

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-636
ADDRESS: 825 DAWSON ST
LEGAL DESCRIPTION: NCB 563 BLK 7 LOT 18
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Christopher Rocha
OWNER: Jeffry Post
TYPE OF WORK: Tax Verification
APPLICATION RECEIVED: October 08, 2019
60-DAY REVIEW: December 07, 2019
CASE MANAGER: Huy Pham

REQUEST:

The applicant is requesting Historic Verification for the property at 825 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:

- h. The applicant is requesting Historic Tax Verification for 825 Dawson located in the Dignowity Hill Historic District. The applicant is also requesting Historic Tax Certification for the property on the same hearing agenda.
- i. SCOPE OF APPROVED WORK – A number of rehabilitative scopes of exterior work have been approved including: installation of an HVAC system, front and rear yard fencing, demolition of a rear accessory structure, foundation repair, fenestration modifications, and construction of a rear addition. 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.
- j. TIMELINE OF COMPLETION - The project began in January 2019, and is planned for completion by November 2019.
- k. ITEMIZED LIST OF COST - The applicant submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification.
- l. 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.

- m. 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.
- n. COMPLIANCE – On a site visit on November 1, 2019, staff found that front yard landscaping, including installation of a segmented poured concrete walkway and replacement of natural lawn with rock beds, were installed prior to approval. Upon notify the applicant/owner that violations would prevent eligibility of Historic Tax Certification and Verification, the applicant/owner committed to correcting both items administratively prior to receiving the incentive.

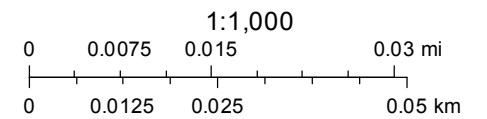
RECOMMENDATION:

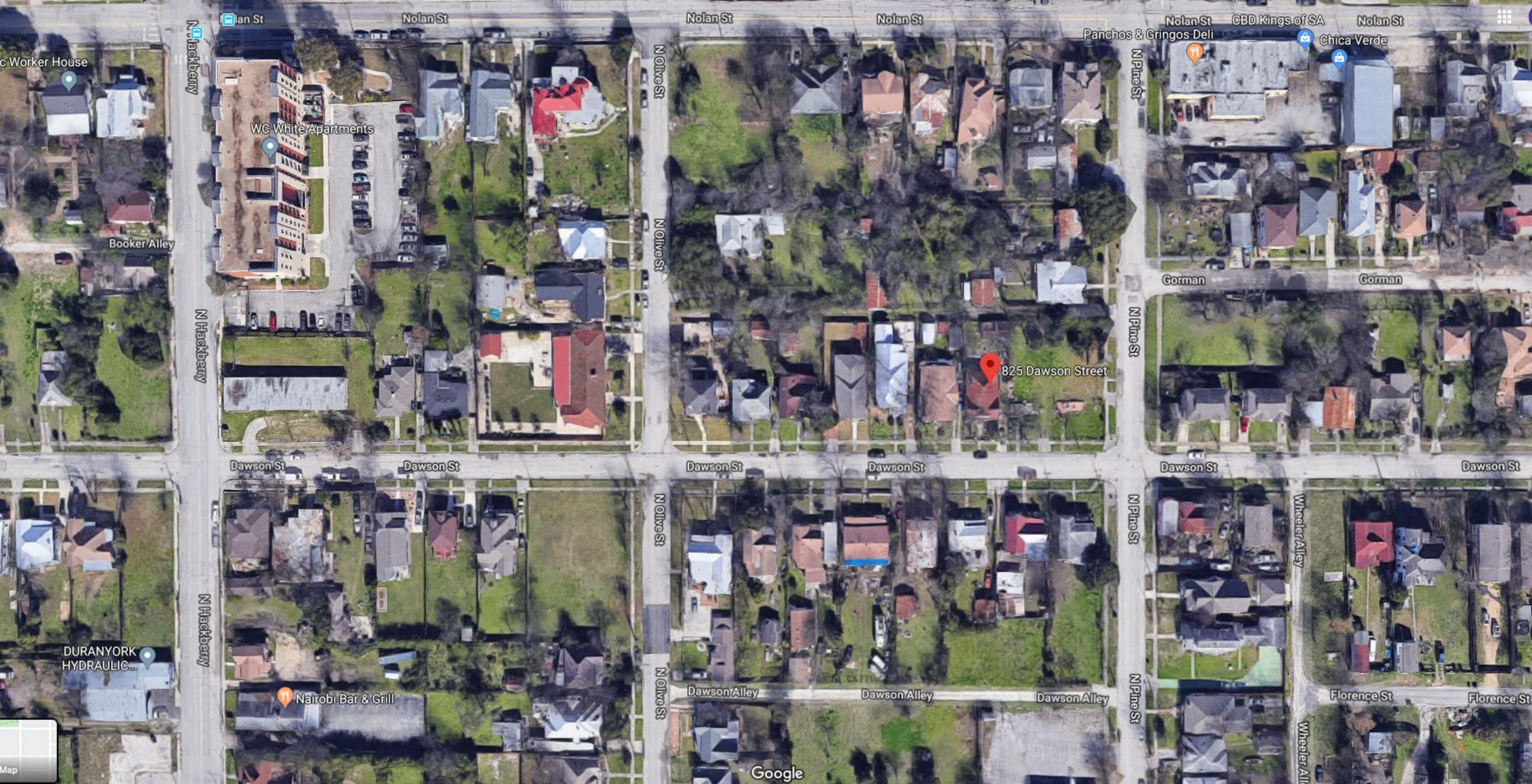
Staff recommends approval of Historic Tax Verification based on the findings with the stipulation that all work is approved or corrected, per finding (COMPLIANCE), prior receiving Historic Tax Verification.

825 Dawson St



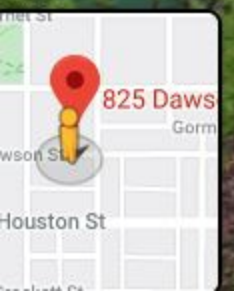
October 16, 2019

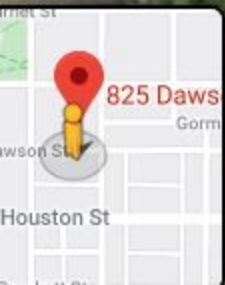






825 Dawson Street









825

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ROCHA PAINTING AND REMODELING SERVICES

825 Dawson, San Antonio, T.X, 78202

Statement of expected cost of improvements

TOTAL COST- Labor 95,500.00

Material 91,322.00

FINAL COST- 186,822.00

9 MONTH COMPLETION TIME. REHAB START DATE 01-15-2019

REHAB END DATE 09-01-2019



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City of San Antonio

P.O. Box 839966
San Antonio, TX 78283-3966

RESBLDGGEN Building Application

Report Date 10/08/2019 04:21 PM

Submitted By Roland Arsate 210-207-1111

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A/P # 2456099

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/13/2019 16:45	RY15731	Temp COO		
Issued	04/05/2019 15:08	RY15731	COO	10/08/2019 16:18	135595
Final	10/08/2019 16:18	135595	Expires		

Associated Information

Type of Work	EXISTG	EXISTING	# Plans	2
Dept of Commerce	RESID	RESIDENTIAL CONSTRUCTION	# Pages	0
Priority	1	RESIDENTIAL STANDARD	Bill Group	
Square Footage	531.00	Name	JEFFREY POST	

Valuation

Declared Valuation	77715.00
Calculated Valuation	28990.00
Actual Valuation	0.00

Description of Work

02/13/19 *****MULTIPLE CONSTRUCTION ITEMS*****

1, ADDITION: New 446 sq. ft. one story room addition, attached to Rear of existing residence on new pier and beams//RYOUNG.

Must Comply with setbacks/ Must comply with UDC and IRC/ Not to build over easements/ Contractor aware of inspections required/ Contractor notified of engineers letter required to clear foundation inspection/ Whats Next handout issued.

**Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.

All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5

***Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).

2. GENERAL REPAIRS TO INCLUDE REPLACING 14 WINDOWS, 11 DOORS, AND 12 WALLS-WILL MOVE ALL INTERIOR WALLS AROUND ACCORDING TO NEW FLOOR PLAN. ALL WINDOW WILL BE REPLACED AND MOVED TO NEW LOCATION. ALL DOOR WILL BE REPLACED AND MOVED TO NEW LOCATIONS/MUST COMPLY WITH UDC/IRC REQUIREMENTS//RYOUNG

see attached for wall section

Parent A/P

Project #	Project/Phase Name	Phase #
Size/Area	Size Description	

Property/Site Information

Address 825 DAWSON ST
SAN ANTONIO TX 78202-0000

Location

Owner/Tenant

There are no contacts for this site

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

Report Date 10/08/2019 04:21 PM

Submitted By Roland Arsate 210-207-1111

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A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

2675

A/P Linked Parcels

No Parcels are linked to this Application

Fees	Status	Paid Date	Amount
TECHNOLOGY SURCHARGE FEE	U		0.00
DEV SVC SURCHARGE FEE	U		0.00
PERMIT FEE - RES BLDG - EXISTING	P	02/28/2019 14:23	563.75
TECHNOLOGY SURCHARGE FEE	P	02/28/2019 14:23	16.91
DEV SVC SURCHARGE FEE	P	02/28/2019 14:23	16.91
ADMINISTRATIVE INSPECTION SCHEDULING FEE	P	06/18/2019 11:38	3.00
ADMINISTRATIVE INSPECTION SCHEDULING FEE	P	08/12/2019 10:38	3.00
ADMINISTRATIVE INSPECTION SCHEDULING FEE	P	08/12/2019 10:38	3.00
Total Unpaid	0.00	Total Paid	606.57

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
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HISTORIC N	APPRVD	RY15731	02/13/2019 16:45	RY15731	02/13/2019 16:44	
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Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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No Log Entries

City of San Antonio

P.O. Box 839966

San Antonio, TX 78283-3966

RESBLDGGEN Building Application

Report Date 10/08/2019 04:21 PM

Submitted By Roland Arsate 210-207-1111

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Fees	Status	Paid Date	Amount
PLAN REVIEW FEE BALANCE-RES BLDG-EXISTG	P	07/19/2019 12:56	100.00
PERMIT FEE - RES BLDG - EXISTING	P	07/19/2019 12:56	150.00
ADMINISTRATIVE INSPECTION SCHEDULING FEE	P	08/12/2019 10:38	3.00
RE-INSPECTION FEE	P	08/12/2019 10:38	51.50
ADMINISTRATIVE INSPECTION SCHEDULING FEE	P	08/12/2019 10:38	3.00
Total Unpaid	0.00	Total Paid	622.50

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
HISTORIC N	APPRVD	137635	04/10/2019 12:58	143981	04/05/2019 15:59	
NOTIFYREV N	NA	144788	07/19/2019 12:52	144788	07/19/2019 12:48	

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
SUPOVR STAGE	SUPERVISOR OVERRIDE	144788	07/19/2019 12:57		0.00
SUPOVR STAGE	SUPERVISOR OVERRIDE	144788	07/19/2019 12:48		0.00
SUPOVR STAGE	SUPERVISOR OVERRIDE	144788	07/19/2019 12:48		0.00
SUPOVR STAGE	SUPERVISOR OVERRIDE	143981	04/05/2019 16:12		0.00
SUPOVR STAGE	SUPERVISOR OVERRIDE	143981	04/05/2019 15:59		0.00

Report Date 10/08/2019 04:21 PM

Submitted By Roland Arsate 210-207-1111

Page 1

A/P # 2473577

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/05/2019 16:12	143981	Temp COO		
Issued	07/19/2019 12:57	144788	COO	09/16/2019 10:13	143362
Final	09/16/2019 10:13	143362	Expires		

Associated Information

Type of Work	EXISTG	EXISTING	# Plans	2
Dept of Commerce	RESID	RESIDENTIAL CONSTRUCTION	# Pages	0
Priority	2	RESIDENTIAL AFTER HOURS	Bill Group	
Square Footage	500.00	Name	ROCHA PAINTING & REMODELING	

Valuation

Declared Valuation	12500.00
Calculated Valuation	32500.00
Actual Valuation	0.00

Description of Work

REFER to AP#2456099

ADDITION: New 500 sq. ft. two story room addition, attached to Rear of existing residence to become the second story.

Requesting After Hours

Parent A/P #

Project #	Project/Phase Name	Phase #
Size/Area	Size Description	

Property/Site Information

Address 825 DAWSON ST
SAN ANTONIO TX 78202-0000

Location

Owner/Tenant

There are no contacts for this site

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

2675

A/P Linked Parcels

No Parcels are linked to this Application

Fees	Status	Paid Date	Amount
PLAN REVIEW FEE - RES BLDG - EXISTING	P	04/05/2019 16:11	100.00
DEV SVC SURCHARGE FEE	P	04/05/2019 16:11	3.00
TECHNOLOGY SURCHARGE FEE	P	04/05/2019 16:11	3.00
REVIEW FEE RESUBMITTAL BUILDING	P	07/19/2019 12:56	200.00
DEV SVC SURCHARGE FEE	P	07/19/2019 12:56	4.50
TECHNOLOGY SURCHARGE FEE	P	07/19/2019 12:56	4.50

ESTIMATE



Jeff Post
(210) 867-0077

Rocha Painting And Remodeling Services

2818 Burnt Oak
San Antonio , TX 78232

Phone: (210) 876-7881

Email: christopherrocha210@gmail.com

Estimate #

000457

Date

11/26/2018

PO #

825 Dawson

Description	Total
Phase 1 Foundation	\$11,000.00
<ul style="list-style-type: none">-Complete repairs of existing pier and beams.-Within acceptable 1 inch tolerance.-55-65 piers will be added or replaced existing-2ft by 2ft depth and width with concrete footings.	
Phase 2 Demolition	\$4,000.00
<ul style="list-style-type: none">-Demolition, a complete gut of the existing home.- All sheetrock, rotting wood, damaged flooring, bathroom surrounds and older Cabinetry will be completely removed.-Completely removal of all existing windows.-Removal of back shed .-This is a complete labor and material price. Including dumpsters	
Phase 3 Reframing And Subflooring	\$11,000.00
<ul style="list-style-type: none">-Will convert home, moving multiple walls with 2by4, adding closets, some areas in home will need new subfloors.-Reframing of bad walls and reinforcing of ceiling and flooring joist as needed.-Extending current home- Add on of 600 sqft. materials will consist of 2by8inch, 2by10inch floor joist using 1 inch subfloors,-bottom and top plate framing with 2by4 wood studs on exterior side.-bathroom areas will be framed with 2by6 wood studs or as needed.- 2by6ft ceiling joist will be added-use 2by4 purlin brace to hold in rafters in place. <p>The Estimate includes Labor and Materials.</p>	
Phase 4 Replacing All Current Windows	\$2,500.00
<ul style="list-style-type: none">-All existing home windows will be replaced with standard size windows 3by5 unless otherwise notified by homeowner. 14 windows counted total.- All window styles will be kept the same accordingly to historical preservation or by city code.-Estimate includes labor and materials.	
Phase 5 / Electrical	\$6,000.00
<ul style="list-style-type: none">-Rewire entire home including add on of 600sqft- add all new switches, plugs, ceiling fans, ceiling lights.	

- Run new 220 wire to exterior breaker box for stove, A/C, dryer and washer plug in connections etc.
- labor and material price.
- Rough in, trim out, finish out Permits included

Phase 6/ Plumbing \$6,000.00

- Complete gut of all current existing plumbing.
- Add all new water lines, drains, valves, exhaust fans, bathtub installation, sinks, toilets and a new 40 gallon water heater.
- labor and material price. This price includes rough in, top out n finish out .Permits included

Phase 7 Central A/C Unit 3 Ton \$6,300.00

- Add a completely new HVAC unit 3+ ton
- Labor and materials Including permits.

Phase 8 / Insulation \$2,000.00

- Insulate all interior walls and ceiling with insulation. Blow in or regular roll out will be used.

Phase 9/ Extior Painting And Siding Repairs. \$3,500.00

- Power wash, sand, caulk and repair broken siding.
- Add new siding were needed.
- 2 coats of paint and a 2 tone color one for trim and the other for the main house areas.
- will used Sherwin Williams brand paint
- Estimate includes labor and materials.

Phase 10 Roofing \$6,500.00

- Remove all existing roofing remove all shingles, felt paper, damaged plywood.
- Add new plywood as needed, felt paper and 30-year dimensional roofing shingles.
- Between 45 and 50 squares total.

Phase 11 Sheetrock \$5,900.00

- All sheetrock, tape n float, orange peel texture.
- Labor and materials included.
- 200 sheets of half inch 4by8 will used on walls and ceiling
- use fire and water resistant sheetrock were needed.
- 1 and half inch black drywall screws will be used

Phase 12 Carpentry \$3,500.00

- Installation of all new carpentry.
- Install new, baseboards, doortrim, doors, sliding closet doors, window seals, quarter round, closet shelves and rods.
- Estimate includes labor and materials.

Phase 13/ Painting Of All Interior Walls, Ceilings And Carpentry \$2,300.00

- 1 coat of primer on all walls, ceilings and all carpentry.
- 2 coats of paint on all walls , ceilings and all carpentry.
- Homeowner chooses colors for interior.
- Estimate includes labor and materials.
- Eggshell sheem paint will be applied on walls.
- Flat paint will be applied on ceilings.
- Semigloss paint on all carpentry.

Phase 14 Cabinets \$5,500.00

- Installation of cabinets
- Labor and materials.

-Kitchen and bathrooms.

Phase 14/ Backsplash And Bathroom Tile Surround Installation	\$5,500.00
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-Tile Installation in two bathrooms and backsplash in kitchen area.

-bathroom tile and

-Backsplash labor and materials

Phase 15/ Granite Top	\$3,000.00
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-Add granite top to kitchen cabinets and vanity areas.

-Granite color will be homeowner choice. Estimate price includes labor and material.

-level 3 granite

Phase 16 Curb Appeal	\$2,500.00
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-Landscaping. Move plants around, add mulch and grass in dry areas in front and side of the house.

-Add light gravel on driveway area and compact it.

-Add fencing as needed

-Power wash side walk and walk way. Labor and materials

Phase 9 Flooring	\$2,800.00
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-Refinish wood floors, sand, stain and reseal all existing wood floors

Gas Phase	\$1,000.00
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Pull permits for gas

Repair gas lines and move as needed

Electrical Appliances	\$2,000.00
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Plumbing Fixtures	\$2,000.00
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Appliances	\$2,000.00
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Stove, microwave etc

Subtotal	\$96,800.00
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Total	\$96,800.00
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Notes:

this is based on a 600 sq ft add on to the existing property

Chris Rocha

Jeff Post

ESTIMATE



Jeff Post
(210) 867-0077

Rocha Painting And Remodeling Services

2818 Burnt Oak
San Antonio , TX 78232

Phone: (210) 876-7881

Email: christopherrocha210@gmail.com

Estimate #

000529

Date

03/08/2019

PO #

825 dawson

Description	Total
Phase 3 Reframing	\$8,500.00
Adding staircase, ponywall, more exterior siding , reframing existing attic to make a pathway. Adding new ceiling joist to support weight. Add platforms for walkway area.	
Phase 11 Sheetrock	\$2,200.00
Add sheetrock in living attic space, tape float and texture.	
Plumbing Phase	\$1,200.00
Add a vanity and new plumbing for the upstairs half bathroom.	
Phase 6 Electrical	\$1,800.00
Run 110 wire into the attic area to accommodate for new lighting, plugs, light switches and gfci plug in bathroom area. Also for lighting in existing attic space. Materials and labor	
Flooring Phase	\$2,000.00
Flooring for the finished attic area. Assuming 2\$ a sqft material	
Carpentry Phase	\$950.00
Adding baseboards, trim and door pocket door for the upstairs half bathroom, trim n door for upstairs closet and for trim around existing attic door entry way.	
Painting Phase	\$800.00
Painting finished attic ceilings and walls. Trim and half bathroom	

Subtotal \$17,450.00

Total **\$17,450.00**