

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-441
ADDRESS: 402 E EVERGREEN
LEGAL DESCRIPTION: NCB 395 BLK 19 LOT N 120.7 FT OF W 53.9 FT OF 1
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Criswell Humphrey
OWNER: Criswell Humphrey
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: August 29, 2018
60-DAY REVIEW: October 28, 2018
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 402 E Evergreen.

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 Verification for the property at 402 E Evergreen, located in the Tobin Hill Historic District. The applicant is simultaneously requesting Certification for the HDRC hearing on September 19, 2018
- b. A number of rehabilitative scopes of work have been administratively approved including foundation repair, wood window repair, in-kind repair of other wood elements including siding, fascia, trim, and gable, door replacement, the removal of non-original windows, the relocation of rear door opening, the reconstruction of concrete steps, re-roofing, masonry repair, and garage repair. 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. The rehabilitation began in August 2017 and was completed September 2018.

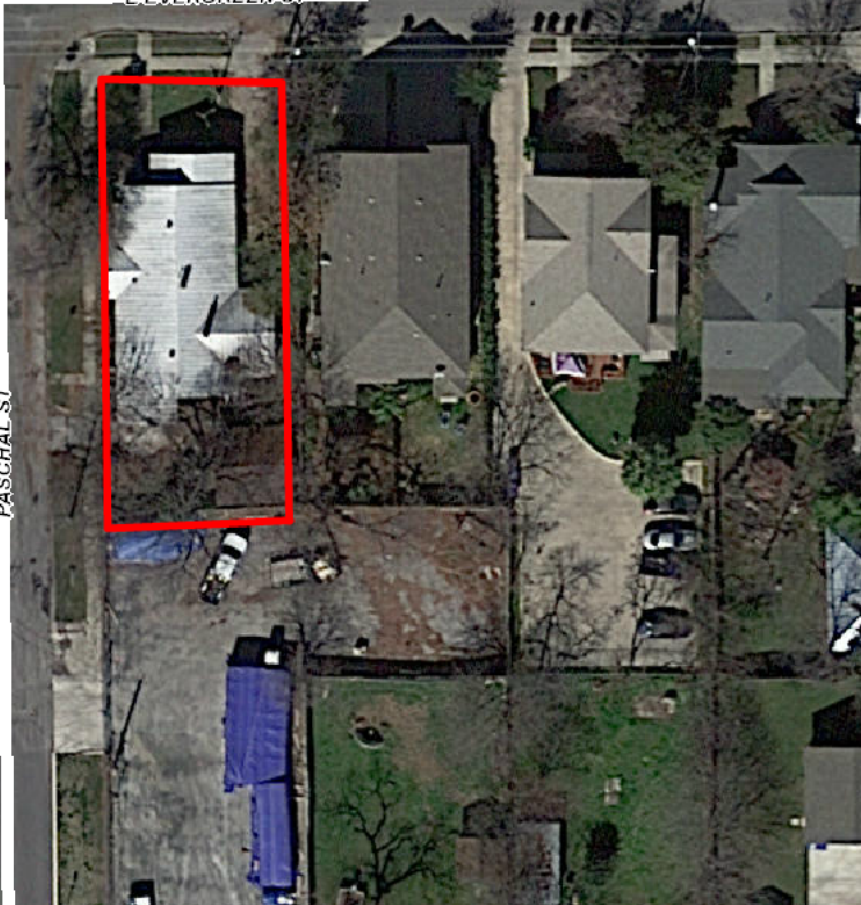
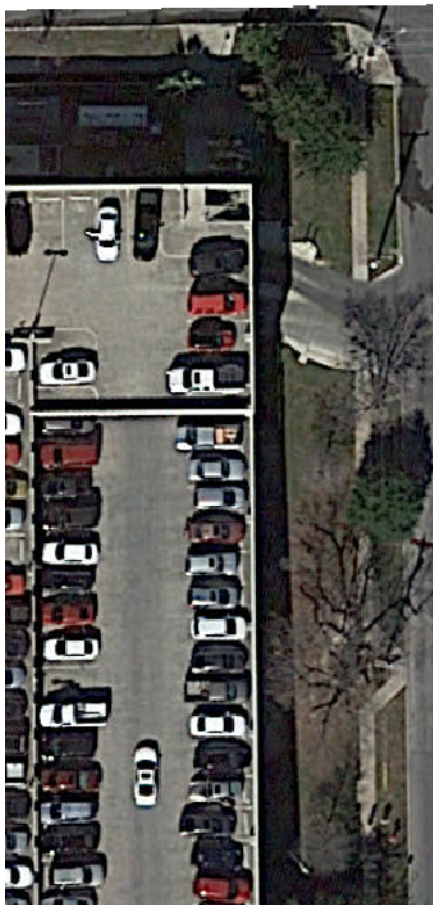
- c. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
- d. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion.
- e. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:

Staff recommends approval of Historic Tax Verification based on finding b through e.

CASE MANAGER:

Huy Pham

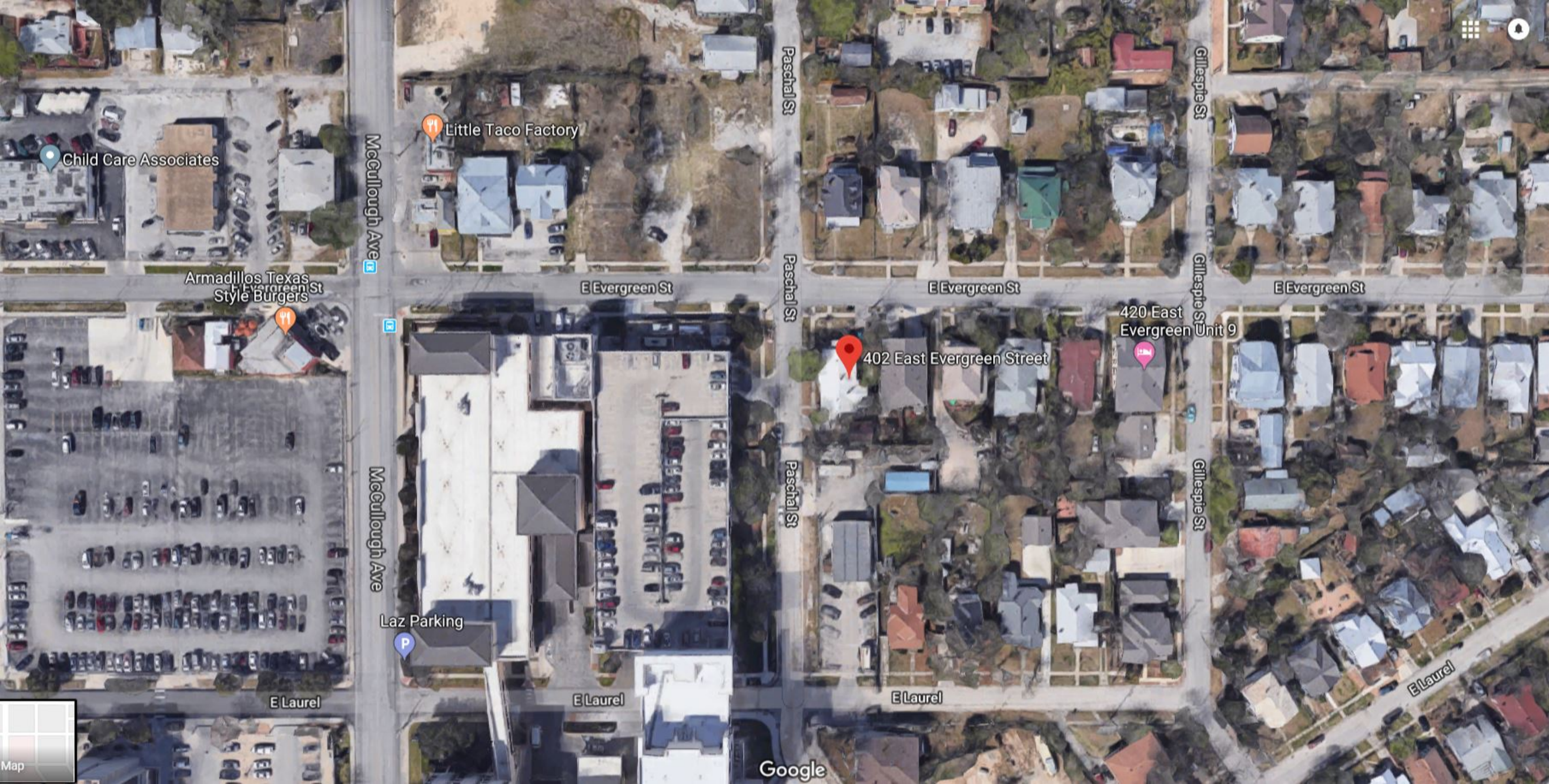


402 E Evergreen

Powered by ArcGIS Server

Printed: Sep 12, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



Child Care Associates

Armadillos Texas
Style Burgers

Little Taco Factory

McCullough Ave

McCullough Ave

Laz Parking

E Laurel

E Laurel

E Evergreen St

Paschal St

Paschal St

Paschal St

Google

E Evergreen St

402 East Evergreen Street

Gillespie St

Gillespie St

Gillespie St

420 East
Evergreen Unit 9

E Evergreen St

E Laurel

Map



402 East Evergreen Street

STAT MEDICAL TRAINING

E Evergreen St

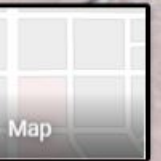
E Evergreen St

E Evergreen St

Paschal St

E Evergreen St

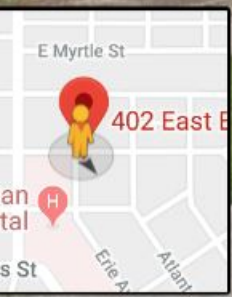
Google



400 E Evergreen St
San Antonio, Texas

Google, Inc.

Street View - Mar 2016





















402 East Evergreen

210-385-8560



402 East Evergreen

210-385-8560



402 East Evergreen

210-385-8560



402 East Evergreen

210-385-8560

Plan Reviews/Permits/Inspections For An Address

Permits for address 402 E EVERGREEN ST

House Number: 402

Street: E EVERGREEN ST
SUITE:201

Bldg/Suite:

Example: 2 or BLDG:2 or

List Plan Reviews/Permits/Inspections For An Address

Reset

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
244162 097198	402 E EVERGREEN	CUELLAR FOUNDATION REPAIRS, I DELIA	07/25/2018	CLOSED	RESIDENTIAL BLDG APPLICATION	Inspections	Reviews
1590727	402 E EVERGREEN	AAA AUGER PLUMBING AAA AUGER AAA AUGER PLUMBING SERVICES		OPEN	GENERALPLUMB	Inspections	Reviews
1591524	402 E EVERGREEN	AAA AUGER PLUMBING AAA AUGER AAA AUGER PLUMBING SERVICES		OPEN	GENERALPLUMB	Inspections	Reviews
1591591	402 E EVERGREEN	AAA AUGER PLUMBING AAA AUGER AAA AUGER PLUMBING SERVICES	11/23/2009	CLOSED	GENERALPLUMB	Inspections	Reviews
1671888	402 E EVERGREEN	FAMILY ELECTRICAL LC RONALD E MOCZYGENBA	02/24/2011	CLOSED	GENERL	Inspections	Reviews
1679037	402 E EVERGREEN	FAMILY ELECTRICAL LC RONALD E MOCZYGENBA FAMILY ELECTRICAL LC	02/24/2011	CLOSED	GENERL	Inspections	Reviews
2297117	402 E EVERGREEN	CCH PROJECTS LLC CRISWELL P HUMPHREY	07/25/2018	CLOSED	MISC NO REVIEW	Inspections	Reviews
2303239	402 E EVERGREEN	A-OK FOUNDATION REPAIR, LLC ADRIAN OBREGON A-OK FOUNDATION REPAIR, LLC	07/20/2018	CLOSED	MISC NO REVIEW	Inspections	Reviews
2314825	402 E EVERGREEN	CCH PROJECTS LLC CRISWELL P HUMPHREY	07/25/2018	CLOSED	MISC REVIEW	Inspections	Reviews
2321478	402 E EVERGREEN	HERNANDEZ PLUMBING ANTONIO S HERNANDEZ WALTERS ROOFING	07/23/2018	CLOSED	GENERALPLUMB	Inspections	Reviews

2325641	402 E EVERGREEN	WALTER ROOFING WALTER PEREZ	07/19/2018	CLOSED	MISC NO REVIEW	Inspections	Reviews
2328521	402 E EVERGREEN	D & R ELECTRIC COMPANY LLC RUDY ESTRADA	07/23/2018	CLOSED	GENERL	Inspections	Reviews
2330951	402 E EVERGREEN	AIR 1ST HEATING & COOLING HOMERO ORTIZ	07/10/2018	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2339447	402 E EVERGREEN	HERNANDEZ PLUMBING ANTONIO S HERNANDEZ	07/19/2018	CLOSED	GASPERMIT	Inspections	Reviews
2347426	402 E EVERGREEN	CCH PROJECTS LLC CRISWELL P HUMPHREY	08/10/2018	CLOSED	MISC NO REVIEW	Inspections	Reviews
2352591	402 E EVERGREEN	CCH PROJECTS LLC CRISWELL P HUMPHREY	06/04/2018	CLOSED	MISC NO REVIEW	Inspections	Reviews

1

[Back](#)

[Main Menu](#)

[Dynamic Portal](#)

[SERVICES](#) | [LIVING IN SA](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [WRITING SA](#)

[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#) | [TEXT ONLY](#)

[Contact Customer Service](#)

Websites best viewed using [Microsoft Internet Explorer 5.0 and above](#) or [Netscape 6.2](#)
with screen resolution settings of 800x600.