

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2019-745
ADDRESS: 841 E GUENTHER ST
LEGAL DESCRIPTION: NCB 2917 BLK 6 LOT E IRR 67 FT OF S 43.43 FT OF 11
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Carlos Villarreal
OWNER: Carlos Villarreal
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: December 06, 2019
60-DAY REVIEW: February 4, 2020
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 841 E Guenther.

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.

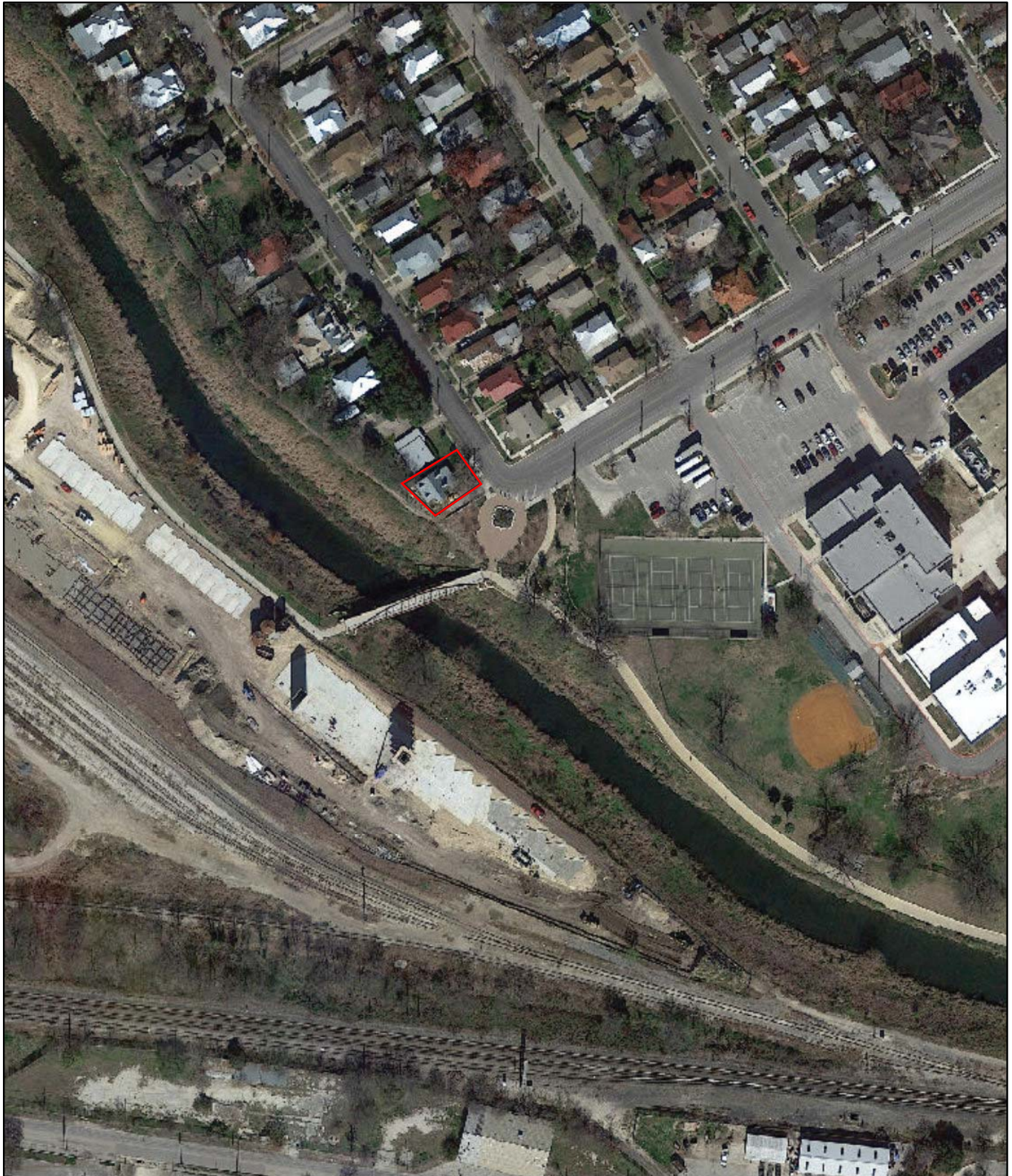
FINDINGS:

- a. The applicant is requesting Historic Tax Verification at 841 E Guenther. The 2-story, single-family residence features 2-story front and rear porches and a metal side gable roof with shed roof porch overhangs. It first appears on the 1919 Sanborn Map and is contributing to the King William Historic District.
- b. This property received Historic Tax Certification on September 5, 2018.
- c. The scope of work included interior renovations, new electrical and plumbing, new roofing, new windows and doors, spiral stair installation, exterior and interior painting, HVAC work, foundation repair, and interior fixtures.
- d. Staff performed a site visit to this property on January 10, 2020. The work has been completed.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC in January 2020 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:

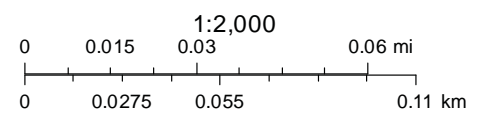
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



January 6, 2020

— User drawn lines



Google Maps 841 E Guenther St



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 50 ft

Google Maps 841 E Guenther St



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 841 E Guenther St



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Google Maps 841 E Guenther St

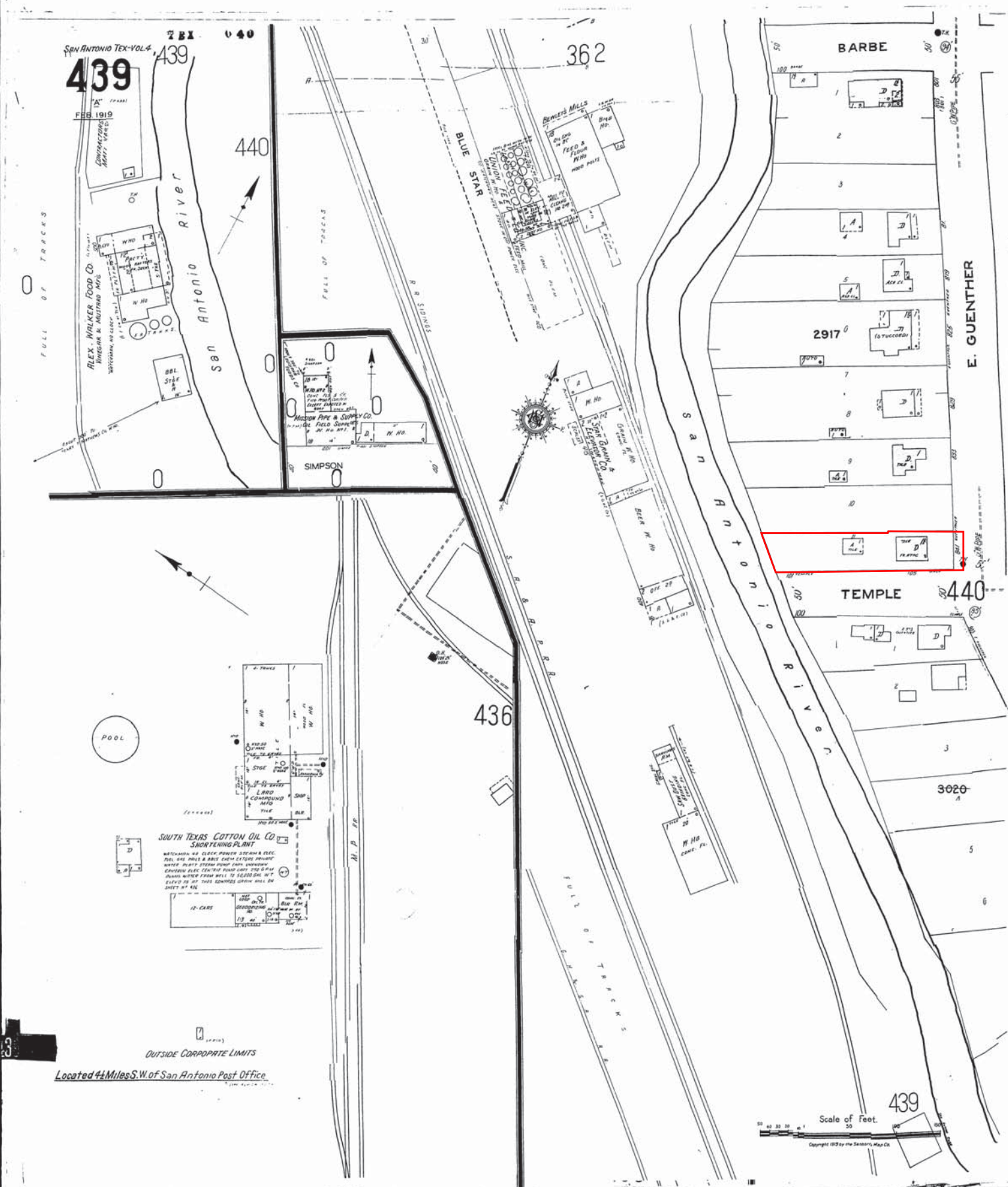


Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 841 E Guenther St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft





OFFICE OF HISTORIC PRESERVATION
1901 S ALAMO, SAN ANTONIO, TEXAS 78204
210-207-0035 | INFO@SAPRESERVATION.COM

RECEIVED

DEC 6 2019

DATE RECEIVED

Staff Initials: _____
Date of HDRC hearing: _____

Use this form :

AFTER WORK IS COMPLETED

- 1. SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX VERIFICATION**
- 2. CITY OF SAN ANTONIO FEE WAIVER PROGRAM**

This form is to be completed, signed, and filed with the City of San Antonio's Office of Historic Preservation prior to being heard by the Historic & Design Review Commission (HDRC). It will be scheduled according to the HDRC deadline schedule.

Please note that the tax incentive will begin the next available year following the HDRC hearing. OHP staff will notify Bexar County Appraisal District of the approved exemption at the end of the calendar year following verification. BCAD will and require property owners to submit a copy of the approval letter each year in order to claim the incentive.

REQUIRED DOCUMENTS

- ☐ Detailed written narrative explaining the completed work
- ☐ Itemized list of work completed both interior and exterior
- ☐ Completed time schedule
- ☐ Itemized list of final associated costs
- ☐ Color photos of the exterior and interior
- ☐ Color photo of the home from the street
- ☐ Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificates of Appropriateness (copies or case number)

Which program are you applying for? Check all that apply.

- ☒ City of San Antonio Fee Waiver Program ☐ Substantial Rehabilitation Tax Program (must be designated historic)

Property Address: 841 E. Guenther St. San Antonio TX **Zip code:** 78210

Legal Description: NCB 2917 Block 6 Lot E **Property ID:** 137413 **Search BCAD if unknown.**

Zoning Code: RM-4 **Search COSA's One-Stop Map if unknown. Mark all that apply, if any:**

- ☒ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: Carlos A Villarreal

Mailing address: 841 E. Guenther St. **Zip code:** 78210

Phone number: (956) 624-4844 **Email:** cavrreal@aol.com

Applicant/Authorized Representative (Primary point of contact if different than owner): N/A

Mailing address: _____ **Zip code:** _____

Phone number: _____ **Email:** _____

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

Options for the Historic Tax Incentive (must be designated historic)

Residential properties, may select from one of the two options below.

Commercial properties are only eligible for option 2, the Five Zero/Five Fifty incentive.

☐ **OPTION 1: 10 YEAR TAX FREEZE**

This exemption option freezes your COSA City taxes at the pre-improvement value (value at time of Certification) for ten (10) years. Therefore, your COSA City property taxes would be assessed based upon the value of the property before the substantial rehabilitation occurred.

☒ **OPTION 2: FIVE ZERO/FIVE FIFTY**

This option calls for the payment of zero COSA City taxes for five (5) years. For the subsequent five (5) years, the COSA City property taxes will be assessed at only 50% of the post-rehabilitation value of the property.

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

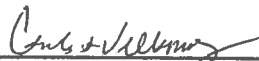
I, the applicant, acknowledge (PLEASE INITIAL ALL):

cav This form, nor the approval of Tax Verification does NOT take place of a Certificate of Appropriateness NOR a building permit. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department. If work that required a Certificate of Appropriateness is part of the proposed substantial rehabilitation that the property owner is responsible for obtain those proper approvals

cav Projects with unapproved work or that have exceeded the scope of approval at the time of Certification are ineligible for the tax incentive.

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.



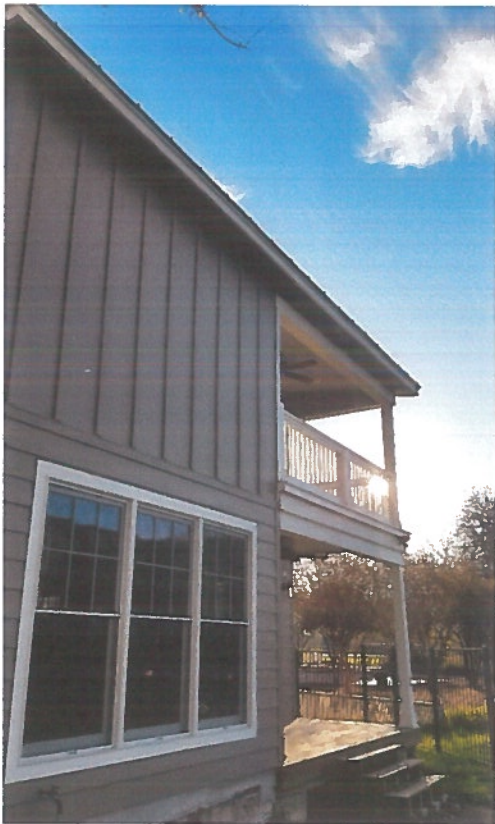
SIGNATURE OF APPLICANT

Dec. 6, 2019

DATE

To submit, applicants MUST submit this form in-person to our counter at 1901 S Alamo.









CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



23 April 2019

LETTER OF COMPLETION

This letter confirms that on June 13, 2018 building permit number 2368734 was issued to Carlos Villarreal for a 900 sqft addition to second level with an outside balcony located at 941 E. Guenther St.

The occupant load for this project is not applicable.

According to the Customer Service Division of the Development Services Department, all applicable inspections were performed and approved.

Rebecca Rodriguez
Plans Coordinator
Development Services Department