

HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2019

HDRC CASE NO: 2019-009
ADDRESS: 314 E ASHBY PLACE
LEGAL DESCRIPTION: NCB 2995 BLK 5 LOT 4
ZONING: R-6
CITY COUNCIL DIST.: 1
LANDMARK: Pending
APPLICANT: Phillip Martinez
OWNER: Phillip Martinez
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: January 04, 2019
60-DAY REVIEW: March 5, 2019
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 314 E Ashby Place.

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 314 E Ashby Place is a 1 ½-story single family structure constructed circa 1922 with Folk Victorian and Craftsman influences. The home features primary hip roof form, original painted wood shingles, and original one over one wood windows. The property is currently in the process of obtaining individual local landmark designation. The property received a recommendation for approval of a finding of historic significance from the Historic and Design Review Commission on October 3, 2018, and a recommendation for approval for a historic zoning overlay from the Zoning Commission on November 20, 2018. The property is scheduled for City Council resolution on February 21, 2019. The applicant is requesting Historic Tax Verification. The applicant has submitted an application for Historic Tax Certification to be heard on the January 16, 2018, HDRC agenda.
- 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 January 9, 2019, 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. The eligibility for the property to receive Historic Tax Verification is contingent upon the

property receiving individual local landmark designation from City Council on February 21, 2019, or prior to April 1, 2019. If the property does not receive this designation, the approval for Historic Tax Verification will be void.

- e. Approval of Tax Verification by the HDRC on January 16, 2019, 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.

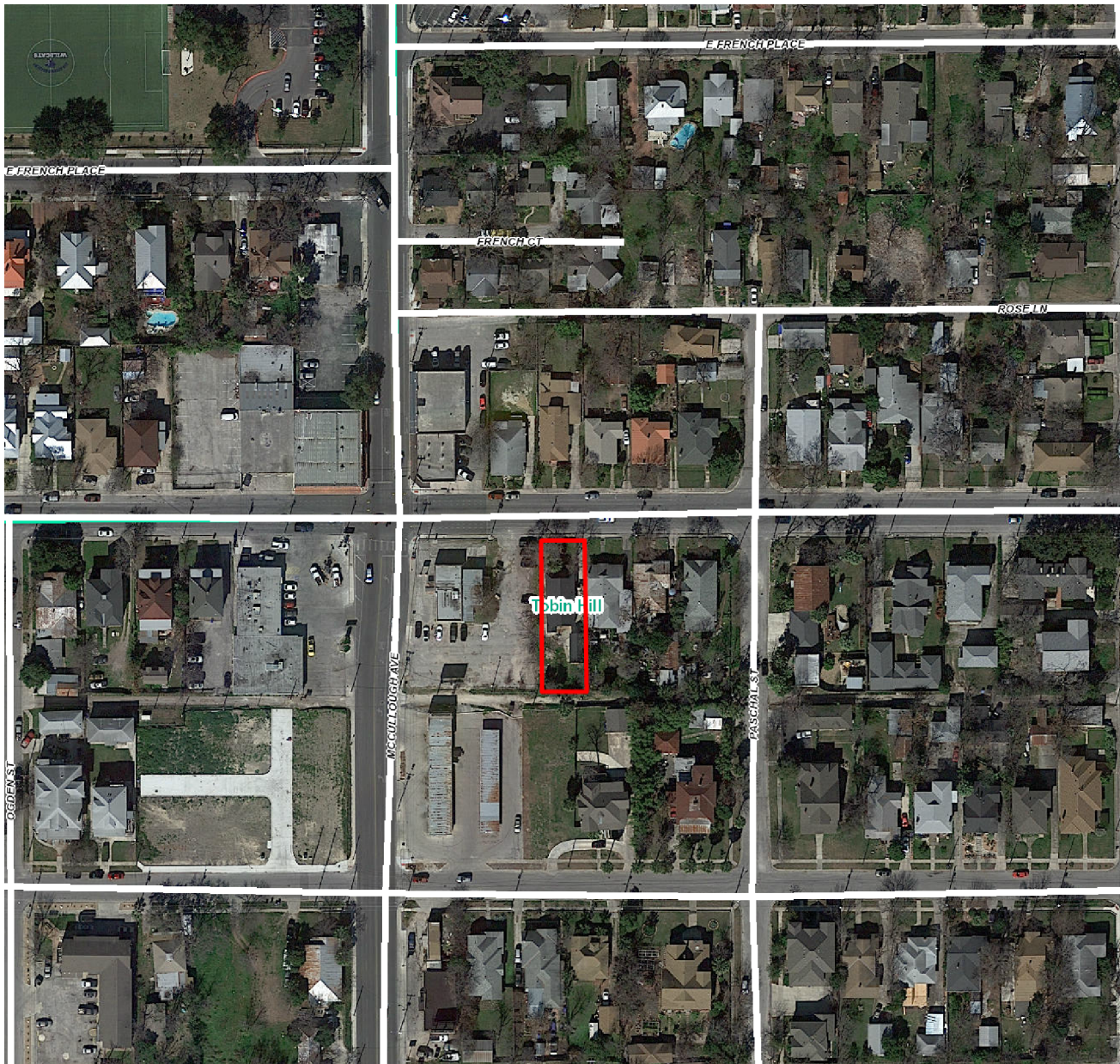
RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulation:

- i. That the property receives individual local landmark designation from City Council on February 21, 2019, or prior to April 1, 2019, as noted in finding d. If the property does not receive this designation, the approval for Historic Tax Verification will be void.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

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