

## HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2015

Agenda Item No: 7

**HDRC CASE NO:** 2015-429  
**ADDRESS:** 801 - 815 S ST MARYS  
**LEGAL DESCRIPTION:** NCB 738 BLK 1 LOT N IRR 120 OF 1 OR A1,S IRR 51.6 OF N 117 OF 1&2,NE TRI OF 6 OR A7  
**ZONING:** C2 IDZ H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Richard Ojeda/Southtown Professional Group  
**OWNER:** Southtown Professional Group  
**TYPE OF WORK:** Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 801-815 S St Mary's.

### 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:

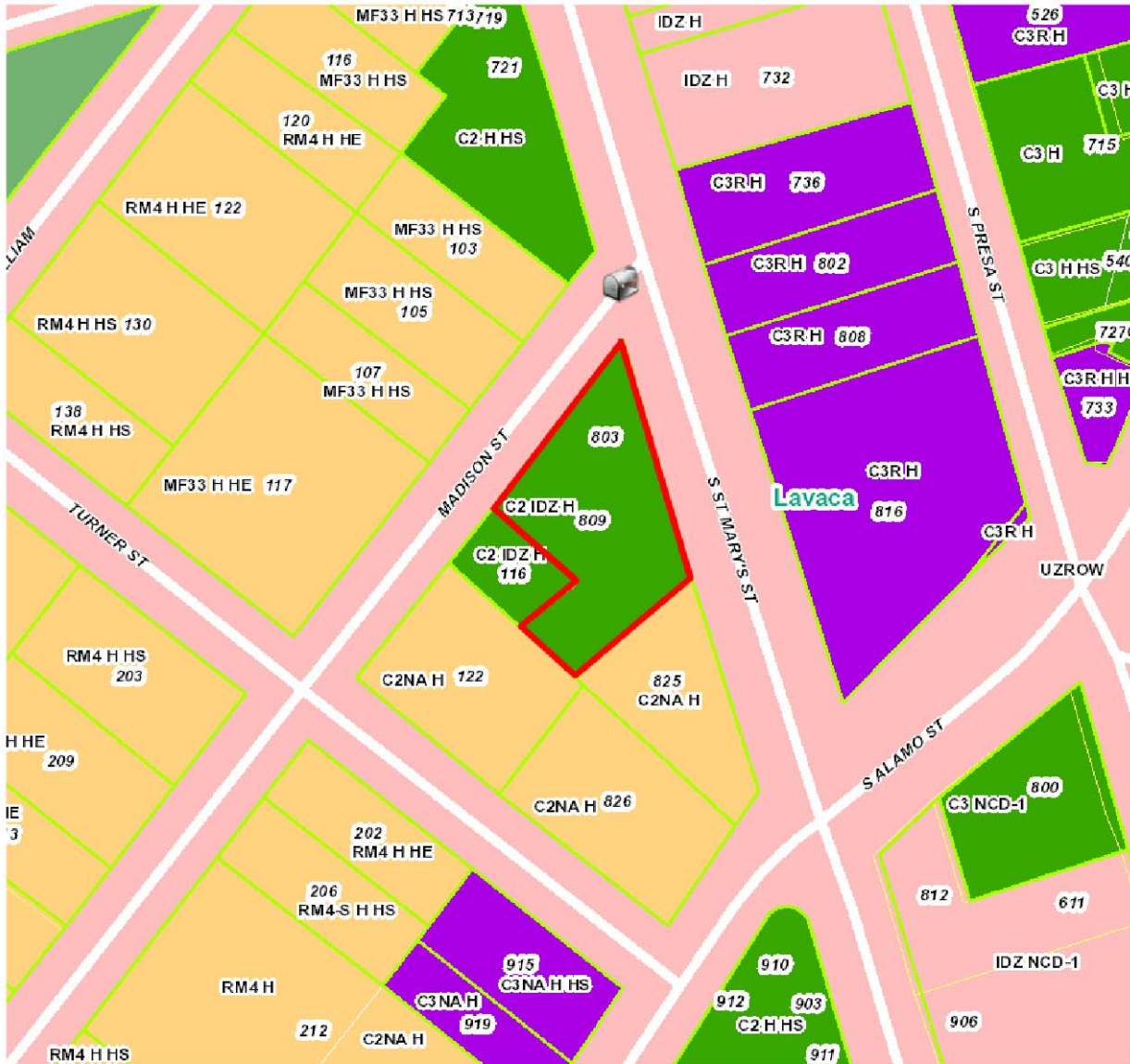
- a. This property received Historic Tax Certification on September 4, 2013.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- 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

Powered by ArcGIS Server

Printed: Oct 30, 2015

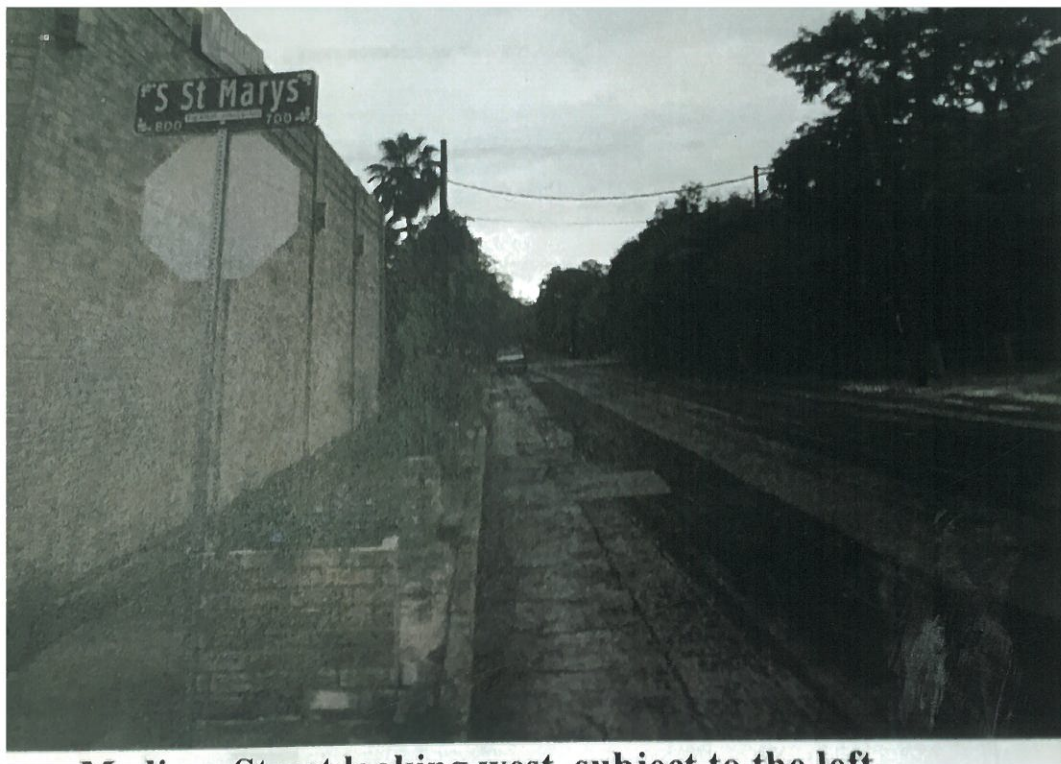
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**ITEMIZATION OF EXPENSES****RE: 801 - 815 S. ST. MARY'S STREET, SAN ANTONIO, TEXAS 78205**

Date	Description	Credit	Charges	Balance Due	
04/01/2014	Electrical Work by Central Electric		4871.25	0	
05/19/2014	Electrical Work by Central Electric		488.91	0	
02/08/2013	MTP Remodeling		2900.00	0	
11/10/2014	TLI & Environmental Serv.		7082.74	0	
02/04/2013	MTP Remodeling		5600.00	0	
01/24/2013	Hot Blast Surface Cleaning		2665.44	0	
08/08/2013	San Marcos Group, LLC		12831.78	0	
03/18/2013	Central Electric		4585.58	0	
12/27/2012	Roland's Roofing Co.		40303.59	0	
01/28/2013	Roland's Roofing Co.		297.34		
	TOTAL		\$81,626.63	0	







15. West Street looking west, subject to the left







