

## HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

### Agenda Item No: 12

**HDRC CASE NO:** 2008-132  
**ADDRESS:** 1203 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 1373 BLK 1 LOT E 49 FT OF 9 & 10  
**ZONING:** RM4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Aurora Morales  
**OWNER:** Aurora Morales  
**TYPE OF WORK:** Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 1203 E Crockett.

### 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 May 2, 2012. Since then, the applicant has also received approval for a new carport and front porch addition.
- b. Staff has performed multiple site visits and confirms that the property is currently in compliance with all past approvals.
- c. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.
- d. The approval of Tax Verification by the HDRC in 2016 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2017.

### RECOMMENDATION:

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

### CASE MANAGER:

Cory Edwards

1203 E Crockett
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