

HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO: 2018-610
ADDRESS: 115 BROADWAY
LEGAL DESCRIPTION: NCB 417 BLK 19 LOT 3 ARB A-6
ZONING: D,HS
CITY COUNCIL DIST.: 1
LANDMARK: Lockwood Bank
APPLICANT: Ann McGlone
OWNER: Kenneth Maverick
TYPE OF WORK: Tax Verification
APPLICATION RECEIVED: November 30, 2018
60-DAY REVIEW: January 29, 2019

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 115 Broadway.

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 Verification for the property at 115 Broadway, individually designated as the Lockwood Bank historic site. The applicant is simultaneously requesting Historic Tax Certification for the property at the December 19, 2018 HDRC hearing.
- b. A number of rehabilitative scopes of work have been approved including: signage, reroofing, front door replacement, removal of the existing awning brackets from front façade windows, removal of non-historic planters from the front of the lot, clean and re-point the façade where required, removal an existing rear fire escape, removal three existing rear stairwell doors and enclose the openings, removal an existing rear window and install a large overhead door, construction of a new loading dock at the rear of the structure. 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. The project began in July 2017 and was completed by December 2018.
- c. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.
- d. 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.

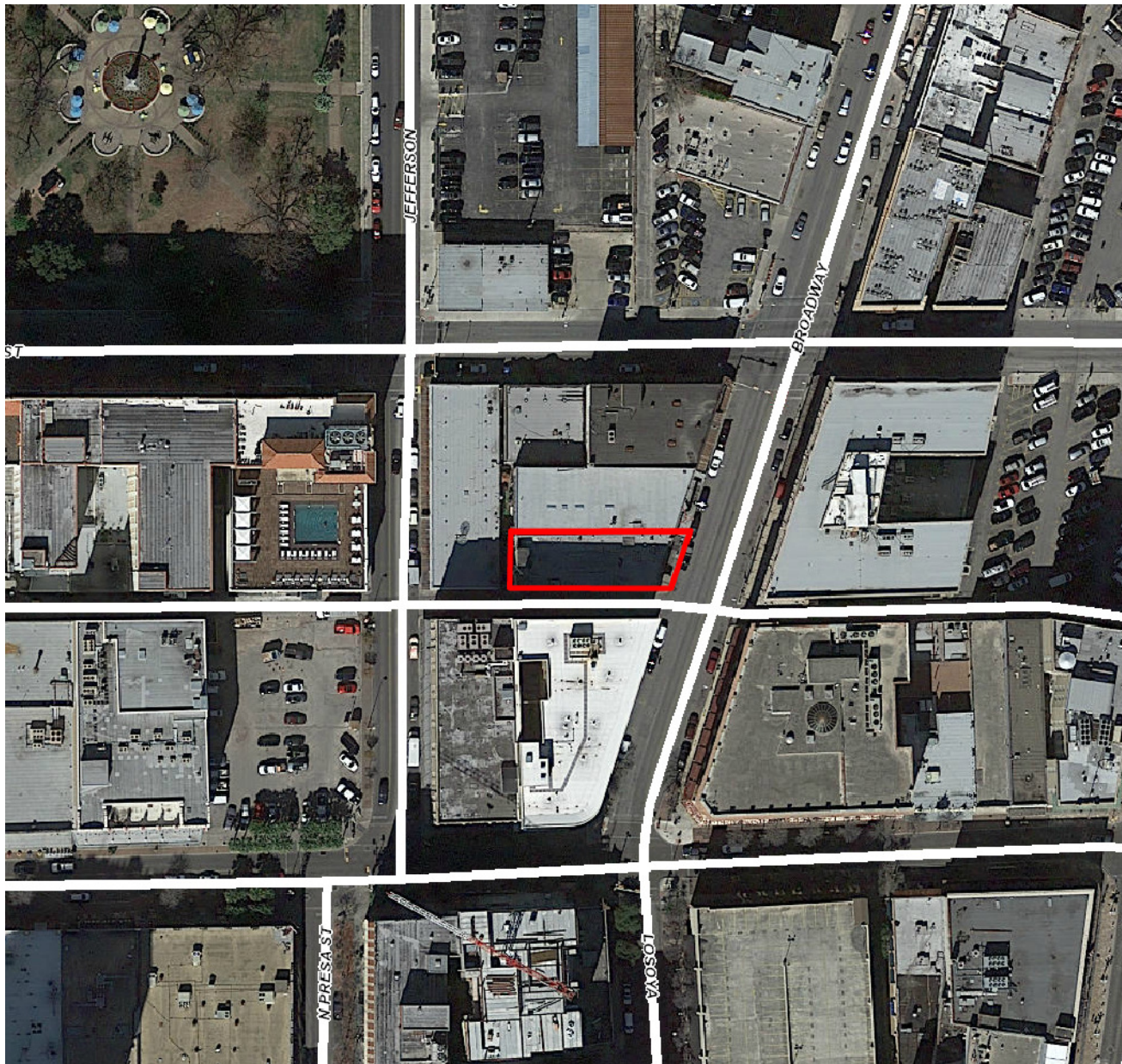
- e. Approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:

Staff recommends approval of Historic Tax Verification based on findings b through d.

CASE MANAGER:

Huy Pham

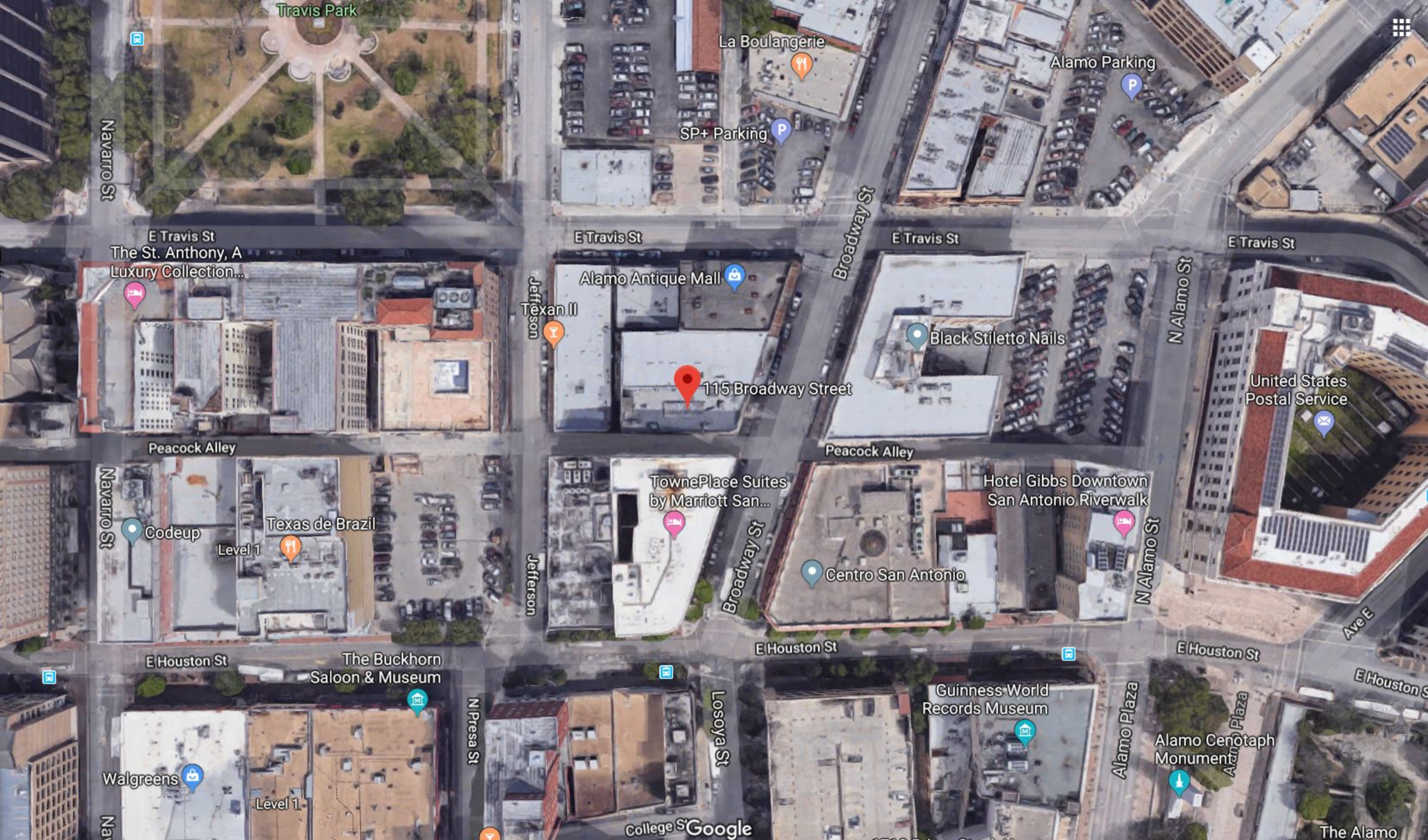


Flex Viewer

Powered by ArcGIS Server

Printed: Aug 03, 2017

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Travis Park

Navarro St

E Travis St
The St. Anthony, A
Luxury Collection...

La Boulangerie

Alamo Parking

SP+ Parking

E Travis St

Alamo Antique Mall

Texan II

115 Broadway Street

E Travis St

Black Stiletto Nails

E Travis St

United States
Postal Service

Peacock Alley

Navarro St

Codeup

Texas de Brazil

Level 1

TownePlace Suites
by Marriott San...

Peacock Alley

Hotel Gibbs Downtown
San Antonio Riverwalk

Centro San Antonio

N Alamo St

Ave E

E Houston St

The Buckhorn
Saloon & Museum

E Houston St

Guinness World
Records Museum

E Houston St

Alamo Cenotaph
Monument

Walgreens

Level 1

N Presa St

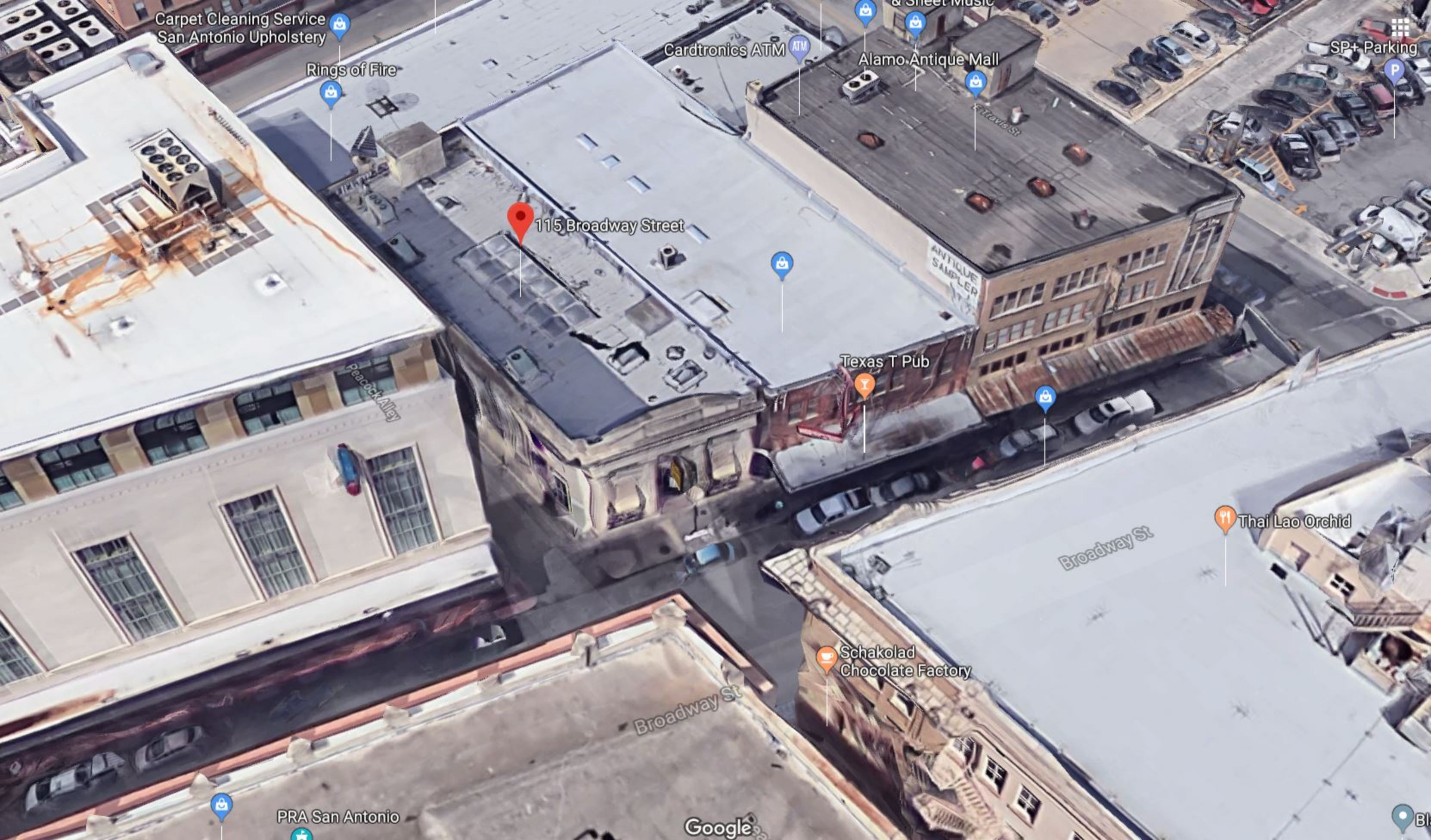
Losoya St

college St
Google

Alamo Plaza

Alamo Plaza

The Alamo



Carpet Cleaning Service
San Antonio Upholstery

Rings of Fire

Cardtronics ATM

Alamo Antique Mall

SP+ Parking

115 Broadway Street

Texas T Pub

Schakolad
Chocolate Factory

Thai Lao Orchid

PRA San Antonio

Google

498 Peacock Alley

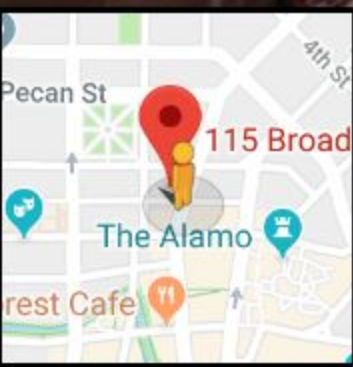
San Antonio, Texas



Google, Inc.



Street View - Apr 2016



Google



PHOTOGRAPH OF 115 BROADWAY IN THE LATE 1920'S WITH A MODEL T TYPE CAR IN THE ALLEY.

-UNKNOWN SOURCE-

HDRC Application 115 BROADWAY
DETAILED DESCRIPTION OF WORK

The Lockwood Bank is a City of San Antonio Landmark. The new owner Maverick Whiskey, LLC is converting the building into a whiskey distillery, bar and event center.

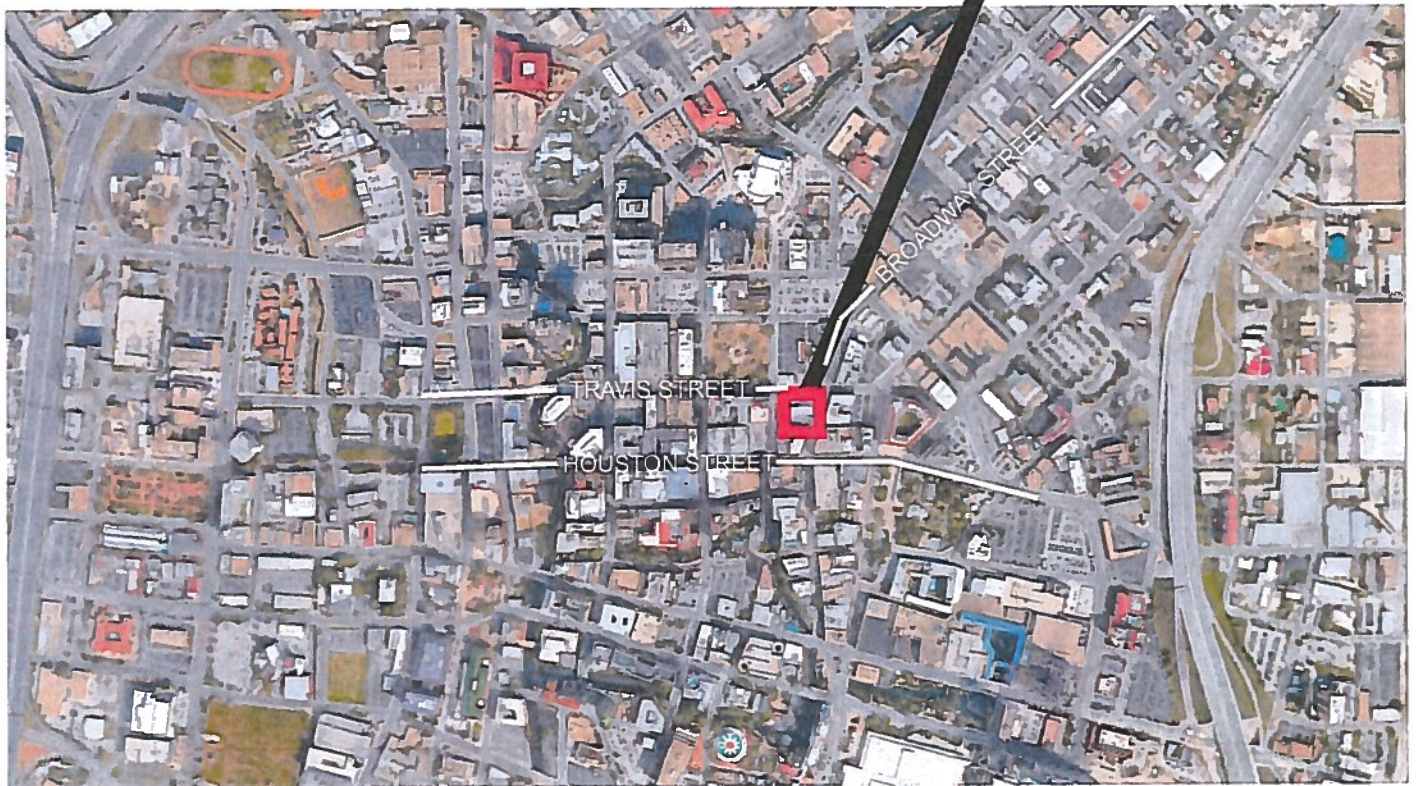
The work on the exterior is minimal. The front façade will have the non-historic window awning brackets removed, as well as non-historic planters. The façade will be cleaned and re-pointed as required. The cleaning will use low pressure hot water and a mild detergent if necessary.

All historic windows and doors on the front and side alley elevations will remain. Modifications to the rear alley include removal of a window on the ground floor and the addition of a larger overhead door; removal of existing fire escape; removal of stairwell doors and walling up of door openings; removal of stoop and stairs; addition of a new loading dock.

Lockwood Bank
115 Broadway Street, San Antonio, TX

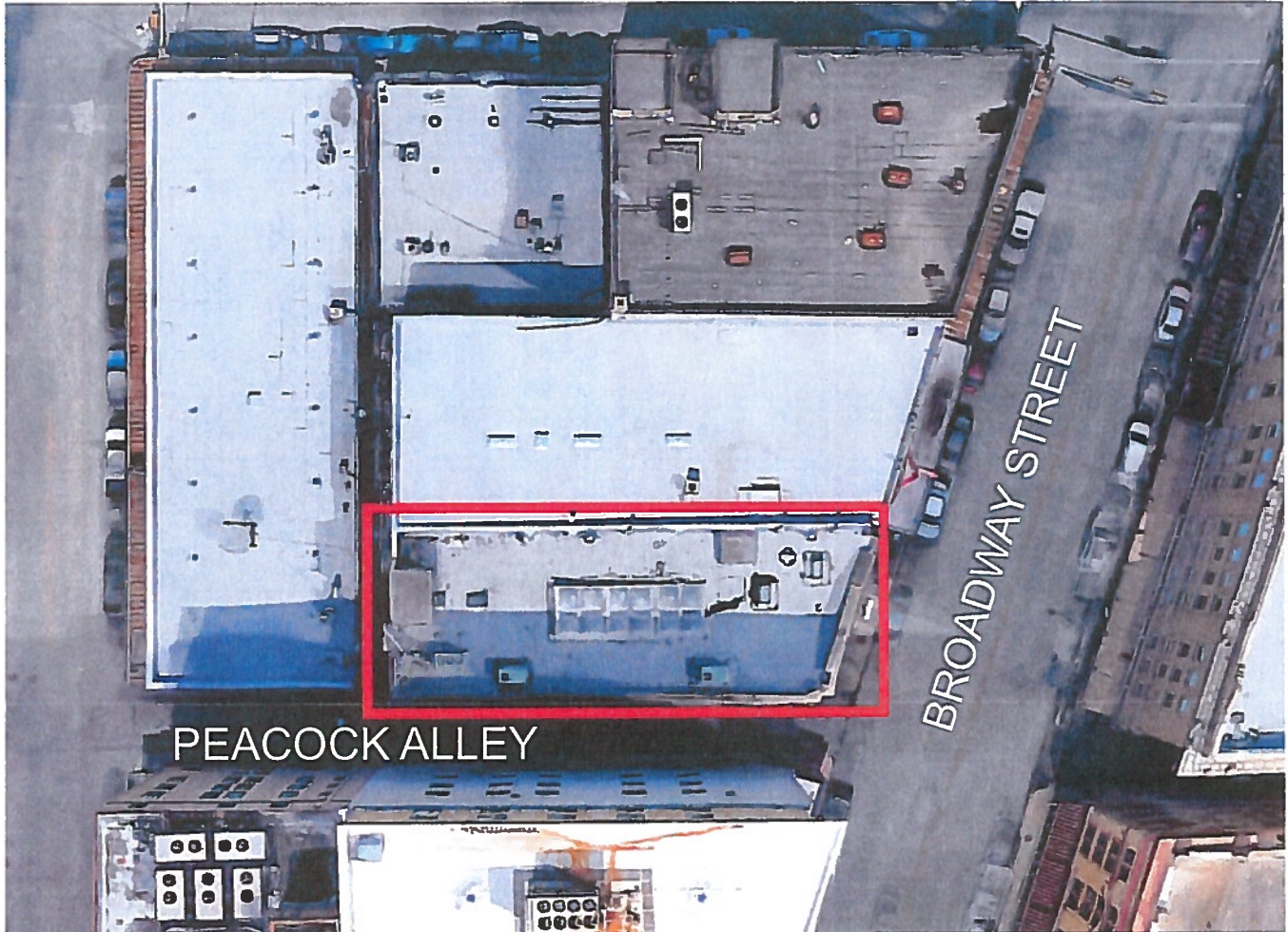


Downtown San Antonio



Downtown San Antonio

Lockwood Bank
115 Broadway Street, San Antonio, TX



Aerial View of the Lockwood Bank

Lockwood Bank
115 Broadway Street, San Antonio, TX



BEFORE: Photo #1: Front Elevation of the Lockwood Bank, 7/2017



AFTER: Photo #1: Front Elevation of the Lockwood Bank, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX



BEFORE: Photo #2: Alley of building looking West, 7/2017



AFTER: Photo #2: Alley of building looking West, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX



BEFORE: Photo #3: Alley of building looking East, 7/2017



AFTER: Photo #3: Alley of building looking East, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX



BEFORE: Photo #6: Rear elevation showing fire escape, rear windows and doors, 7/2017



AFTER: Photo #6: Rear elevation showing fire escape, rear windows and doors, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX



BEFORE: Photo #9: 1st floor, 7/2017



AFTER: Photo #9: 1st floor, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX



BEFORE: Photo #10: 1st floor, 7/2017



AFTER: Photo #10: 1st floor, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX



BEFORE: Photo #11: 1st floor, 7/2017



AFTER: Photo #11: 1st floor, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX



BEFORE: Photo #13: 2nd floor, 7/2017



AFTER: Photo #13: 2nd floor, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX



BEFORE: Photo #14: 2nd floor, 7/2017



AFTER: Photo #14: 2nd floor, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX

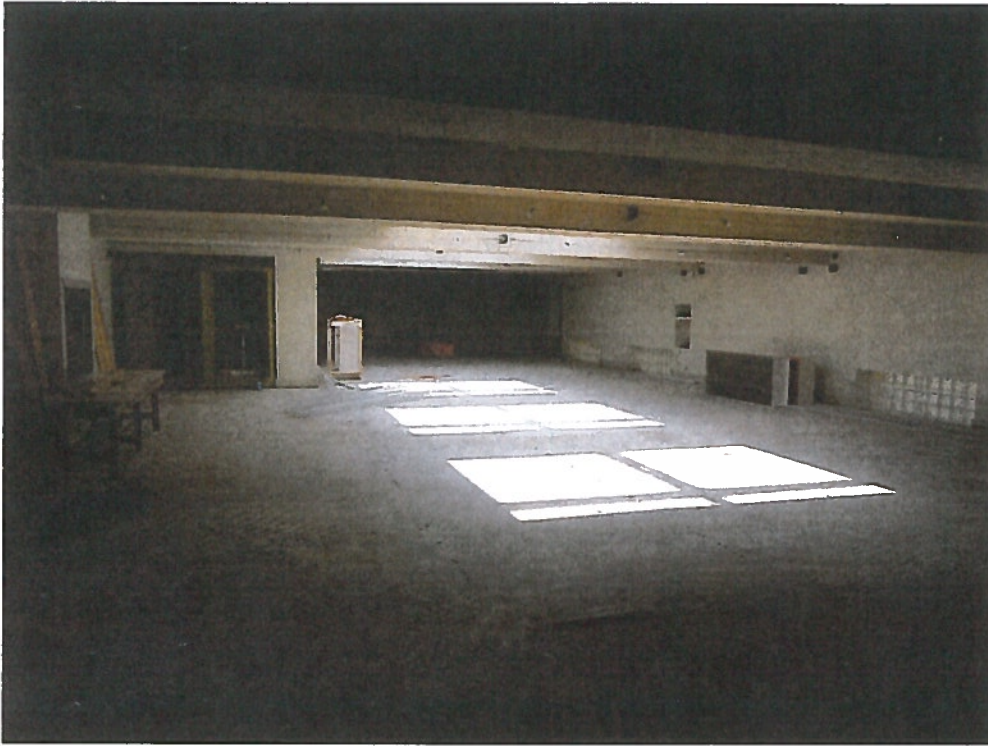


BEFORE: Photo #15: 3rd floor, 7/2017



AFTER: Photo #15: 3rd floor, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX

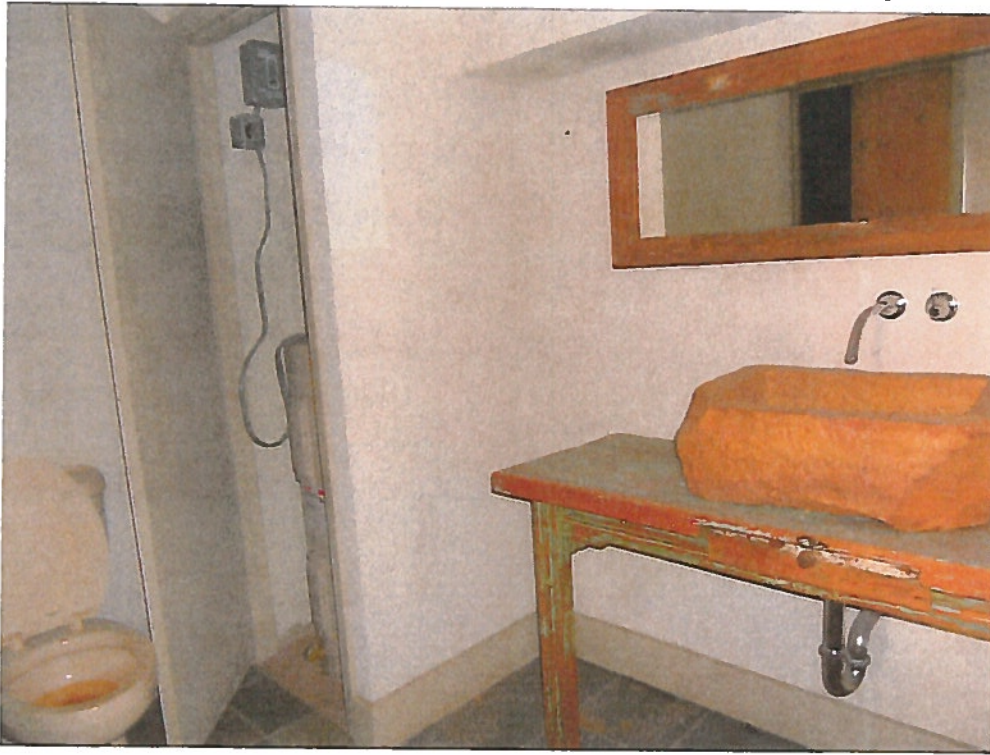


BEFORE: Photo #16: 3rd floor, 7/2017



AFTER: Photo #16: 3rd floor, 11/2018

Lockwood Bank
115 Broadway Street, San Antonio, TX



BEFORE: Photo #17: 3rd floor bathroom, 7/2017



AFTER: Photo #17: 3rd floor bathroom, 11/2018

Maverick Whiskey- Lockwood Bank



Front Elevation of the Maverick Whiskey- Lockwood Bank

Maverick Whiskey- Lockwood Bank



Alley of building looking West

Maverick Whiskey- Lockwood Bank



Rear elevation showing fire escape, rear windows and doors

Maverick Whiskey- Lockwood Bank



Alley of building looking East