

## HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

**HDRC CASE NO:** 2019-527  
**ADDRESS:** 408 DEVINE ST  
**LEGAL DESCRIPTION:** NCB 2958 BLK 2 LOT 51  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** September 06, 2019  
**60-DAY REVIEW:** November 05, 2019  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is requesting Historic Tax Verification for the property located at 408 Devine Street, located within the Lavaca Historic District.

### 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:**

- i. The applicant is requesting Historic Tax Verification for 408 Devine, located in the Lavaca Historic District. The property received Historic Tax Certification at the August 16, 2017, HDRC hearing.
- ii. SCOPE OF APPROVED WORK - A number of rehabilitative scopes of work have been approved including foundation repair, wood window repair, skirting installation, removal of vinyl siding and the restoration of wood siding, porch enclosure reopening and reconstruction, addition updating, and door replacement. 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.
- iii. COMPLIANCE - During the review period, staff found that a number of items were performed prior to approval. Staff worked with the applicant to obtain approval for appropriate items while committing to correct outstanding items. All new doors should feature simple Craftsman styled design with no ornamental glazing in the rectangular window. The applicant has agreed to make this correction prior to the issuance of Historic Tax Verification.
- iv. TIMELINE OF COMPLETION - The project began in July 2017, and was completed by September 2019.
- v. ITEMIZED LIST OF COST - The applicant submitted an itemized list of costs that meets the threshold to be



eligible for Historic Tax Certification.

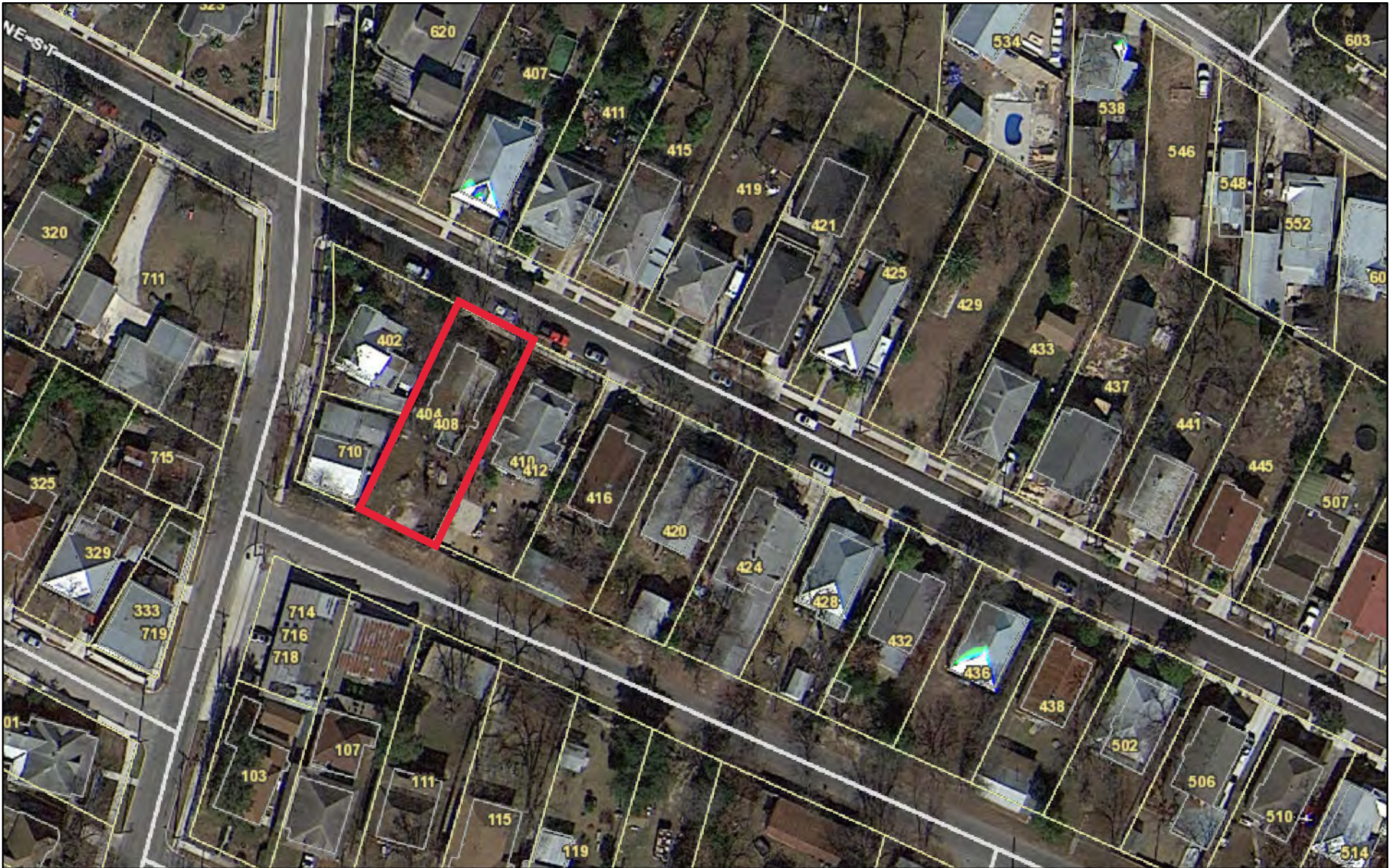
- vi. **CERTIFICATION REQUIREMENT** - The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of costs, and a timeline for completion.
- vii. **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:**

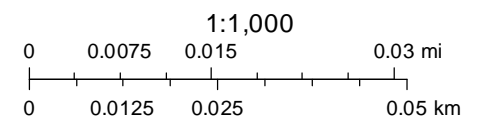
Staff recommends approval of Historic Tax Verification based on findings b through g with the stipulation that all work without approval is approved or corrected before Historic Tax Verification is issued.



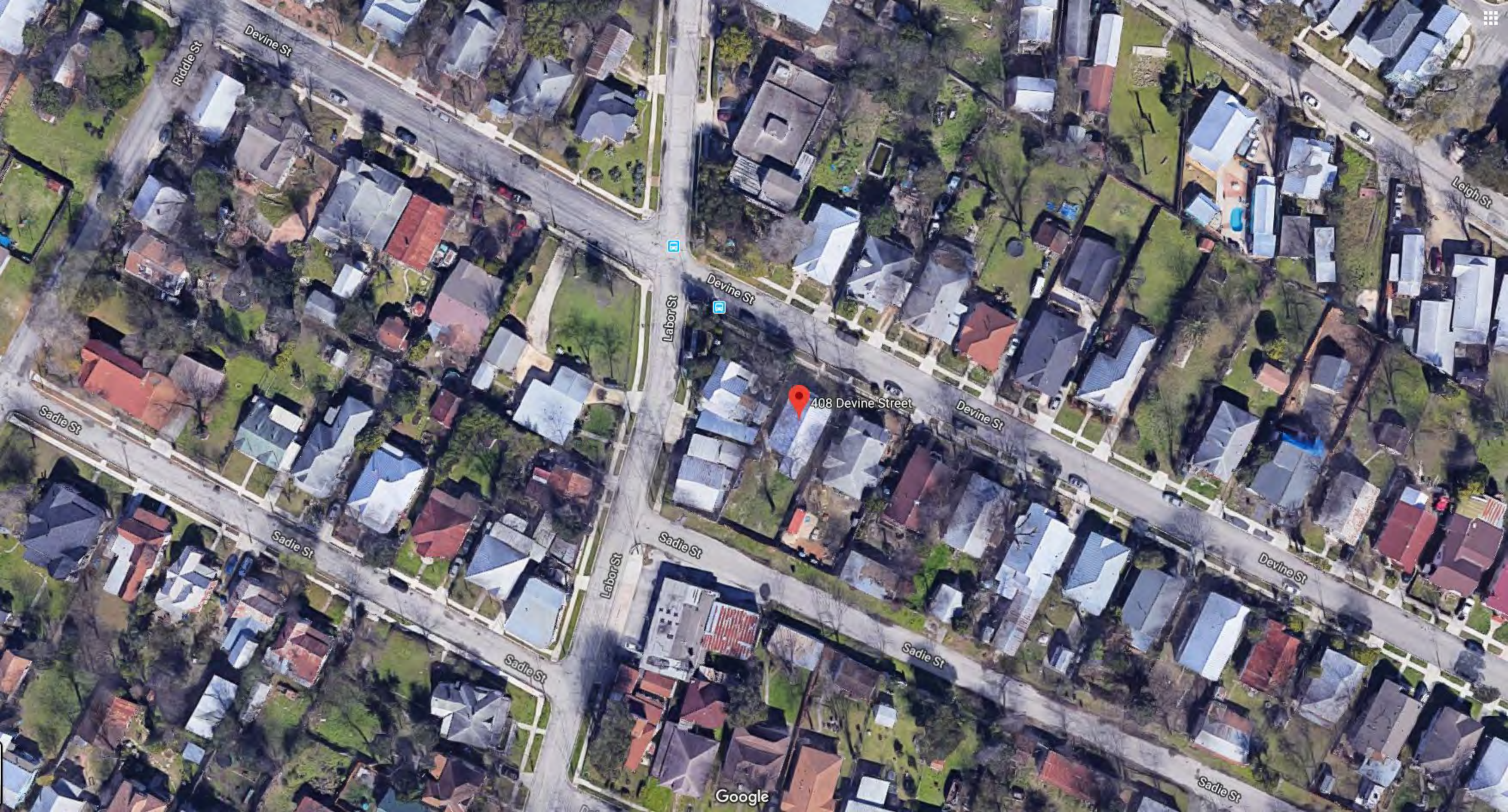
# 408 Devine St



September 24, 2019







Riddle St

Devine St

Leigh St

Labor St

Devine St

408 Devine Street

Devine St

Sadie St

Sadie St

Sadie St

Labor St

Sadie St

Devine St

Google

Sadie St

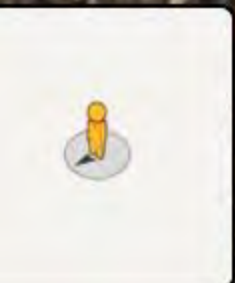




408 Devine Street

Google







## **Upgrades and Improvements**

**408 Devine San Antonio, Texas 78210**

- 1. Guttered the entire house and redesigned the floorplan.**
- 2. Replaced all wooden posts with cement footing. Replaced all worn beams joists and girders, and leveled home. Home has 48 cement posts.**
- 3. Entire house has new drywall ceilings, walls, insulation and new interior paint.**
- 4. Replaced all plumbing including main drain and reconnected to the city line.**
- 5. Replaced all electrical wiring, new light fixtures, dimmable pendant lights, plugs and switches. New ceiling fans throughout.**
- 6. Reframed all rooms and added new master bedroom, closets, master & hall bath, new tubs, tile surround and vanities.**
- 7. New kitchen cabinets, granite and teakwood countertops, granite backsplash and new stainless steel appliances to include refrigerator, gas stove, dishwasher and microwave.**
- 8. New 4 ton Central HVAC system, ducting, vents and attic fan exhaust.**
- 9. Replaced subflooring and installed new laminate and tile floors.**
- 10. Re-stored broken windows with new glass.**
- 11. New 2" faux wood blinds throughout home.**
- 12. New interior and exterior doors.**
- 13. New 40 gallon water heater installed.**
- 14. New electric/gas connections for utility room.**
- 15. Resurfaced and painted the roof.**
- 16. Removed vinyl siding and replaced with original wood boards, sanded and resurfaced and painted the new siding.**
- 17. Re-stored and re-installed the original front porch.**
- 18. New steps in front and back of the house and new deck in back.**
- 19. New rear privacy fence.**
- 20. Leveled and painted the front fence and positioned on new cement posts.**
- 21. Leveled and graded lot and installed top soil, sod and seedlings.**
- 22. Leveled all outside cement sidewalks.**



City of San Antonio

Development Services Department



## Plan Reviews/Permits/Inspections For An Address

Permits for address 408 DEVINE

House Number: 408

Street: **DEVINE**  
BLDG:2 or SUITE:201

Bldg/Suite:

Example: 2 or

List Plan Reviews/Permits/Inspections For An Address

Reset

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
<a href="#">2295458</a>	408 DEVINE ST	TEXAS AIR AC & HEATING JERARDO CAVAZOS	04/19/2018	CLOSED	GASPERMIT	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2295462</a>	408 DEVINE ST	TEXAS AIR AC & HEATING JERARDO CAVAZOS	04/19/2018	CLOSED	GENERALPLUMB	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2295471</a>	408 DEVINE ST	CAVAZOS VENTURES, LLC TEXAS AIR AC & HEATING JERARDO CAVAZOS	04/19/2018	CLOSED	SEWER	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2295475</a>	408 DEVINE ST	TEXAS AIR AC & HEATING JERARDO CAVAZOS	06/07/2019	CLOSED	MECHANICAL PERMIT APPLICATION	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2295490</a>	408 DEVINE ST	ONE STAR ELECTRIC MARIO A GONZALEZ	06/07/2019	CLOSED	GENERL	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2295546</a>	408 DEVINE ST	TEXAS AIR AC & HEATING JERARDO CAVAZOS	06/07/2019	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2405437</a>	408 DEVINE ST	ELITE PERFORMANCE HTG &COOLING ELITE PERFORMANCE HEATING & CO JAIME DE LUNA		OPEN	MECHANICAL PERMIT APPLICATION	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2436455</a>	408 DEVINE ST	SOUTH TEXAS ELECTRICAL SO.TX ELECTRICAL CONTR.,INC. GILBERT H GUERRA	12/13/2018	CLOSED	TOPS	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2441827</a>	408 DEVINE ST	LGA MECHANICAL GROUP, LLC PHA MECHANICAL EDUARDO SANCHEZ NIKA BOATWRIGHT	01/24/2019	CLOSED	MECHANICAL PERMIT APPLICATION	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">C2407406</a>	408 DEVINE ST	LONGHORN ELECTRICAL CONTRACTIN	06/07/2019	CLOSED	GENERL	<a href="#">Inspections</a>	<a href="#">Reviews</a>

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Plan Reviews/Permits/Inspections For An Address

Permits for address 408 DEVINE

House Number: 408

Street: DEVINE  
BLDG:2 or SUITE:201

Bldg/Suite: Example: 2 or

List Plan Reviews/Permits/Inspections For An Address

Reset

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
<a href="#">C2436450</a>	408 DEVINE ST	SO.TX ELECTRICAL CONTR.,INC. GILBERT H GUERRA	06/07/2019	CLOSED	GENERL	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">C2491514</a>	408 DEVINE ST	AAA ROOTER RICHARD TOBAR	06/07/2019	CLOSED	GENERALPLUMB	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">C2491520</a>	408 DEVINE ST	AAA ROOTER RICHARD TOBAR	06/07/2019	CLOSED	GASPERMIT	<a href="#">Inspections</a>	<a href="#">Reviews</a>

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## Devine Construction

<b>Demo</b> Completely demo both sides of duplex to make a single family house Will need to fully demo the main wall between the units & secure Side 404 & Side 408 Demo both kitchens & flooring	<b>\$8,000</b>
<b>Foundation</b> Foundation secure and fix	<b>\$11,000</b>
<b>Electric</b> Includes all permits, plugs, switches, wiring, and finishes.	<b>\$12,000</b>
<b>Framing</b> Secure load bearing walls Adjust & level the 8x13 in rear Modern, open floorplan Includes all materials and labor to frame	<b>\$10,000</b>
<b>HVAC</b> 3.5 ton gas furnace Add external access Includes permits	<b>\$5,200</b>
<b>Plumbing – water</b> Includes all materials and ready for finish. Permits Included	<b>\$12,000</b>
<b>Plumbing – gas</b> Furnace & stove, plus permit.	<b>\$4,000</b>
<b>Flooring</b> Whole house flooring rehab	<b>\$10,000</b>
<b>Sheetrock</b> Whole House All materials, including sheets, tape, mud, float, texture, and sand ready for paint.	<b>\$10,000</b>
<b>Kitchen</b> Cabinets, granite countertops, sink, and fixtures Demo flooring and walls Build pantry and custom cabinets Stain cabinets New Granite, new sink, plumbing accordingly Can lighting	<b>\$12,000</b>
<b>Interior/Exterior Paint</b> Owner chooses color; Sherwinn Williams	<b>\$5,000</b>
<b>Multicraft Labor</b> 2 multicraft workers, painters, finishers for last week of finish out	<b>\$4,000</b>
<b>Total</b>	<b>\$103,200</b>





















**GERONIMO  
RENOVATIONS**  
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