

## HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

**HDRC CASE NO:** 2018-526  
**ADDRESS:** 111 FORCKE  
**LEGAL DESCRIPTION:** NCB 932 BLK E PT 2 LOT E IRR 59.14 FT OF W 70.45 FT OF 19 & E TRI 4.5 FT OF 12  
**ZONING:** RM-4, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Caltcart House  
**APPLICANT:** Albert Gary Amy Hodge  
**OWNER:** Albert Gary Amy Hodge  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** October 08, 2018  
**60-DAY REVIEW:** December 07, 2018  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 111 Forcke.

**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 111 Forcke, located in the King William Historic District. The applicant is simultaneously requesting approval of Historic Tax Verification at the HDRC hearing on November 7, 2018.
- b. A number of rehabilitative scopes of work have been approved including installation of front yard fencing and foundation 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 July 2017 and was completed in February 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

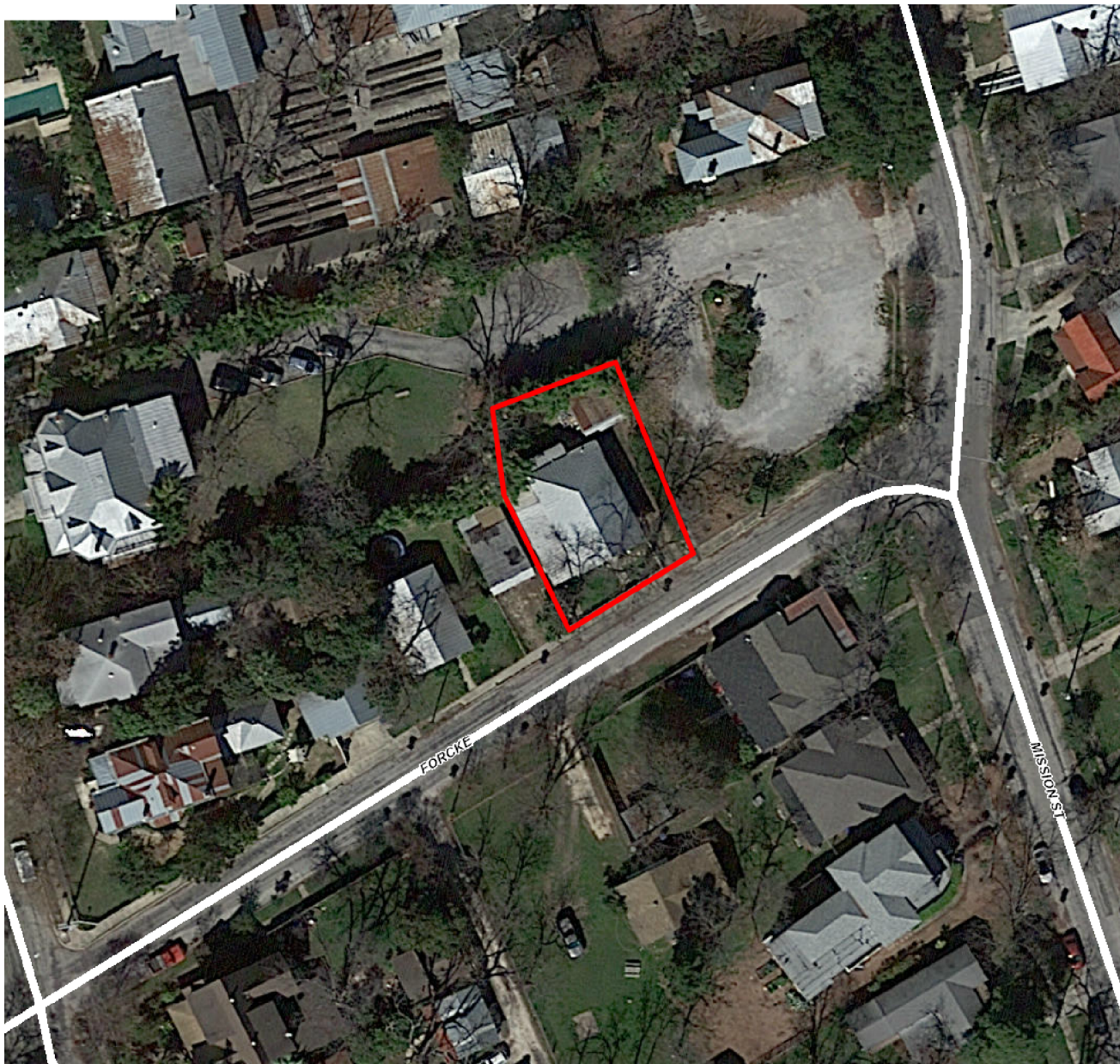
Substantial Rehabilitation Tax Incentive beginning in 2019.

**RECOMMENDATION:**

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

**CASE MANAGER:**

Huy Pham



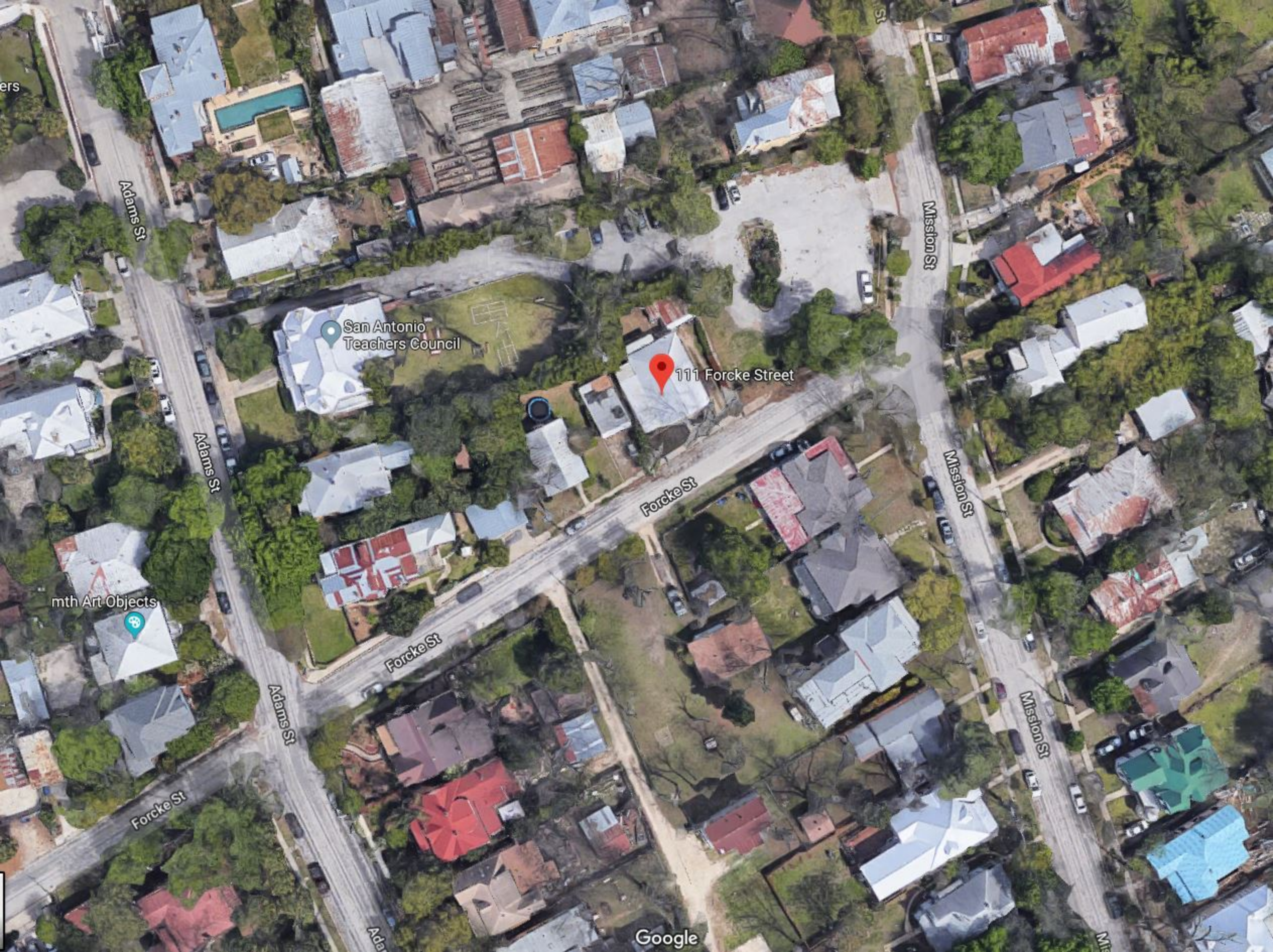
111 Forcke

Powered by ArcGIS Server

Printed: Nov 01, 2018

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Adams St

Mission St

San Antonio  
Teachers Council

111 Forcke Street

Adams St

Mission St

mth Art Objects

Forcke St

Forcke St

Adams St

Mission St

Forcke St

Google







October 30, 2018 at 5:39 PM  
100-122 Forcke Ave  
San Antonio TX 78210  
United States



111  
MEMBER  
KING  
WILLIAM  
ASSOCIATION

111

AUTUMN  
MEETINGS

Secured by  
**ADT**  
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 **SMILE**  
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**CITY of SAN ANTONIO**  
**NOTICE of HEARING**  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS:	111 FORCKE
REQUEST:	Historic Tax Certification and Verification
HEARING DATE:	November 07, 2018 at 3:00 PM

ALL HDRC MEETINGS TAKE PLACE AT 1801 S. ALAMO



Subject: Project cost for 111 Forke St., San Antonio, Tx. 78210

Total Project cost: \$75,000.00

Plumbing-5,000.00

Electrical-10,000.00

Demolition-5,000.00

Cabinets-15,000.00

Flooring repairs-2,000.00

Tile install at tub-1,500.00

Tile install at kitchen-2,000.00

Texture and painting-3,000.00

Water heater house-2,000.00

Siding install-2,000.00

Air conditioning units-6,000.00

Vent hood unit install-1,000.00

Granite install-8,000.00

Commercial grade flooring install-7,000

Windows and door-2,000.00

Lighting fixtures-600

Metal pull down attic door-600

Barn door install-1,000

Cabinet hardware and install-600

All wood trim works-700

Total = \$75,000.00 total cost includes material, labor and fees.





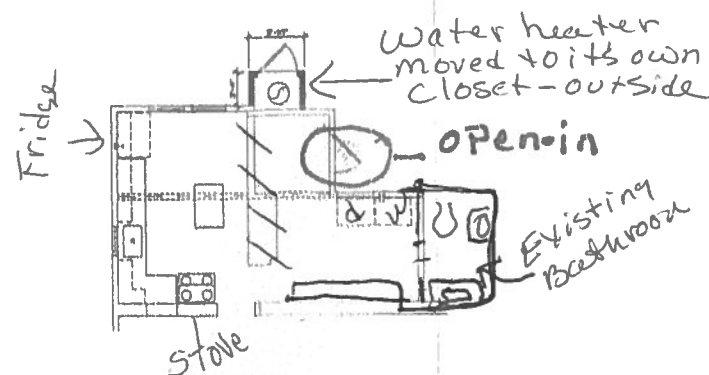
Project start/end  
Foundation 6/30/17 - 7/12/17  
Plumbing 10/12/17 end 1/30 and 2/8/18  
Electric 10/30/17 end 2/9/18

Entire Project:

Start: 9/27/17  
End: 2/8/18

- 

EXISTING FLOOR PLAN (Before)  
SCALE: 1/4" = 1'-0" Remo.



REVISID FLOOR PLAN  
SCALE: 1/4" = 1'-0"

[illegible]

A RESIDENCE FOR  
MR. & MRS. HODGE  
111 FORCKE

[illegible]

PROJECT #  
DATE: 05/27/1  
DRAWN: M.  
CHECKED BY: M.

SHEET #  
**A1**  
2 -

1-1-19



New  
outside  
panel



Kit. A/c  
Replaces  
window  
unit



Need  
meter

Also added  
another of these A/c's  
2017 in Dining Rm



- Partial  
view -  
Foundation  
and some  
plumbing  
- Before -  
2017



- Partial  
view -  
Foundation  
after  
(and some  
plumbing)  
2017





July 2017

"Piers" for 'Stoop'  
additional  
— foundation Repair  
Extra \$700!





Laundry  
+  
Bath  
Before



2017

Bath  
Before

2017



old  
Sept  
2017  
W.H. ETC.  
Waterheater  
Replaced



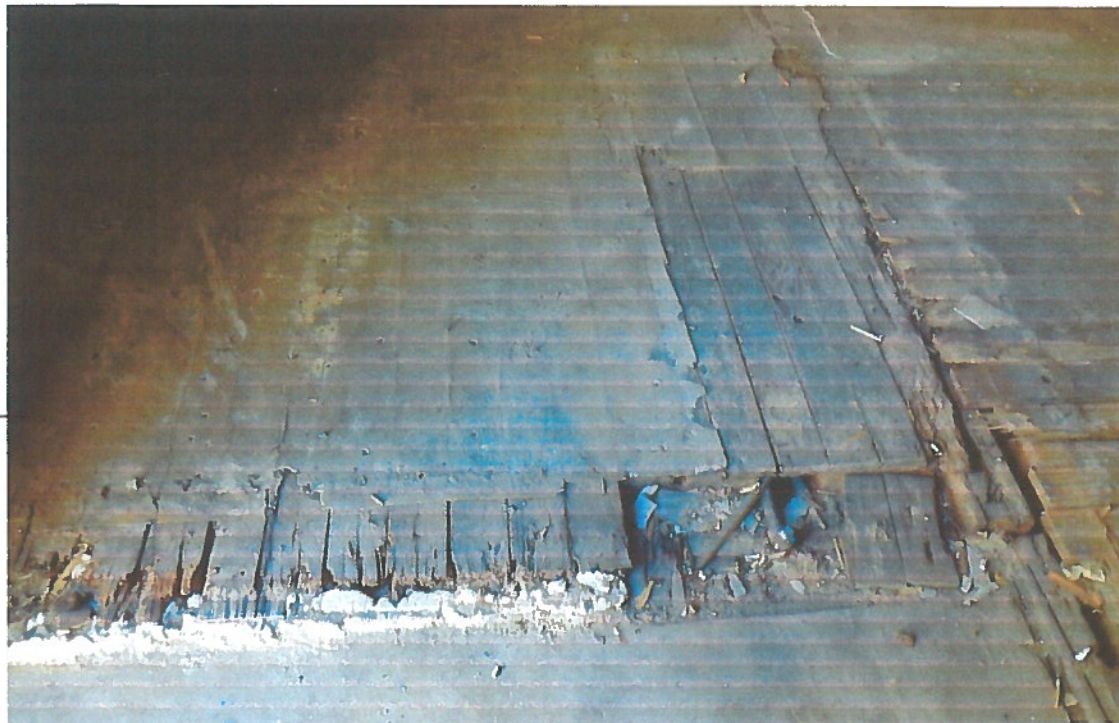
old  
Sept  
2017  
Plumbing





Sub  
floor  
before replace-  
ment

2017



New  
Plumbing  
Kitchen  
Oct  
2017



Main Drain  
Replacement  
Aug  
2017



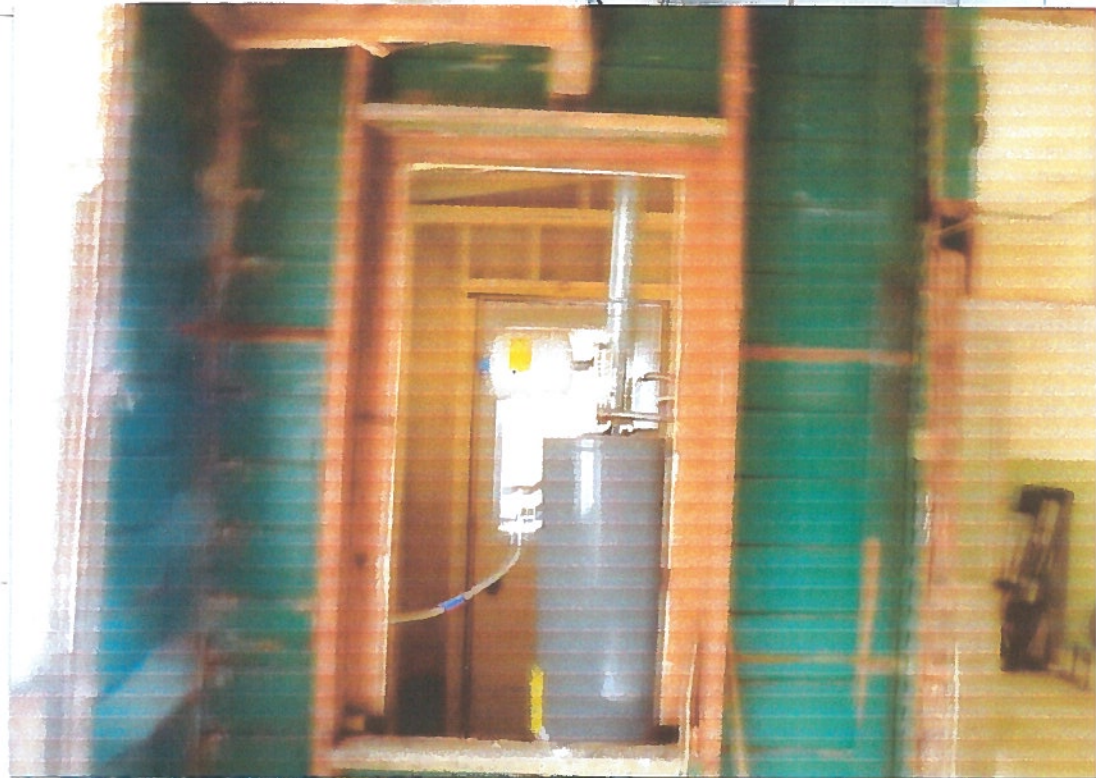


Bathrm  
Sink  
drain  
Replaced  
to code

Extra cost  
Aug 2017



Extra cost  
View of  
New water heater  
before being  
moved to  
New W.H.  
closet



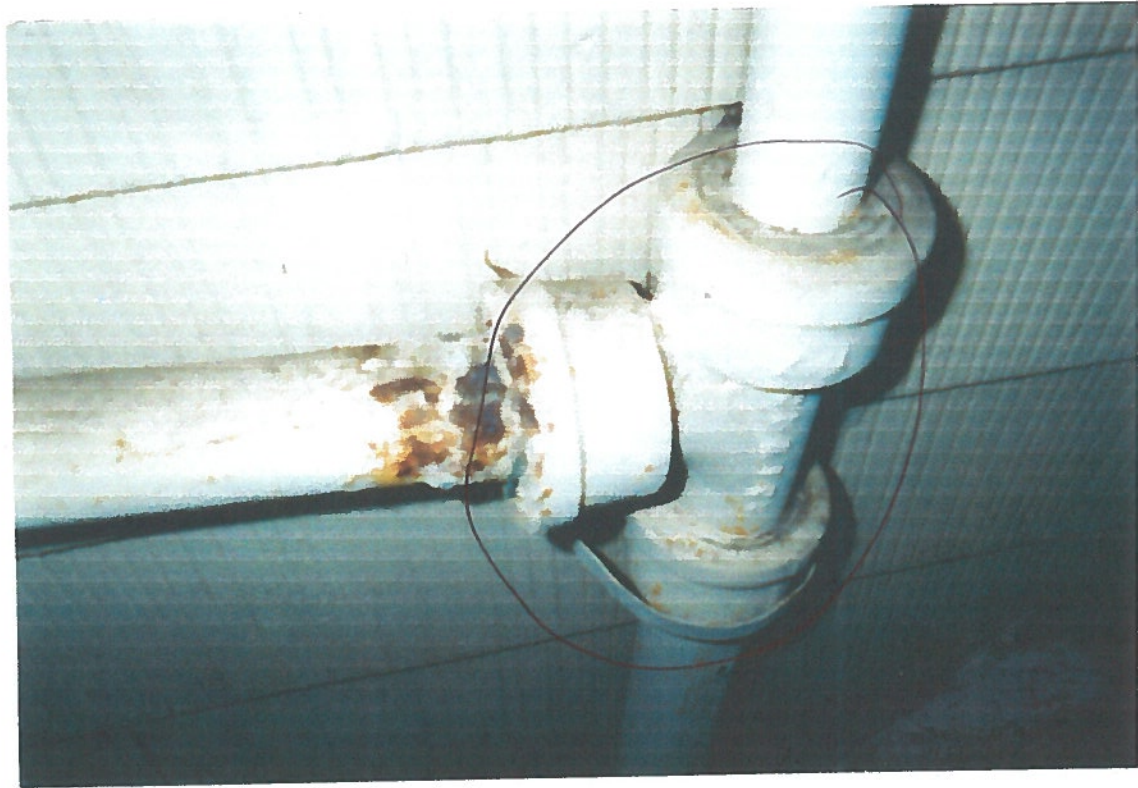
2017  
→

New  
closet  
to code





Kitchen  
drain  
- Before -  
Aug 2017



Kitchen  
drain  
- After -

