

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2016

Agenda Item No: 5

HDRC CASE NO: 2016-157
ADDRESS: 311 GORMAN ST
LEGAL DESCRIPTION: NCB 1668 BLK L LOT 13
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ben Bowman
OWNER: Ben Bowman Isabel Owen
TYPE OF WORK: Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 311 Gorman.

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 October 7, 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 the 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 as submitted based on findings a through c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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Tax Verification – Scope of Work

2015 BCAD Assessed Property value: **\$34,142**

Restorative work for consideration as follows:

- Repair roof- \$4150- September 2015
- Patch missing siding- \$500- ~~September 2015~~ October 2015
- Repair/ replace skirting as required- \$450- October 2015
- Scrape siding and sand smooth- \$3400 – ~~October 2015~~ December 2015
- Repair and Reglaze Existing windows - \$600 – ~~October 2015~~ January 2016
- Prime + Paint Exterior- \$1850 – ~~November 2015~~ February 2016

Total: \$10,950



Before



After



Before



After



Before



After



Before



After



Before



After



Permit Detail

A/P Type: MISC NO REVIEW
A/P NBR: 2093677
Address: 311 GORMAN ST
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name: BE