

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-592
ADDRESS: 421 SPOFFORD
LEGAL DESCRIPTION: NCB 1266 BLK 2 LOT C
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Jade Latkovich
OWNER: Jade Latkovich
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: September 30, 2019
60-DAY REVIEW: November 29, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 421 Spofford.

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 for 421 Spofford located in the Dignowity Hill Historic District. The property was approved for Historic Tax Certification at the May 1, 2019, Historic and Design Review Commission hearing.
- b. SCOPE OF APPROVED WORK – A number of rehabilitative scopes of exterior work have been approved including: installation of a rear driveway and patio, minor landscaping, rear porch restoration including a new wood deck and removal of non-original openings, and exterior painting . 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 December 2018, and is planned for completion by November 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.
- e. CERTIFICATION REQUIREMENT - The requirements for Historic Tax Certification outlined in UDC Section

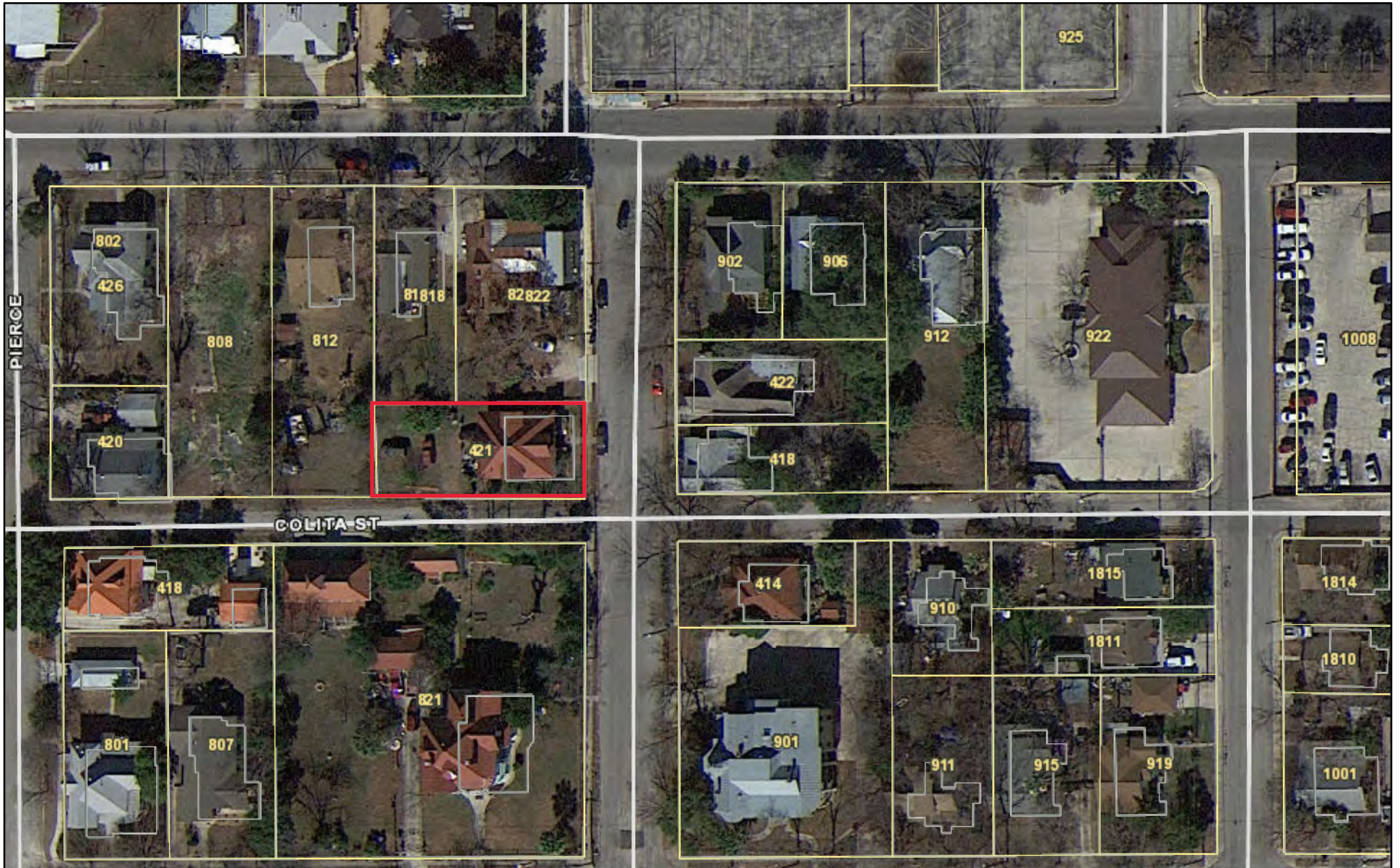
35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of costs, and a timeline for completion.

- 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.

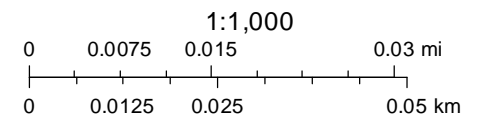
RECOMMENDATION:

Staff recommends approval of Historic Tax Certification based on the findings b through f.

421 Spofford



October 16, 2019





Carson Street
Christian Church

Spofford Ave

gers Ave

E Carson

E Carson

E Carson

E Carson

Pierce Ave

Spofford Ave

Rogers Ave

Atlas Body Shop

Braun

421 Spofford Avenue

Colita St

Colita St

Colita St

Colita St

Pierce Ave

Spofford Ave

Rogers Ave

Iglesia Christiana
La Puerta Al Cielo

San Antonio Fire
Department St

Mason St

Mason St

Mason St

Google

Map



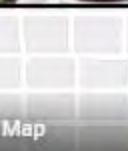
421 Spofford Avenue

Spofford Ave

Coltra St

Spofford Ave

Coltra St



Google

























DATE COMPLETE	WORK PERFORMED	DETAILS
7/8/19	Electrical	Complete electrical rewire including new panel upstairs and downstairs. New 220V for stove, dryer and HVAC. Wired smoke detectors Permit# 2447400
2/7/19	Plumbing	New plumbing at all sinks, toilets and showers. All H/C lines and drains replaced or brought up to code. New plumbing to softner and hotwater heater Permit# 2441392 4 Exterior wired ethernet cameras viewable from any phone or computer.
11/7/18	Cameras/ Security system	ADT security system with door sensors and motion.
5/7/19	Floor Sanding	Multiple sands on all original wood floors, floor replacment and filler where necessary, 3 coats of semi-gloss polyurthane.
1/25/19	Demo	Two large dumpter rentals, labor to clean up and demo interior and exterior.
7/4/19	Bathrooms X3	Half bath new pedestal sink, faucet, mirror, light and toilet. Upstairs new vanity, faucet, mirrior, light, shower tile, linen closet and toilet. Downstairs new sinks, faucets, mirror, toilet and shower tile.
7/4/19	Kitchens X2	New cabinets upstairs and down, orignal long leaf pine countertops, new sinks and faucets, hardware, potfiller, pantry, auxillary cabinet. Two new HVAC units, 3 ton upstairs, 4 ton downstairs. All new ducting and vents. 2 programmable thermostats.
7/24/19	HVAC	Permit# 2447345 Removal of all 46 original windowns, 3 transoms, from frame, sanded , glass replacment(if needed), 3 coats of polyurthane. Ropes replaced or fixed, counter weights attached. HDRC approved.
7/1/19	Window restoration	
2/23/19	Original door frames/trim.	Door frames moved or reinforced to code. Original door replaced or sanded, 3 coats of polyurthane. Permit # 2437247 New 12x16 back deck, remove old windows, siding replacment, back door added. Permit #2445532
7/25/19	Back deck	Engineer structual inspection approved by H.G. Lehman at Page engineering
6/22/19	Concrete	10'x10' driveway which splits into two parking spots , 16'x16 patio, HDRC approved.
7/17/19	Landscaping	Two new large trees in front, small plants and flower along the front and rear, 2 trees on north side of house, 4 large trees in rear, 2 palms, 3 pallets of Bermuda celebration, 9 yrd of crushed granite, and mulch. 4 channel spinkler system.
1/14/19	Spray Foam	3" -6" Spray foam all upstairs exterior walls and roof , 3"-4" of spray foam insulation added to exterior west and south walls.
3/22/19	Sheetrock	All new sheetrock upstairs, partial new sheetrock downstairs, level 4 smooth finish.
N/A	Loan payment	Mortgage payments
N/A	Insurance/Utilities	Home insurance, electricity and water.
5/13/19	Welder	Customer handrail for stairs
4/17/19	Recessed lights/Ceiling fans	54 recessed lights, 12 ceiling fans added, exterior lights and dimmers
5/27/19	Barn doors master	Barn door, hardwire installed in master downstairs
5/22/19	Water softener	3/4 cu ft whole home water softener
1/20/19	Hot water heater	Electrical water heater, pan, T/P line ran to exterior of home.
1/20/19	Framing/foundation	Reinforce framing under house, level low areas. Reinforce any exposed interior framing or doors to birng up to code.
7/17/19	Fence repair	Reinforce front fence and replace posts and chain link around rear gates. Replace or sand, caulk interior wood trim, siding, tounge and groove ceilings. 3 coats of poly on expeosed wood.
5/14/19	Inside paint	Mutliple coats of primer and final paint color on walls and trim.
12/18/18	Outside paint	Replace or Sand, caulk exterior original siding and trim. Mutliple coats of oil primer and final paint All in repair material and labor total.
4/5/19	HDRC Tax credit	Historic preservation tax certificate approved. New home owner will pay zero city taxes for five (5) years and then for the subsequent five (5) years taxes will be based upon 50% of the newly assed value. ~70,000\$ savings.

**Plan Reviews/Permits/Inspections For An Address***Permits for address 421 SPOFFORD*House Number: Street: Bldg/Suite:

Example: 2 or BLDG:2 or

SUITE:201

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
2437247	421 SPOFFORD	JADE LATKOVICH	09/30/2019	CLOSED	MISC NO REVIEW	Inspections	Reviews
2441392	421 SPOFFORD	MARCUS VERA PLUMBING MARCUS S VERA	07/26/2019	CLOSED	GENERAL PLUMB	Inspections	Reviews
2445532	421 SPOFFORD	JADE LATKOVICH	07/26/2019	CLOSED	MISC REVIEW	Inspections	Reviews
2447345	421 SPOFFORD	ISLAS BROS MECHANICAL CIRILO V ISLAS	07/23/2019	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2447400	421 SPOFFORD	PALOMO ELECTRIC CO. JOSE J PALOMO	07/01/2019	CLOSED	GENERL	Inspections	Reviews