

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-067
ADDRESS: 348 THOMAS JEFFERSON DR
LEGAL DESCRIPTION: NCB 7079 BLK 10 LOT 2 W 10 FT OF 3
ZONING: R-6,NCD-7, H
CITY COUNCIL DIST.: 7
APPLICANT: Richard Pozos
OWNER: Richard Pozos
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: February 13, 2019
60-DAY REVIEW: April 14, 2019
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 348 Thomas Jefferson.

APPLICABLE CITATIONS:

UDC, Sec. 35-618. - Tax Exemption Qualifications.

- (o) 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:
 - (3) 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.
- (p) 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.
- (q) 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:
 - (13) State the legal description of the property proposed for certification;
 - (14) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (15) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (16) Include a statement of costs for the restoration or rehabilitation work;
 - (17) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (18) 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.

(r) Certification.

(5) 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.

(6) 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.

(s) 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.

(t) 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.

(u) 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 at 348 Thomas Jefferson. The two-story structure was constructed in 1937 and is a local landmark. The applicant received Historic Tax Certification at the April 4, 2018 hearing.
- b. A number of rehabilitative scopes of work have been approved including: modifications to the non-original rear addition, including roof modifications, siding replacement, and fenestration modifications (April 2018); stucco repairs, window repairs, reconstruction of a deteriorated wood bay window, foundation repairs, rear deck

construction, relocation of an A/C handler, installation of a concrete walkway, restoration of windows on the front façade, and roof replacement (March 2018); and expansion of the non-original rear addition (August 2018). 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. The project began in April 2018 and was completed by February 2019.

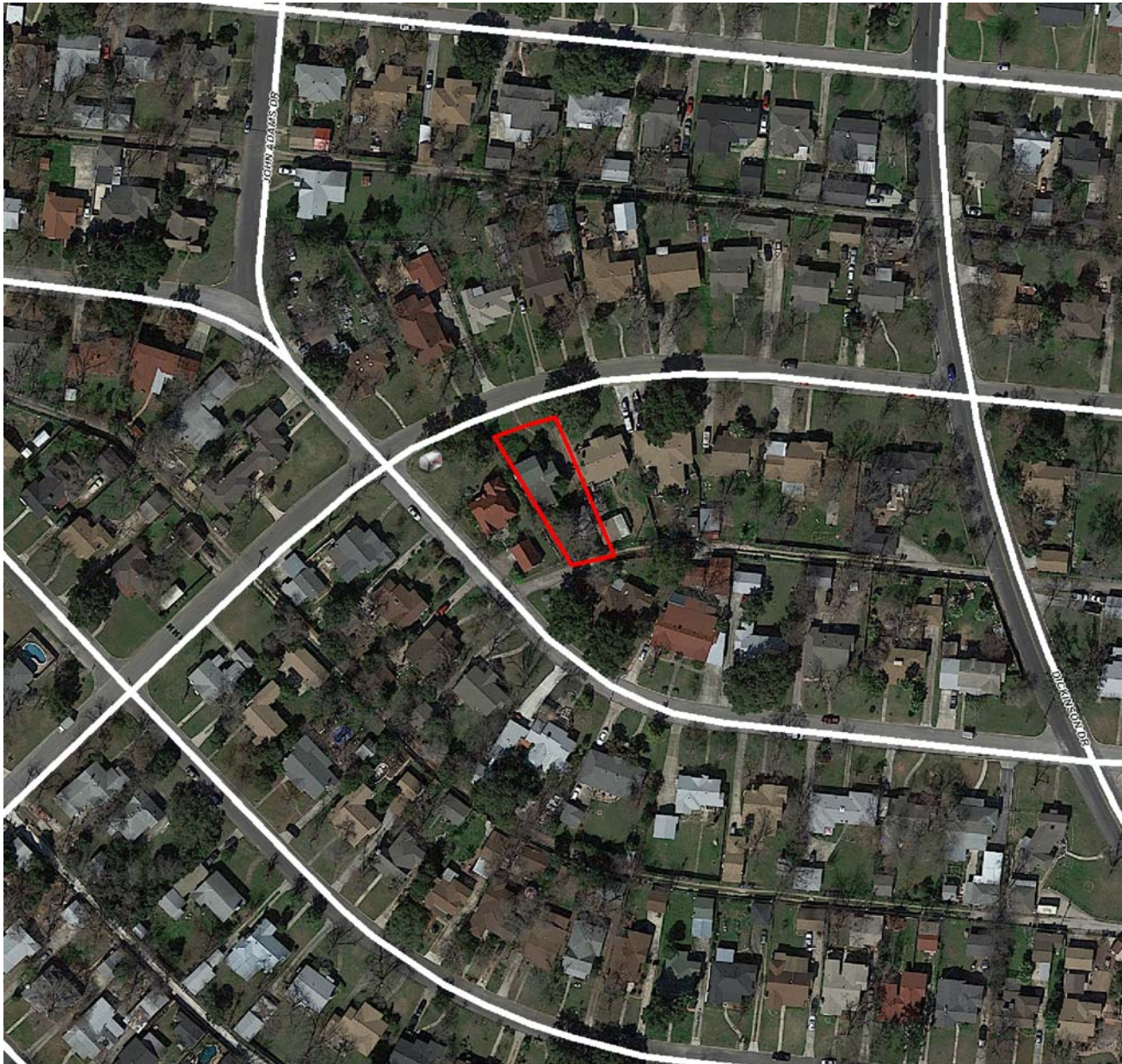
- c. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
- d. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation 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 a through e.

CASE MANAGER:

Adam Rajper



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 27, 2019

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348 Thomas
Jefferson Drive

Thomas Jefferson Dr

Thomas Jefferson Dr

Thomas Jefferson Dr

Alexander Hamilton Dr

John Adams Dr

Thomas Jefferson Dr

Thomas Jefferson Dr

Madison Dr

Alexander Hamilton Dr

Alexander Hamilton Dr

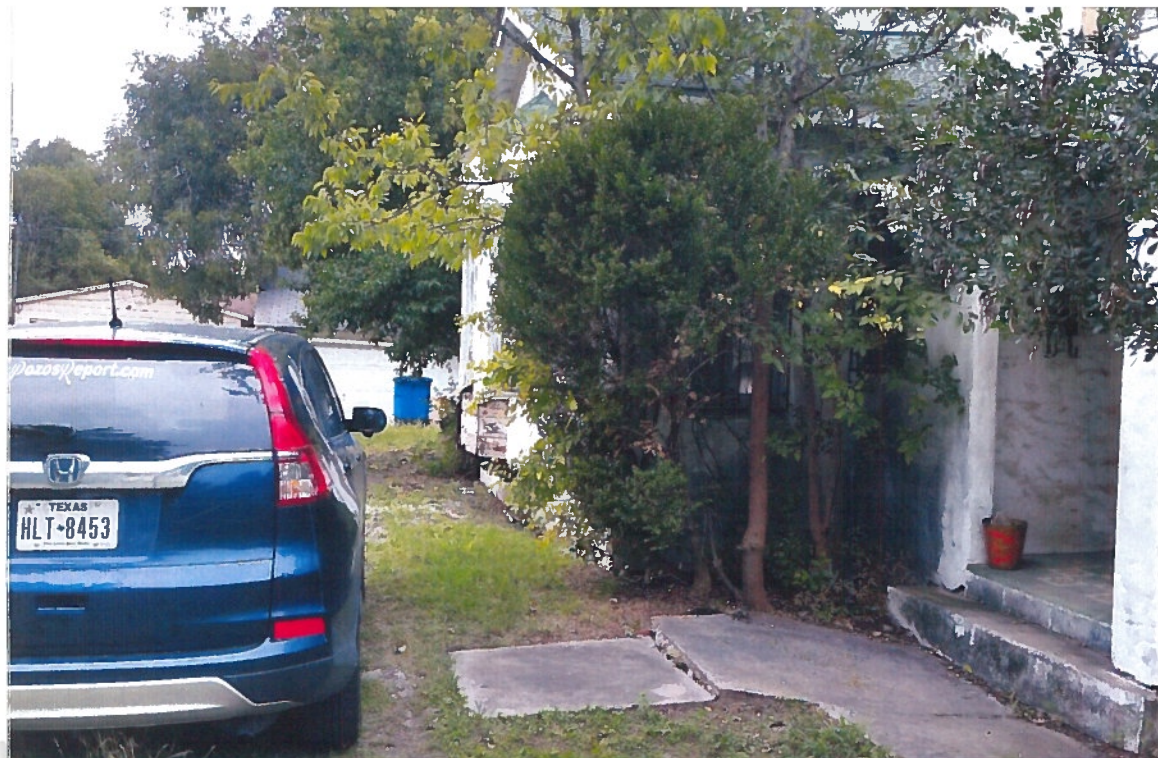


348 Thomas
Jefferson Drive

Thomas Jefferson Dr

Alexander Hamilton Dr













































Itemized List of Costs

Detailed invoices attached

Plumbing	\$19,500
Electrical	\$11,000
Roofing	\$1,375
Air Conditioning	\$12,323
Spray Foam Insulation	\$2,950

	<u>\$47,148.</u>

This is the total of the major mechanical items. Some of the other work was done by myself and family and friends. Several smaller contractors were involved also to include hardwood flooring, windows, tile, siding, deck build, painting, granite counters, hardware restoration, sheetrock work, stucco, concrete and landscaping.

Steel Plumbing M-42078
344 Saddlehorn Way
Cibolo, TX 78108
(210) 833-4642
steelplumbing210@gmail.com



BILL TO
Rick Pozos

INVOICE 1223

DATE 07/16/2018

DUE DATE 08/03/2018

ACTIVITY

RATE

AMOUNT

PAID

ACTIVITY	QTY	RATE	AMOUNT
Residential Remodel/Rebuild Complete remodel of home. *New Sewer System -New 4in sewer line from main sewer city tap to home. -New drainage system under home. - All piping sized according, secured and installed up to state and city code. *New Potable Water System -New pex hot and cold system ran under home and through walls. -Water softener installed. -Rheem Tankless Water Heater installed. Water heater installed up to state and city code. -All piping sized, insulated, and secured according to state and city code. *Install owner provided fixtures according to state and city code. -Steel plumbing not responsible for warranty or maintenance of fixtures. *All work will be completed and verified according to state plumbing code. *All work inspected by City of San Antonio. *1 year limited warranty on labor and materials provided by Steel plumbing.	1	19,500.00	19,500.00

PAYMENT	19,500.00
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TOTAL DUE	\$0.00
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Heard Electric Ltd.

TECL 31594

P.O. Box 202267

San Antonio, Texas 78220

(210) 780-8441

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CONTRACT

July 25, 2018

PO: C180169

To: Rick Pozos

**For: 348 Thomas Jefferson
San Antonio, Texas, 78228**

INCLUDED:

- *** Provide and install new 200 amp meter can.**
- *** Provide and install new 200 amp main breaker panel.**
- *** Provide and install new service mast penetrating room with roof jack and proper support.**
- *** Provide and install all proper grounding requirements.**
- *** Provide and install new 4-wire system sub-feed.**
- *** Provide and install new 125 amp sub-panel.**
- *** Provide and install all proper required breakers for branch circuits.**
- *** Provide permits and city inspections.**
- *** Provide and install all new wiring for all branch circuits in home.**
- *** Provide and install all new devices and plates.**
- *** Provide and install all new boxes and ceiling fan rated boxes where needed.**

*** Provide and install lighting and fan switch legs.

*** Provide and install wiring for smoke detectors.

NOT INCLUDED

*** Any ceiling fans and/or lighting fixtures.

*** Any recess can lighting fixtures and/or lamps/bulbs.

*** Any exhaust fans for restrooms and/or laundry room.

*** Any engineering fees and registration fees or any repairs or damage.

*** Low voltage, phone, data, speaker, tv, fire alarm, control or security wiring or terminations.

*** Any International Energy Conservation Code requirements not detailed on plans.

*** Additional repairs to existing wiring that may be required by any inspector.

*** Utility or phone company charges or cost of changes/relocation they may require.

*** Additional cost incurred for special equipment.

QUOTE VALID FOR 30 DAYS ONLY FROM THIS DATE.

***Terms: 50% down, balance due upon completion.

QUOTE PRICE: \$11,000.00

50% DOWN: \$5,500.00

REMAINING BALANCE UPON COMPLETION: \$5,500.00

All work done in compliance with any local and national electrical codes. Please call if any questions or if I may be of additional assistance.

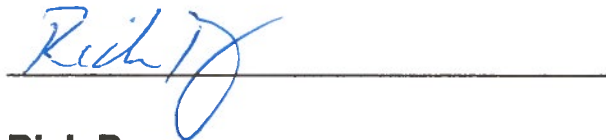
Sincerely,
Juan Heard



Juan Heard



Date



Rick Pozos



Date



INVOICE

CORTEZ ROOFING

Mail Payment To: 8111 Mainland Ste 104-155, SATX 78240

Please make check payable to: "Mi Casa Your Home Improvements"

MI CASA YOUR HOME IMPROVEMENTS

12011 Huebner Rd ^ Suite 210
San Antonio, Texas 78230-1234
(210)696-9812 fax (210)684-7349
cortezroofing@att.net

DATE COMPLETED OCT,52018
CUSTOMER ID PER PHONE

S

TO

Rick Pozos
348 Thomas Jefferson
SAN ANTONIO, TX 78228

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
DIANE CORTEZ	ROOF WORK	DUE UPON COMPLETION	

FOR LABOR	AND SERVICES FUNISHED ON ABOVE ADDRESS	UNIT PRICE	LINE TOTAL
	Flash chimney, Delete 1 pipe flashing, add 1 new pipe flashing, replace Base Flashing where roof addition and house meet, replace Facia board, replace rotted decking REMOVE APPROX 9 SQ OF MODIFED BITUMEN AND 10 SHEETS OF DECKING		\$1,375.00
	ROOF WAS ABOUT 5 TO 7 YEARS OF AGE AND DIDN'T REQUIRE TO BE REPLACED AT THE TIME		
TOTAL			\$1,375.00
AID IN FULL			

THANK YOU FOR YOUR BUSINESS!





12830 Southton Rd
San Antonio, Texas 78223
(210) 336-8028

Invoice

DATE November 7, 2018

Bill To:

Rick Pozos
Residential home
349 Thomas Jefferson
San Antonio, Texas 78228
210-639-0600

Description	AMOUNT
Scope of Work: Application of open cell foam insulation to home to include all preparation of work and finished product. Roof: Spray an average of 6" inches of .5 LB density AC 377 appendix X approved spray foam (R 22.8 open cell) to the underside of the roof, encapsulating the rafters to provide an air infiltration seal over the conditioned space. Knee Walls & Gables of Roof: Spray an average of 3.5" inches of .5 LB density AC 377 appendix X approved spray foam (R 13.3 open cell) in the knee walls and gables of roof. Walls: Spray an average of 3.5" inches of .5 LB density foam (R 13.3 open cell) in the exterior walls to provide an air infiltration seal.	
Total Due	\$2,950.00

Note AC appendix X approved spray foam without an ignition barrier is code compliant in attics meant for service of utilities only not for storage.

This includes not only the cost of a standard caulking and polyseal of doors, windows, headers, and corners but also any framing connection where air can infiltrate the envelope.

Full payment required upon completion of job. Make all checks payable to IM Spray Foam Enterprise, Inc. If you have any questions concerning this invoice please call Izzy Moreno 210-336-8028.

THANK YOU FOR YOUR BUSINESS!