

HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2025

HDRC CASE NO: 2025-021
ADDRESS: 408 DWYER AVE
LEGAL DESCRIPTION: NCB 928 BLK 1 LOT 6 MORRISON SUBD
ZONING: D, HS
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Christopher Simpkins
OWNER: Christopher Simpkins
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: January 02, 2025
60-DAY REVIEW: March 03, 2025
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for 408 Dwyer.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification

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.

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 structure located at 408 Dwyer is a 2-story structure constructed circa 1906. The structure features a standing seam metal hip roof, with a front gable, a 2-story wraparound porch with classical columns, and one-over-one wood windows, and one divided lite window on the front façade. The property is designated as an individual landmark. The applicant is requesting Historic Tax Certification & Verification.
- b. The scope of work includes mechanical upgrades.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

- d. Staff conducted a site visit on January 31, 2025, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- 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 for work completed by 2024, means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

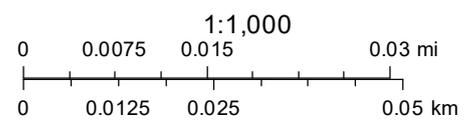
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



January 31, 2025

— User drawn lines





Dwyer





408 Dwyer Avenue
San Antonio, TX 78204

Historic rehabilitation application
Tax Incentive/Tax Certification

Narrative Concerning Work:

Remove failed package HVAC unit and replace downstairs HVAC unit with new 5-ton package unit from BlastsnAir.

Interior: inspect vents and ductwork. Connect new unit to existing thermostat.

Exterior: remove old unit and install new unit 5-ton package unit.

Itemized List of Work:

- (i) Remove and haul off old failed unit
- (ii) Install new 5-ton package unit

Projected Time Schedule:

Estimated completion date June 24, 2020. Installed per schedule.

Estimated Associated Costs:

Estimated associated costs was \$ ██████████