

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-188
ADDRESS: 116 E HOUSTON ST
122 E HOUSTON ST
124 E HOUSTON ST
126 E HOUSTON ST
128 E HOUSTON ST
132 E HOUSTON ST
LEGAL DESCRIPTION: NCB 106 BLK LOT 1- C OR A-1 & A-4
NCB 106 BLK LOT A-2
NCB 106 BLK LOT W 20.1 FT OF A-3
NCB 106 BLK LOT E 22.8 FT OF A-3
NCB 106 BLK LOT 6, E 3 FT OF 5 & W 24 FT OF 7
ZONING: D,HE
CITY COUNCIL DIST.: 1
DISTRICT: Main/Military Plaza Historic District
LANDMARK: Savoy Hotel, Part of Soledad Block
APPLICANT: Heath Cover
OWNER: Cabbage, Ltd
TYPE OF WORK: Tax Verification
APPLICATION RECEIVED: December 01, 2017
60-DAY REVIEW: February 01, 2018
REQUEST:

The applicant is requesting Historic Tax Verification for the properties at 116-132 E Houston Street.

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.

(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.

(f) Historic Preservation Tax Exemptions.

(1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the

provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:

A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.

B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(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 Verification for the property at 116 – 132 E Houston Street, commonly known as the Savoy Building, located within the Main and Military Plaza Historic District. The structure was constructed circa 1912 as the Savoy Hotel.
- b. The applicant has received Administrative Certificates of Appropriateness for the repointing of the masonry façade, stone wall stabilization, wood window repair, broke glass replacement, roof repair and wood element repair.
- c. The requirements for Historic Tax Verification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, itemized list of costs, and a site visit conducted on December 13, 2017.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

CASE MANAGER:

Huy Pham



Savoy Hotel - 116 E Houston

Powered by ArcGIS Server

Printed: Dec 14, 2017

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Savoy Building Project
City of San Antonio Historic Rehab Property Tax Incentive Analysis

Project Name:	Savoy Building
Address:	116 - 132 E. Houston Street
Owner:	Cabbage, Ltd.
Date of Acquisition:	February 18, 2016

2016 Assessed Values (Improvements Only)

BCAD Property ID 10122:	\$300,000
BCAD Property ID 10123:	\$141,730
BCAD Property ID 10124:	\$60,091
BCAD Property ID 10125:	\$119,760
BCAD Property ID 10127:	\$575,859
Total	<u>\$1,197,440</u>

Capital Improvements

	<u>Incurred as</u>
	<u>of 11/10/2017</u>
Roof	\$178,942
Exterior Masonry	\$493,103
Non-Tenant Building Improvements	\$1,690,969
Tenant Improvements (2nd & 3rd Floors)	\$1,188,501
	<u>\$3,551,515</u>

Rehab Expense as a Percentage of Assessed Value:	296.59%
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**Savoy Hotel
San Antonio, Tx**



Photo #1: Houston Street elevation, University and Solidad block- Savoy Hotel

Savoy Hotel
San Antonio, Tx



Photo #2: Houston Street elevation, University and Solidad block- Savoy Hotel

Savoy Hotel
San Antonio, Tx



Photo #3: Houston Street elevation, University and Solidad block- Savoy Hotel

Savoy Hotel
San Antonio, Tx



Photo #4: Interior second floor
Scott Ball/ Rivard Report

NO. 2223287

**CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES DEPARTMENT**

DATE: 11/6/2017

**TEMPORARY
CERTIFICATE OF OCCUPANCY**

THIS IS TO CERTIFY that the building located at:

**Address of Location 122 E HOUSTON ST
2ND & 3RD FLOORS (SUITE 200 AND 300), INCLUDING LOI**

Lot: 2 Block: 0 NCB: 106

has been inspected and the following occupancy thereof is hereby authorized:

Occupant Group: B Date of Expiration: 12/06/2017

Occupant: SAVOY OFFICE BUILDING

Description of Business: OKAY FOR 30 DAY TCO TO OCCUPY

DBA Name: SAVOY OFFICE BUILDING: SCALEWORKS Occupant Load: 214



DIRECTOR OF DEVELOPMENT SERVICES