

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 7

HDRC CASE NO: 2015-354
ADDRESS: 606 NOLAN
LEGAL DESCRIPTION: NCB 561 BLK 1 LOT E IRR 50.44 FT OF 2
ZONING: R4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Remuna Asset 1, LLC
OWNER: Remuna Asset 1, LLC
TYPE OF WORK: Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 606 Nolan.

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. This property received Historic Tax Certification on December 17, 2014.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- c. The approval of Tax Verification by the HDRC in 2015 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2016.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall





Flex Viewer

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**606 NOLAN STREET
PROJECT EXPENSES**

Foundation Repair	\$ 7,350
Roof Repair	4,000
Demolition and Framing	10,900
Exterior Siding	5,250
Window Repair and Rebuild	4,800
Interior and Exterior Doors	4,900
Drywall, Tape and Texture	5,800
HVAC	9,295
Electrical	7,950
Plumbing	14,700
Electrical Fixtures	2,825
Plumbing Fixtures	2,515
Exterior Paint	3,100
Interior Paint	3,800
Cabinets (inc. countertops), kitchen & bath	11,850
Carpet	3,868
Floor Tile	1,400
Wall Tile and Surround	1,260
Backsplash	650
Wood Floor Refinish	600
Door and Cab Hardware	2,185
Mirrors, Towel Racks	688
Appliances	2,200
Rain Gutters and Downspouts	2,800
Back Deck	4,500
Carport	4,890
Landscaping	6,500
Driveway	<u>3,220</u>
TOTAL	\$133,796













