

HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

HDRC CASE NO: 2018-553
ADDRESS: 615 ELEANOR
LEGAL DESCRIPTION: NCB 1085 BLK 12C LOT 3, 4, 23, 24 & S 43 FT OF 1 & 2
ZONING: MF-33,NCD-6,HS
CITY COUNCIL DIST.: 2
APPLICANT: Scott Day
OWNER: Scott Day
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: October 30, 2018
60-DAY REVIEW: December 28, 2018

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 615 Eleanor.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(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.

FINDINGS:

- a. The primary structure located at 615 Eleanor is a 1-story single family home constructed in the Queen Anne Style. The home features a hip on cross gabled roof, a front bay with three windows, and an inset front porch. The home is an individually designated local landmark located within the Mahncke Park Neighborhood Conservation District.
- b. The scope of work largely consists of restoration work that is eligible for administrative approval, including wood window repair, siding repair, porch reconstruction, foundation repair, and a comprehensive interior remodel.
- c. Staff conducted a site visit on October 31, 2018, to examine the exterior conditions of the property. The work has been completed. Overall, staff finds that the property has been in need of reinvestment and commends the applicant for undertaking its rehabilitation in a way that returns the property back to its original configuration and detailing.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- e. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

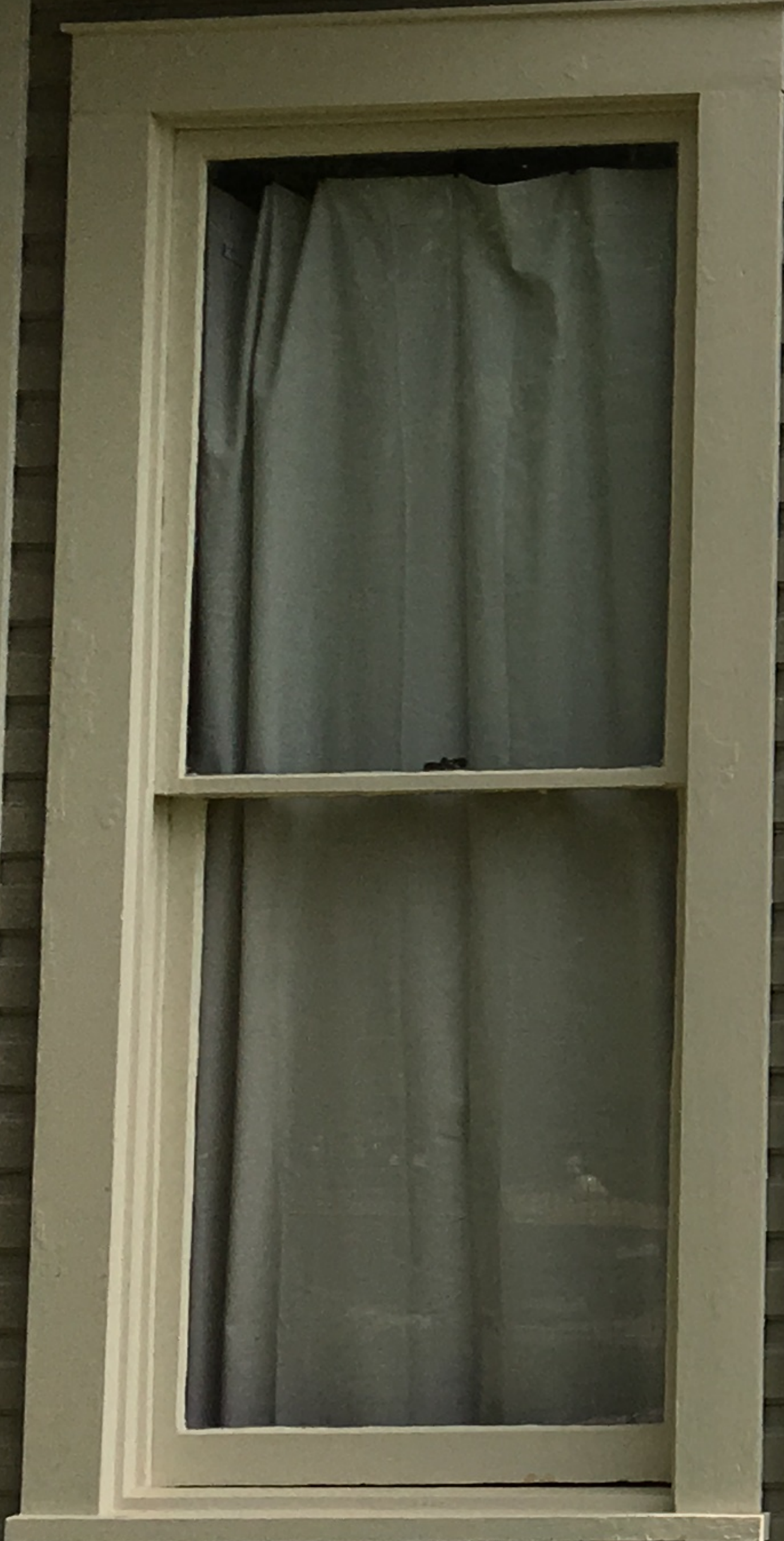
RECOMMENDATION:

Staff recommends approval based on findings a through e.

CASE MANAGER:

Stephanie Phillips





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