

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2018

HDRC CASE NO: 2018-273
ADDRESS: 1120 E CROCKETT ST
LEGAL DESCRIPTION: NCB 585 BLK 1 LOT 3 N46.1 FT OF 6
ZONING: RM-4
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Monica Savino Mark Kuzey
OWNER: Monica Savino Mark Kuzey
TYPE OF WORK: Tax Verification
APPLICATION RECEIVED: May 31, 2018
60-DAY REVIEW:
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 1120 E Crockett.

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.

- (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:

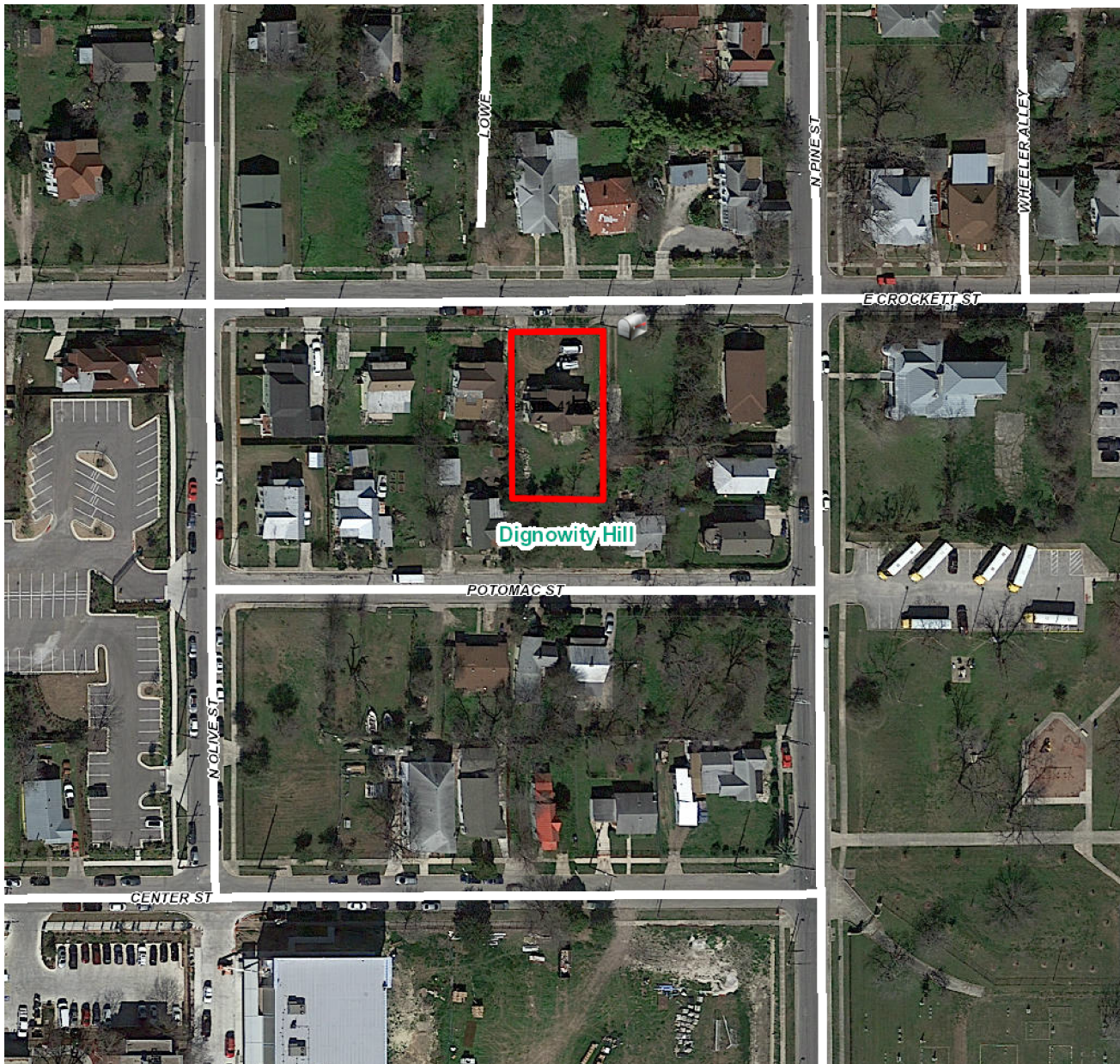
- a. The applicant is requesting Historic Tax Verification for the property at 1120 E Crockett, located within the Dignowity Hill Historic District.
- b. Historic Tax Certification for 1120 E Crockett was approved by the HDRC on August 21, 2013.
- c. A number of rehabilitative scopes of work have been approved including landscape modifications and fence replacement. 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, interior finishes and framing.
- d. The applicant submitted an itemized lists of cost that meets the threshold to be eligible for Historic Tax Certification.
- e. 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, an itemized list of cost, and a timeline of completion.

RECOMMENDATION:

Staff recommends approval of Historic Tax Verification based on finding b through e.

CASE MANAGER:

Huy Pham



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 26, 2018

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CITY OF SAN ANTONIO

Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

Plan Reviews/Permits/Inspections For An Address**Permits for address 1120 crockett**House
Number: Street:
SUITE:201Bldg/Suite:

Example: 2 or BLDG:2 or

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
612572438B	1120 E CROCKETT ST	PROLINE CONSTRUCTION ODIE DAVIS		CLOSED	MISC NO REVIEW	Inspections	Reviews
1884247	1120 E CROCKETT ST	LT ELECTRIC LOUIS R TALAMANTEZ	06/18/2013	CLOSED	TML	Inspections	Reviews
1914874	1120 E CROCKETT ST	ICRIP - ESCROW MONICA SAVINO	04/25/2017	CLOSED	MISC NO REVIEW	Inspections	Reviews
1969918	1120 E CROCKETT ST	ICRIP - ESCROW MONICA SAVINO	10/06/2017	CLOSED	MISC NO REVIEW	Inspections	Reviews
2091200	1120 E CROCKETT ST	MONICA SAVINO 4 WINDS A/C AND HEATING LOUIS A JANOSKY	01/31/2017	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2149782	1120 E CROCKETT ST	MONICA SAVINO	04/21/2016	CLOSED	MISC NO REVIEW	Inspections	Reviews
2166266	1120 E CROCKETT ST	JVG CONSTRUCTION SERVICES JVC CONSTRUCTION SERVICES VICENTE A GUZMAN	11/18/2016	CLOSED	MISC REVIEW	Inspections	Reviews
2202927	1120 E CROCKETT ST	JVG CONSTRUCTION SERVICES JVC CONSTRUCTION SERVICES VICENTE A GUZMAN	03/14/2017	CLOSED	MISC REVIEW	Inspections	Reviews
C2246098	1120 E CROCKETT ST	R-S ELECTRICAL RICHARD C STEIN III	04/12/2017	CLOSED	GENERL	Inspections	Reviews
C2317016	1120 E CROCKETT ST	VICTORY AIR CONDITIONG & HEATG VICTORY AIR COND & HEATING	10/23/2017	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews

		JESSE REYES					
I1955374	1120 E CROCKETT ST	MONICA SAVINO	04/25/2017	CLOSED	MISC NO REVIEW	Inspections	Reviews
I1955388	1120 E CROCKETT ST	MONICA SAVINO	09/25/2017	CLOSED	MISC REVIEW	Inspections	Reviews
I2027186	1120 E CROCKETT ST	HERRAFLO PLUMBING ROBERTO A HERRERA HERRAFLO PLUMBING	09/20/2017	CLOSED	GENERALPLUMB	Inspections	Reviews
I2027192	1120 E CROCKETT ST	ICRIP-ESCROW STARTING FY16 HERRAFLO PLUMBING ROBERTO A HERRERA	03/31/2017	CLOSED	GASPERMIT	Inspections	Reviews
I2027193	1120 E CROCKETT ST	ICRIP - ESCROW ROBERTO A HERRERA	04/06/2015	CLOSED	SEWER	Inspections	Reviews
I2091105	1120 E CROCKETT ST	R-S ELECTRICAL COMPANY R-S ELECTRIC	05/04/2017	CLOSED	GENERL	Inspections	Reviews
I2237832	1120 E CROCKETT ST	4 WINDS A/C AND HEATING LOUIS A JANOSKY	10/24/2017	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
I2263599	1120 E CROCKETT ST	MONICA SAVINO	05/03/2017	CLOSED	MISC REVIEW	Inspections	Reviews
I2263606	1120 E CROCKETT ST	MONICA SAVINO	09/25/2017	CLOSED	MISC NO REVIEW	Inspections	Reviews

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