

# HISTORIC AND DESIGN REVIEW COMMISSION

December 05, 2018

**HDRC CASE NO:** 2018-583  
**ADDRESS:** 1200 IOWA ST  
**LEGAL DESCRIPTION:** NCB 3886 BLK 2 LOT 1  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Knob Hill Historic District  
**APPLICANT:** Jason Loomis  
**OWNER:** Jason Loomis  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** November 16, 2018  
**60-DAY REVIEW:** January 15, 2019  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 1200 Iowa.

## 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 1200 Iowa located in the Knob Hill Historic District. The applicant is simultaneously requesting Historic Tax Certification for the property at the December 5, 2018 HDRC hearing.
- b. A number of rehabilitative scopes of work have been approved including front façade restoration with in-kind replacement of windows, doors, and columns, repair of rotten wood elements on the roof overhang including purlins and shiplap support, the application of white roof sealant, foundation repair, and rear fencing. 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 project began in 2017 and was completed by November 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.

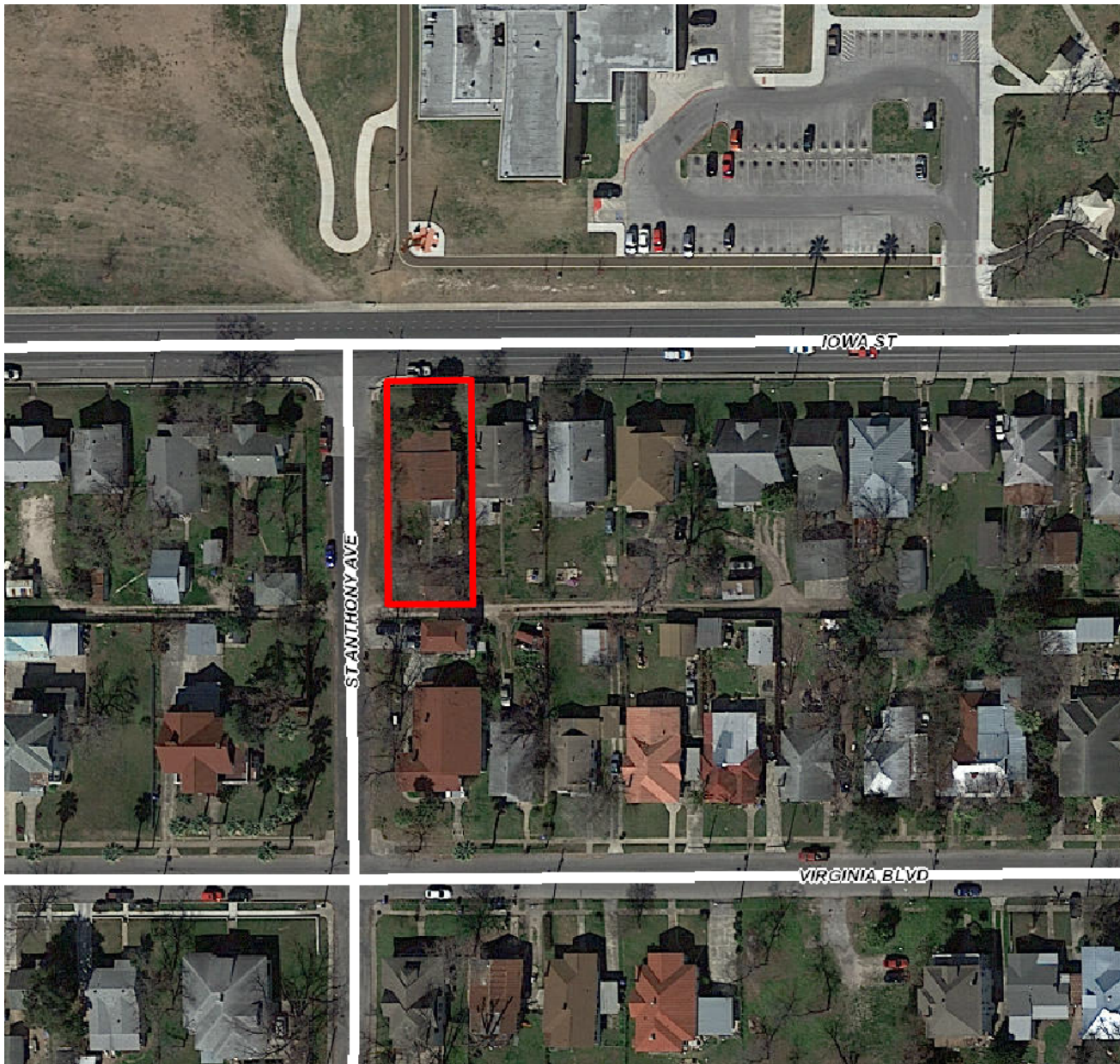
- e. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

**RECOMMENDATION:**

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

**CASE MANAGER:**

Huy Pham



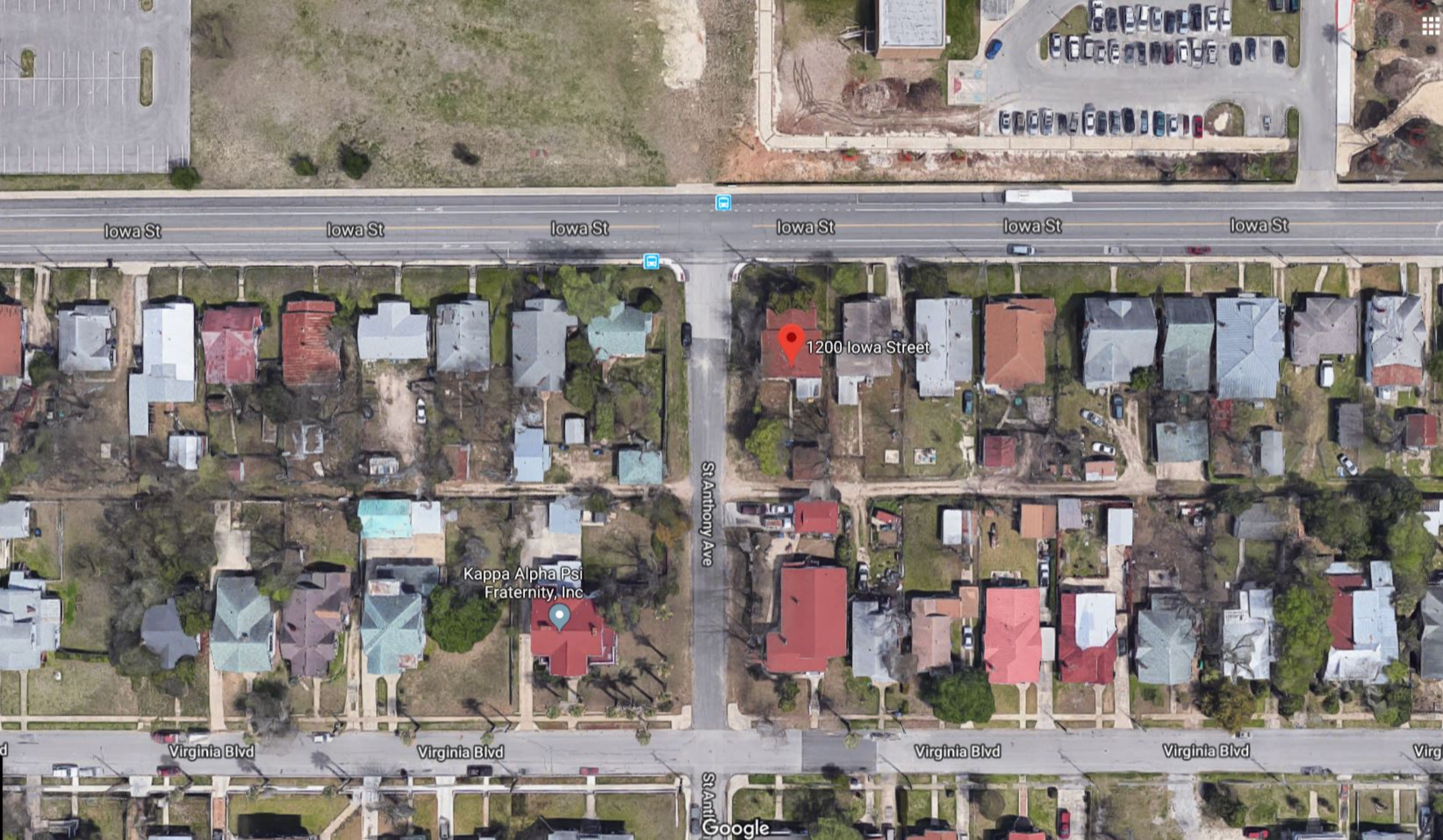
1200 Iowa

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Printed: Sep 12, 2018

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Iowa St

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1200 Iowa Street

Kappa Alpha Psi  
Fraternity, Inc

St Anthony Ave

Virginia Blvd

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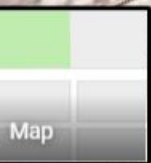




1200 Iowa Street

St Anthony Ave

Iowa St



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G.L. Hunt Foundation Repair  
13603 Topper Circle Ste #5  
San Antonio, TX 78233

Project: 50-2119  
1200 Iowa Street  
San Antonio, TX 78203

October 8, 2018

**Engineer's Completion Report and Certification**

Adjustment of pier & beam foundation  
1200 Iowa Street, San Antonio, TX 78203

On September 19, 2018 Hollingsworth Pack performed a pre-pour inspection at the subject property to monitor the foundation repairs. We reviewed the plan of repair provided by the foundation repair contractor for the planned repair / replacement of existing floor support.

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**A. Building Summary**

<i>Building description:</i>	One Story, Single-Family Residence
<i>Superstructure:</i>	Wood-Framed
<i>Roof type:</i>	Metal
<i>Exterior wall covering:</i>	Siding
<i>Garage:</i>	None
<i>Foundation:</i>	Pier & Beam

**B. Foundation Repair Summary**

<i>Quantity:</i>	<i>Description:</i>
(13)	Concrete poured piers added to support the existing wood framed floor
(56)	Approximate linear feet of (4x6) wood beam added

The subject concrete piling is necessary to supplement or replace existing floor support, at required locations, as is shown on the foundation repair contractor's plan of repair. We reviewed (13) concrete poured piers that were added to provide support to the floor. Also, approximately (56) linear feet of (4x6) wood beam was added.



Upon reviewing the construction of the concrete piers that were nearing completion, we found that all aspects of the construction were in conformance with the applicable municipal standards.

Hollingsworth Pack representatives did not witness plumbing tests of the water and sewer pipes for possible occurrence of sub-floor plumbing leaks. However, it is our recommendation that a hydrostatic pressure test should be performed before and after completion of the foundation repair work by a licensed plumbing contractor. Plumbing leaks below foundations are a primary cause of foundation movement and distress to interior and exterior building finishes.

### **C. Limits of Investigation**

It should be noted that the findings, opinions, and conclusions of this report are based upon visual observations and reflect only the accessible features of the property. Observation of the attic space above the interior ceiling finish was not performed. Hollingsworth Pack has not performed any testing or structural analysis of the building or soils at the site which could potentially reveal deficiencies that are not visible. Our professional services and recommendations are in accordance with generally accepted engineering principles and practices in the local area. We have used our best engineering judgment based upon the information provided to us. The original construction documents for the building were not provided by the owner nor foundation contractor.

Hollingsworth Pack has no affiliation with the foundation repair contractor, and does not provide any warranty or guarantee for the work performed. Any such warranty or guarantee shall be provided solely by the foundation repair contractor. It is our opinion based upon visual observations, that construction was performed in accordance to generally accepted standards of practice for repair of residential foundations.

In accepting and utilizing this document and others produced by Hollingsworth Pack for the subject project, and in consideration of our fee relative to the overall economic value of the project, the Client agrees to limit Hollingsworth Pack's financial liability for any claims, losses, damages, and expenses from the work performed to an amount that shall not exceed Hollingsworth Pack's total fee for this project. Use of this document shall constitute prima facie evidence of acceptance of this agreement.

### **D. Certification**

The Engineering seal on this report verifies that the foundation adjustments have been completed in accordance with the agreed plan of repair. This verification of foundation adjustments is made with the understanding and acknowledgement that all parties are aware that future changes in soil moisture beneath this structure either from natural or manmade events can cause movement in the foundation and/or of the superstructure.



## **hollingsworth pack** ■ **san antonio**

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The ground surface adjacent to the foundation perimeter, shall be maintained to be adequately graded for positive surface water runoff away from the house as specified in the locally adopted building code. Consequently, Hollingsworth Pack, it's employees, and representatives do not represent or warrant that future foundation movement and damage cannot or will not occur.

The building project referenced above has been completed using construction documents prepared by the foundation repair contractor. Qualified individuals from this office visited the site to check the construction stated above for general conformance with the construction documents. In my opinion, based on our experience, knowledge, information and belief, the stated construction that we observed is in general conformance with the construction documents and the 2015 Edition of the International Residential Code.

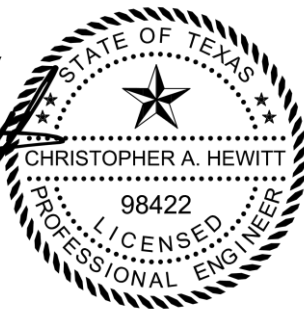
As denoted by the engineering seal on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering. We further believe we have met those requirements insofar as our responsibility for periodic observation of the work performed.

If you have any questions regarding the matters addressed, or if additional information is required, please do not hesitate to contact us.

Respectfully Submitted,



Chris A. Hewitt, PE, SE  
Associate Partner



Levi B. Gates  
Inspections Manager



# 1200 Iowa St Foundation Repair

