

## HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2018

**HDRC CASE NO:** 2018-087  
**ADDRESS:** 223 E CAROLINA ST  
**LEGAL DESCRIPTION:** NCB 3010 BLK 8 LOT 15  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Arthur Tovar  
**OWNER:** Arthur Tovar  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** February 14, 2018  
**60-DAY REVIEW:** April 14, 2018  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 223 E Carolina.

### APPLICABLE CITATIONS:

Sec. 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.

- (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:**

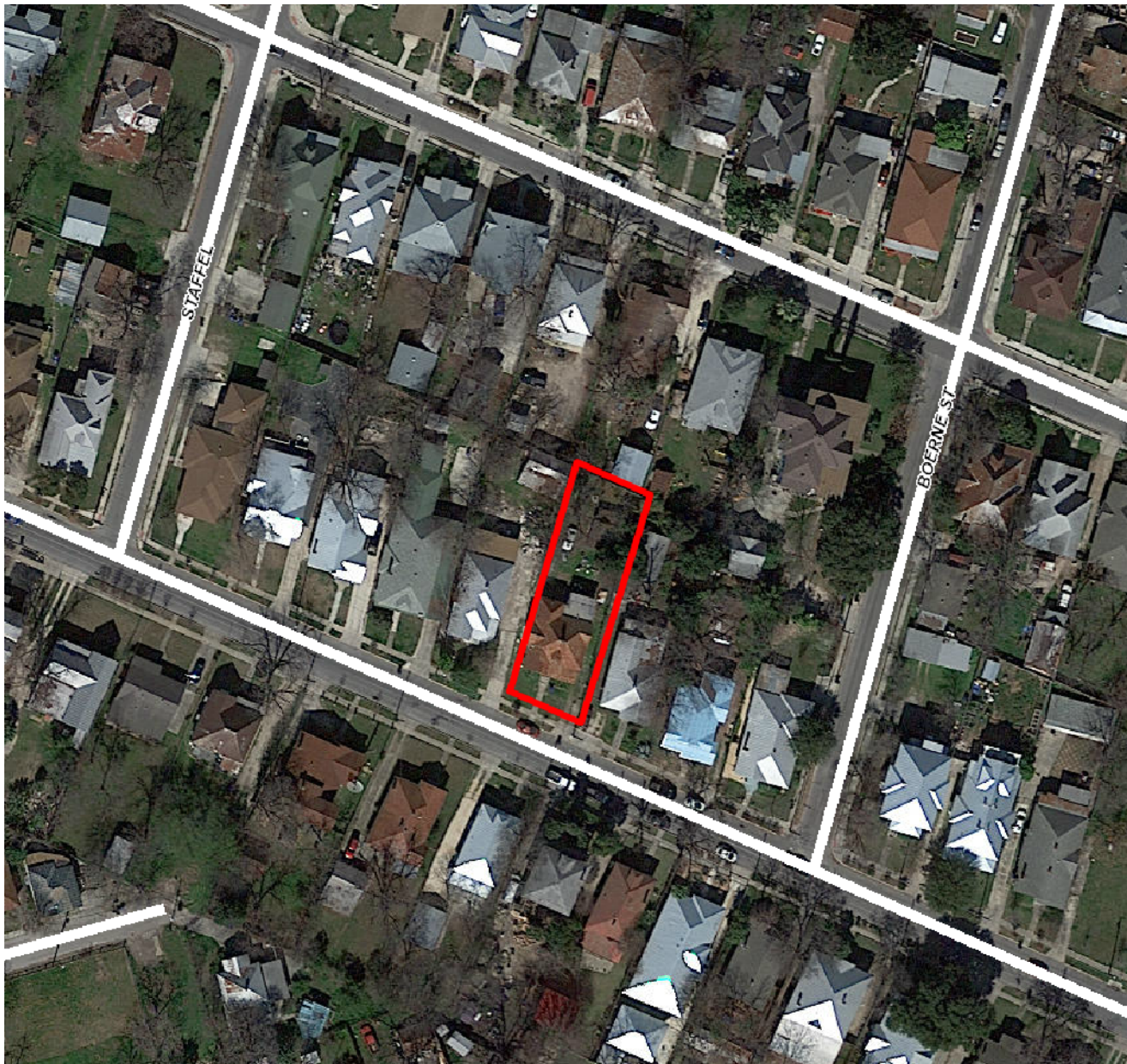
- a. The applicant is requesting Historic Tax Certification for the property at 223 E Carolina, located within the Lavaca Historic District.
- b. Rehabilitative scopes of work have been administratively approved including the in-kind replacement of the standing seam metal roof, repairing of existing siding and window screens, and paint. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, and interior finishes.
- c. The requirements for Historic Tax Certification 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, an itemized list of cost, and a timeline of completion.

**RECOMMENDATION:**

Staff recommends approval of Historic Tax Certification based on findings a through c with the stipulation that all work is reviewed and approved by staff prior to verification.

**CASE MANAGER:**

Huy Pham



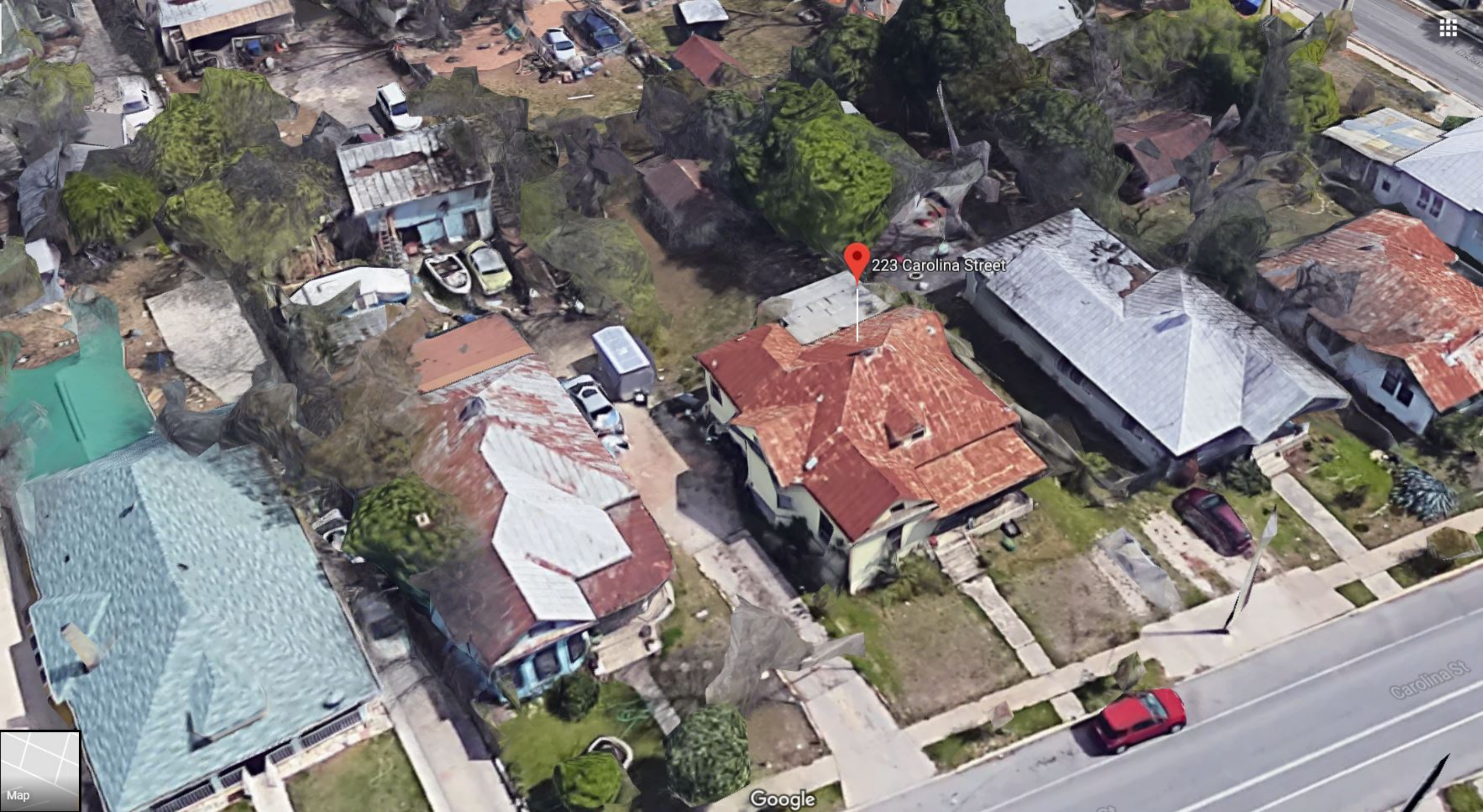
223 Carolina

Powered by ArcGIS Server

Printed: Feb 23, 2018

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223 Carolina Street

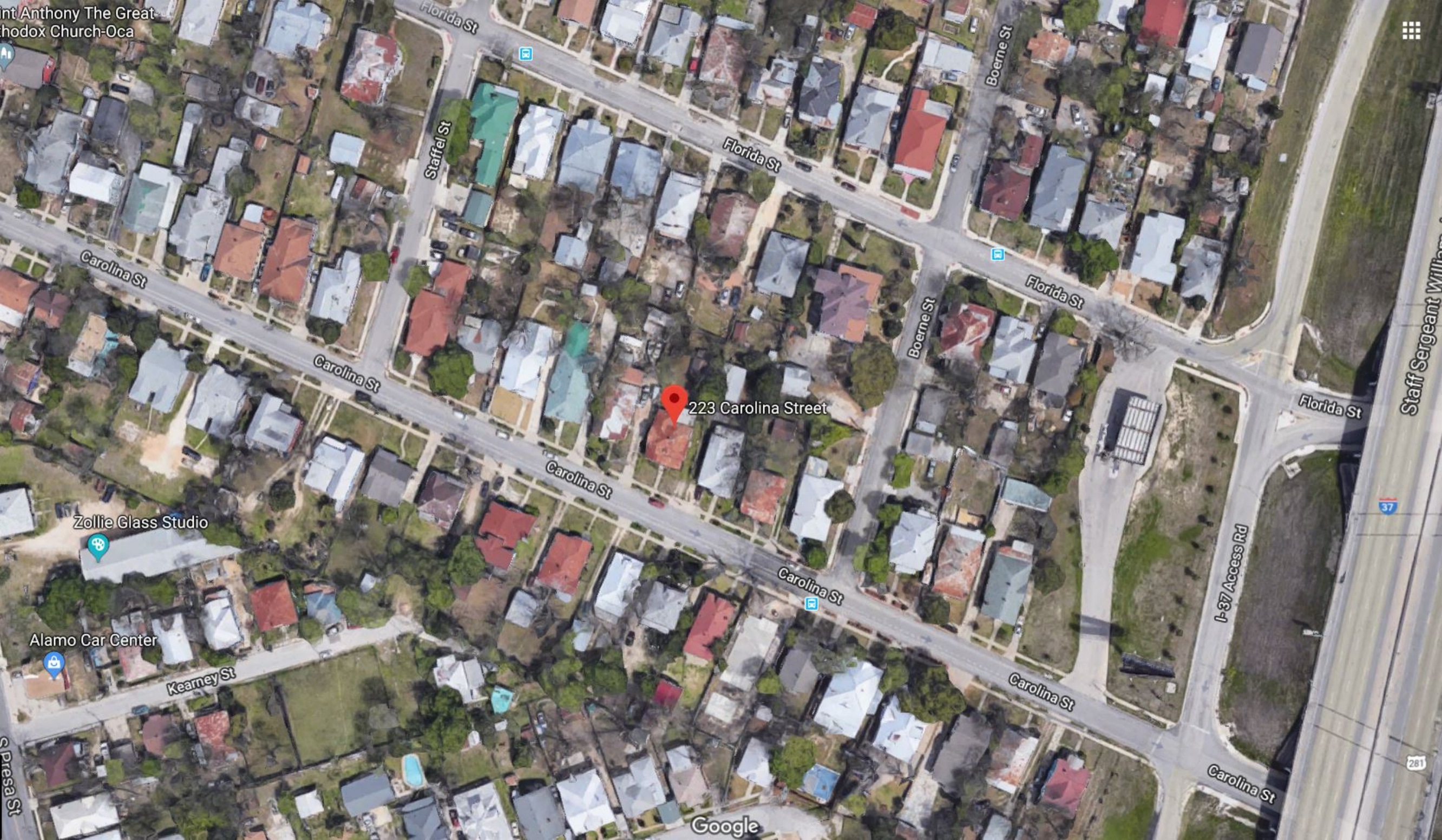
Carolina St

Google

Map



St Anthony The Great  
Orthodox Church-Oca



223 Carolina Street

Carolina St

Staffel St

Florida St

Boerne St

Florida St

Carolina St

Carolina St

Carolina St

Boerne St

Florida St

I-37 Access Rd

Carolina St

Carolina St

Google

Zollie Glass Studio

Alamo Car Center

Kearney St

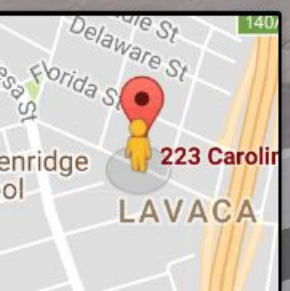
Staff Sergeant William

37

281

Presas St







	Cost	Activity
✓	4500	Level foundation
✓	900	Trash bin rental
✓	4000	Install similar siding in the back of the house
✓	11500	New steel roof
✓	6500	Installation of new HVAC system along with air ducts
✓	2250	Sand, clean and paint trim and exterior house
✓	1500	Remodel and paint front porch
✓	1600	Repair fence
✓	1200	Trim tree limbs too close to the house
✓	3500	Remodel guest bathroom
✓	4000	Remodel master bedroom
✓	3500	Remodel kitchen
✓	1500	Remodel office room
✓	1500	Install new 1/2 bath
✓	2500	New electrical wiring on new walls
✓	950	Installed new electrical outlets
✓	3000	Plumbing for bathrooms, kitchen, washer and water heater
✓	1600	Attic insulation
✓	2500	interior wall insulation
✓	2500	Refurbish doors, trim and base boards
✓	700	Install new ceiling fans with lights in the bedrooms and office
✓	3200	Install new sheetrock through the house
✓	5500	Buy and install new laminate flooring
✓	1200	Repair and paint windows
✓	2200	Paint interior of house
✓	2100	Install new exterior doors (3)

75900

To be completed by 4/30/2018









































