

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2019

HDRC CASE NO: 2019-576
ADDRESS: 107 MAGNOLIA DR
LEGAL DESCRIPTION: NCB 6530 BLK 2 LOT 2
ZONING: R-4 CD, H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Michael J. & Patricia Diaz Dennis
OWNER: Michael J. & Patricia Diaz Dennis
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: September 24, 2019
60-DAY REVIEW: November 23, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 107 Magnolia Dr.

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:

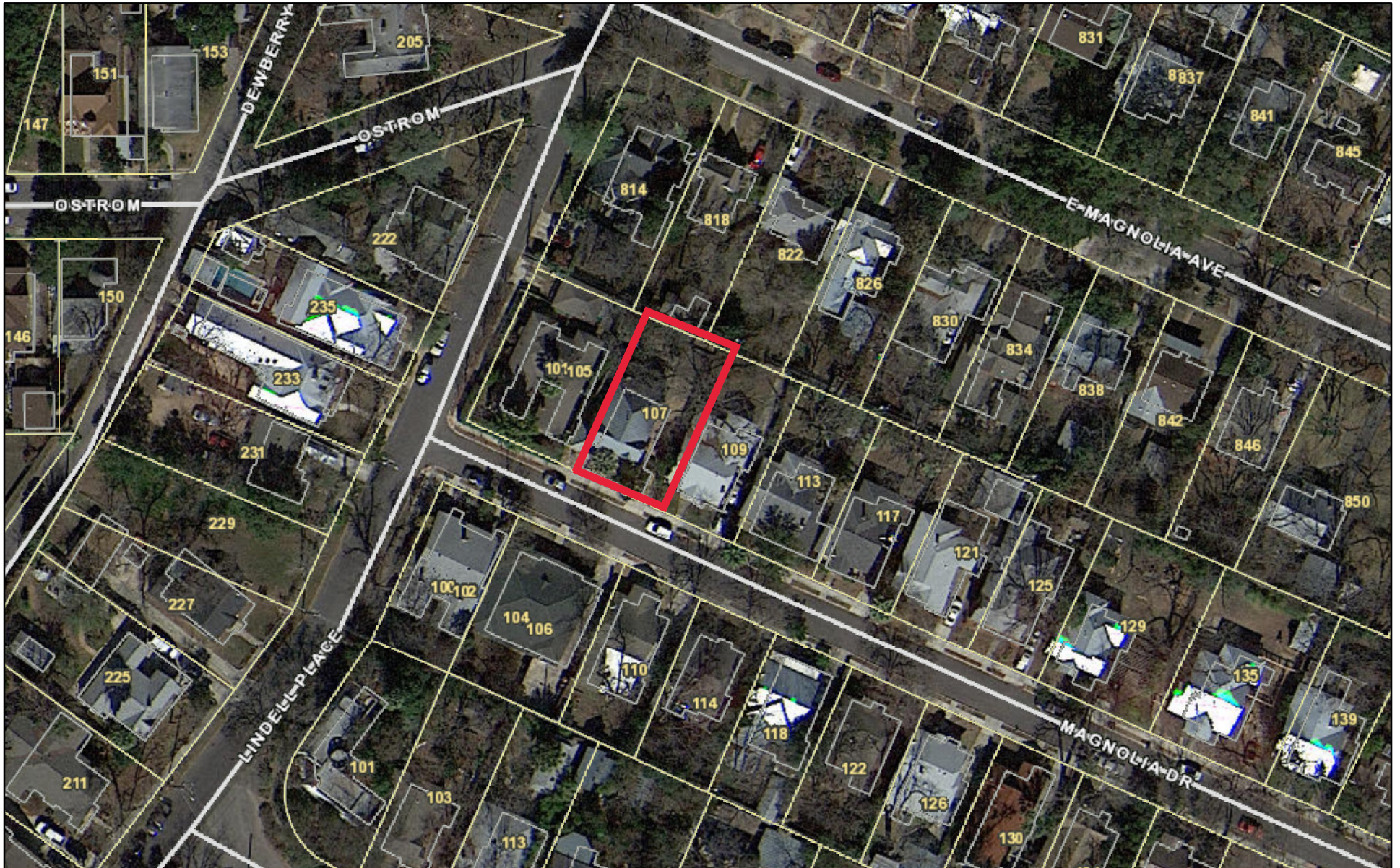
- a. The applicant is requesting Historic Tax Certification for 107 Magnolia Dr located in the River Road Historic District.
- b. **SCOPE OF APPROVED WORK** – At this time, only foundation repair has been approved through the issuance of a Certificate of Appropriateness. A number of interior scopes of work have been planned or completed including electrical, plumbing, and mechanical improvements, and interior finishes.
- c. **TIMELINE OF COMPLETION** - The project began in September 2019, and is planned for completion by February 2020.
- d. **ITEMIZED LIST OF COST** - The applicant submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification.
- e. **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.
- f. **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:

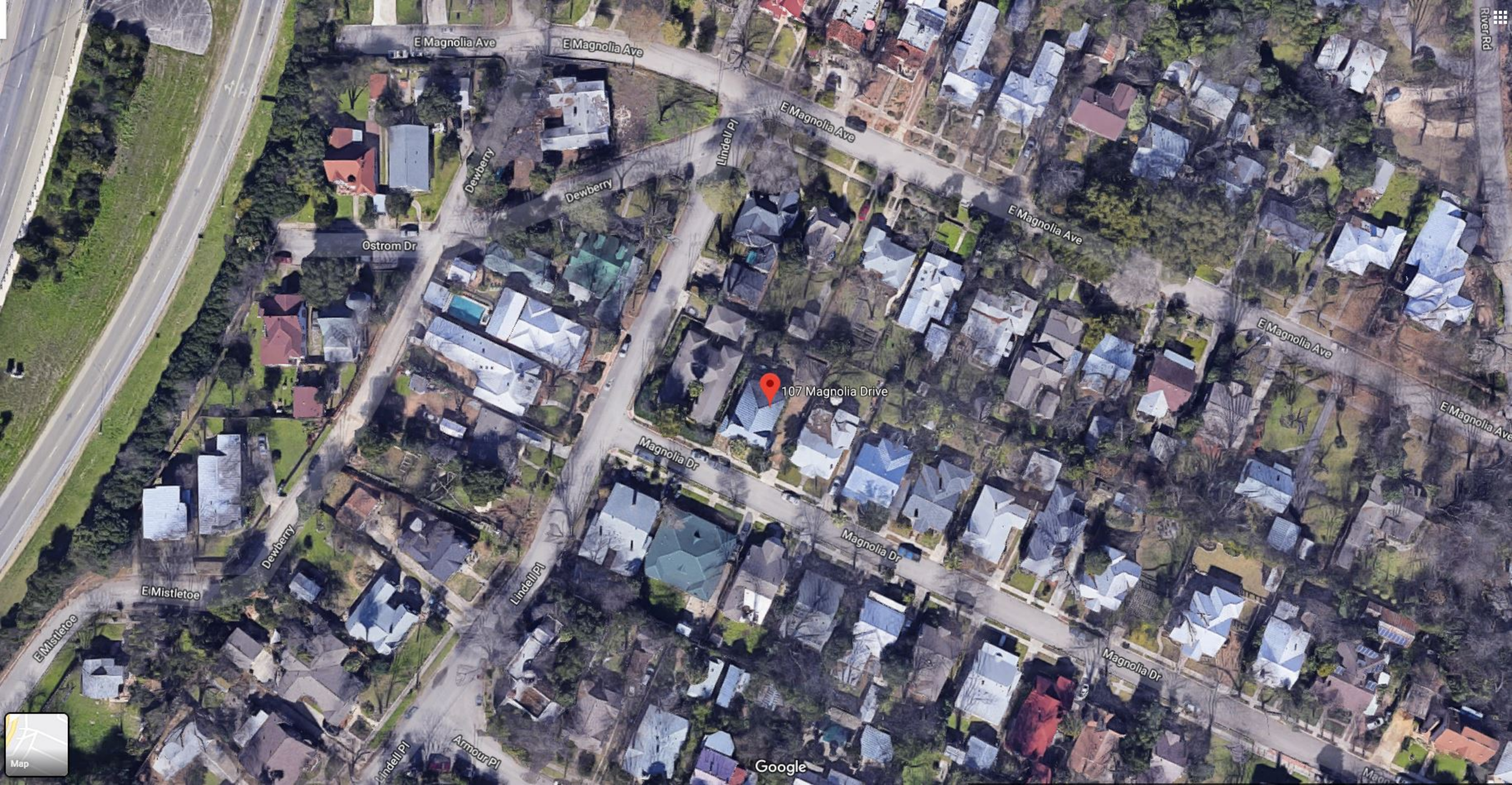
Staff recommends approval of Historic Tax Certification based on the findings b through f with the stipulation that all work is approved prior to Verification. With Certification, the property is eligible for permit fee waivers.

107 Magnolia Dr



October 3, 2019





E Magnolia Ave

E Magnolia Ave

E Magnolia Ave

E Magnolia Ave

E Magnolia Ave

E Magnolia Ave

107 Magnolia Drive

Magnolia Dr

Magnolia Dr

Magnolia Dr

Ostrom Dr

E Mistletoe

Armour Pl

Google

River Rd

Map



107 Magnolia Drive

Magnolia Dr

Lundell Pl

Google



















107 Magnolia Dr SAN ANTONIO

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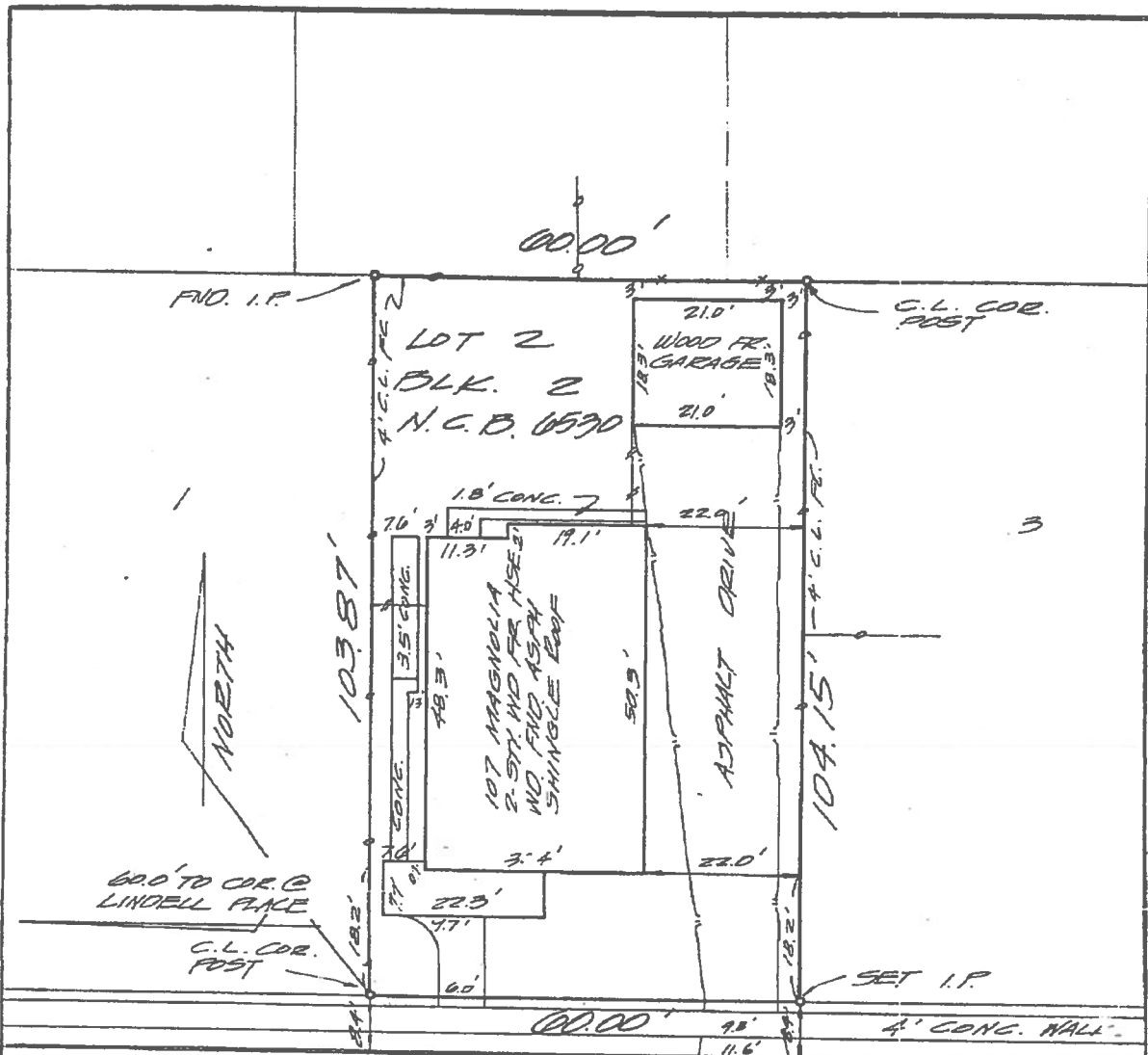
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107 Magnolia Drive Tax Certification

<u>Restoration/Rehabilitation</u>	<u>Expected Cost</u>	<u>Scheduled</u>
Pests (drywood termite pergola treatment)	1000	Sept 2019
Landscaping (incl. tree removal/trimming/stump grinding/planting; flagstone moving, foliage trimming, fencing)	5000	Sept/Oct 2019
Pier & Beam Foundation Repair (incl. 338 ft. of 4x6 beams to replace 4x4 and rotted beams; 45 rebar-reinforced concrete-filled Sonotubes on top of concrete pads)	30,000	Oct 2019
Plumbing (incl. any foundation-caused or other leak repairs; hose bib backflow preventers)	2000	Nov 2019
Bathrooms (upstairs and downstairs remodel and creation of guest 1/2 bath under stairs)	40000	Jan/Feb 2020
Kitchens (upstairs and downstairs remodel)	50000	Jan/Feb 2020
Painting (exterior and interior)	15000	Jan 2020
HVAC (downstairs unit replacement, leaking attic/other ducts)	5000	Nov 2019
Electrical (GFICs, panel; spliced crawl space wires; double lugged utility panel)	5000	Nov 2019
Flooring (incl. downstairs repair of foundation 6'x6' holes, tooththing in original hardwood)		Jan 2020
Misc (window repair, locks, glass)	1000	Nov 2019
TOTAL \$ 154,000.00		



MAGNOLIA DRIVE
(40' R.O.W.) (24.2' P.U.M.T.)

SCALE: 1"=20'

PLAT OF SURVEY

LOT 2 BLK 2 N.C.B. 0530

SUB'D. ~

VOL. ~ PG. ~

ADDRESS 107 MAGNOLIA
DRIVE

SAN ANTONIO, BEXAR CO.
TEXAS

Survey Record recorded
in Vol. 741 Page 623 & Vol. 1391
Pg. 329, Elec. pole line 623C
recorded Vol. 707 Pg. 633



STATE OF TEXAS

VICTOR SEGUIN
SURVEYING & MAPPING CO.
P.O. BOX 17241 (826-3871)
SAN ANTONIO, TEXAS 78217

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND COR-
RECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO
VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON
ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY
LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 29th day of JULY, 1978 A.D.

Victor Seguin
Field Book _____ Page _____ Job No. #5983



Foundation Repair of Texas

SAN ANTONIO SERVICE CENTER

12050 Crownpoint Drive, Suite 60, San Antonio, TX 78233

Remit Payments to: P.O. Box 202383 Arlington, Texas 76006-6635

Office: 210-654-4400

Toll-Free: 877-840-9993

Fax: 214-637-0440

9 / 9 / 19

Month / Day / Year

Geoff Dennis

STRUCTURE DESCRIPTION

Veneer:

Name
107 Magnolia Dr San Antonio 78212
Street City Zip
512.608.7080
Phone Phone 2
E-mail

panel	panel	panel
Front	Back	Sides
pb		2
Foundation Type		Stories
Carlos Garza 210.889.6916		
Assessor		

LEGEND

- Hybrid Pier
- Steel Pier
- Drilled Pier
- Concrete Pressed Pier
- ⊗ Pier w/Breakout
- Existing Pier
- Sonotube
- Column
- ⊕ Reference Point

- Downspout
- ⊕ Surface Drain/Catch Basin
- ⬭ French Drain
- ▨ Swales
- Water Flow In Drainage
- Surface Water Flow
- Clean-out
- Concrete Pad
- ▬ Supporting Beams
- Joist / Sill Plate

DISTRESS

- ejs expansion joint separation
- ws window separation
- gd ghost door
- nsd non striking door
- sc slab crack
- gbf grade beam fracture
- ds door separation
- fs fascia separation
- ts trim separation
- src sheet rock crack
- ss stair step brick crack
- hbc horizontal brick crack
- vbc vertical brick crack

