAL ESTATE INVESTMENT - PROJECT MANAGEMENT
PH 1-210-698-7230
EMAIL: info@fdn-home.com

BRC DESIGN STUDIO LLC
1800 MACCORMACK ROAD SUITE 202 SAN ANTONIO TEXAS 78217
PH 1-210-577-1300
EMAIL: brcdesignstudio@gmail.com

REVISIONS

925 Lamar

– Scope of Work

All Major Systems Replaced

Plumbing – Replaced and repaired plumbing to lavatory, toilet and bathtub in hall bathroom. Replaced all kitchen plumbing in wall for sink and dishwasher. Replaced plumbing in laundry room. New plumbing fixtures throughout including all faucets (VIGO, Kingston Brass), sinks and toilets (American Standard). New 40-gallon gas hot water heater and plumbing connections. Replaced clay sewer line with PVC. Replaced pressure reducing valve. New gas lines to hot water heater and range.

Electrical – Rewiring and upgrade of electrical service throughout home including new panels inside and outside. Upgraded circuit panel to include arc fault protection. Replaced all switches and outlets. New designer light fixtures throughout interior and exterior from Pottery Barn, West Elm and Y Lighting.

HVAC - Install entire new HVAC system including air conditioner, furnace, ducting and thermostat. Unit is 15 SEER 4 ton Air Handler/Heat Pump With 15 KW Auxiliary Heat Strip. Duct System is new R-6 flex and fiber.

Kitchen Upgrade

New Lower Cabinets – Shaker Maple recessed panel with five piece mortise and tenon drawer front and a five piece door with 2 11/16" solid maple stiles and rails.

Restored Upper Cabinets – Original oversized upper cabinets with new shaker doors and hidden European hinges.

Appliances – Matte Black Island Mount Stainless Steel Black Range Hood with Mesh Filters, Matte Black. Whirlpool front control dishwasher in matte black. Whirlpool 5.0 cu. ft. gas range in matte black with frozen bake technology.

Hall Bathroom Remodel

Finishes – New tub tile surround. New bathtub. New hexagon pattern tile floor.

Fixtures – New Kingston Brass shower fixtures and lavatory faucet. New bathroom vanity with granite top.

Paint

Interior – New paint including ceiling, walls and trim.

Exterior - New exterior paint including porch, siding and trim.

Master Suite Addition

New build addition with pier and beam foundation and metal roof to match historic property. Red oak planked floors in bedroom matching original wood floors. Master bath includes contemporary double vanity crafted from solid oak Italian carrara white marble countertop. Frameless glass walk-in shower tiled with carrara marble.