

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-275
ADDRESS: 930 LAMAR ST
LEGAL DESCRIPTION: NCB 1655 BLK C LOT 22
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Gaspar Rivera
OWNER: Poma Properties LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: May 09, 2019
60-DAY REVIEW: July 08, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for:

1. Replace the existing, front door.
2. Receive Historic Tax Certification for the property at 930 Lamar.

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 930 Lamar, located in the Dignowity Hill Historic District. The applicant is simultaneously requesting Historic Tax Verification at the June 5, 2019, Historic and Design Review Commission hearing.
- b. COMPLIANCE (Door replacement) - During the review for Historic Tax Certification and Verification at this property, staff found that door replacement was performed prior to approval. Staff finds that the replacement door is appropriate and has included its review within this request.
- c. SCOPE OF APPROVED WORK - A number of rehabilitative scopes of work have been approved including the construction of a rear addition, the construction of a rear deck, privacy fence construction, fenestration modifications, the installation of a rear double door, bay window restoration, and in-kind roof repair. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed

including electrical, plumbing, and mechanical improvements, and interior finishes.

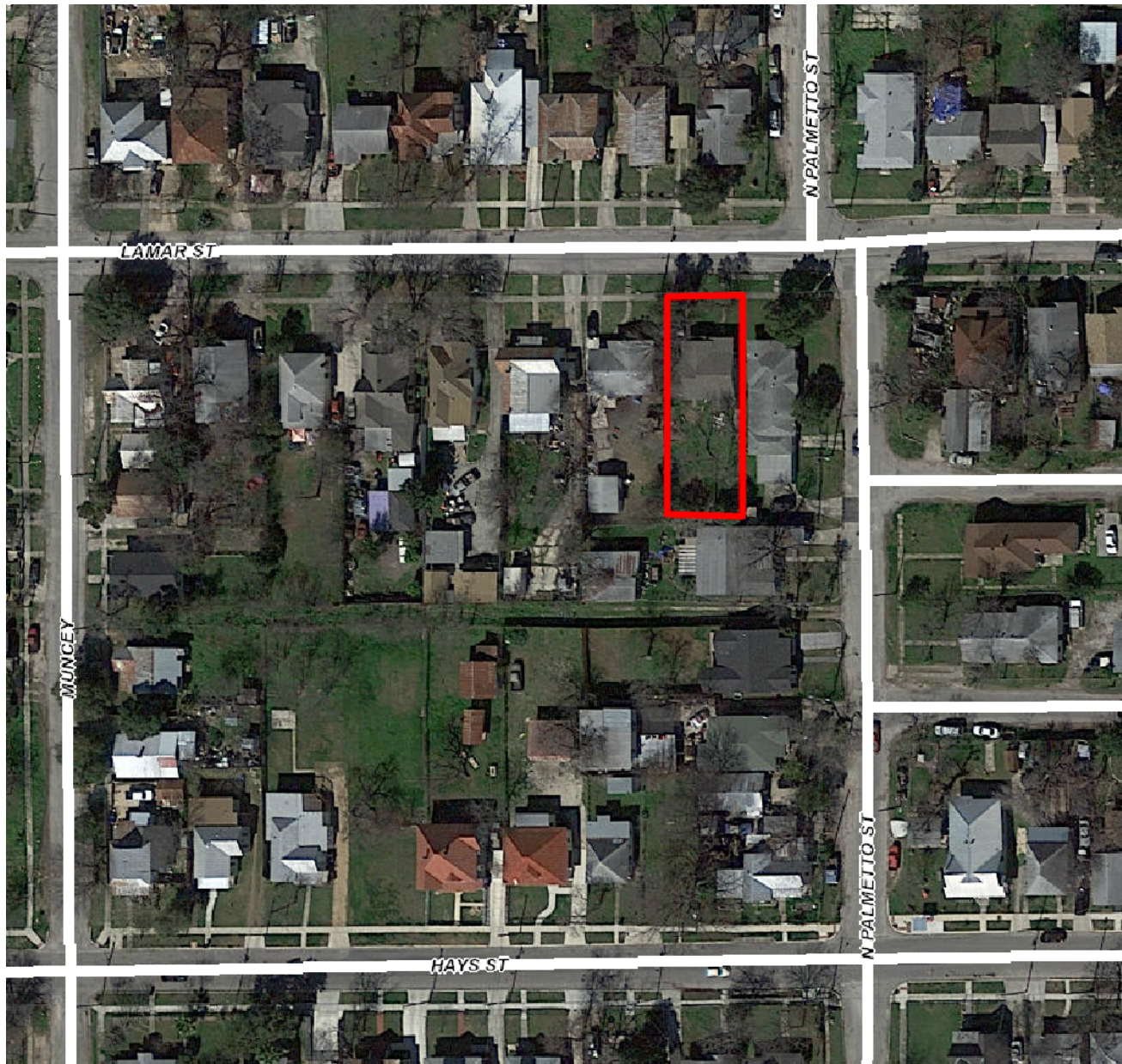
- d. **TIMELINE OF COMPLETION** - The project began in December 2017, and was completed by May 2019.
- e. **ITEMIZED LIST OF COST** - The applicant submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification.
- f. **CERTIFICATION REQUIREMENT** - The requirements 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 for completion.
- g. **TAX INCENTIVE PERIOD** - 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 door replacement and Historic Tax Certification based on findings b through f with the stipulation that all work is approved prior to approval of Historic Tax Verification.

CASE COMMENT:

COMPLIANCE - During the review for Historic Tax Certification and Verification at this property, staff found that door replacement was performed prior to approval. Staff finds that the replacement door is appropriate and has added the review of the door within this request.

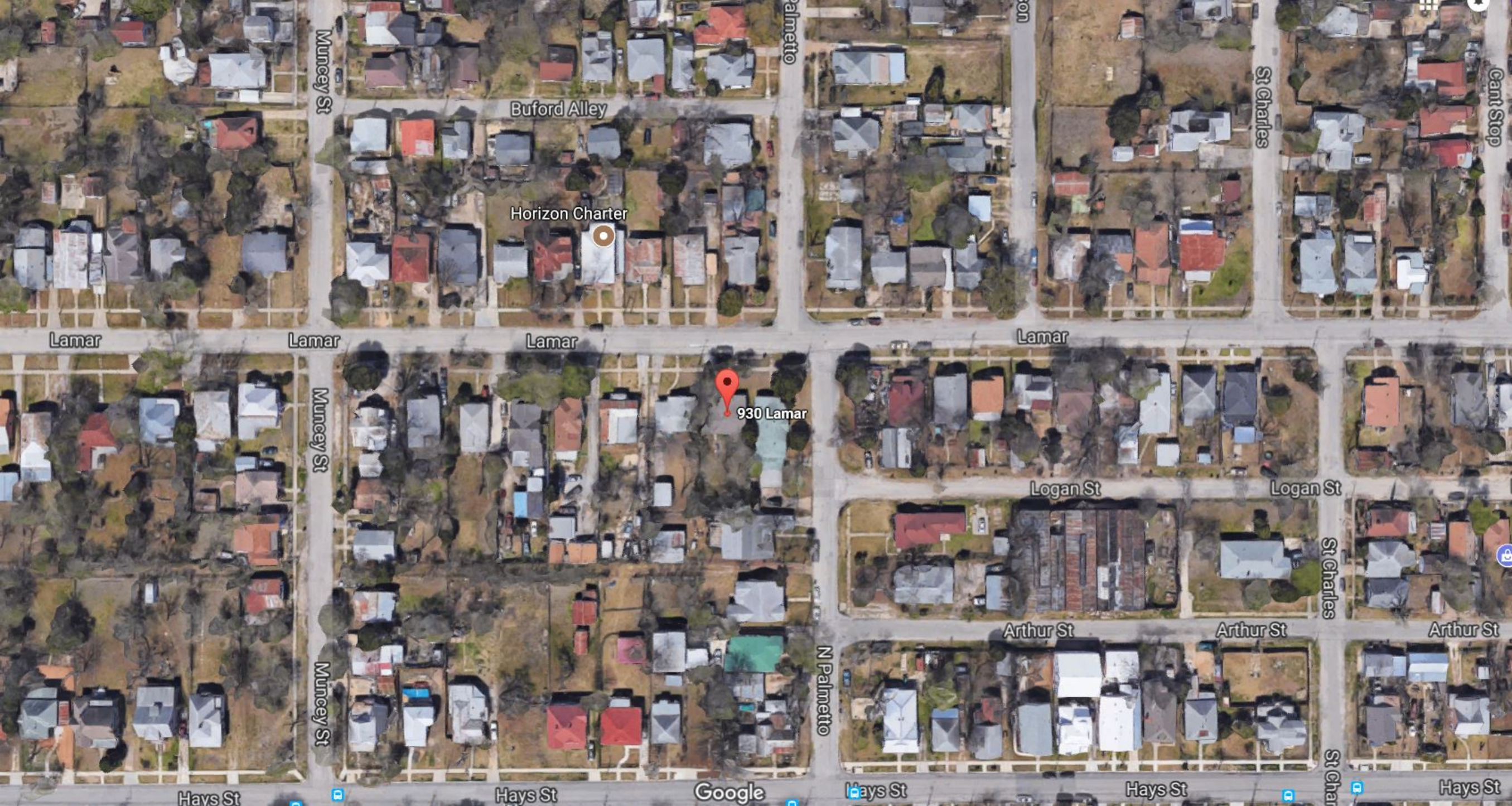


930 Lamar

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Printed: Nov 29, 2017

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Muncey St

Buford Alley

Horizon Charter

N Palmetto

St Charles

Cant Stop

Lamar

Lamar

Lamar

Lamar

Muncey St

930 Lamar

Logan St

Logan St

Muncey St

N Palmetto

St Charles

Arthur St

Arthur St

Arthur St

Hays St

Hays St

Google

Hays St

Hays St

St Charles

Hays St



930 Lamar

Horizon Charter

N Palmetto

N Palmetto

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930 Lamar San Antonio, TX. 78202

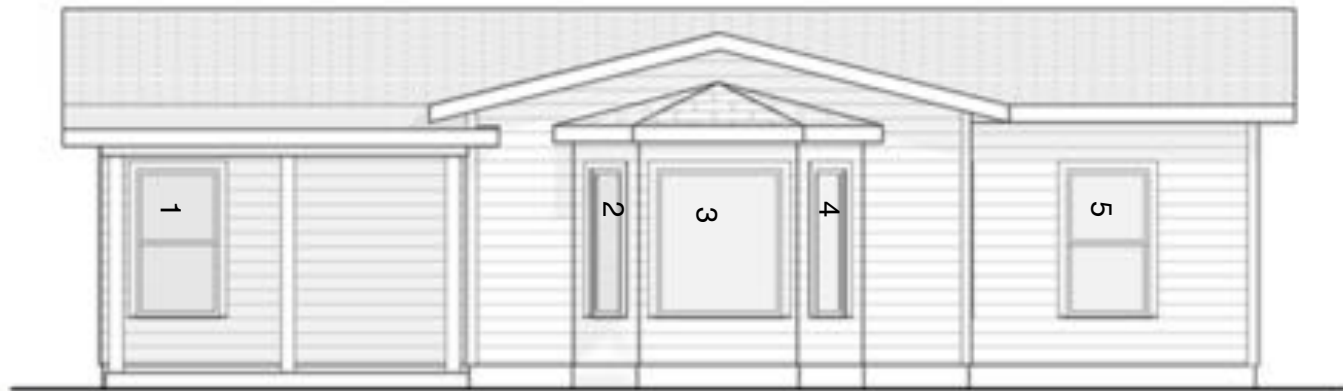
Legal Description: NCB 1655 BLK C LOT 22
Dignowitty Hill Historic District

November 12, 2017

Scope of Work includes:

1. 200 sqft addition on the back of the house to create master bedroom.
2. Roof to be used will match existing roof.
3. Replace existing single pane windows with single hung vinyl windows.
4. Replace existing front door.
5. Modify bay window roof as shown on elevations.
6. Modify North and south sides as shown in proposed elevations.
7. Replace missing and/or mismatch siding with similar existing siding.
8. Add new french doors on the back of the house. and master bedroom. as shown on elevations.
9. Renovation of interior spaces.
10. Construct new deck with wood railing and posts. Existing deck with 4x4 posts and columns.
11. Add deck on the back as shown on site map.
12. Install new wood privacy fence.

Proposed Elevations.



1 North Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"

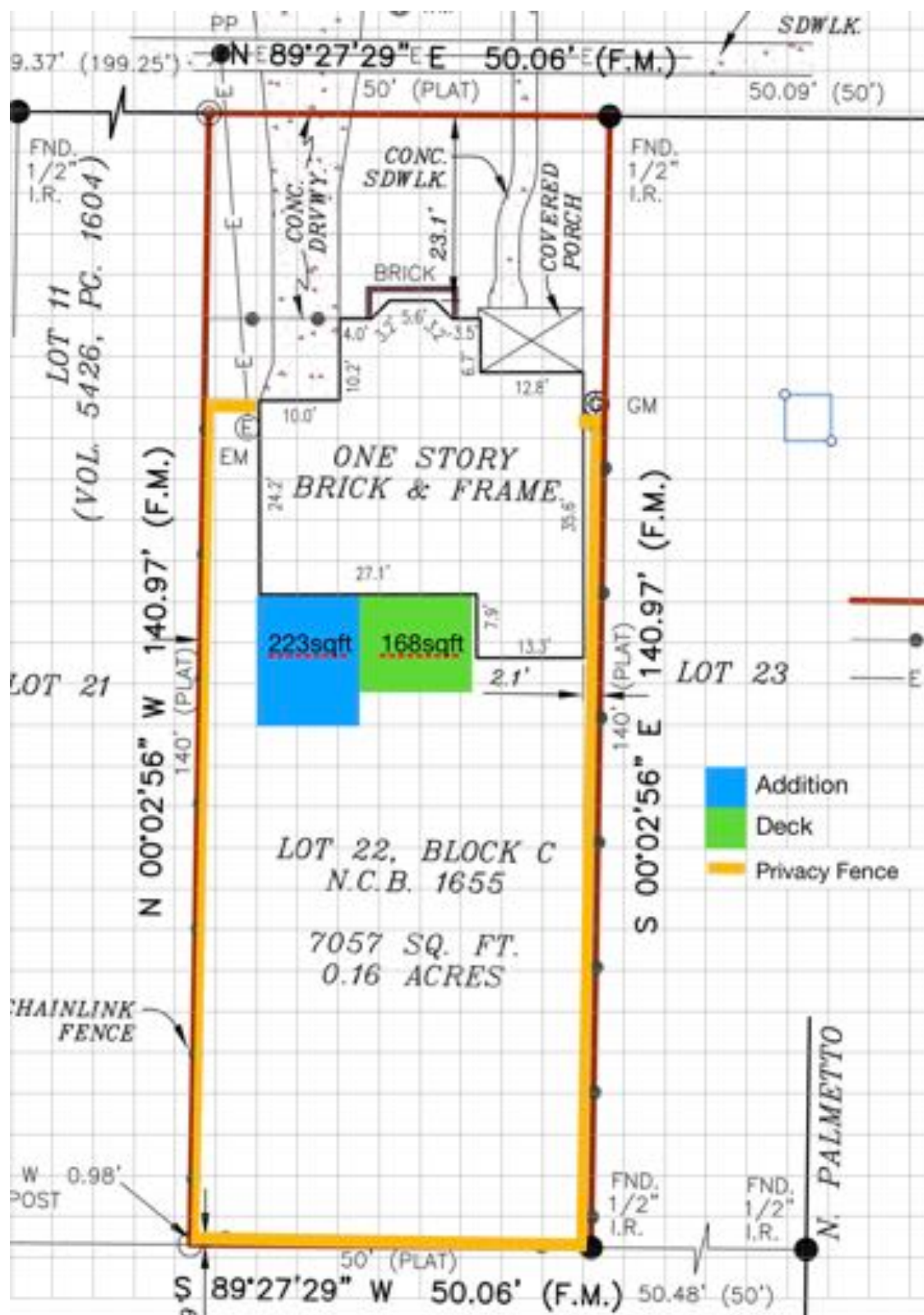


3 East Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

Site Map



930 Lamar

Rehab Budget

Item Description	Budget	
Arquitecto	0	
Dumpsters	1,500	
Electric	6,000	
Foundation	8,000	***
Roof	0	?
AC	5,500	
Floor Install	0	
Plumbing	3,000	?
Landscaping	1,500	25,500
Light Fixtures	1,300	
Appliances	1,500	
Tile	800	
Floors	2,000	
Carpet	1,000	
Plumbing Fixtures	1,200	
Granite Countertops	2,000	
Kitchen Cabinets	2,000	
Bathroom Cabinets	1,000	
Doors & Hardware	2,000	
Windows	2,000	
Other	0	16,800
Demo & Cleanup	2,000	
Instal / Refinish Floors	2,000	
Roof	2,000	
Plumbing	0	
Electric	0	
Framing	7,000	
Tile Work (Baths, Kitchen)	3,500	
Interior Paint	3,500	
Exterior Paint	3,500	
Carpentry (Trim, Base Board, Window Seals,etc)	3,000	
Install Doors & Windows	3,000	
Sheetrock, Tape, Float Texture	3,000	
Deck, Front Porch, and Fence	4,500	
Siding, Facia and Soffit	3,000	
Insulation and Other	0	
Construction Total	\$82,300	\$40,000

930 Lamar Rehab time line

1-18	Demo, Foundation
1-18	Framing
2-18	Plumbing, AC, Electrical Rough-ins
2-18	Insulation, sheetrock
2-18	Siding repair
2-18	Install Tile
3-18	Interior and exterior paint
3-18	Install doors
3-18	Install cabinets
3-18	Install appliances
3-18	Refinish floors
3-18	Install finishes
3-18	Landscaping

Permits for address 930 lamar

Street: lamar

List Plan Reviews/Permits/Inspections For An Address

1

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
2330247	930 LAMAR ST	POMA PROPERTIES GASPAR RIVERA	10/12/2018	CLOSED	RESIDENTIAL BLDG APPLICATION	Inspections	Reviews
2331139	930 LAMAR ST	ATLAS HOUSE LEVELING PEARL GABRIEL	10/13/2018	CLOSED	MISC NO REVIEW	Inspections	Reviews
2347931	930 LAMAR ST	JZ ELECTRIC LLC JOSE Z DE LUNA	06/20/2018	CLOSED	GENERL	Inspections	Reviews
2351919	930 LAMAR ST	RZ SERVICES RAY A ZUNIGA	10/15/2018	CLOSED	GENERALPLUMB	Inspections	Reviews
2351920	930 LAMAR ST	RZ SERVICES RAY A ZUNIGA	05/21/2018	CLOSED	SEWER	Inspections	Reviews
2354666	930 LAMAR ST	TEXAS STAR A/C & HEAT DAVID J PEREZ TEXAS STAR A/C & HEAT	10/09/2018	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2420246	930 LAMAR ST	POMA PROPERTIES GASPAR RIVERA POMA PROPERTIES	10/12/2018	CLOSED	MISC NO REVIEW	Inspections	Reviews
2425415	930 LAMAR ST	RUBEN CARRILLO	04/09/2019	CLOSED	MISC NO REVIEW	Inspections	Reviews



BEWARE
of DOG











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