

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 10

HDRC CASE NO: 2016-343
ADDRESS: 1119 N OLIVE ST
LEGAL DESCRIPTION: NCB 514 BLK 18 LOT 16
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Matt Forrester
OWNER: Robus Properties, LLC
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1119 N Olive.

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:

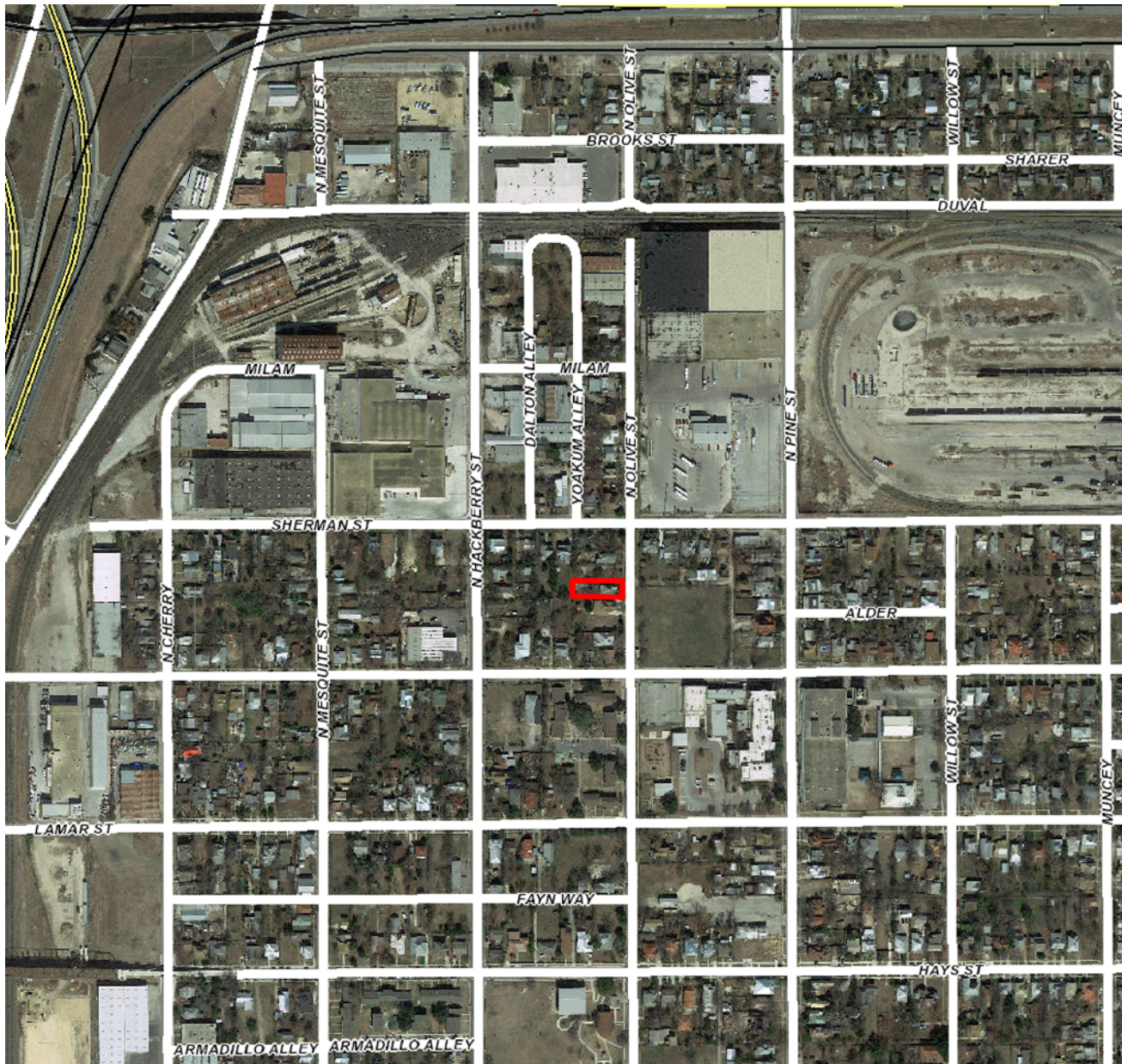
- a. The applicant is requesting Historic Tax Certification for the property located at 1119 N Olive Street. The scope of work consists of various items including electrical repair, refinishing the floors, plumbing repair, HVAC repair, repairs to the windows, replace rear porch steps, replacing gutters, repairing roof, repainting exterior, and removing rear addition and repairs to the front door.
- b. 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.
- c. Staff visited the site August 23, 2016.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 23, 2016

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FOR LEASE
CALL 281-788-3904

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION



ADDRESS: 1119 N OLIVE

REQUEST: TAX CERTIFICATION

HEARING DATE: 9-7-16

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
(210) 215-9274

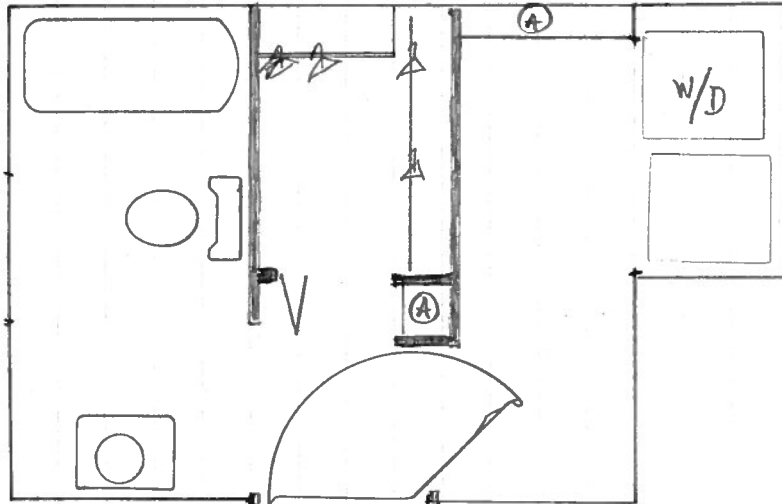
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

1119 N Olive St, San Antonio, 78202
Robus Properties, LLC
Remodel Program

Task	Bu
Plumbing - Casa Mechanical	\$
Remove and replace all plumbing, add new bathroom plumbing, new service from meter	
New Fixtures and extra	
HVAC - Alamo Heat and Air	
New Condenser and copper lines	
Appliances - Add Dishwasher	
New Cabinets	
Kitchen	
Bathroom	
Refinish Floor	
Hard surface countertops	
Repair Flat Roof	
Electrical	
New service - Willie DeLosSantos	
Interior upgrades and power to garage	
General Carpentry	
Front and back door framing	
Repair crawl space wall and rear deck work, foundation work	
Painting - Dave Emory	
Inteior: sheetrock, float and tape	
Paint Walls and Trim	
Exterior paint	
ext trim/siding repair	
Windows - Matt - Louis (my three sons), 201-777-5934	
Repair windows, build new members, replica sashes	
Gutters, new bath fan	
Termite treatment	
Materials and Supplies	
Other items	
Overage	
Color Selection	
Trash Hauling	
Total Budget	\$

Robus Properties, LLC
1119 N. Olive, 78202

1) New bath/Laundry



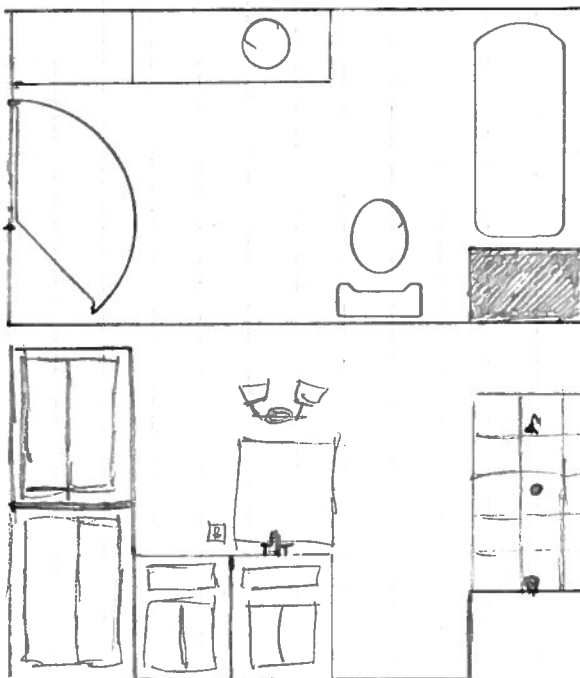
Legend

Ⓐ shelves

Summary of changes:

Convert existing room, which was originally built as a porch, into a bathroom, walk-in closet, and laundry room.

2) Existing Bath

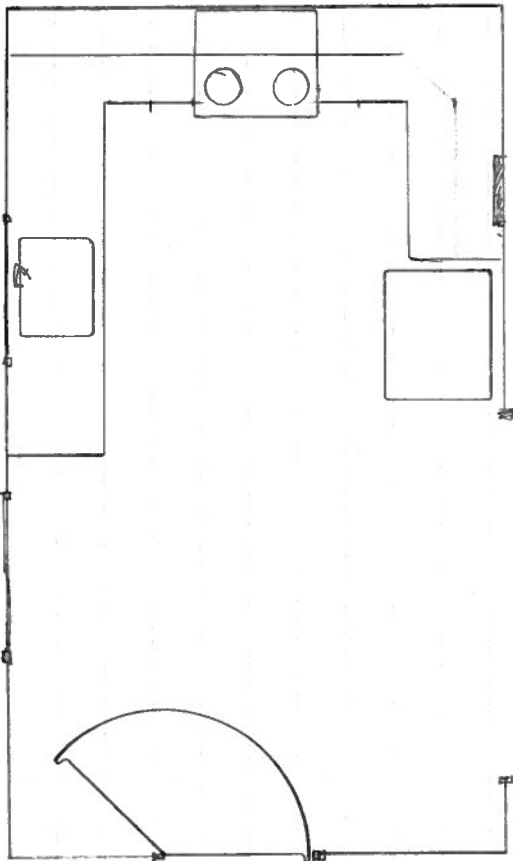


Summary of changes:

Add cabinets

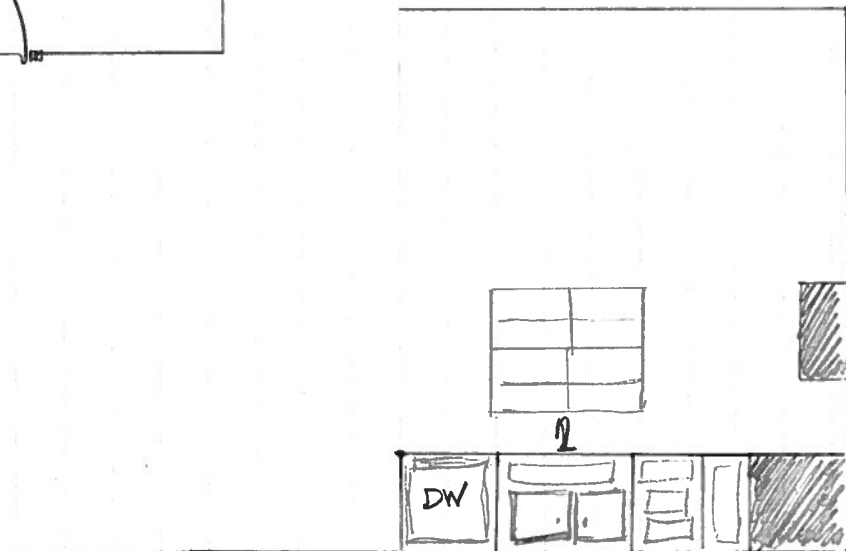
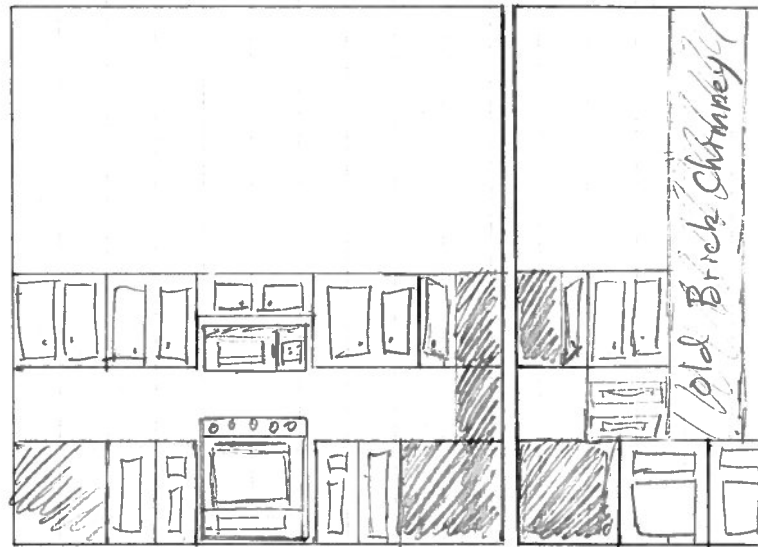
Robus Properties, LLC
1119 N. Olive, 78202

3) Kitchen



Summary of changes:

Add kitchen cabinets, dishwasher,
re-work non-functioning back &
raise entry to kitchen + build small
wall













1119 North Olive Street, San Antonio, 78202

Robus Properties, Remodel

Exterior Pictures



Front Door



North Bay Window



Middle Bay Window



South Bay Window



North Side Fro Front



North Side From Rear



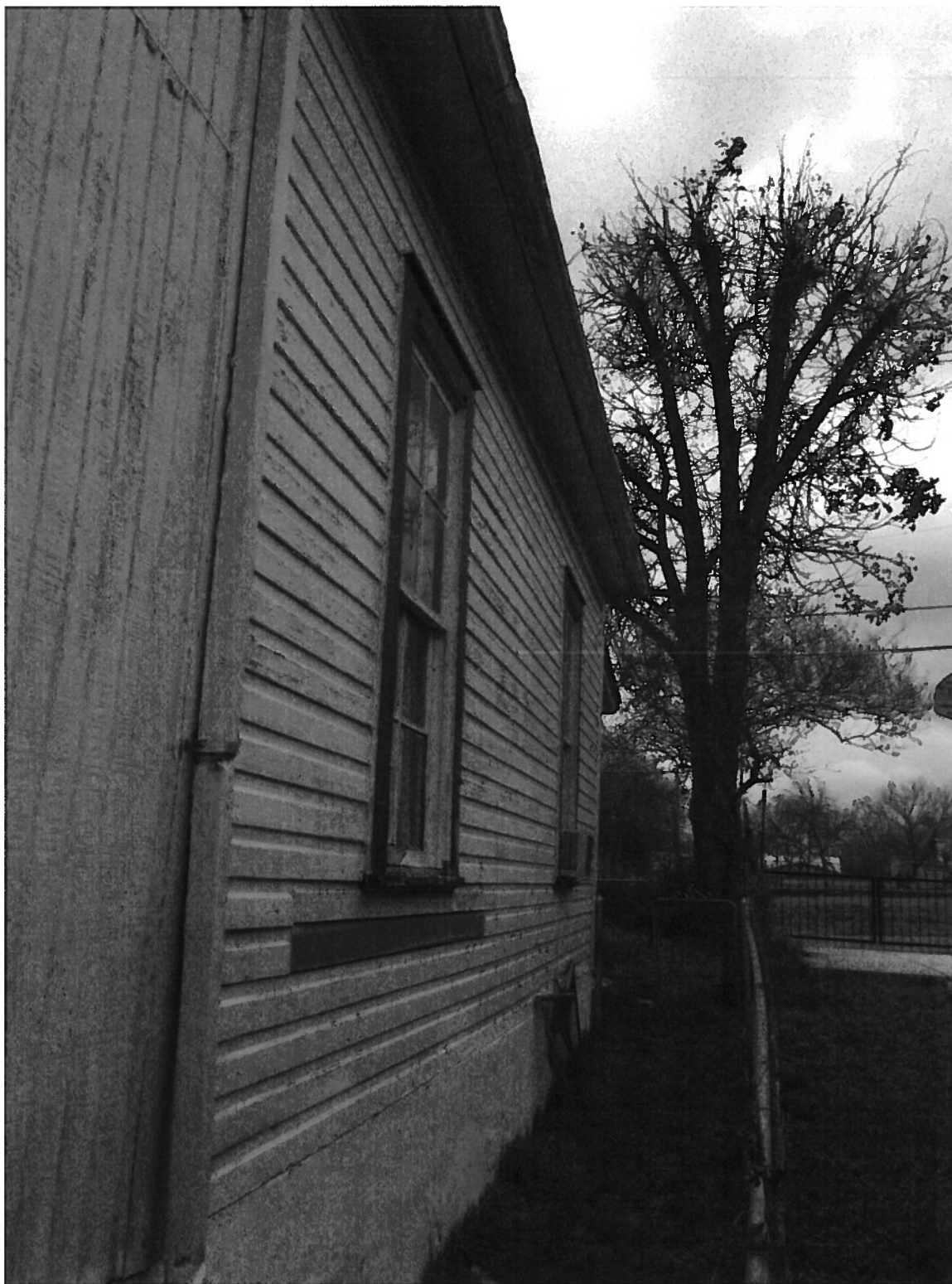
Rear/West Side



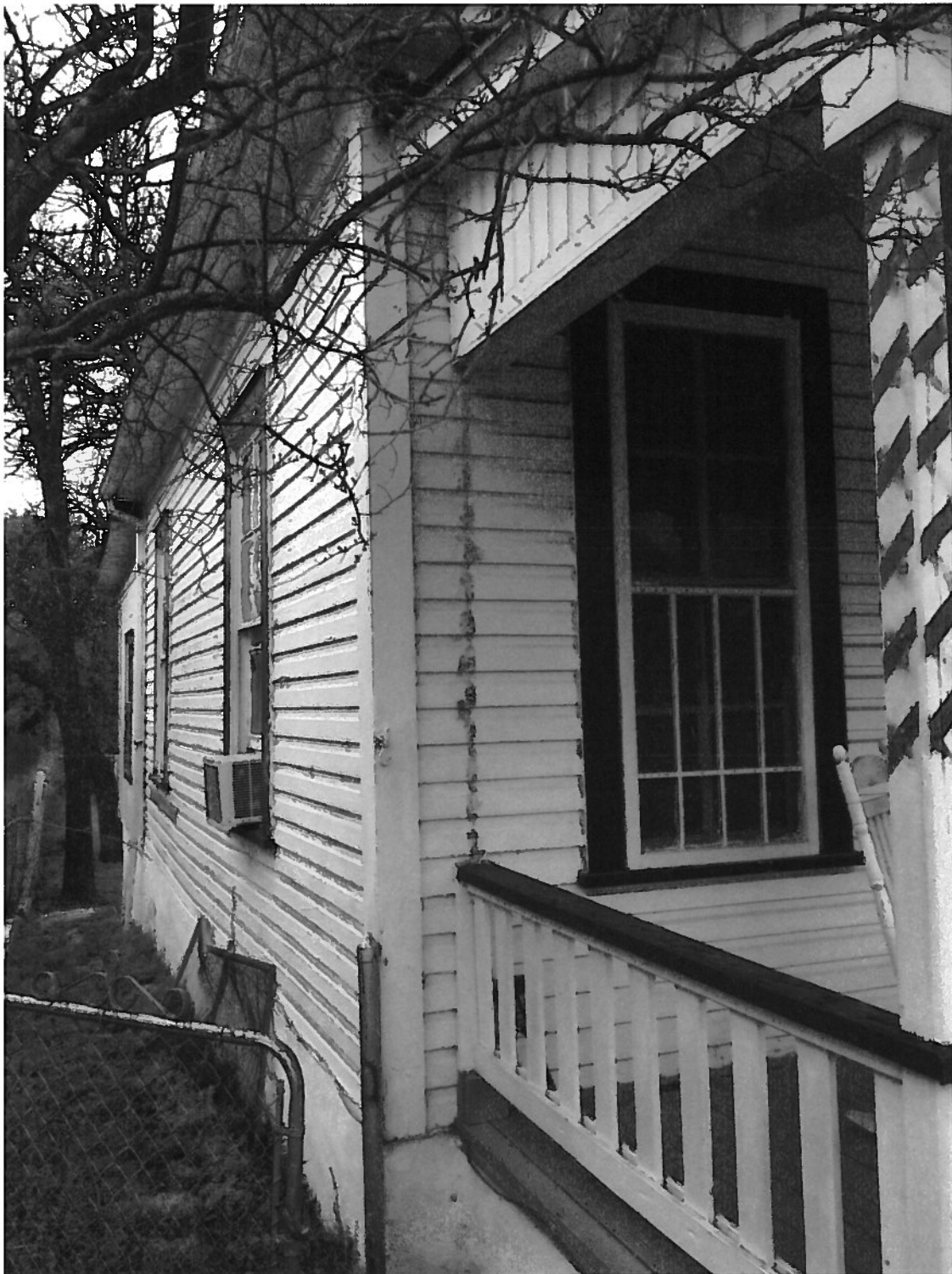
South Side From Rear



South Side



South Side from Front



Rear Door from Inside



Rear Porch



Rear Porch

