

HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

HDRC CASE NO: 2019-120
COMMON NAME: Hermann Sons Home Association
ADDRESS: 525 S ST MARYS
LEGAL DESCRIPTION: NCB 179 BLK LOT E 344.16 OF S 76.35 FT OF 5 & E 327. 62 FT OF 6
ZONING: D,HS
CITY COUNCIL DIST.: 1
LANDMARK: Hermann Son's Lodge
APPLICANT: Lori Todd
OWNER: San Antonio Hermann Sons
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: March 05, 2019
60-DAY REVIEW: May 4, 2019
CASE MANAGER: Adam Rajper

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 525 S St Mary's.

APPLICABLE CITATIONS:

UDC, 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;
 - (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 at 525 S. St. Mary's. The two-story building is a designated local historic landmark with the common name of Hermann Son's Lodge.
- b. Approved rehabilitative scopes of work include repairs to the stained glass window at the top of the building's primary elevation.
- c. The applicant has submitted an itemized list of costs 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 costs, and a timeline of completion.
- e. Approval of Tax Verification by the HDRC in 2019 means that the property owners will be eligible for the

Substantial Rehabilitation Tax Incentive beginning in 2020.

RECOMMENDATION:

Staff recommends approval of Historic Tax Certification based on findings a through e.



Federal Reserve Bank

330 Dwyer Ave Parking

MATTT Foundation

Inn on the Riverwalk

Hp Route 46 Texas

Agave Apartments

Hyatt Place San Antonio/Riverwalk

525 South Saint Mary's Street

515 S St Mary's St Parking

Casa Parking For Court

Parking Lot PARK One Public Parking

Roger A Perez Law Office

The Law Office of Shawn G. Brown, PC

Arbor House Bed & Breakfast

Spring Hill Suites by Marriott San...

S St Mary's St

\$5 Parking

Parking \$3

Calaveras Tattoos

Park Car

LAZ Parking

O'Brien Historic Riverwalk, an Ascend...

Mexican Consulate

Riverwalk Plaza

SP+ Parking

Jack White Way

S St Mary's St

S St Mary's St

Navarro St

Navarro St

E Nueva St



HERMANN SONS
BOWLING Lanes
CAJUN DANCE NOV 10
BAR OPEN WED-SAT 5-12
TRIVIA FRI 7 PM



HERMANN SONS
BOWLING LANES
CAJUN DANCE NOV 10
BAR OPEN WED - SAT 5-12
TRIVIA FRI 7PM

O D H S





ALBERT URESTI, MPA, PCC
Bexar County Tax Assessor-Collector

2018 REAL PROPERTY

00179-000-0023
(ACCOUNT NUMBER)

02/21/2019

LEGAL DESCRIPTION:

NCB 179 BLK LOT E 344.16 OF S 76.35 FT
OF 5 & E 327. 62 FT OF 6

OWNER:

S A HERMANN SONS HOME ASSN
525 S SAINT MARYS ST
SAN ANTONIO, TX 78205-3430

ACREAGE: 1.2348

LOCATION: 525 S SAINT MARYS ST

APPRAISED VALUE		CAP VALUE	HOMESTEAD VALUE	NON-QUAL VALUE
LAND	IMPROVEMENT			
4,316,330	1,100	0	0	4,317,430
AGRI. MKT VALUE		PROD VALUE		ASSESSED VALUE
0		0		4,317,430

TAXING UNIT	EXEMPTIONS				TAXABLE VALUE	TAX RATE	TAX AMOUNT
FLOOD FUND	0	0	0	0	4,317,430	0.023668	1,021.85
ALAMO COMM COLLEGE	0	0	0	0	4,317,430	0.149150	6,439.45
HOSPITAL DISTRICT	0	0	0	0	4,317,430	0.276235	11,926.25
BEXAR COUNTY	0	0	0	0	4,317,430	0.277429	11,977.80
S A RIVER AUTHORITY	0	0	0	0	4,317,430	0.018580	802.18
CITY / SAN ANTONIO	0	0	0	0	4,317,430	0.558270	24,102.92
SAN ANTONIO ISD	0	0	0	0	4,317,430	1.562600	67,464.16

TAXES FOR 2018: \$123,734.61
PAYMENTS MADE FOR 2018 (EXCLUDING PENALTY AND INTEREST): \$61,867.31
REMAINING AMOUNT DUE FOR 2018: \$61,867.30

IF YOU BELIEVE THIS STATEMENT WAS MAILED TO YOU IN ERROR, PLEASE CALL OUR OFFICE AT (210) 335-2251.

DETACH HERE AND RETURN WITH PAYMENT

5.1.108

Para obtener informacion, por favor llame (210) 335-2251. Please call (210) 335-2251 for information.

ASSESSMENT RATIO FOR ALL UNITS IS 100%. SEE BACK OF STATEMENT OR NEWSLETTER FOR IMPORTANT TAX INFORMATION.

02/21/2019

2018 Payment Amount Due:

If paid in FEB 2019 61,867.30
If paid in MAR 2019 61,867.30
If paid in APR 2019 61,867.30

**DELINQUENT AFTER
JULY 1, 2019
AMOUNT PAID:**

00179-000-0023

S A HERMANN SONS HOME ASSN
525 S SAINT MARYS ST
SAN ANTONIO, TX 78205-3430

MAKE CHECK PAYABLE TO:

ALBERT URESTI, MPA, PCC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 2903
SAN ANTONIO, TX 78299-2903

001790000023700 006186730 006186730 006186730 006186730 000000000 000000000



ALBERT URESTI, MPA, PCC
Bexar County Tax Assessor-Collector

2018 REAL PROPERTY

00179-000-0024
(ACCOUNT NUMBER)

02/21/2019

LEGAL DESCRIPTION:

NCB 179 BLK LOT E 359.63 FT OF 2 8 FT
OF 5

OWNER:

ORDER OF THE SONS OF HERMANN
OF TEXAS % STEVE PREWITT
515 S SAINT MARYS ST
SAN ANTONIO, TX 78205-3430

ACREAGE: .0664

LOCATION: 525 S SAINT MARYS ST

APPRAISED VALUE		CAP VALUE	HOMESTEAD VALUE	NON-QUAL VALUE
LAND	IMPROVEMENT			
232,240	100	0	0	232,340
AGRI. MKT VALUE		PROD VALUE		ASSESSED VALUE
0		0		232,340

TAXING UNIT	EXEMPTIONS	TAXABLE VALUE	TAX RATE	TAX AMOUNT
FLOOD FUND	0 0 0 0	232,340	0.023668	54.99
ALAMO COMM COLLEGE	0 0 0 0	232,340	0.149150	346.54
HOSPITAL DISTRICT	0 0 0 0	232,340	0.276235	641.80
BEXAR COUNTY	0 0 0 0	232,340	0.277429	644.58
S A RIVER AUTHORITY	0 0 0 0	232,340	0.018580	43.17
CITY / SAN ANTONIO	0 0 0 0	232,340	0.558270	1,297.08
SAN ANTONIO ISD	0 0 0 0	232,340	1.562600	3,630.54

TAXES FOR 2018: \$6,658.70
PAYMENTS MADE FOR 2018 (EXCLUDING PENALTY AND INTEREST): \$6,658.70
REMAINING AMOUNT DUE FOR 2018: \$0.00

IF YOU BELIEVE THIS STATEMENT WAS MAILED TO YOU IN ERROR, PLEASE CALL OUR OFFICE AT (210) 335-2251.

DETACH HERE AND RETURN WITH PAYMENT

5.1.108

Para obtener informacion, por favor llame (210) 335-2251. Please call (210) 335-2251 for information.

ASSESSMENT RATIO FOR ALL UNITS IS 100%. SEE BACK OF STATEMENT OR NEWSLETTER FOR IMPORTANT TAX INFORMATION.

02/21/2019

2018 Payment Amount Due:

If paid in FEB 2019 0.00
If paid in MAR 2019 0.00
If paid in APR 2019 0.00

**BECAME DELINQUENT AFTER
JANUARY 31, 2019
AMOUNT PAID:**

00179-000-0024

ORDER OF THE SONS OF HERMANN
OF TEXAS % STEVE PREWITT
515 S SAINT MARYS ST
SAN ANTONIO, TX 78205-3430

MAKE CHECK PAYABLE TO:

ALBERT URESTI, MPA, PCC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 2903
SAN ANTONIO, TX 78299-2903

001790000024500 0000000000 0000000000 0000000000 0000000000 0000000000 0000000000

**ALBERT URESTI, MPA, PCC**

Bexar County Tax Assessor-Collector

2018 PERSONAL PROPERTY**91901-789-0300**

(ACCOUNT NUMBER)

02/21/2019

LEGAL DESCRIPTION:S A HERMANN SONS HM ASSN 000525 00 ST
MARYS ST S FURN FIXT MACH EQPT INV**OWNER:**S A HERMANN SONS HOME ASSN
ATTN WILLIAM RICHARD
525 S SAINT MARYS ST
SAN ANTONIO, TX 78205-3430**ACREAGE:** .0000**LOCATION:** 525 S SAINT MARYS ST

APPRAISED VALUE		CAP VALUE	HOMESTEAD VALUE	NON-QUAL VALUE
LAND	IMPROVEMENT			
0	98,180	0	0	98,180
AGRI. MKT VALUE		PROD VALUE		ASSESSED VALUE
0		0		98,180

TAXING UNIT	EXEMPTIONS				TAXABLE VALUE	TAX RATE	TAX AMOUNT
FLOOD FUND	0	0	0	0	98,180	0.023668	23.24
ALAMO COMM COLLEGE	0	0	0	0	98,180	0.149150	146.44
HOSPITAL DISTRICT	0	0	0	0	98,180	0.276235	271.21
BEXAR COUNTY	0	0	0	0	98,180	0.277429	272.38
S A RIVER AUTHORITY	0	0	0	0	98,180	0.018580	18.24
CITY / SAN ANTONIO	0	0	0	0	98,180	0.558270	548.11
SAN ANTONIO ISD	0	0	0	0	98,180	1.562600	1,534.16

TAXES FOR 2018: \$2,813.78
PAYMENTS MADE FOR 2018 (EXCLUDING PENALTY AND INTEREST): \$1,406.89
REMAINING AMOUNT DUE FOR 2018: \$1,406.89

IF YOU BELIEVE THIS STATEMENT WAS MAILED TO YOU IN ERROR, PLEASE CALL OUR OFFICE AT (210) 335-2251.

DETACH HERE AND RETURN WITH PAYMENT

5.1.108

Para obtener informacion, por favor llame (210) 335-2251. Please call (210) 335-2251 for information.

ASSESSMENT RATIO FOR ALL UNITS IS 100%. SEE BACK OF STATEMENT OR NEWSLETTER FOR IMPORTANT TAX INFORMATION.**02/21/2019****2018 Payment Amount Due:**

If paid in FEB 2019 **1,406.89**
 If paid in MAR 2019 **1,406.89**
 If paid in APR 2019 **1,406.89**

DELINQUENT AFTER
JULY 1, 2019
AMOUNT PAID:

91901-789-0300S A HERMANN SONS HOME ASSN
ATTN WILLIAM RICHARD
525 S SAINT MARYS ST
SAN ANTONIO, TX 78205-3430**MAKE CHECK PAYABLE TO:**ALBERT URESTI, MPA, PCC
BEXAR COUNTY TAX ASSESSOR-COLLECTOR
P O BOX 2903
SAN ANTONIO, TX 78299-2903

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CAVALLINI CO., INC.
 3410 FREDERICKSBURG RD
 SAN ANTONIO, TX 78201
 USA



INVOICE

Invoice Number: 43715
 Invoice Date: Feb 10, 2017
 Page: 1
 Duplicate

Voice: 210-733-8161
 Fax: 210-737-1863

Bill To:
HERMANN SONS JOSEPH FIGO 525 S ST. MARY'S SAN ANTONIO, TX 78205

Ship to:
HERMANN SONS JOSEPH FIGO 525 S ST. MARY'S SAN ANTONIO, TX 78205

Customer ID	Customer PO	Payment Terms	
HERMANN SONS		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		2/10/17

Quantity	Item	Description	Unit Price	Amount
1.00	9RPO	BALANCE DUE UPON COMPLETION AS PER PROPOSAL DATED 8/30/16	7,700.00	7,700.00
1.00	9RPO	ADDITIONAL COST FOR PAINTING FRAME	580.00	580.00
<p><i>Thank you for the opportunity!</i></p>				
Subtotal				8,280.00
Sales Tax				
Total Invoice Amount				8,280.00
Payment/Credit Applied				
TOTAL				8,280.00

Check/Credit Memo No:

3,156.70
 5,123.30
 PL 3/30/17 — 1,707.78
 new balance 3,415.52
 1,707.78