

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-041
ADDRESS: 116 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK LOT E 60 FT OF 1 & 2
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Omar Bibian Melendez/OLE Real Estate Investing LLC
OWNER: Omar Bibian Melendez, Omar Bibian Melendez/OLE Real Estate Investing LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: December 28, 2018
60-DAY REVIEW: February 27, 2019
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 116 E Carolina.

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 Certification at 116 E Carolina. The applicant is simultaneously requesting Historic Tax Verification for the same property at the February 6, 2019 hearing.
- b. COMPLIANCE – The applicant originally submitted for Historic Tax Certification and Verification for the July 1, 2018 hearing. At the time, staff found that a number of work items have been performed prior to approval including: 1) window repair and door replacement, 2) wholesale removal of natural lawn, 3) removal of non-historic front yard fence. The applicant has worked with staff since that time to obtain approval of administrative items while reversing inappropriate modifications.
- c. A number of rehabilitative scopes of work have been approved including: foundation repairs, stucco repairs and paint, window repair, rear door replacement, removal of non-historic fence, and repair to existing carport. 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 February 2017 and was completed by December 2018.
- d. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.

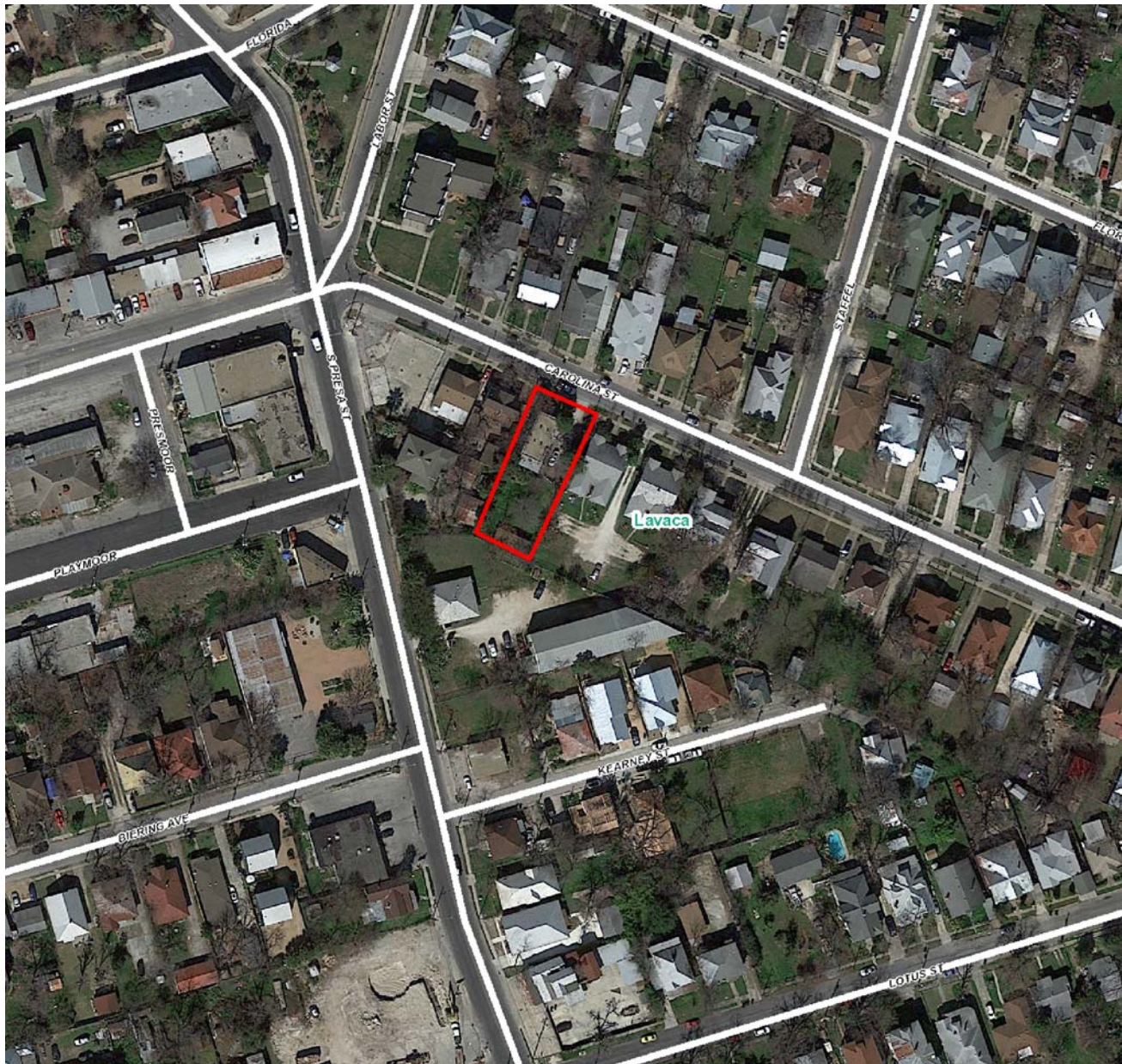
- e. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion.
- f. Approval of Tax Verification 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 Certification based on findings b through d.

CASE MANAGER:

Huy Pham



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 31, 2019

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Florida St

S Presa St

Florida Park

Saint Anthony The Great
Orthodox Church-Oca

Clay's Auto
Parts & Machine

Imsco

White Elephant
Coffee Company

Labor St

Carolina St

Carolina St

116 Carolina Street

Staffel St

Carolina St

Carolina St

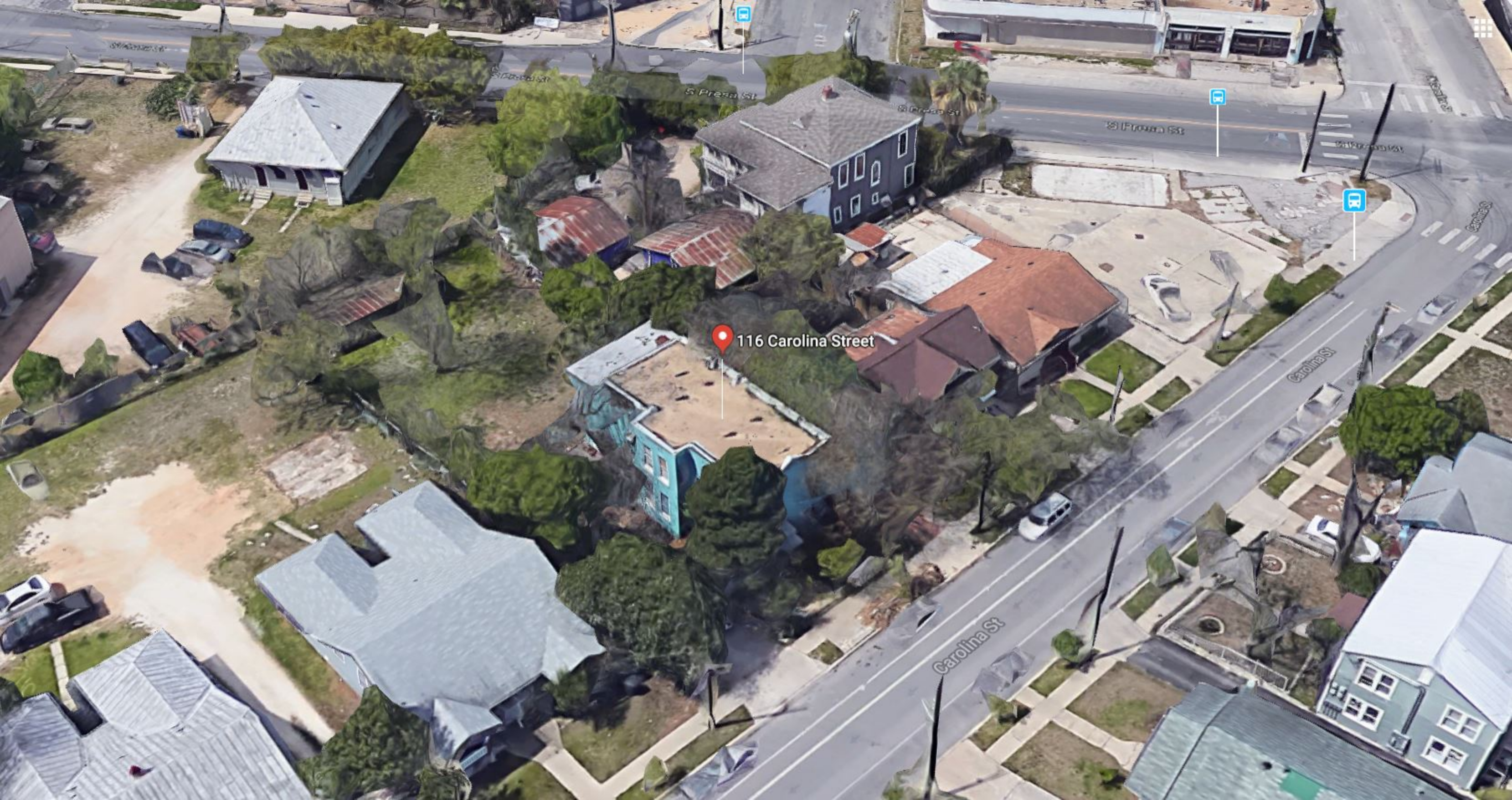
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116 Carolina Street


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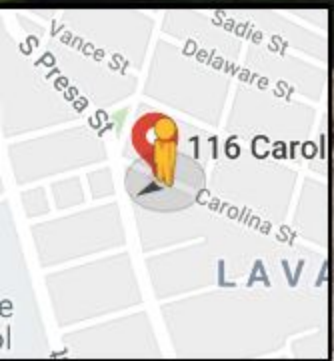
Carolina St

116 Carolina St
San Antonio, Texas

 Google

 Street View - Dec 2017





Property Address: 116 Carolina St. San Antonio, TX 78210.

Rehab and restoration project plan

Project duration 12/1/2017 - 06/01/2018

Rehab Summary:

When the property was purchased in October of 2017, it was distressed and abandoned by previous owner. It's a 4- unit apartment building. The construction started towards the end of 2017 and after several issues with contractors, the property was finally finished in June 2018. The summary of work is as follows:

- Replaced and repaired damage exterior stucco.
- Painted interior and exterior of property.
- Repaired roof.
- Replaced entire plumbing.
- Updated electrical work and meter boxes.
- Restored interior windows
- Updated bathrooms
- Updated kitchens
- Restored floors.





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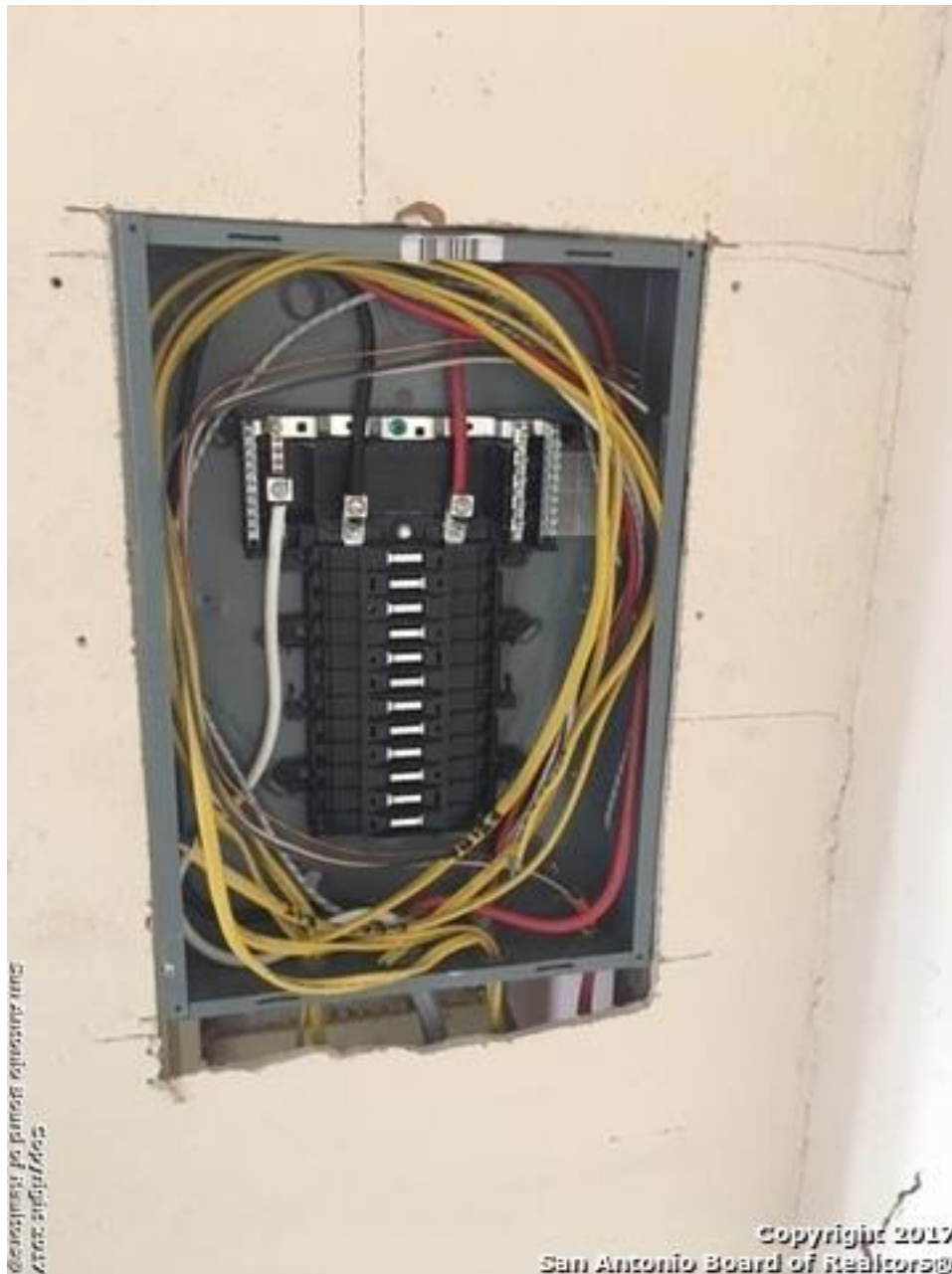
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AFTER PICTURES



































