

# HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2019

**HDRC CASE NO:** 2019-658  
**ADDRESS:** 209 VANCE ST  
**LEGAL DESCRIPTION:** NCB 733 BLK 5 LOT 13  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Stacy Lee Lopez  
**OWNER:** Stacy Lee Lopez  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** October 31, 2019  
**60-DAY REVIEW:** December 30, 2019  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 209 Vance.

## APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications

(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.

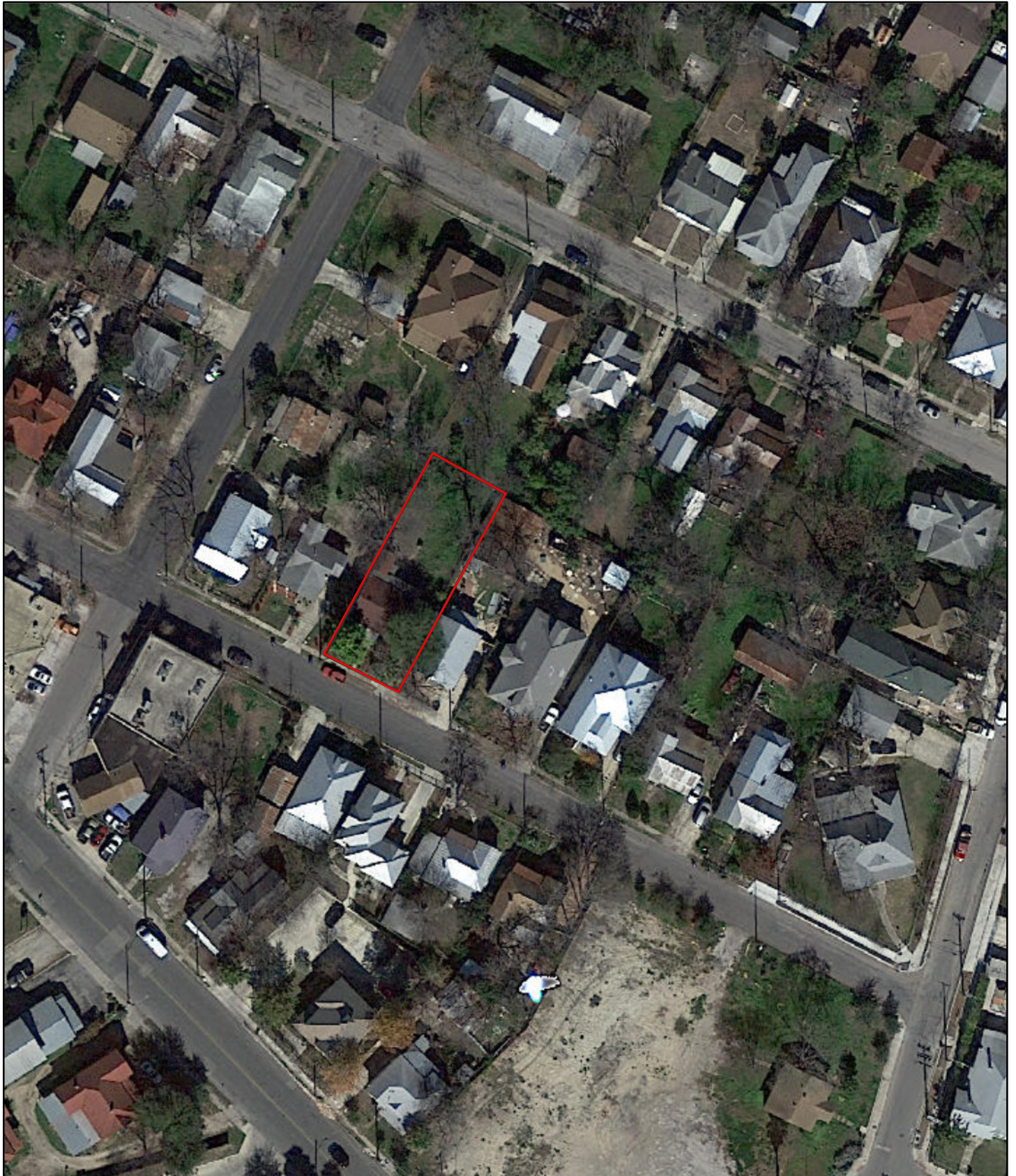
## FINDINGS:

- a. The primary structure located at 209 Vance is a 1-story single family house constructed circa 1900. It first appears on the Sanborn Map in 1904. The home features a primary low-sloping side gable configuration, wood cladding, and one-over-one wood windows. The structure is contributing to the Lavaca Historic District.
- b. The scope of work includes foundation replacement, roof replacement, reconstruction of the front porch and the back porch, cladding repair, and interior plumbing.
- c. Staff conducted a site visit on November 20, 2019, to examine the conditions of the property. The work has been completed.
- d. The applicant has met all the requirements for Historic Tax Certification as outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

## RECOMMENDATION:

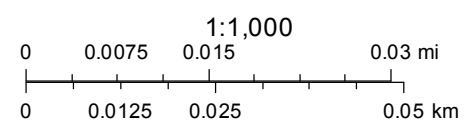
Staff recommends approval based on findings a through d.

# City of San Antonio One Stop

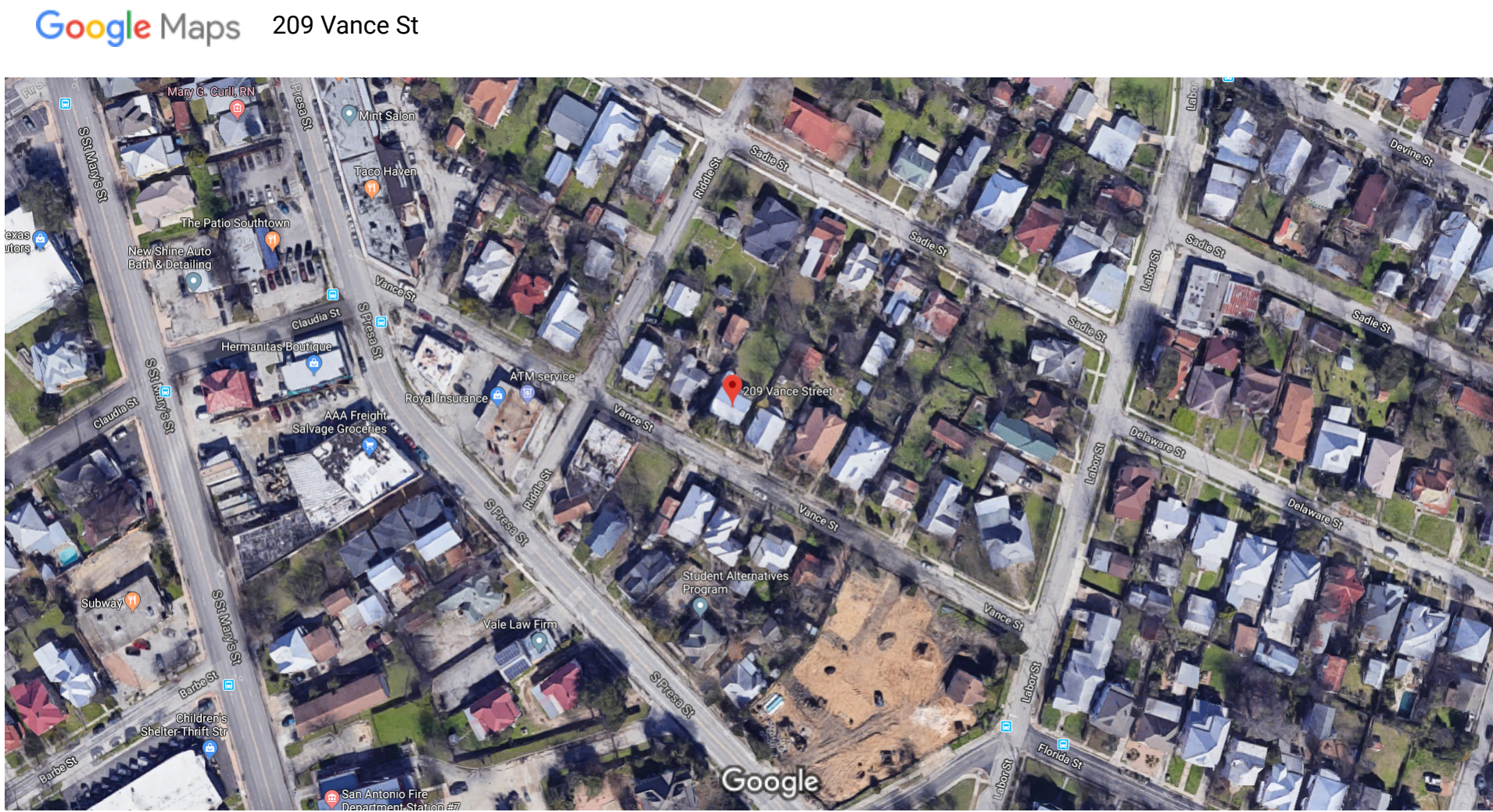


November 5, 2019

— User drawn lines







Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Map data ©2019 50 ft



Google Maps 209 Vance St



Imagery ©2019 Google, Map data ©2019, Map data ©2019 20 ft



## Google Maps 209 Vance St

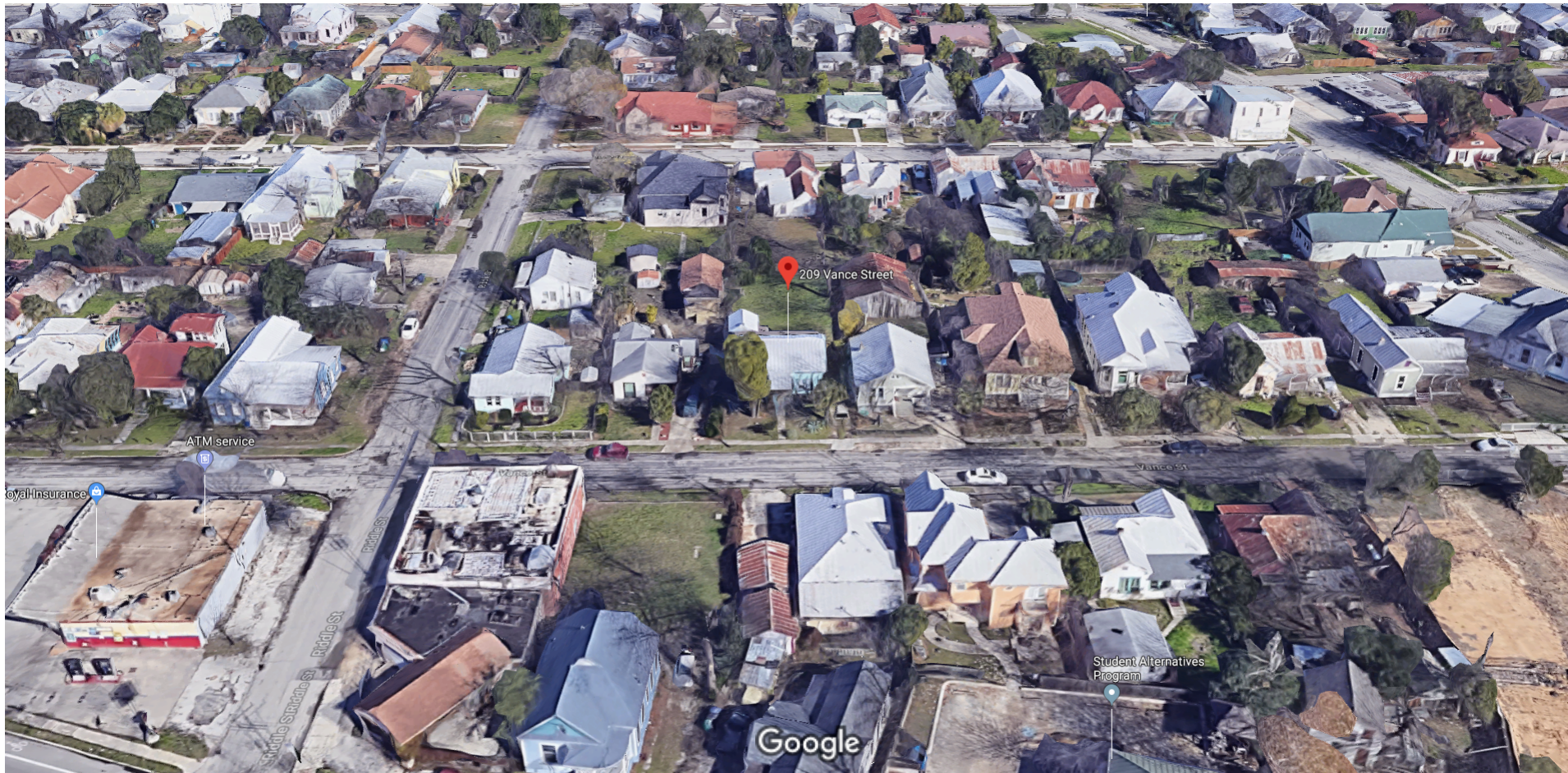


Imagery ©2019 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Landsat / Copernicus, Data LDEO-Columbia, NSF, NOAA, Map data ©2019, Map data ©2019

20 ft



Google Maps 209 Vance St



Imagery ©2019 Google, Map data ©2019, Map data ©2019 20 ft

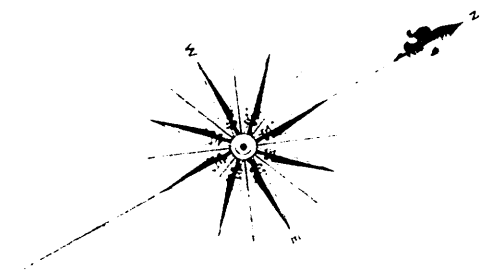


## Google Maps 209 Vance St



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D N E

V O I U M P E

GARDEN

S. PRESA

EAGAR

NOT PAVED

SADIE

RIDDLE

VANCE

729

728

733

734

735

732

730

727

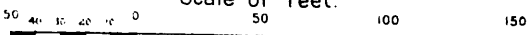
791

726

731

118

Scale of Feet.





257

SEE VOLUME FOUR

S. PRESA

251

DEVINE

SEE VOLUME FOUR

S. PRESA

257

EAGER

EAGER 257

726  
(731)

735

732

727  
(730)

RIDDLE

SADIE

VANCE

733

728

(729)

LABOR

258

W. DELAWARE ST.

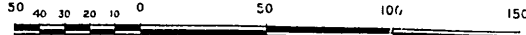
INDIANA ST.

259

W. FLORIDA ST.

W. FLORIDA

Scale of Feet.







# TAX CERTIFICATION FORM

## CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION  
1901 S. ALAMO, SAN ANTONIO, TEXAS 78204  
P: 210.215.9274 E: OHP@SANANTONIO.GOV

RECEIVED

OCT 24 2019

DATE RECEIVED

To be completed by the applicant, signed, and filed with the City of San Antonio Historic Preservation Office prior to hearing by the Historic and Design Review Commission (HDRC). An HDRC Application must be filled out and submitted along with this form.

Property Address:

209 Vance St.

Zip Code

78210

Property Owner:

Stacy Lopez + Matt Penn

Phone Number:

(210) 608 8111

Parcel ID: NCB

733

Block

5

Lot

13

Zoning

RM41H

BCAD Account Number:

108280

Latest value of property as assessed by the Bexar Appraisal District

Year

Land Value

Improvements

Total

Applicant:

Stacy Lopez

Phone Number:

(210) 608 8111

Mailing Address:

209 Vance Street, San Antonio TX 78210

E-mail Address:

Lacy-Tapaz@hotmail.com

Documentation Required:

- ☐ One set of complete plans for restoration and rehabilitation  
☒ Statement of expected costs of improvements  
☒ The projected time schedule for restoration/rehabilitation

Proposed use:

☐ Commercial

☒ Residential

The property identified above is in need of tax relief as set forth in City of San Antonio Ordinance No. 52281 and 52282. The historic significance of said property is certified by the signature below, together with other documents covering the proposed restoration and rehabilitation. By providing your signature below, you consent to allow designated officials to view your property records.

SIGNATURE OF PROPERTY OWNER

DATE

This completed form and required documents are to be submitted in person to 1901 S. Alamo  
See reverse side regarding the tax exemption process



10/24/2019

Address:

Stacy Lee Lopez & Matt Penner

209 Vance Street

San Antonio Texas, 78210

Tax Account #00733-005-0130

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Starting Date for Restoration & Rehabilitation 07/05/2011

Finish Date 04/04/2019

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Roofing	\$6,000
Rebuild entire Back Porch/exterior kitchen area	\$ 3,900
Foundation Pier & Beam	\$13,960
Roofing Front Porch	\$2,363
Plumbing	\$3,750

Total 29,973.00



# ESTIMATE FOR STACY.

BATH TUB REPLACED 275<sup>00</sup>

LAV. REPLACED

VALVE DRAIN.

2 SUPPLYS HOT COLD.

250<sup>00</sup>

TOILET REPLACING FLUR  
WOOD.  
WATER LINE (COLD).

375<sup>00</sup>

REPLACING 75' OF 4" PIPE  
TAKIN' OUT 4" CASTIRON  
KITCHEN REPLACING IT WITH 4" PVC 900<sup>00</sup>  
SINK, STAINLESS STEEL. 150<sup>00</sup>

DRAIN 2" PVC

100<sup>00</sup>

COUNTER TOP

100<sup>00</sup>

REPLACING 2" DRAIN

600<sup>00</sup>

2 HOSE BISS

1- FRONT

50<sup>00</sup>

1- BACK

50<sup>00</sup>

GAS

REPLACING GAS, FOR KITCHEN AND  
WATER HEATER.

900<sup>00</sup>

PART AND  
LABOR.

~~3750<sup>00</sup>~~

Den Perry

(210) 777-8192

Don Perry  
7-06-11



Don's Plumbing

568929

(700) 777-8192

**STATEMENT**

DATE

6-27-11

TERMS

TO

STACY LOPEZ PENNER  
209 VANCE

IN ACCOUNT WITH

ESTIMATE.

BATH.

KITCHEN.

TOILET.

GAS

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT



