

HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

HDRC CASE NO: 2018-547
ADDRESS: 1138 IOWA ST
LEGAL DESCRIPTION: NCB 3885 BLK 1 LOT 10
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Lisa Rhee
OWNER: Lisa Rhee
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: October 19, 2018
60-DAY REVIEW: December 18, 2018
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 1138 Iowa St.

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 1138 Iowa is a 1-story single family structure constructed circa 1920 in the Craftsman style. The home features a front gable configuration with gabled front porch, deep overhanging eaves, ganged one over one wood windows, and decorative bracketing. The home is contributing to the Knob Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes siding repair, wood window repair, construction of a rear addition, foundation repair, roofing repair, fascia repair, painting, 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.
- 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

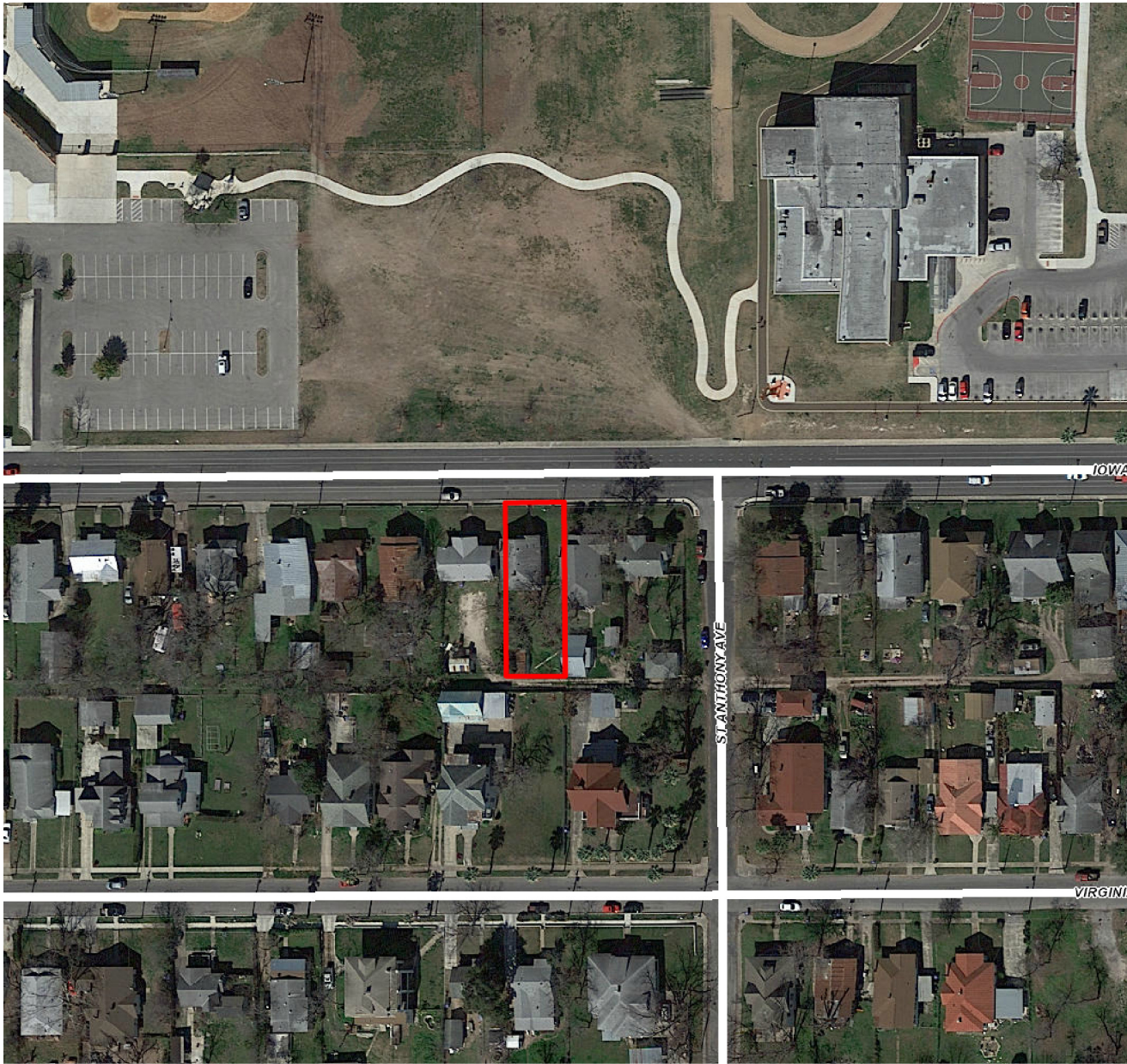
applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

Staff recommends approval based on findings a through e.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 01, 2018

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November 2, 2018 at 2:10 PM
1314 McKinley Ave
San Antonio TX 78210
United States



November 2, 2018 at 2:10 PM
1138 Iowa St
San Antonio TX 78203
United States



November 2, 2018 at 2:11 PM
1138 Iowa St
San Antonio TX 78203
United States



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1138 Iowa St
San Antonio TX 78203
United States





2016 GOOGLE STREET VIEW



BIKE



PHOTO SUBMITTED IN AUGUST 2017 FOR
FOUNDATION REPAIR ADMINISTRATIVE APPLICATION

FEBRUARY 2018 PHOTO

