

# HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

**HDRC CASE NO:** 2019-380  
**ADDRESS:** 513 E LOCUST  
**LEGAL DESCRIPTION:** NCB 1736 BLK 10 LOT 4  
**ZONING:** R-6,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Amparo Rivera  
**OWNER:** Amparo Rivera  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** July 02, 2019  
**60-DAY REVIEW:** August 31, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 513 E Locust.

## APPLICABLE CITATIONS:

*UDC Section 35-618 Tax Exemption Qualifications:*

*(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.

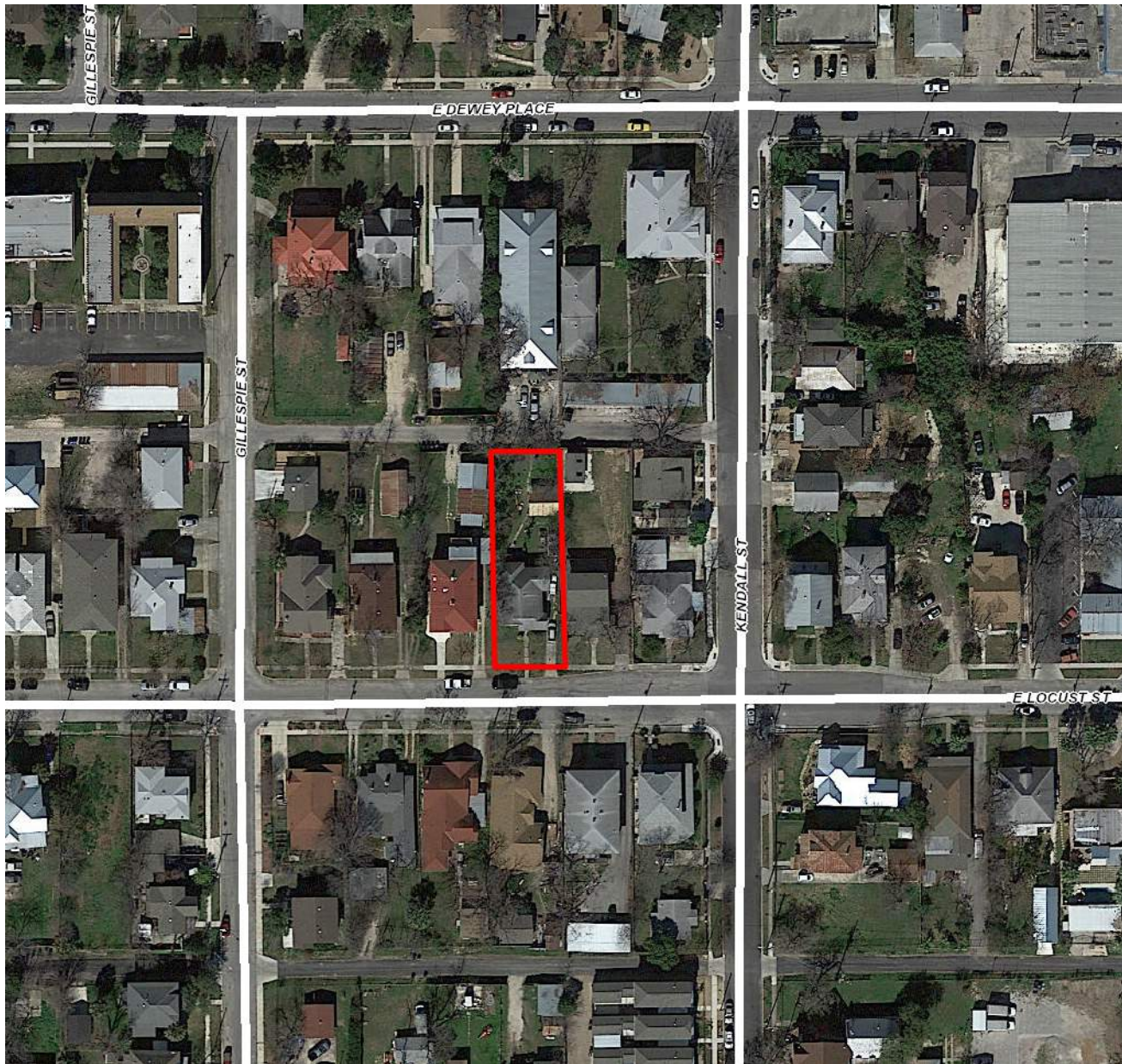
## FINDINGS:

- a. The structure located at 513 E Locust is one-story single family home constructed in 1924 in the Craftsman Bungalow style. The structure features elements characteristic of the style and period of construction including square columns with sloping sides, double low-pitched front gables, and a front hipped roof with exposed rafter tails. The structure is contributing to the Tobin Hill Historic District. The applicant is applying for Historic Tax Verification. The applicant received Historic Tax Certification from the Historic and Design Review Commission (HDRC) on May 17, 2017.
- b. The scope of work includes siding repair, gutter repair and replacement, fascia and trim repair, lead abatement, foundation and skirting repair, and a comprehensive interior remodel.
- c. Staff conducted a site visit on July 30, 2019, to examine the exterior conditions of the property. The work has been completed and is consistent with administrative and HDRC approvals.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- 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. The Substantial Rehabilitation Tax Incentive

applies to the City of San Antonio tax entity line only.

**RECOMMENDATION:**

Staff recommends approval based on findings a through e.



## Flex Viewer

Powered by ArcGIS Server

Printed: May 10, 2017

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**AFTER**





AFTER





CITY of SAN ANTONIO  
NOTICE of HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION  
ADDRESS: 513 E. 10TH  
REQUEST: HISTORIC PRESERVATION  
HEARING DATE: 03/26/2018 Time: 3:00 PM  
FOR MORE INFORMATION CONTACT  
(210) 207-0035  
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

BEFORE





**BEFORE**





**BEFORE**





**BEFORE**



9. Shared Net Proceeds. Where there is a voluntary or involuntary sale of the Property during the Affordability Period, CITY shall recapture from "***shared net proceeds***", as defined in 24 C.F.R. § 92.254 (a)(5)(ii)(A)(3), the entire Loan amount less any amounts forgiven by LENDER in accordance with Section 4 plus any HOME Program assistance that lowers the cost of the Property below market price, which shall be measured by the difference between the market value of the Property and what is actually sold for. If the net proceeds from such sale are sufficient (amount of proceeds remaining after any superior loans and closing costs are paid), such net proceeds will be used to recapture CITY's Home Program assistance to HOMEOWNER. The amount recaptured by CITY pursuant to this Section 9 shall be limited to net proceeds, if any.

10. Low-Income Requirement. HOMEOWNER attests, and CITY has verified, that HOMEOWNER qualifies as a low-income individual or household as defined by the HOME Program. "***Low-income***" is defined as an individual or household whose total income does not exceed eighty percent (80%) of the Area Median Income as determined by HUD.

11. Housing Determined to be Modest. As required by 24 C.F.R. § 92.254(a), CITY has verified that the after-rehabilitation or reconstruction value or purchase price of the Property does not exceed ninety-five percent (95%) of the median purchase price of homes for the area.

12. Project Financing. CITY shall provide the following assistance to HOMEOWNER for the Project:

(A) Intentionally deleted.

(B) Summary of Rehabilitation Costs.

Rehabilitation Cost:	\$76,520.00
Lead-Based Paint Grant:	\$ 0.00
Total Rehabilitation Project Cost:	\$76,520.00

13. Expenditure of Rehabilitation Funds. HOMEOWNER understands and agrees that this is a cost reimbursement contract and that CITY's liability hereunder is limited to making reimbursements for allowable costs incurred as a direct result of CITY-funded services provided during the term of this Agreement. CITY shall expend such funds representing one hundred percent (100%) in eligible rehabilitation or reconstruction costs as set forth in the CITY-approved Specifications of Work attached hereto as Exhibit "A".

14. Changes in Rehabilitation or Reconstruction Work.

(A) Prior to implementing any material changes to the work specifications identified in Exhibit "A", HOMEOWNER must obtain the written approval of CITY. Approval of changes by CITY shall be subject to the following considerations: (i) Quality of rehabilitation or reconstruction; (ii) Change in contract price and proposed source/availability of funds; and (iii) Change in completion time.



CONTRACTOR FIXED UNIT COST BREAK-OUT

# Lead Abatement

LOCATION: 513 E Locust  
LHC

DESCRIPTION	QTY	UNIT	U/COST	LINE TOTAL
Set-up exterior containment	1500	SF	\$ 0.22	\$ 330.00
Final clean exterior containment	1500	SF	\$ 0.97	\$ 1,455.00
Set-up interior containment	1220	SF	\$ 0.30	\$ 366.00
Final clean interior containment	1220	SF	\$ 0.97	\$ 1,183.40
<b>Wet scrape, primer exterior walls (2 coats)**</b>	<b>3460</b>	<b>SF</b>	<b>\$ 2.32</b>	<b>\$ 8,027.20</b>
Abate exterior friction points/impact surfaces	240	SF	\$ 2.86	\$ 686.40
Abate interior friction points/impact surfaces	2160	SF	\$ 2.86	\$ 6,177.60
Remove existing wood sash window, address friction points & re-install	16	EA	\$ 178.00	\$ 2,848.00
Replace broken sash cords & weights	16	EA	\$ 48.00	\$ 768.00
Haul away all construction related debris	1	EA	\$ 445.00	\$ 445.00
			SUBTOTAL	\$ 22,286.60
			TDSHS**	\$ 103.00
			<b>TOTAL</b>	<b>\$ 22,389.60</b>

\*\*INDICATES NEGOTIATED ITEMS NOT ON COSA FIXED COST LIST