HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO:	**2019-353**
ADDRESS:	431 E FRENCH PLACE
LEGAL DESCRIPTION:	NCB 6518 BLK LOT 6
ZONING:	R-6,H
CITY COUNCIL DIST.:	1
DISTRICT:	E French Place Historic District
APPLICANT:	Carlos Jaquez
OWNER:	Carlos Jaquez
TYPE OF WORK:	Historic Tax Certification
APPLICATION RECEIVED:	June 14, 2019
60-DAY REVIEW:	August 13, 2019
CASE MANAGER:	Adam Rajper

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 431 E French Place.

APPLICABLE CITATIONS:

UDC, 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 431 E French Pl. The one-story, Craftsman style single-family residence was constructed c. 1921 and is contributing to the East French Place Historic District.
b. Approved exterior rehabilitative scopes of work include exterior repairs and maintenance, foundation repairs, exterior painting, roof replacement, and replacement of one side window (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.

431 E French

July 9, 2019

1:1,000

User drawn lines

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
Copyright 7-9-2019

Gallery nightclub
FacilityRx
Limelight
Jandros
Brass Monkey
431 East French Place
Valdez Pl
E French Pl
N St Mary's St

431 E French PL 78212

Foundation-Level/R&R post with concrete. Replace rotted beams	$5000
Replace Roof with 30yr Architectural Shingle	$2300
Paint Exterior	$1500
Open Interior Floor Plan—Demo several walls+ Create New Walls for Master Restroom and Closet	$600
New Interior Drywall/Texture and Paint	$1200
New Pluming	$2000
New Electrical	$3600
Add HVAC System	$3800
Resurface Existing Floors	$800
New Fixtures in Restrooms and Kitchen	$1200

Timeline
6mo – 9mo to complete project

Started work: April 2019

TACOMA