

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 18

HDRC CASE NO: 2016-027
ADDRESS: 822 N PINE ST
LEGAL DESCRIPTION: NCB 1656 BLK D LOT 4
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Anita Ortiz/9Locals Investments, Inc
TYPE OF WORK: Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 822 N Pine.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications

(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:

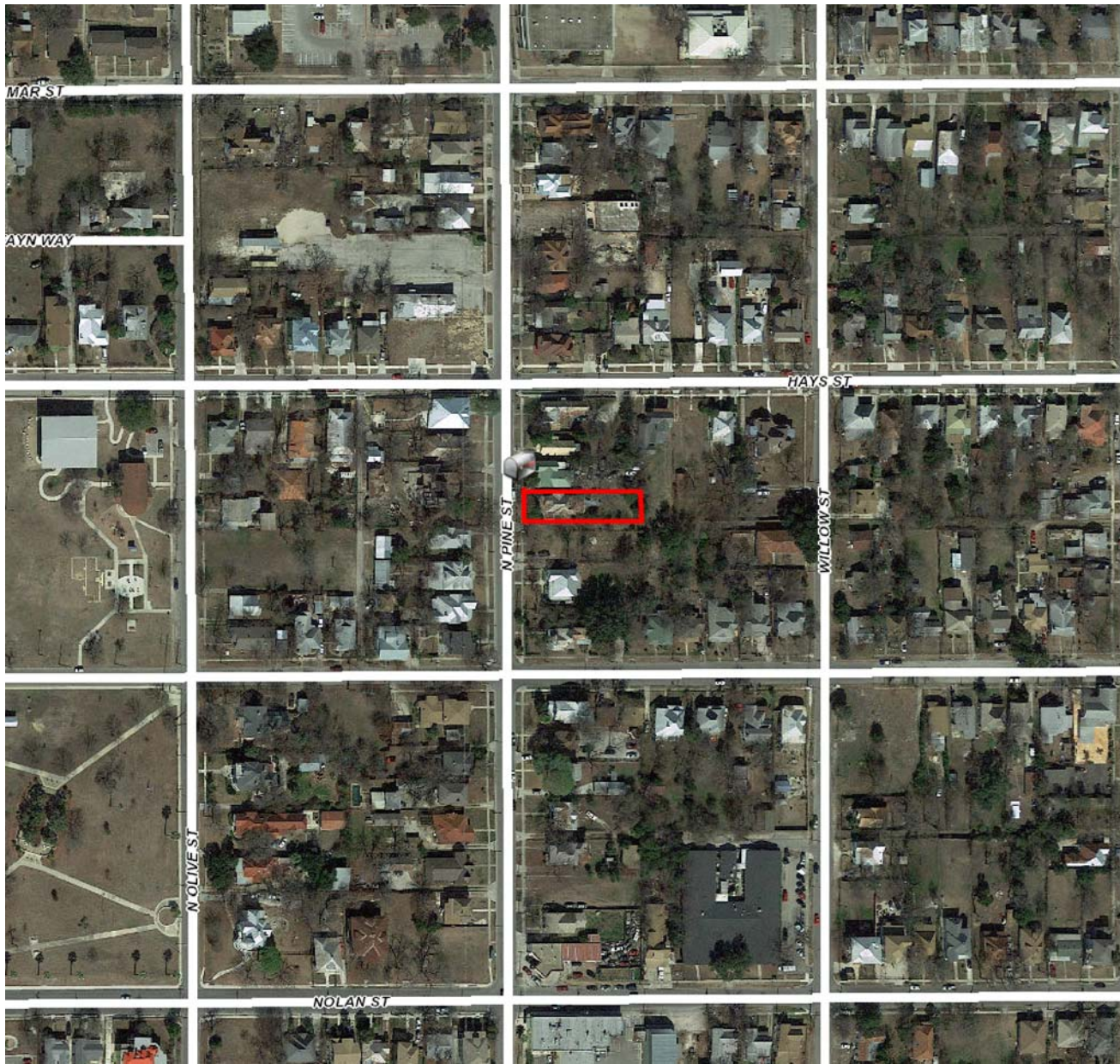
- a. This property received Historic Tax Certification on September 16, 2015.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- c. The approval of Tax Verification by the HDRC in 2016 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2017.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

CASE MANAGER:

Katie Totman



822 N Pine

Dignowity Hill

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Project Expenses for 822 N Pine
9Locals Investments LLC

Completed/Permits
Closed

final sch 1/5	Foundation	\$8,400
sewer compete and closed.		
final requested 12/23, not		
scheduled yet by city	Plumbing	\$9,029
Final passed but permit		
open. Working with		
contractor to close out.	Electrical	\$6,550
Final requested 12/30	HVAC	\$6,500
	Labor	\$37,000
	Kitchen Cabinets/Granite/Appliances	\$7,500
	Landscaping/Fence/Deck	\$2,500
	Other Materials	\$15,000
	Total Budget	\$92,479

Variance applied. Area not
platted
complete/closed
Open pending other permits

Deck Permit
Fence Permit
General Repair Permit































