

HISTORIC AND DESIGN REVIEW COMMISSION

September 7, 2016

Agenda Item No: 8

HDRC CASE NO: 2016-325
ADDRESS: 724 N CHERRY
LEGAL DESCRIPTION: NCB 537 BLK 22 LOT N 61.11 FT OF S 122.22 FT OF 1 & 2
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Juan Garcia
OWNER: Juan Garcia/JBGarcia LLC, Barbara Garcia/JBGarcia LLC
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 724 N Cherry.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

- (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
 - (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

- (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.
 - (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within

thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The applicant is requesting Historic Tax Certification for the property located at 724 N Cherry.
- b. The scope of work consists of various items that have been administratively approved or are work to the interior, including repairs to the foundation, electrical, plumbing, air conditioning, paint, and flooring.
- c. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.
- d. Staff visited the site August 23, 2016.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 23, 2016

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DESERT GOLD INVESTMENTS, LLC

NO TRESPASSING

REZONING
CASE Z2016218
CONTACT GONZALES
(210) 207-5550
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

CITY OF SAN ANTONIO
NOTICE OF HEARING
REZONING & PLANNING
COMMISSION
ADDRESS: [redacted]
REQUEST: [redacted]
HEARING DATE: [redacted]
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
[redacted]
ALL HEARING MEETING TAKE PLACE AT 100 N. LEON

724 North Cherry Improvements:

Completion Date: January 1st 2017

Pier and Beam Complete Foundation

Exterior Paint

Interior Paint

Interior Carpentry of doors, door trim, base trim

New Skirting

Rear Porch Wall Framing

Rear Porch roof framing and decking

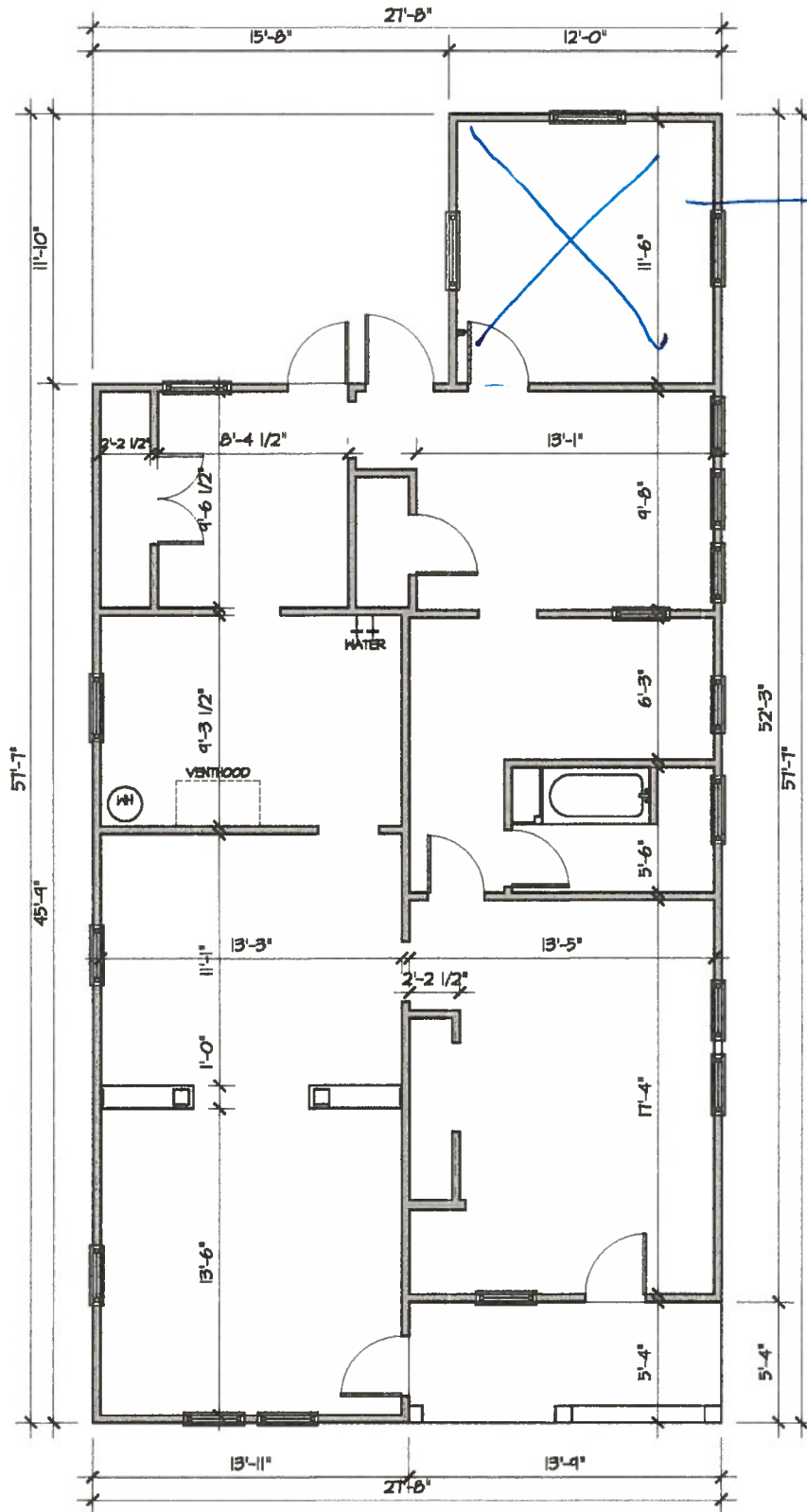
Electrical

Plumbing

HVAC

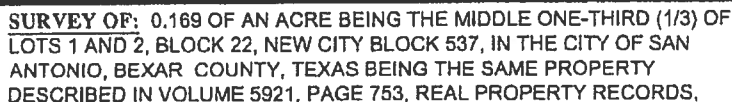
Floor restoration and repair

Window repairs



back enclosed porch (concrete slab) demolished & will become outdoor patio (proposed).

NOTE:
BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE
SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (CORS)



I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION BEING MADE BY A COMPANY



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REZONING
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DEVELOPMENT SERVICES DEPARTMENT







NO
TRESPASSING





















