

HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

HDRC CASE NO: 2021-488
ADDRESS: 216 LAVACA ST
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT N E 95.1 FT OF 12 ARB A12
ZONING: RM-4, HE, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Individual Landmark
APPLICANT: David and Margarita Rodriguez
OWNER: David and Margarita Rodriguez
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: September 22, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 216 Lavaca.

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.

FINDINGS:

- a. The primary structure located at 216 Lavaca is a 1-story, single-family structure constructed circa 1870 in the Vernacular style. The property features limestone construction with stucco cladding and a symmetrical front façade configuration, a front door flanked by two sets of windows under the full width, inset porch and a side gable standing seam metal roof. The structure is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel with interior demolition and interior masonry work, foundation repair, roof replacement, chimney repair and in-kind replacement, plumbing upgrades, and window repair. The applicant has received approval for all scopes of work included in the request. Certificates of Appropriateness are required for all future exterior scopes of work.
- 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.

RECOMMENDATION:

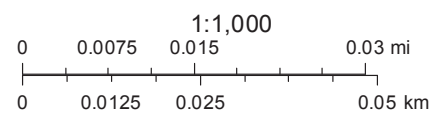
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



October 1, 2021

— User drawn lines

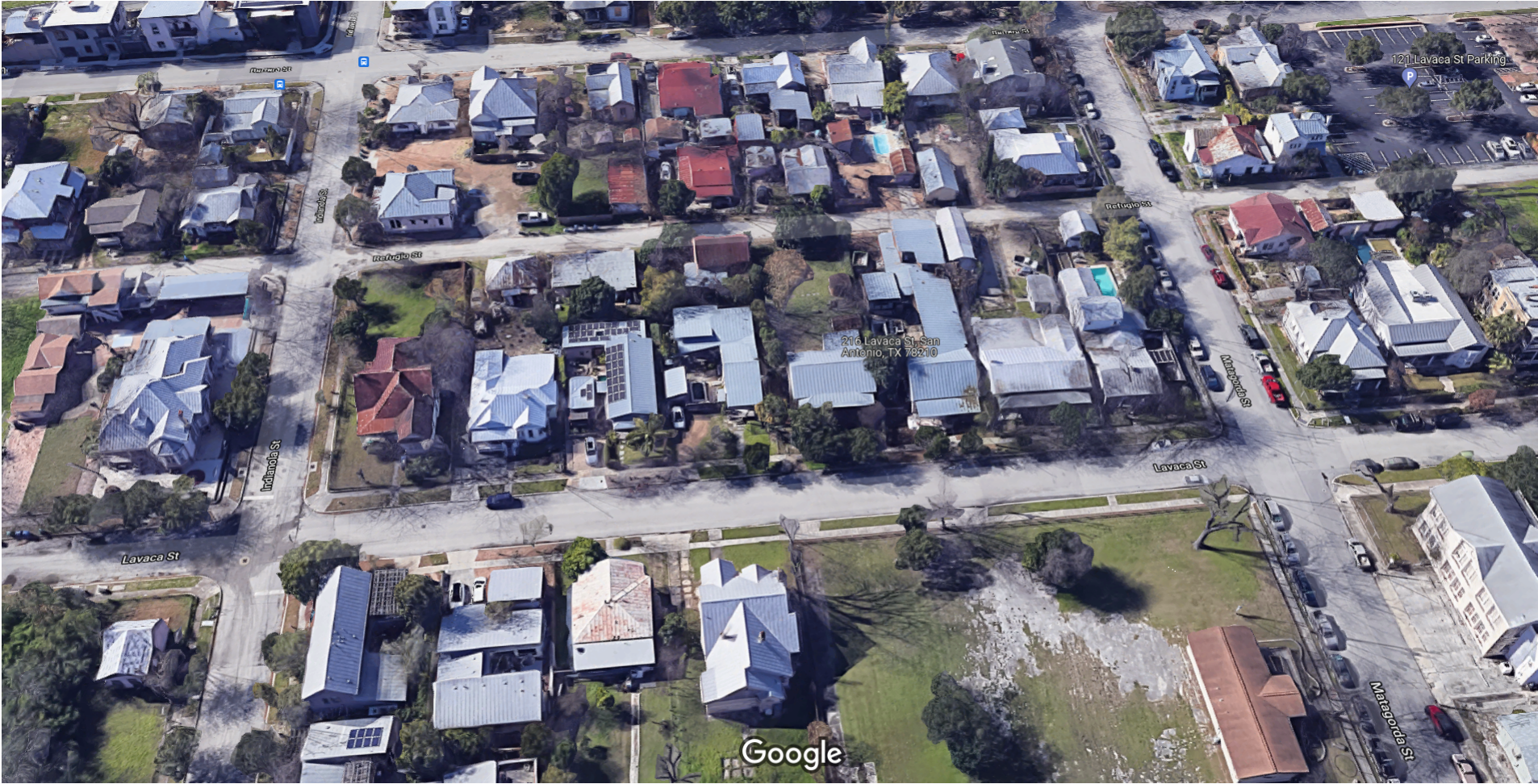


Google Maps 216 Lavaca St



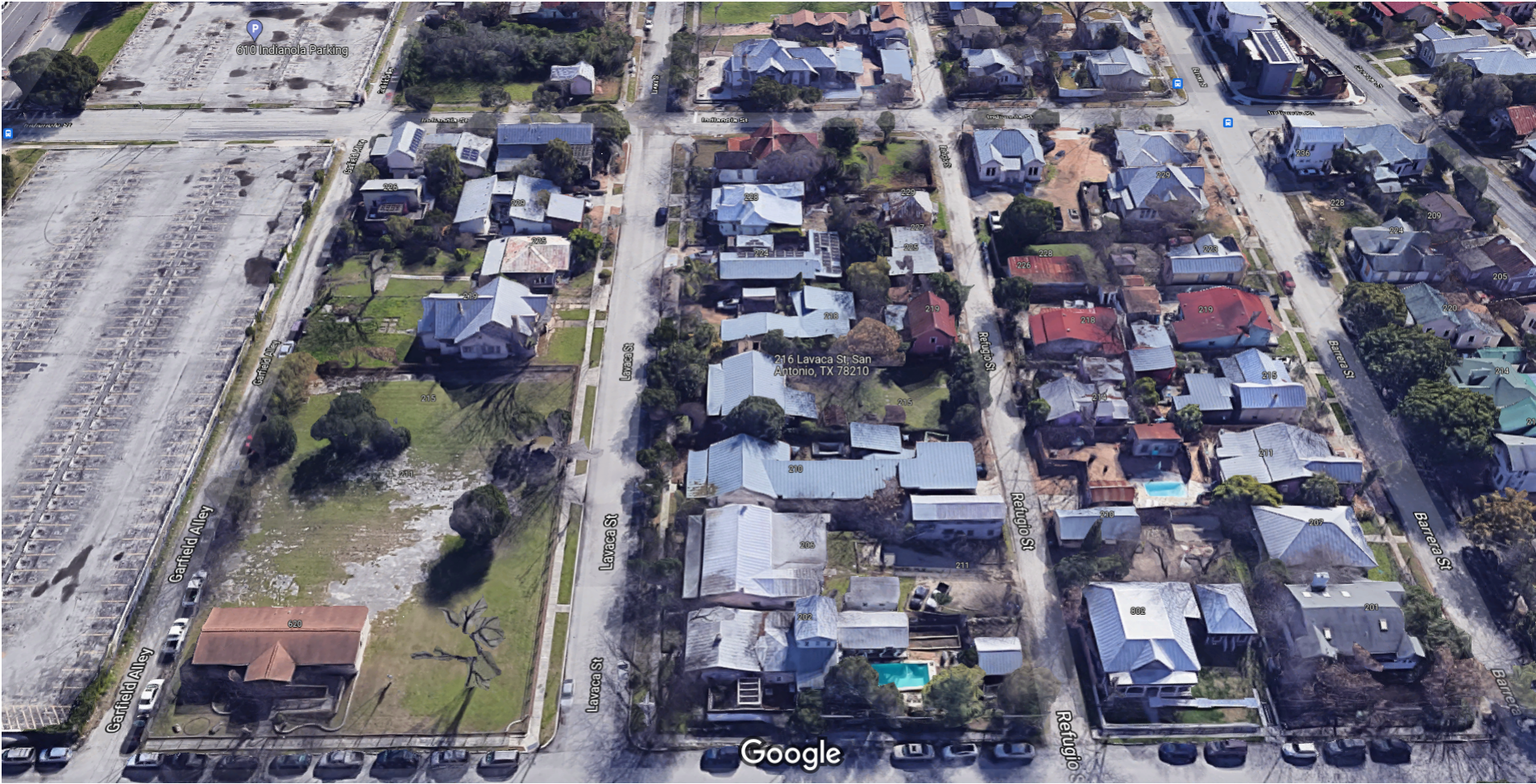
Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 50 ft

Google Maps 216 Lavaca St



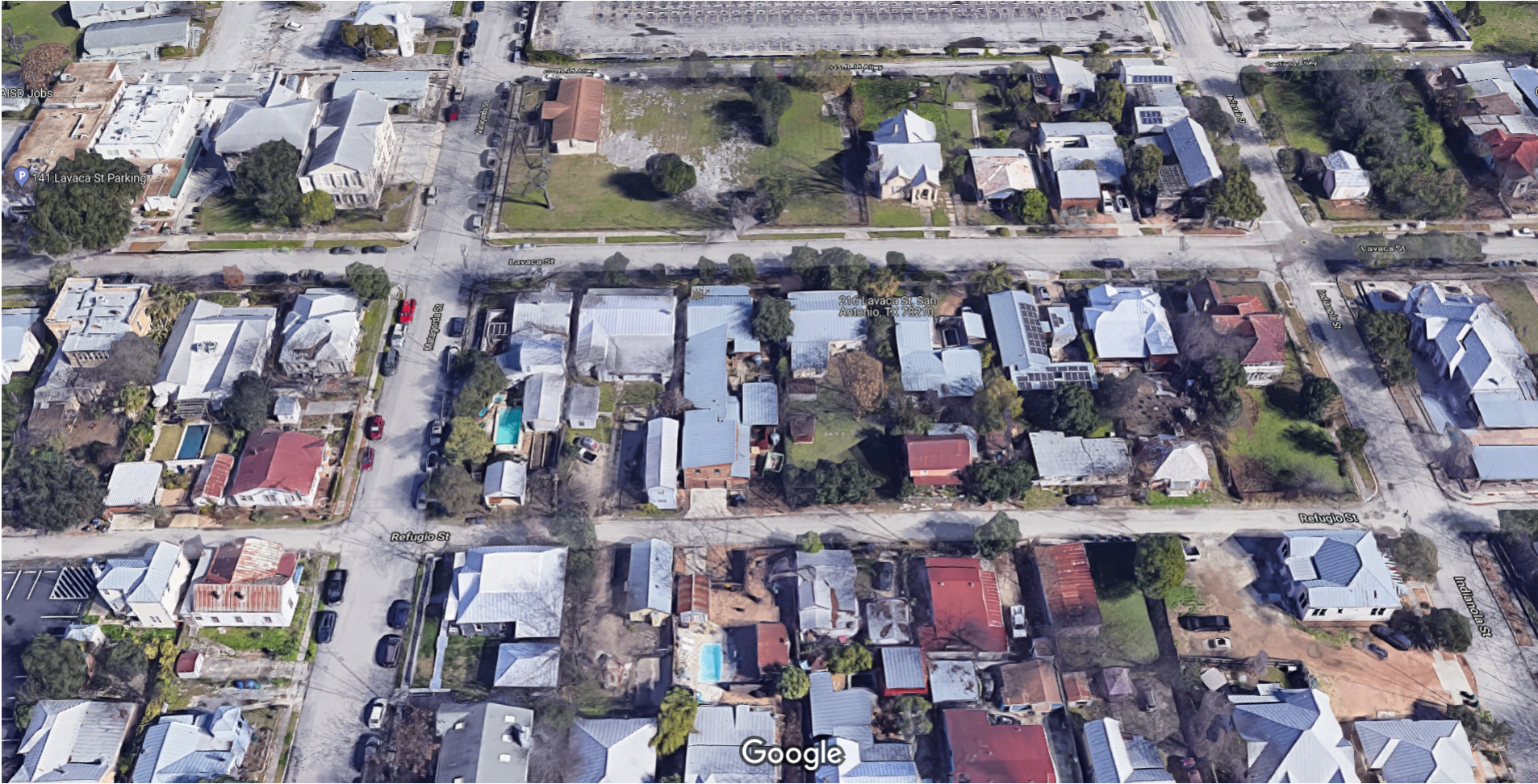
Imagery ©2021 Google, Map data ©2021 20 ft

Google Maps 216 Lavaca St



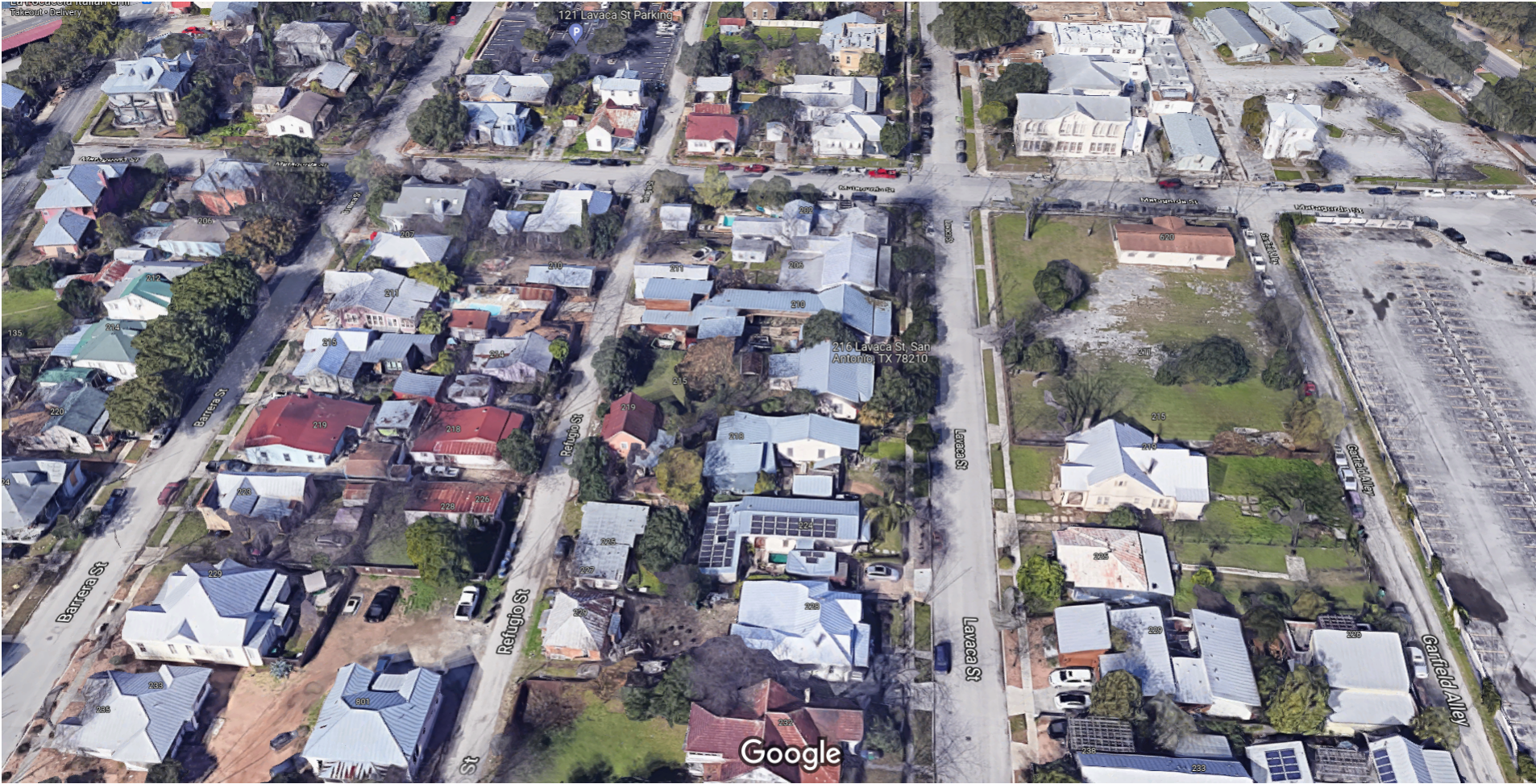
Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 216 Lavaca St



Imagery ©2021 Google, Map data ©2021 20 ft

Google Maps 216 Lavaca St



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(210) 591-5048
SAN ANTONIO, TEXAS 78204
WWW.ARKIDESIGNTX.COM
arkidesign@gmail.com

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DEVELOPING GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. FINISHES ARE TO BE DETERMINED BY THE CLIENT AND APPROVED BY THE ARCHITECT.

3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODES (IMC, EBC, and IPC).

4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODES (IMC, EBC, and IPC).

5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODES (IMC, EBC, and IPC).

CONSTRUCTION NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODES (IMC, EBC, and IPC).

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REVISIONS

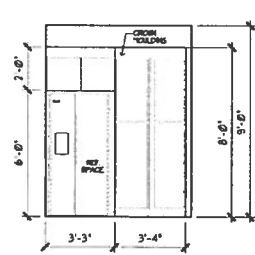
NO.	DATE	DESCRIPTION
1	4/6/2021	ISSUED FOR PERMIT
2	4/16/2021	ISSUED FOR PERMIT
3	5/16/2021	ISSUED FOR PERMIT

DATE
6/18/2021

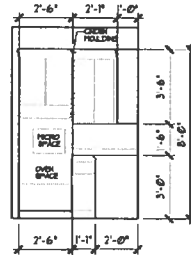
DRAWN BY
A.M.G.

CHECKED BY
3

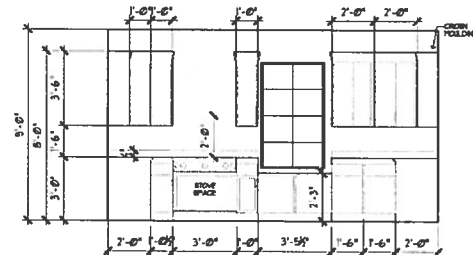
PROJECT
3 OF 3



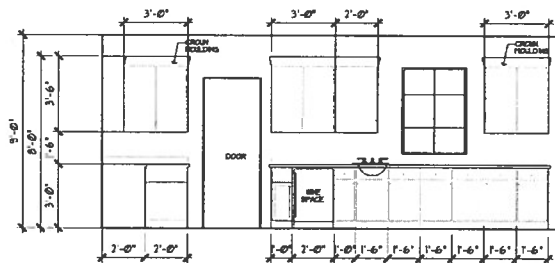
KITCHEN
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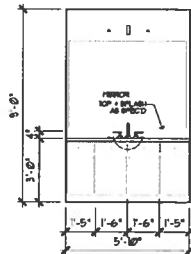
KITCHEN
SCALE: 3/8" = 1'-0"



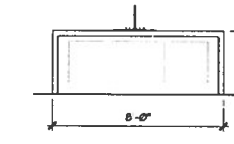
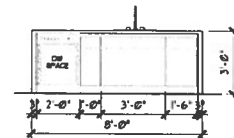
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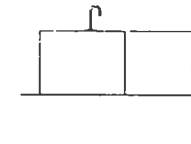
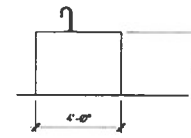
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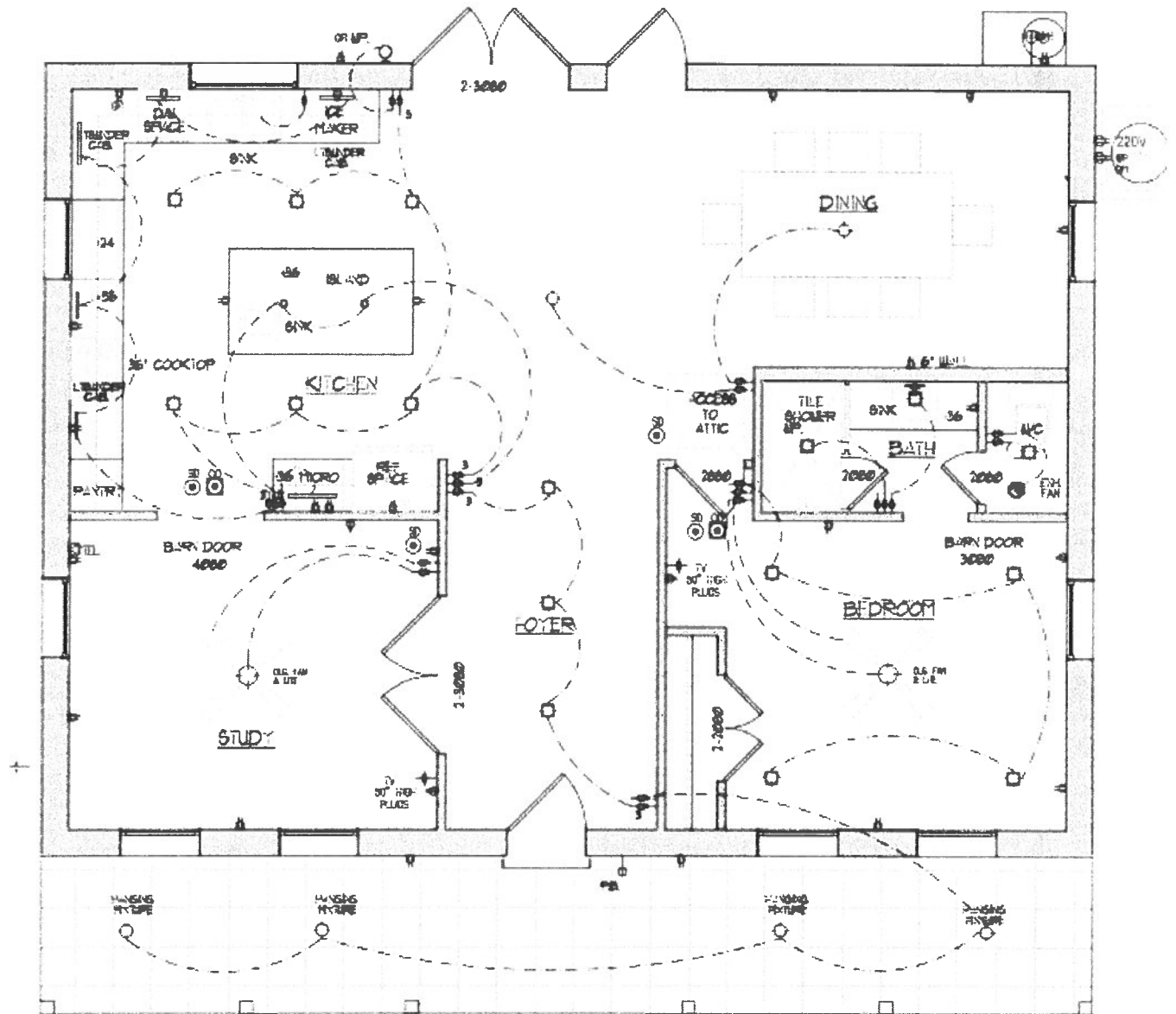
BATH
SCALE: 3/8" = 1'-0"



ISLAND
SCALE: 3/8" = 1'-0"



Electrical floor plan.pdf



Sent from my iPhone

**DETAILED NARRATIVE EXPLAINING PROPOSED WORK TO BE DONE TO 216
LAVACA, SAN ANTONIO, 78210**

The above referenced property is approximately 151 years old, and has been in my family for almost 100 years. My wife and I acquired the property, and the adjacent property at 215 Refugio, about four years ago, when I purchased the properties from all family members who had an interest in the properties, following the death of our uncle who had been living there pursuant to a life estate.

We are renovating the house with the intention of living in it for the foreseeable future. We have already expended a considerable amount of money to make the house livable and suitable for our family as follows:

1. Interior Demolition	\$
2. Foundation Leveling	\$
3. Interior Masonry Work	\$
4. Renovation of Interior	\$
5. Roof Replacement	\$
6. Chimney Repair and Replacement	\$
7. Architect Design	\$
8. Plumber	\$
9. Window Repair	\$
TOTAL TO DATE:	\$

It is estimated that we will spend an additional \$ to finalize the interior renovation (ie. Electrical, Plumbing, Kitchen Cabinets and Appliances. Etc...)

The interior work is expected to be concluded by December 2021.

In 2022, we hope to begin work on the exterior of the house (ie. Painting, fencing and landscaping).

Thereafter, we hope to add additional square footage to the house.

This is NOT a Tax
Statement

2020 Notice of Appraised Value

Do Not Pay From
This Notice

BEXAR APPRAISAL DISTRICT
11 N. FRIO, P.O. BOX 830248
SAN ANTONIO, TX 78283-0248
Phone: (210) 224-2432 Fax: (210) 242-2453

Account#:
Ownership
Geo ID: 00
Legal: NCE
Legal Acre
Situs: 216
Owner ID:
EFile PIN:

DATE OF NOTICE: May 29, 2020

#BWNCTVY
#0210806105#
151588 1 AV 0.389*****AUTO**5-DIGIT 78216 SDG 2 FT 527
Property ID: 108061 - 00713-010-0150

*** THIS IS NOT A BILL ***

Dear Property Owner,

We have appraised the property listed above for the tax year 2020. As of January 1, our appraisal is outlined below.

We have appraised the property listed above for the tax year 2020. All values are in U.S. Dollars.

Appraisal Information			Last Year - 2019		Proposed - 2020	
Market Value of Improvements (Structures / Buildings, etc.)			69,470		70,900	
Market Value of Non Ag/Timber Land			144,600		166,220	
Market Value of Ag/Timber Land			0		0	
Market Value of Personal Property/Minerals			0		0	
Total Market Value			214,070		237,120	
Productivity Value of Ag/Timber Land			0		0	
Appraised Value			214,070		237,120	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			214,070		237,120	
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)						

2019 Exemption Amount	2019 Taxable Value	Taxing Unit	2020 Proposed Assessed Value	2020 Exemption Amount	2020 Taxable Value	2019 Tax Rate	2020 Estimated Taxes	Freeze Year and Tax Ceiling
0	214,070	BEXAR CO RD & FLOOD	237,120	0	237,120	0.023668	56.12	
0	214,070	SA RIVER AUTH	237,120	0	237,120	0.018580	44.06	
0	214,070	ALAMO COM COLLEGE	237,120	0	237,120	0.149150	353.66	
0	214,070	UNIV HEALTH SYSTEM	237,120	0	237,120	0.276235	655.01	
0	214,070	BEXAR COUNTY	237,120	0	237,120	0.277429	657.84	
0	214,070	CITY OF SAN ANTONIO	237,120	0	237,120	0.558270	1,323.77	
0	214,070	SAN ANTONIO ISD	237,120	0	237,120	1.530950	3,630.19	

DO NOT PAY FROM THIS NOTICE Total Estimated Tax: \$6,720.65

The difference between the 2015 appraised value and the 2020 appraised value is 24.14%. This percentage information is required by Tax Code section 25.19(b-1).

The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. **"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials."**

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). This situation may also apply to your county, junior college district, and some cities.

Attached are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; (2) Notice of Protest; and (3) Exemption Description List.

Deadline for filing a protest:
Location of Hearings:
ARB will begin hearings:

THIS IS NOT A BILL

To file a protest, complete the "Notice of Protest" form on the back of this notice by following the instructions included in the form. Mail or deliver the form to the Appraisal Review Board at the following address no later than the deadline stated above:

Bexar Appraisal Review Board
PO Box 830248
San Antonio, TX 78283-0248.

If you have any questions or need more information, please contact the appraisal district office at (210) 224-2432 or at the address shown above.

Sincerely,

Hael Amezcua
Chief Appraiser













