

HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2019

HDRC CASE NO: 2019-267
ADDRESS: 118 DELAWARE
LEGAL DESCRIPTION: NCB 3006 BLK 4 LOT 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: 118 Delaware LLC
OWNER: 118 Delaware LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: April 22, 2019
60-DAY REVIEW: June 21, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 118 Delaware.

APPLICABLE CITATIONS:

Sec. 35-618. - Tax Exemption Qualifications.

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
 - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
 - (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(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.

- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.
- (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.
- (f) Historic Preservation Tax Exemptions.
 - (1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:
 - A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
 - B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.
- (g) Eligibility.
 - (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The applicant is requesting Historic Tax Certification for the property at 118 Delaware. The two-story structure is contributing to the Lavaca Historic District.
- b. A number of rehabilitative scopes of work have been approved including: rear trellis installation, accessory window replacement, front porch repair, front balcony repair, and paint. No interior renovations have been planned at this time. The project began in October 2018 and is planned to be complete by May 2019.
- c. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
- d. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of costs, and a timeline of completion.
- 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.

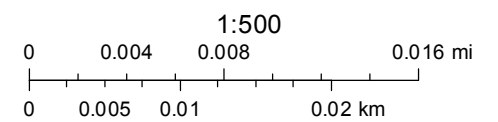
RECOMMENDATION:

Staff recommends approval of Historic Tax Certification based on findings b through e with the stipulation that all work is approved prior to Verification. With approval of Historic Tax Certification, the applicant is eligible to receive city permit waivers for approved work at the certified property.

118 Delaware



May 8, 2019



118 DELAWARE ST, SAN ANTONIO, TX 78204.- DESCRIPTION OF THE PROJECT

1. Repair front and upper porch and damaged wood siding, steps and porch rails. –

The front upper porch flooring has an excessive slope toward the front and there is damage and separation present at the porch attachment at the two right most columns and rails. Wood under second floor porch shows extreme damage.

Work to be done:

Level second floor porch; replace damaged wood siding and trim with in kind materials. Dimensions and profiles should match existing as closely as possible.

Remove all damaged skirting, damaged wood on porch deck, and damaged bed board on porch ceiling on second floor and replace it with new 2ply-2x10 treated wood. Install blocking at the base where each column sits and Install a moisture barrier on frame work.

Repair cement footing and seal columns to cement base with NP-1 sealant. Sand all 3 columns and prep for paint work. Repair rotten wood damage where needed.

Repair front porch and replace sections of damaged handrail and apply primer on all treated wood prior to assembly and installation. Repair and replace front damaged wood stairs and skirting.

Budget and date for work:

\$27,500

Work projected to start November 2018

Work projected to finish February 2019

Administrative Certificate of Appropriateness approved

2. Visible leaks at a fitting at drain line in front of rear accessory structure. Water holding in front of rear accessory structure. Repairs at the rear accessory structure needed.

Work to be done:

Repair and replace drain lines at the rear accessory structure. Reinstall plumbing to code, drain pipes. Replace toilet.

Construct a cover trellis to be located at the rear accessory structure. Trellis will be approximately 7'x 4' and located over the door of the back-accessory structure.

Replace existing windows with same in-kind windows to match.

Budget and dates for work:

\$11,500

Work projected to start December 2018

Work projected to finish May 2019

Administrative Certificate of Appropriateness approved

Rough in, top out, finish out city plumbing inspections and permits

Engineer's Inspection Letter for construction of entry foundation and framing

3. Re-paint the House.

Work to be done:

Body will be Roycroft Pewter by SW; trim will be Pure White by SW; Window grid will be Salty Dog by SW; Porch ceiling will be Porch Ceiling by SW; Crown molding will be Spiced Cider by SW.

Prepping, scrapping and caulking will be done to prepare for painting.

General cleaning and painting interior and exterior.

Budget and dates for work:

\$13,300

Work projected to start February 2019

Work projected to finish May 2019

Colors samples were included for the Administrative Certificate permit SA Office of Historic Preservation. Color palette approved.

4. Landscape front of House

Work to be done:

Clean up front yard, leaving existing tree. Add plants resistant to hot weather and crush granite.

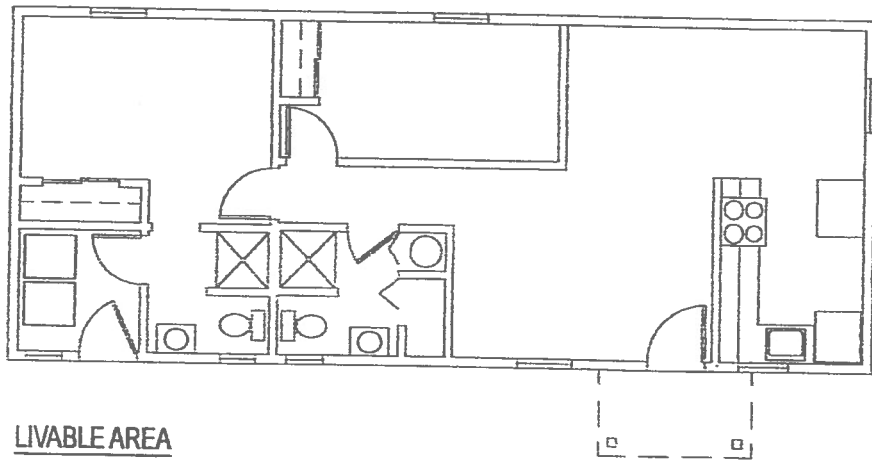
Budget and dates for work:

\$1,200

Work projected to start April 2019

Work projected to finish April 2019

Total Project Budget \$53,500



LIVABLE AREA
APARTMENT 770 gsf

4

118 DELAWARE - UNIT 4

SCALE: 1" = 10'-0"

new structure



Side





Upstairs porch



Porch / columns





Back 118 Delaware



Side 118 Delaware



118 Delaware



W9 Deland

front columns & porch to
be repaired

