

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-349
ADDRESS: 619 BARBE ST
LEGAL DESCRIPTION: NCB 2877 BLK 2 LOT 14
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Alui Alton/New Horizons ARC LLC
OWNER: Alui Alton/New Horizons ARC LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: May 24, 2019
60-DAY REVIEW: July 23, 2019
CASE MANAGER: Adam Rajper
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 619 Barbe.

APPLICABLE CITATIONS:

UDC, Sec. 35-618. - Tax Exemption Qualifications.

- (h) 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:
 - (2) 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.
- (i) 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.
- (j) 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:
 - (7) State the legal description of the property proposed for certification;
 - (8) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (9) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (10) Include a statement of costs for the restoration or rehabilitation work;
 - (11) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (12) 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.

- (k) Certification.
 - (3) 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.

- (4) 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.

- (l) 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.

(m) 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.

(n) 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 619 Barbe. The one-story, Folk Victorian style single-family residence was constructed c. 1910 and is contributing to the King William Historic District.
- b. Approved exterior rehabilitative scopes of work include: exterior repairs and maintenance, exterior painting, and partial demolition of, and repairs to, a rear accessory structure (2018); foundation repairs, construction of a rear addition, site modifications, front porch repairs, replacement of front porch columns, installation of front porch railings, non-original window repairs, and in-kind roof replacement (2019).
- c. The applicant has submitted an itemized list of costs 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 costs, and a timeline of completion.
- e. Approval of Tax Verification by the HDRC in 2019 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2020.

RECOMMENDATION:

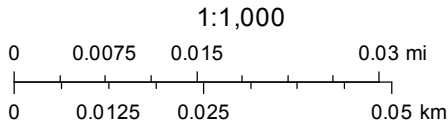
Staff recommends approval of Historic Tax Certification based on findings a through e.

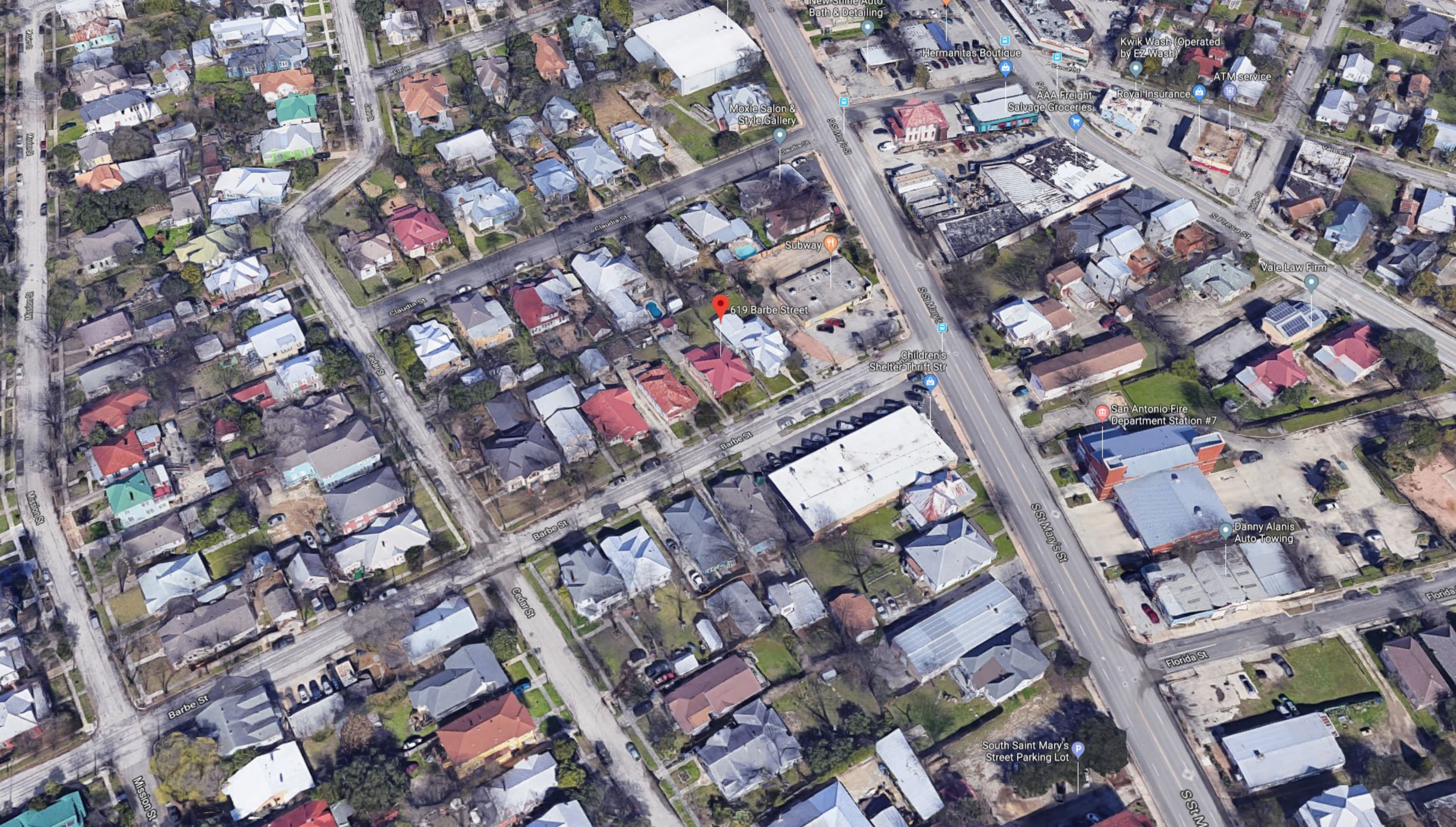
619 Barbe



June 11, 2019

— User drawn lines







Taco Haven

AAA Freight Salvage Groceries

Danny Alanis Auto Towing

San Antonio Fire Department Station #7

San Antonio Mennonite Fellowship

South Saint Mary's Street Parking Lot

Children's Shelter-Thrift Str

Subway

619 Barbe Street

Moxie Salon & Style Gallery

New Shine Auto Bath & Detailing

Southwest Texas Equipment Distributors

Mary G. Cutili, RN

Mint Salon

Bite



Imasco

South Saint Mary's
Street Parking Lot

Danny Alan's
Auto Towing

San Antonio Fire
Department Station #7

Children's
Shelter Thrift Str

Vale Law Firm

619 Barbe Street

Subway

Moxie Salon &
Style Gallery

AAA Freight
Salvage Groceries

Hermanitas Boutique

New Shine Auto
Bath & Detailing

Southwest Texas
Equipment Distributors

S Presa St

S St Mary's St

S St Mary's St

Claudia St

Claudia St

Cedar St

Riddle St

Vance St



619 Barbe Street

Moxie Salon & Style Gallery

Subway

Children's Shelter-Thrift Str

San Antonio Fire Department Station #7

Danny Alanis Auto Towing

AAA Freight Salvage Groceries

Hermanitas Boutique

New Shine Auto Bath & Detailing

Southwest Texas Equipment Distributors

Kwik Wash (Operated by EZ Wash)

South Saint Mary's Street Parking Lot

San Antonio White Fellowship

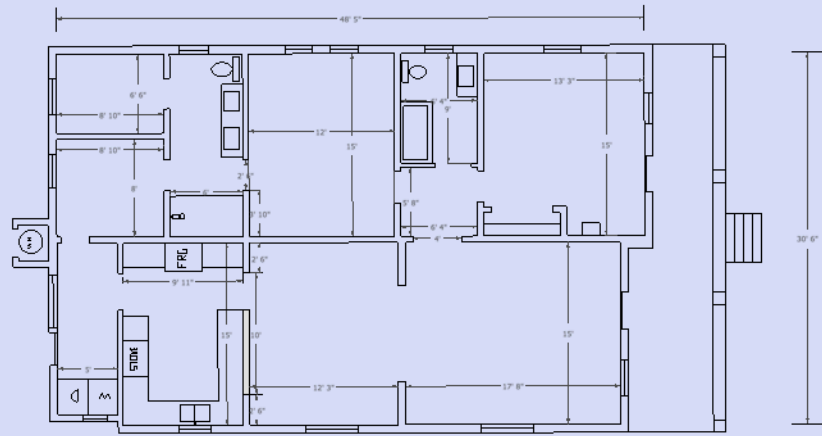




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Received on May 24, 2019

Our projected time line on rehabbing 619 Barbe St is to have it completed by July 15th.

Plans on rehab include:

1. Add a 100 sq ft addition to the back of the house. There was an addition done previously on one side of the back of the house and we want to extend the other side to be flush with the previous extension. With this addition we are looking to close off/remove the back door as it will no longer be needed and replace with a window. We are going from the current status of two 3' x 2' windows and a 30" exterior door to a 4' x 4' window and 2' x 3' window. All windows will be wood casement window in line with other original windows. Again this is all on the backside of the home and will not be visible from the front of the house/street. We are also looking to add a skylight at the back side of the house which won't be visible from the front of the house to add additional natural light in the back of the house.
2. Landscaping- We would like to add small hedges in front of the porch. All other current trees and hedges will remain.
3. Front Porch- Currently the house has four metal columns on the front porch. We are requesting approval to convert those columns into wooden. We are also seeking to add a wood rail around the porch for safety reasons. The porch is made of concrete and with the foundation shifting has created cracks on the porch and it is now sloping towards the house instead of being level. We are going to repair the concrete porch and make it level. Please see attached pictures of current front of house and porch and elevation drawing showing the new columns and rail.
4. Windows- We are looking to replace 5 window panes that are currently broken. We will not be changing the actual window just the panes. Please see attached pictures of current broken panes.

Date	3/22/2019	
Property	619 Barbe, San Antonio, TX 78210	
Client	New Horizons ARC	
Item #	Item - Scope	Cost
	1 Design and Planning	\$1,000.00
	2 Foundation work	\$11,000.00
	3 Roof w/ exterior trim work	\$18,000.00
	4 Interior Demo / Dumpster fees	\$4,500.00
	5 Structural Carpentry / Reconfiguration	\$10,000.00
	6 HVAC - Duct work	\$6,500.00
	7 Electrical	\$5,100.00
	8 Plumbing	\$3,050.00
	9 Insulation / Drywall	\$4,750.00
	10 Windows / Doors	\$3,000.00
	11 Front Patio	\$3,000.00
	12 Kitchen renovation	\$11,150.00
	13 Bathroom renovation	\$6,000.00
	14 Fine Carpentry	\$2,700.00
	15 Interior Painting	\$2,250.00
	16 Flooring	\$4,400.00
	Sum Total	\$95,400.00