

HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2019

HDRC CASE NO: 2019-506
ADDRESS: 1032 DAWSON ST
LEGAL DESCRIPTION: NCB 1371 BLK 3 LOT 16
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Troy Withers
OWNER: Troy Withers
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: August 26, 2019
60-DAY REVIEW: October 25, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 1032 Dawson.

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:

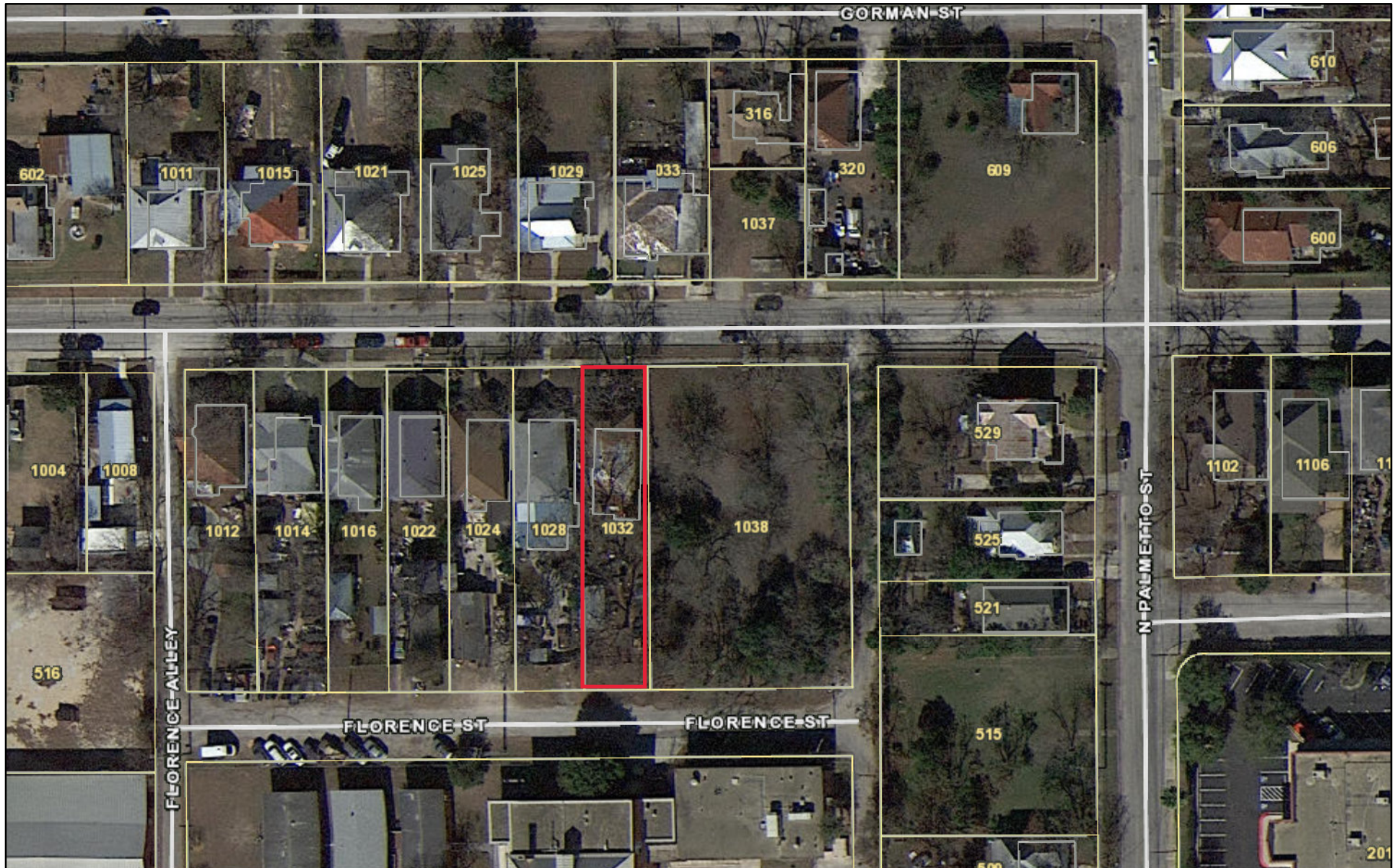
- a. The applicant is requesting Historic Tax Verification at 1032 Dawson located in the Dignowity Historic District. The property received Historic Tax Certification at the November 7, 2018, HDRC hearing.
- b. SCOPE OF APPROVED WORK - A number of rehabilitative scopes of work have been approved including: roof repairs, siding repair, window restoration, front porch repairs, fence replacement, skirting installation, landscaping, painting, and foundation 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.
- c. TIMELINE OF COMPLETION - The project began in January 2016, and was completed by September 2019.
- d. 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:

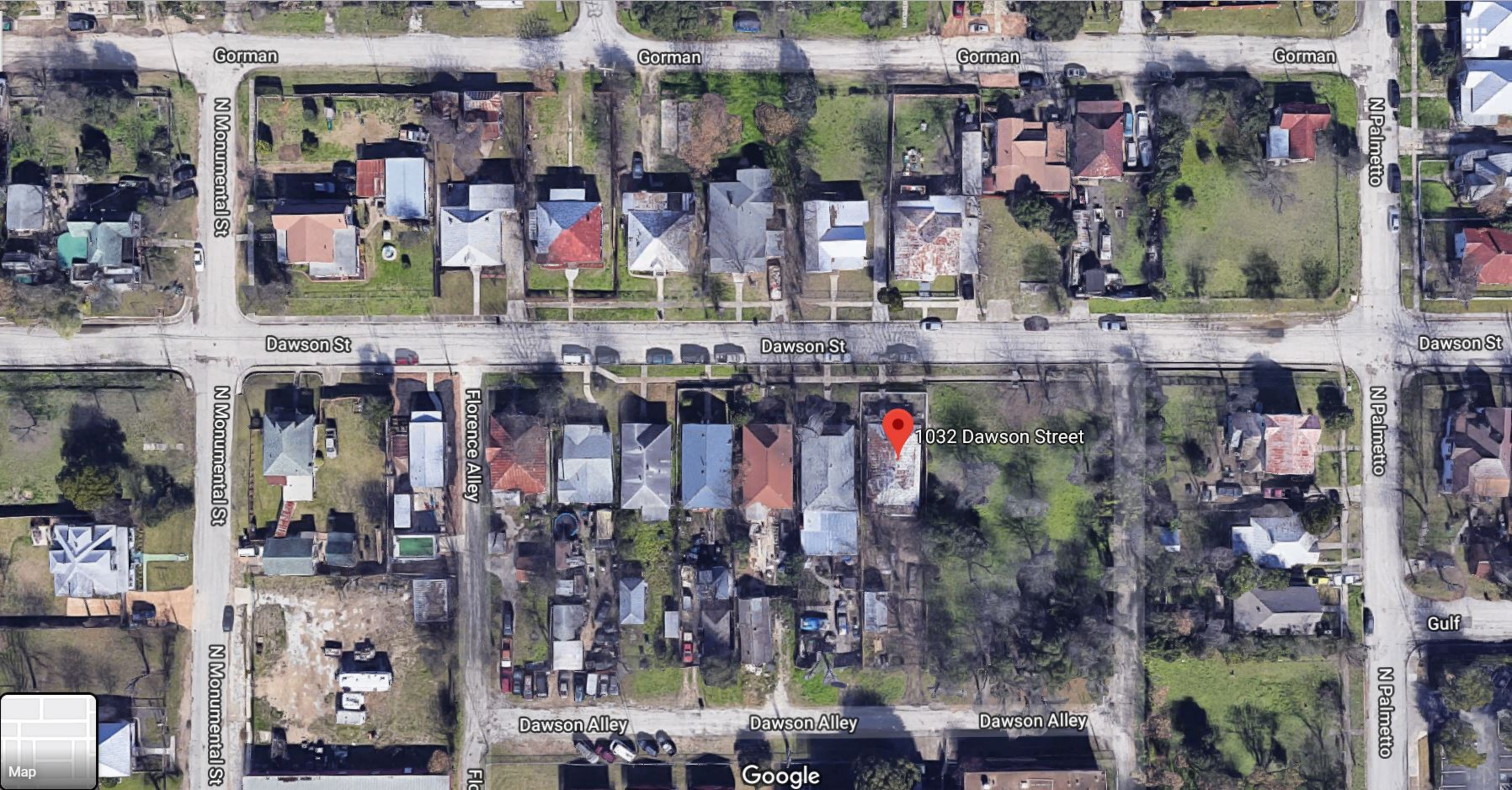
Staff recommends approval Historic Tax Verification based on findings b through g.

1032 Dawson



September 12, 2019





Gorman

Gorman

Gorman

Gorman

N Monumental St

N Palmetto

Dawson St

Dawson St

Dawson St

N Monumental St

N Palmetto

Florence Alley

1032 Dawson Street

Gulf

N Palmetto

Dawson Alley

Dawson Alley

Dawson Alley

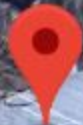
N Monumental St

Google



Map

Pickett Academy



1032 Dawson Street

Dawson Alley

Dawson St

Google



1033 Dawson St
San Antonio, Texas

Google

Street View - Mar 2019



Google

1033 Dawson St

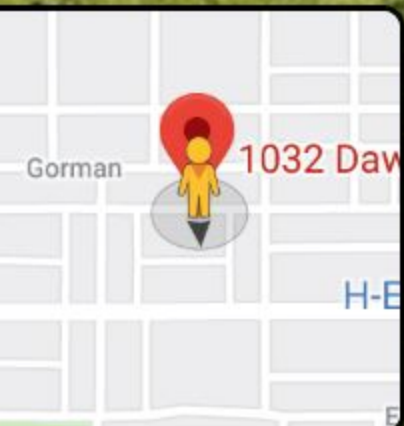
San Antonio, Texas



Google



Street View - Apr 2016



Google

















Plan Reviews/Permits/Inspections For An Address

Permits for address 1032 Dawson

House Number: 1032

Street: Dawson

Bldg/Suite:

Example: 2 or BLDG:2 or SUITE:201

List Plan Reviews/Permits/Inspections For An Address

Reset

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type
1512808	1032 DAWSON ST	ROBYN M NOVAK		OPEN	MISC NO REVIEW
1558458	1032 DAWSON ST	ROBYN M NOVAK		OPEN	MISC NO REVIEW
2127457	1032 DAWSON ST	CUELLAR FOUNDATION INC. CUELLAR FOUNDTION INC. DELROSARIO CUELLAR	07/16/2019	CLOSED	MISC NO REVIEW
2419787	1032 DAWSON ST	TROY WITHERS	10/05/2018	CLOSED	MISC NO REVIEW
2474932	1032 DAWSON ST	MILLENNIAL ELECTRIC ROBERT M ALDER	07/05/2019	CLOSED	GENERL
2480406	1032 DAWSON ST	ANYTIME PLUMBING JUAN J OLIVARES	07/11/2019	CLOSED	GENERALPLUMB
2480409	1032 DAWSON ST	MICHAEL GUTIERREZ	07/12/2019	CLOSED	MECHANICAL PERMIT APPLICAT
2480750	1032 DAWSON ST	TROY WITHERS	07/03/2019	CLOSED	MISC NO REVIEW

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MacBook Pro

Hammerpoint Quick Repair Estimator

Repair Estimate - 9-8-2018 - 8/24/2019 3:09:46 PM

1032 Dawson St

San Antonio, TX 78202

Item	Repair Type	Number of Units	Unit of Measure	Unit Cost	Repair Cost
Exterior - Roof	Roof repair/patch (hard)	2	Each	\$900.00	\$1,800.00
Exterior - Finish	Wood Siding	1,259	Square Feet	\$6.00	\$7,554.00
Exterior - Painting	Painting Exterior & Interior Combine (Whole Property)	1,259	Square Feet	\$2.50	\$3,147.50
Exterior - Painting	Sand & refinish deck or paint deck	150	Square Feet	\$1.75	\$262.50
Exterior - Windows	Windows, wood, restore existing wood (historical)	10	Each	\$450.00	\$4,500.00
Exterior - Landscaping	Full Landscaping Makeover Small Lot	1	Lump Sum	\$2,000.00	\$2,000.00
Exterior - Decks	New railings - wood	10	Linear Feet	\$20.00	\$200.00
Exterior - Fence	Wood Fencing	440	Linear Feet	\$6.00	\$2,640.00
Interior - Hardwood	Sand & refinish existing hardwood flooring	1,100	Square Feet	\$2.00	\$2,200.00
Interior - Tiling	Ceramic floor tile - in kitchen	50	Square Feet	\$10.00	\$500.00
Interior - Tiling	Backsplash wall tile - in kitchen	30	Square Feet	\$15.00	\$450.00
Interior - Tiling	Ceramic floor tile - in bathrooms	75	Square Feet	\$8.00	\$600.00
Interior - Tiling	Shower wall tile - in bathrooms	85	Square Feet	\$9.00	\$765.00
Interior - Tiling	Shower accent wall tile - in bathrooms	20	Square Feet	\$16.00	\$320.00
Interior - Kitchen - (Grouped)	Low end kitchen - cabinets & countertops	1	Each	\$6,000.00	\$6,000.00
Interior - Bathroom - (Grouped)	Large master bath - replace everything	1	Each	\$4,000.00	\$4,000.00
Interior - Bathroom - (Grouped)	Full bath - replace everything	1	Each	\$2,000.00	\$2,000.00
Interior - Framing	Interior framing changes (non load barring)	400	Square Feet	\$6.00	\$2,400.00
Interior - Walls	Drywall, tape, & skimcoat a wall (1/2" thick)	750	Square Feet	\$2.00	\$1,500.00

Item	Repair Type	Number of Units	Unit of Measure	Unit Cost	Repair Cost
Interior - Walls	Drywall, tape, & skimcoat a ceiling (1/2" thick)	750	Square Feet	\$2.50	\$1,875.00
Interior - Doors & Trim	Exterior front door - single door w/ hardware & dead bolt	2	Each	\$800.00	\$1,600.00
Mechanicals - HVAC	Gas fired forced hot air heating system, ac system, & ductwork	1	Each	\$6,000.00	\$6,000.00
Mechanicals - Plumbing	New plumbing system in entire house (1,500 sq. ft 3/2 bath house)	1	Each	\$7,500.00	\$7,500.00
Mechanicals - Plumbing	Replace gas hot water heater - 40 gallon	1	Each	\$600.00	\$600.00
Mechanicals - Electrical	Rewire entire house, new panel, & all lighting fixtures (1,500 sq. ft house)	1	Each	\$7,000.00	\$7,000.00
Mechanicals - Electrical	Replace all lighting fixtures only (1500 sq. ft. house)	1	Each	\$2,000.00	\$2,000.00
Other - Demolition & Dumpsters	Demolition work (cost to fill one 40 yd dumpster)	4	Each	\$250.00	\$1,000.00
Other - Demolition & Dumpsters	Dumpster rental (40 yard)	4	Each	\$500.00	\$2,000.00
Other - Permits	Construction permits for remodel (city)	1	Each	\$1,500.00	\$1,500.00
Other - Permits	Construction permits over the counter	1	Each	\$750.00	\$750.00
Other - Contingency	Misc Contingency Cost (10-20% depending on unknowns)	1	Lump Sum	\$10,000.00	\$10,000.00
TOTAL REPAIR COSTS					\$84,664.00















Scope of Work - 1032 Dawson St, 78202

EXTERIOR:

General:

1. Repair and paint any damaged wood on the exterior of the house
2. Paint entire house per color scheme
3. Install new exterior lighting on doorway
4. Clean entire lot, place in dumpster
5. Install new wood fencing, picket in front and privacy on sides and back
6. Restore all wooden windows
7. Repair all termite damaged material
8. Repaint Shed in back yard to color scheme
9. Enclose hot water heater
10. Restore front porch to original
11. Install new front door
12. Install hardi-board skirting and paint to color scheme
13. Paint per color scheme
14. Install window in dormer

Landscape:

1. Remove weeds
2. Clean front and back yards and remove debris
3. Install draught tolerant landscape in front yard
4. Plant annuals in front yard
5. Re-sod front of home
6. Trim all trees
7. Add dark brown wood chips to all planter beds

Roof:

1. Clean all debris off of roof.
2. Fix any damaged roof
3. Inspect and make sure all vents stacks and roof vents are sealed correctly
4. Inspect entire roof and patch were needed
5. Repair any soffit and fascia board as needed
6. Paint roof to color scheme

INTERIOR:

DEMO:

1. Kitchen counter tops, backsplash and cabinets
2. Remove kitchen appliances
3. Remove tile floor on first floor including the lower bedroom
4. Demo shower/tub surround in bathroom
5. Remove all toilets
6. Remove all trash in the house
7. Demo wall dividing kitchen and dining room
8. Demo the master bath
9. Remove drywall in kitchen, expose shiplap
10. Close doorway in kitchen

Close doorway in Master Bedroom

GENERAL:

1. Refinish all interior doors
2. Install new hardware on the front entryway door, bronze (provide 3 keys)
3. Refinish existing hardwood floors
4. Treat master bath water closet for mildew and re-drywall
5. Retexture ceiling
6. Skim coat all dry wall where necessary
7. Change all interior door hardware to bronze
8. Patch walls/ceilings (Apply texture as needed)
9. Prep and paint all rooms per color scheme
10. Re-sand, buff, and coat existing hardwood floors
11. Install new blown insulation in the attic

WINDOWS:

1. Clean all windows and make sure they operate properly
2. Restore all windows where applicable and replace with like product if necessary

KITCHEN:

1. Install new kitchen cabinets
2. Install new stainless steel appliances
3. Install backsplash
4. Install new granite counter tops
5. Install new farm sink
6. Install new faucet
7. Install new garbage disposal with air gap switch
8. Install 4 5" recessed can light and one over sink on separate switch
9. Install 2 pendants over island
10. Paint as per color scheme.
11. Clean kitchen cabinets thoroughly, remove any cabinet liners
12. Paint as per color scheme New faucet

HALL BATH:

1. Install new Vanity
2. New Faucet
3. New toilet
4. New tub
5. New shower valve
6. Install Tile surround
7. Accent Tile
8. Tile floor
9. New shower valve, trim kit, tub filler and shower head
10. Accent Tile banner
11. Install new lighting
12. Install Mirror
13. Install towel racks and toilet holders

MASTER BATH:

1. New toilet
2. New tub
3. Install new double vanity
4. New Faucets
5. Install Rain shower head
6. Install 2 new shower valves
7. Construct niche cut in in shower surround install tile surround
8. Accent Tile
9. Tile floor
10. Install 2 mirrors above vanity
11. Install new lighting
12. Install towel racks and toilet holders
13. Tile shower enclosure field wall
14. Accessories
15. Paint per color scheme

BEDROOMS:

1. Install new light fixtures
2. Install ceiling fans in each room
3. Paint per color scheme

PLUMBING:

1. Check all existing plumbing & repair/replace as needed, per code
2. Remove existing hot water heater and install new one
3. Check gas lines & repair/replace as needed
4. Check all drain lines and hose bibs & repair/replace as needed

ELECTRICAL:

1. Check all wiring & replace where needed, per code
2. Check panel & repair/replace as needed
3. Install dead panel if missing
4. Install smoke and carbon monoxide detectors per code
5. Replace all outlets and switches
6. Upgrade all wiring as needed per code
7. Replace all light fixtures throughout the house
8. Check for open junction point in the attic

HVAC

1. Install new HVAC system with new duct work

Payment Schedule as Follows:

PAYMENT #	DATE	AMOUNT (\$)
1 st Payment	10/9/18	\$4,000
Milestones and Benchmarks: Roof, Siding, Exterior Paint, Yard Clean-up		
2 nd Payment	10/16/18	\$4,000
Milestones and Benchmarks: Front Porch, HVAC, Water Heater, Restore Windows		
3 rd Payment	10/23/18	\$4,000
Milestones and Benchmarks: Framing, Dry Wall, Plumbing		
4 th Payment	10/30/18	\$4,000
Milestones and Benchmarks: Doors, Trim Work, Kitchen Cabinets Back Splash, Island, Toilets, Showers, Vanities, Appliances		
5 th Payment	11/6/18	\$4,000
Milestones and Benchmarks: Refinish Hardwood, Complete all Tile Work		
6 th Payment	11/13/18	\$4,000
Milestones and Benchmarks: Paint, Fixtures, Lighting, Mirrors, Landscaping		
Final Payment (upon completion)	11/20/18	\$3,500
Milestones and Benchmarks: COMPLETION OF FINAL PUNCH LIST AND FINAL APPROVAL BY THE CLIENT		
TOTAL:		\$27,500