

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-179
ADDRESS: 410 FLORIDA ST NCB
LEGAL DESCRIPTION: 3011 BLK 9 LOT 3
ZONING: RM-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Devin Elder
OWNER: Devin Elder
TYPE OF WORK: Historic Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 410 Florida.

APPLICABLE CITATIONS:

UDC Section 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.

(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 Verification for the property located at 410 Florida, located within the Lavaca Historic District.
- b. The property received Historic Tax Certification on April 28, 2015.
- c. The scope of work consists of various rehabilitative items including electrical, mechanical and plumbing upgrades, roof replacement, painting, and various other scopes of interior and exterior repair and maintenance.
- d. The requirements for Historic Tax Verification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

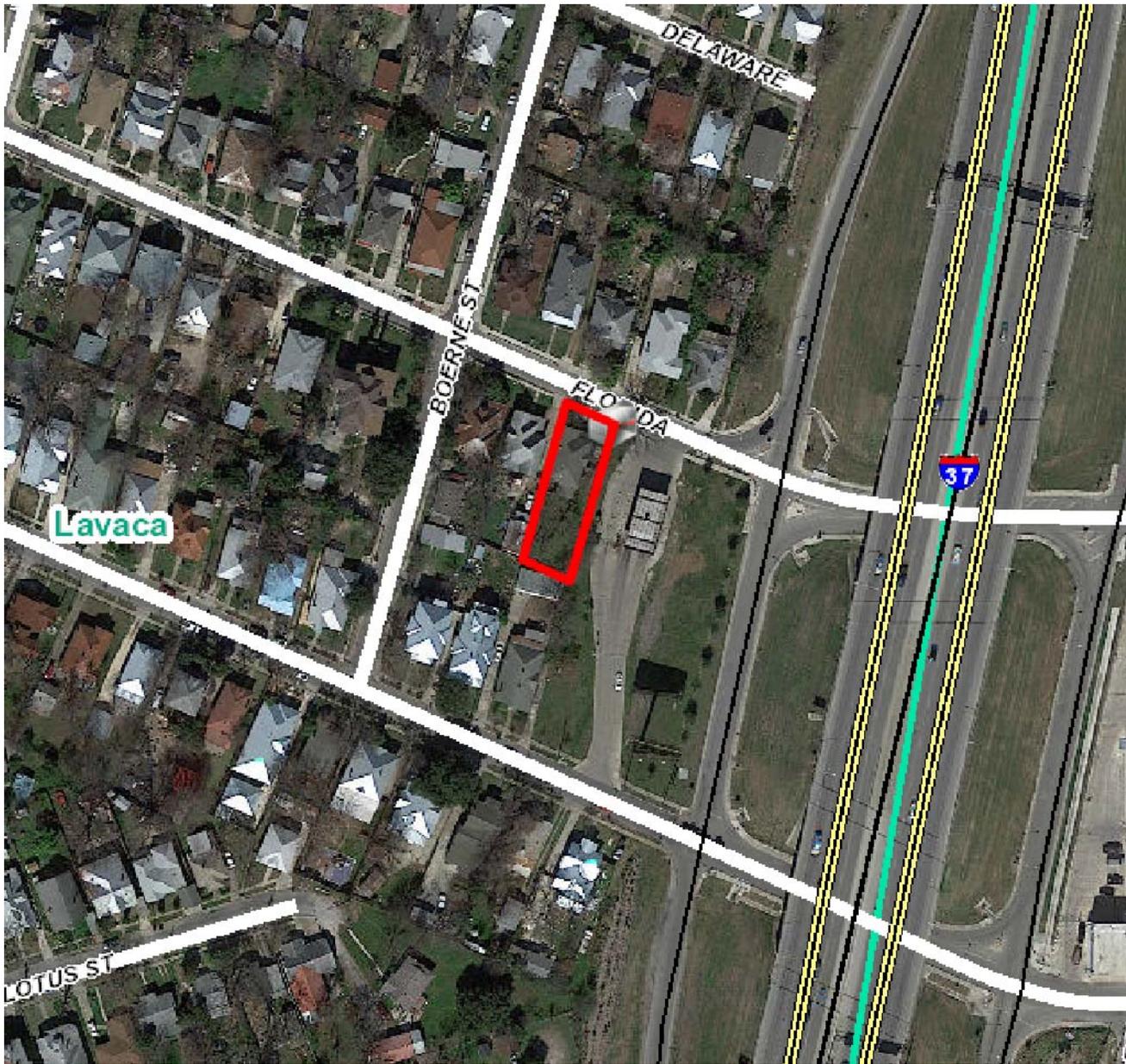
CASE MANAGER:

Edward Hall



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Printed: Apr 13, 2017

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410 Florida Street

I-37 Access Rd

I-37 Access Rd

Delaware St

Stafel St

Florida St

Boerne St

Carolina St

Appliance Parts Co

Hoeftgen Ave

ny The Great
church-Oca

Delaware

Hoos

410 Florida - Repair Overview

Qty	Description	Unit Price	Line Total
1.00	demolition	\$2,000.00	\$3,000.00
1.00	framing	\$2,500.00	\$3,500.00
1.00	electrical: light fixture and ceiling fans	\$1,650.00	\$2,500.00
1.00	plumbing for new bath	\$3,500.00	\$3,500.00
1.00	sheetrock	\$1,200.00	\$1,200.00
1.00	retexture: all house	\$2,500.00	\$2,500.00
1.00	kitchen cabinets	\$3,200.00	\$4,000.00
1.00	granite for kitchen	\$2,100.00	\$3,000.00
1.00	remodel second bath	\$3,500.00	\$3,500.00
1321.00	interior paint	\$1.60	\$2,113.60
1312.00	exterior paint	\$1.80	\$2,361.60
1.00	fix siding and soffit as needed	\$850.00	\$850.00
1050.00	refinish wood floors	\$2.50	\$3,500.00
9.00	replace interior doors	\$130.00	\$1,170.00
1.00	front exterior doors	\$550.00	\$550.00
1.00	back exterior door	\$350.00	\$350.00
275.00	Install tile	\$4.00	\$1,100.00
1.00	remove popcorn	\$800.00	\$800.00
31.00	replace Roof	\$150.00	\$8,000.00
1.00	HVAC	\$6,000.00	\$6,000.00
		Total	\$53,495.20











410 Florida, San Antonio TX 78210

BEFORE



AFTER

