

HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2019

HDRC CASE NO: 2019-659
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 Verification
APPLICATION RECEIVED: October 31, 2019
60-DAY REVIEW: December 30, 2019
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(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.

FINDINGS:

- a. The primary structure located at 209 Vance is 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, including the submission of an itemized list of costs that meet the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- e. 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. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

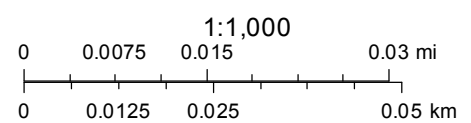
Staff recommends approval based on findings a through e.

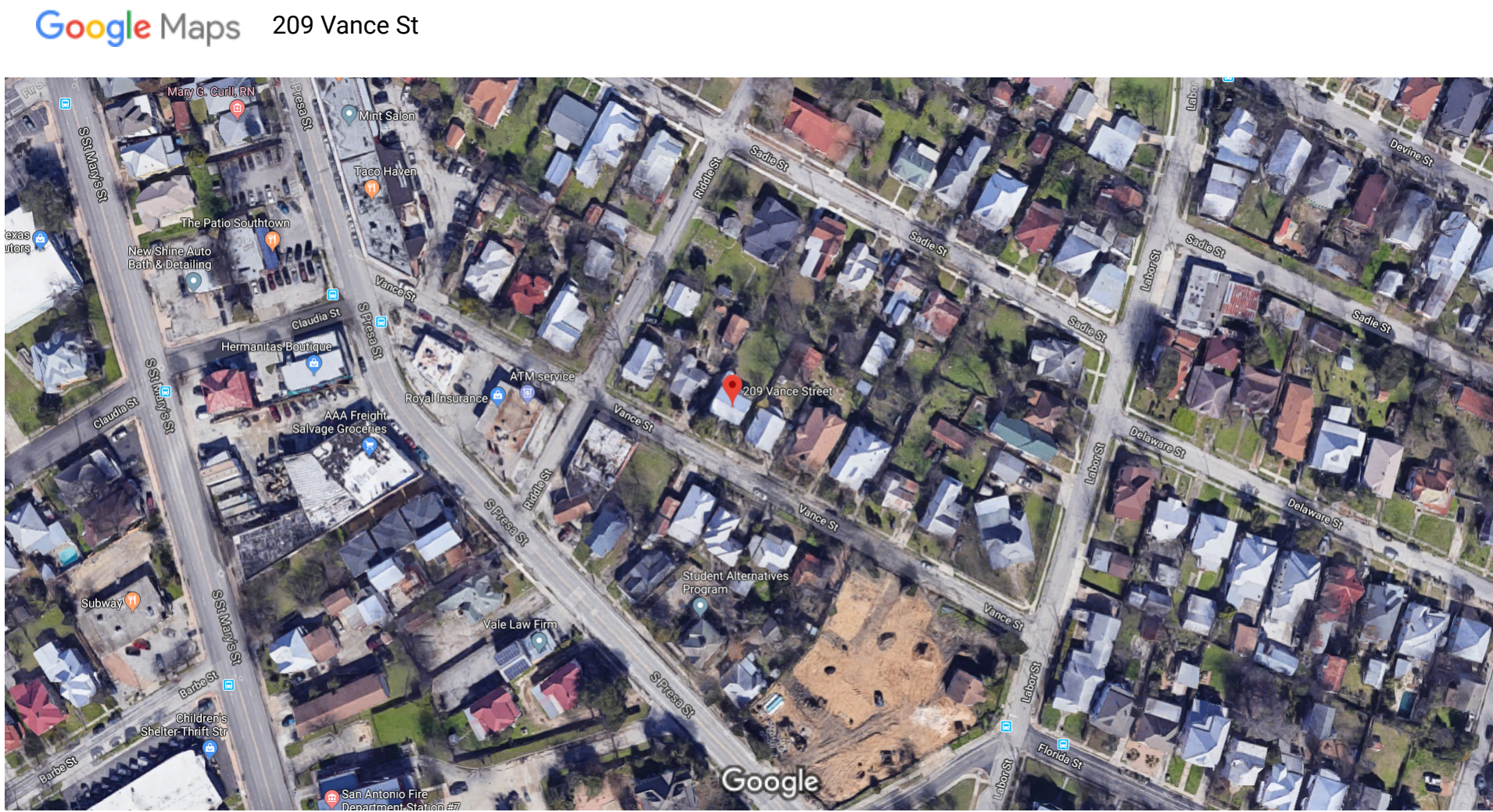
City of San Antonio One Stop



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

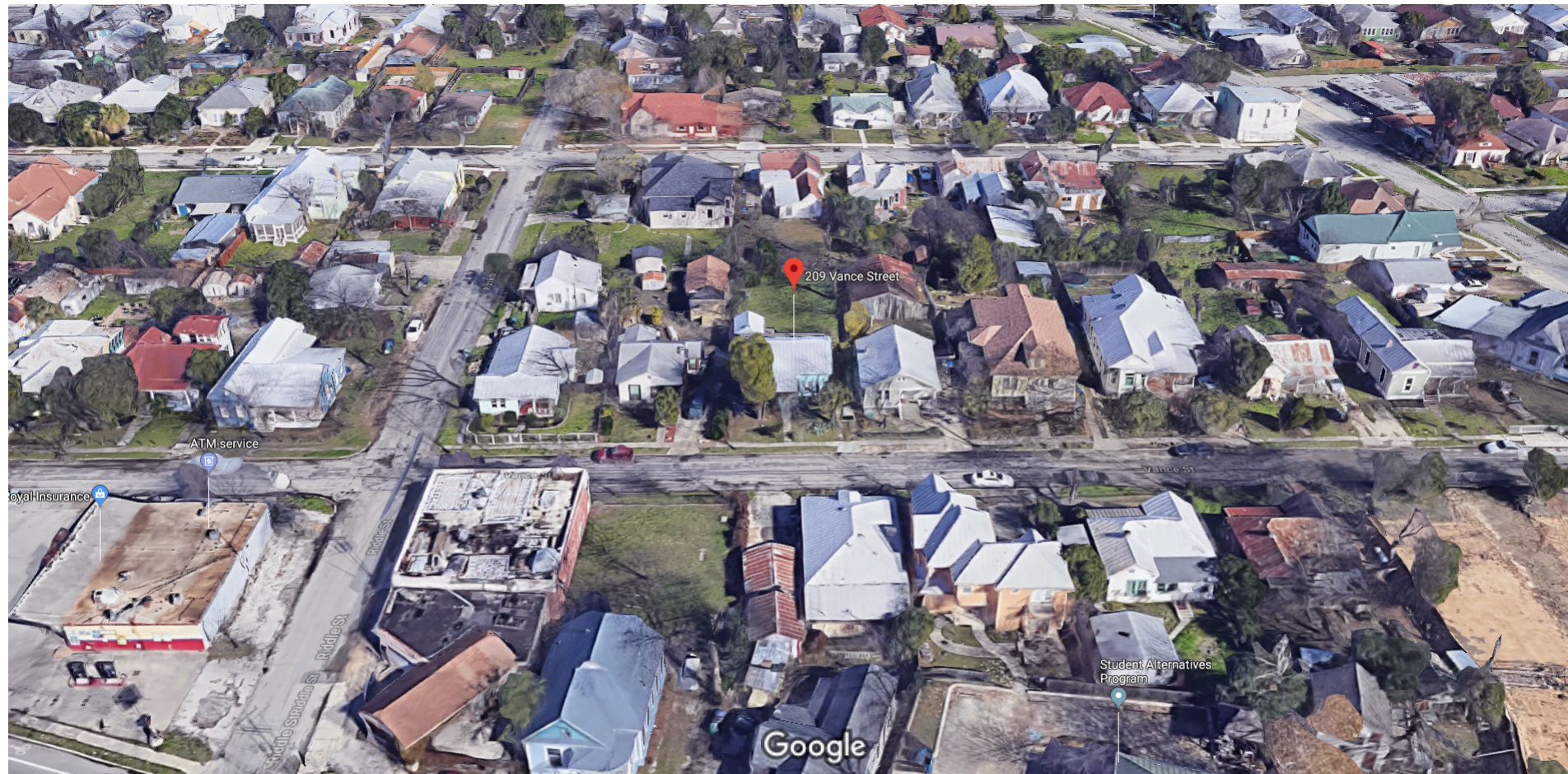
Google Maps 209 Vance St



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

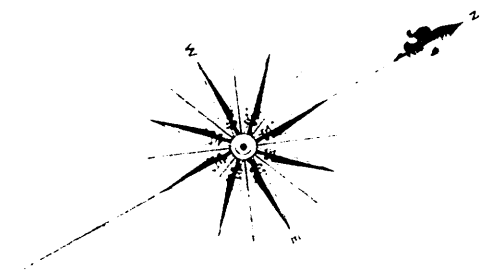


Imagery ©2019 Google, Map data ©2019, Map data ©2019 20 ft

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

731

726

732

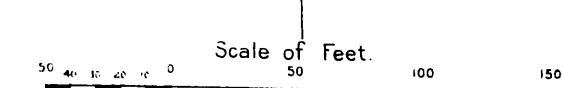
730

727

791

735

118



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.

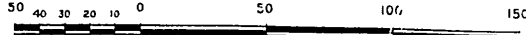
259

W. FLORIDA ST.

259

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 Bexas 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

Starting Date for Restoration & Rehabilitation 07/05/2011

Finish Date 04/04/2019

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 275⁰⁰

LAV. REPLACED

VALVE DRAIN.

2 SUPPLYS HOT COLD.

250⁰⁰TOILET REPLACING FLUOR
WHD.
WATER LINE (COLD).375⁰⁰REPLACING 75' OF 4" PIPE
TAKIN' OUT 4" CASTIRON
KITCHEN REPLACING IT WITH 4" PVC 900⁰⁰
SINK, STAINLESS STEEL. 150⁰⁰

DRAIN 2" PVC

100⁰⁰

COUNTER TOP

100⁰⁰

REPLACING 2" DRAIN

600⁰⁰

2 HOSE BISS

1- FRONT

50⁰⁰

1- BACK

50⁰⁰

GAS

REPLACING GAS, FOR KITCHEN AND
WATER HEATER. 900⁰⁰~~3750⁰⁰~~PART AND
LABOR.

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





























TAX VERIFICATION FORM

CITY OF SAN ANTONIO

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

2

RECEIVED

OCT 24 2019

DATE RECEIVED

Application for Ad Valorem Tax Exemption

For a historically significant property **Certified** as in need of tax relief

Certification Date:		HDRC Case No:	
Property Address:	209 Vance St.		Zip Code 78210
Property Owner:	Stacy Lee Lopez	Phone Number:	(210) 608 8111
Applicant:		Phone Number:	
Mailing Address:	209 Vance Street		
E-mail Address:	lacy-topaz@ahotmail.com		

Documentation Required: ☒ Itemized list of costs ☒ Final Building Inspection Clearance (permits or Certificates of Occupancy)
☒ Final photos of rehabilitation work (including interior, if applicable)

RESIDENTIAL PROPERTIES

Residential properties are eligible for two tax exemption options. The first exemption option freezes your city taxes at the pre-improvement value upon verification for ten (10) years. Therefore, your City taxes would be based upon the assessed value of the property before commencement of the rehabilitation. The other exemption choice calls for the payment of zero City taxes for five (5) years, and then for the subsequent five (5) years taxes will be based upon 50% of the newly assessed value of the property (5 Zero/5 Fifty). **Please select which of the two options you would prefer:**

☐ 10 Year Tax Freeze

☒ 5 Zero/5 Fifty

COMMERCIAL PROPERTIES

Commercial properties are eligible for the exemption choice that calls for the payment of zero City taxes for five (5) years and, then, for the subsequent five (5) years taxes, will be based upon 50% of the newly assessed value of the property (5 Zero/5 Fifty).

In accordance with the City of San Antonio Ordinances No. 52281 and/or 52282, I hereby swear that substantial rehabilitation of the property listed has been completed according to the criteria and standards of the City of San Antonio Historic and Design Review Commission.

I hereby authorize duly constituted representatives of the City of San Antonio to make an investigation of the property in compliance with the code requirements.


SIGNATURE OF PROPERTY OWNER

10/22/2019
DATE

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

Upon approval of the Verification by the Historic and Design Review Commission, the Office of Historic Preservation staff will notify the Bexar County Appraisal District of the approved exemption and option you have selected. Tax exemptions are effective on January 1st of the year following the HDRC Verification.

City of San Antonio

Development Services Department



Plan Reviews/Permits/Inspections For An Address

Permits for address 209 Vance st

House Number: 209

Street: Vance st
or BLDG:2 or SUITE:201

Bldg/Suite:

Example: 2

List Plan Reviews/Permits/Inspections For An Address

Reset

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
1726825	209 VANCE ST	ALLIED FOUNDATION PATRICIA PESINA	08/02/2012	CLOSED	MISC NO REVIEW	Inspections	Reviews
2201775	209 VANCE ST	THE HOME DEPOT AHS PAUL M BRITTON THE HOME DEPOT AHS	10/24/2019	CLOSED	MISC NO REVIEW	Inspections	Reviews
2443900	209 VANCE ST	SANDOVAL ROOFING MARIA D SANDOVAL	01/07/2019	CLOSED	MISC NO REVIEW	Inspections	Reviews

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*City of San Antonio****Development Services Department*****Permit Details**

A/P Type: MISC NO REVIEW
A/P NBR: 2201775
Address: 209 VANCE ST
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 10/24/2019 11:35:31 AM
Expiration Date: 12/24/2019 11:35:35 AM
Permit Fee (Paid): \$26.50
Permit Fee (Unpaid): \$0.00
Paid Date:
Number of Units:
Nbr of Stories:
Estimated Cost Value: \$0.00
Structure Sq. Ft: 0
DBA Name:
ALCO Bev Flag:
Contact: PAUL M BRITTON
Description of Work: REPLACE EXISTING ROOFING SHINGLES Re-Roof: No change to pitch/ Removing existing (SHINGLES) and replacing with same type/ No other work to be done/ All work must comply with the UDC/ Must comply with Historic COA as approved.***EA Materials and Methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of 2015 IRC Chapter 9 Roof Assemblies to include Drip Edge (905.2.8.5) and Metal Flashing as required by Code.
Garage Sale Date:
Non-Profit Status:

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1/9/2019

Invoice 0091629 SANDOVAL ROOFING

SANDOVAL ROOFING
350 PRICE AVE
SAN ANTONIO, TX 78211
210-623-1101

INVOICE

Stacey Lopez Penner

Invoice # 0091629**Invoice Date** 01/09/2019**Due Date** 01/09/2019

Item	Description	Unit Price	Quantity	Amount
Service	Installation of new standing seam metal roof system @ 209 Vance	6000.00	1.00	6,000.00
<i>Paid in full</i>				
<i>Cynthia Davis</i>				
<i>X Juan Sant</i>				
Subtotal				6,000.00
Total				6,000.00
Amount Paid				0.00
Balance Due				\$6,000.00

SANDOVAL ROOFING
350 PRICE AVE
SAN ANTONIO, TX 78211
210-623-1101

INVOICE

Stacey Lopez Penner

Invoice # 0091629

Invoice Date 01/09/2019

Due Date 01/09/2019

Item	Description	Unit Price	Quantity	Amount
Service	Installation of new standing seam metal roof system @ 209 Vance	6000.00	1.00	6,000.00
<i>Paid in full</i>				
<i>Cynthia Garcia</i>		Subtotal		6,000.00
<i>X Juan Sant</i>		Total		6,000.00
		Amount Paid		0.00
		Balance Due		\$6,000.00

