

# HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

**HDRC CASE NO:** 2019-407  
**ADDRESS:** 326 LEXINGTON  
**LEGAL DESCRIPTION:** NCB 806 BLK 23 LOT N 54.64 FT OF 1 & W 28.33 FT OF N 54.64 FT OF 2  
**ZONING:** FBZ T5-1,HS  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** House  
**APPLICANT:** Steve Markham  
**OWNER:** Residences at Madison Park  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** July 18, 2019  
**60-DAY REVIEW:** September 16, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 326 Lexington.

## 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 326 Lexington is a 2-1/2 story residential structure constructed in 1903 with Craftsman and Neoclassical influences. The home features a standing steam metal roof, symmetrical façade with a deep front porch, and a dormer with dentil detailing. The structure is an individual local historic landmark designated on October 27, 1988, as part of a comprehensive city ordinance that landmarked over 1,100 individual structures in the city. The applicant is requesting Historic Tax Verification. The applicant has submitted an application for Historic Tax Certification to be concurrently heard on the August 7, 2019, HDRC agenda.
- b. The scope of work includes siding repair, window repair and replacement, front door restoration, fascia and trim repair, second story porch enclosure, stairway modifications, wood window repair and replacement, and a comprehensive interior remodel.
- c. Staff conducted a site visit on July 30, 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.

- 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. 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.



## Flex Viewer

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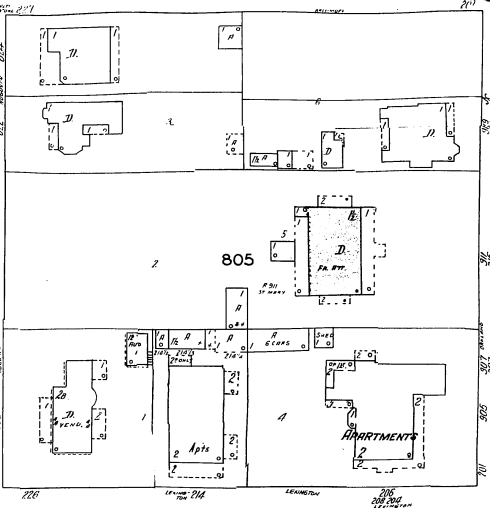
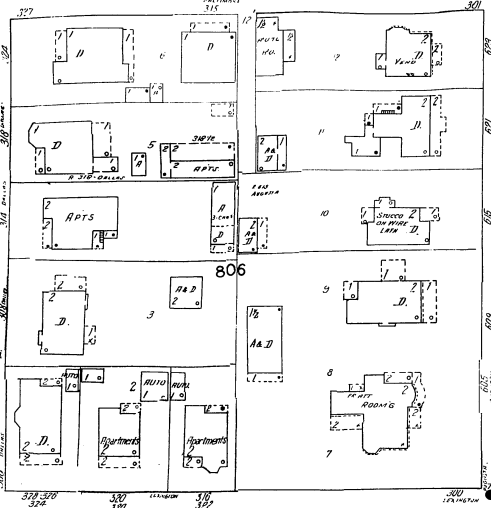
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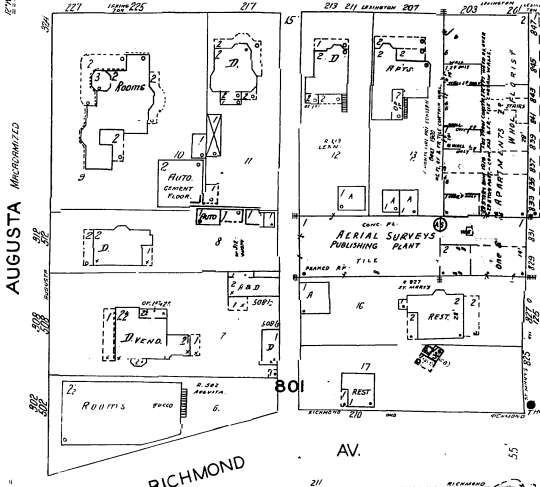
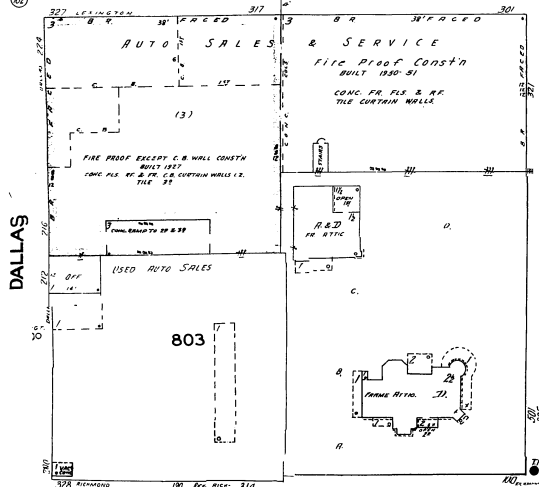
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BALTIMORE 150 AV. MACDONALD



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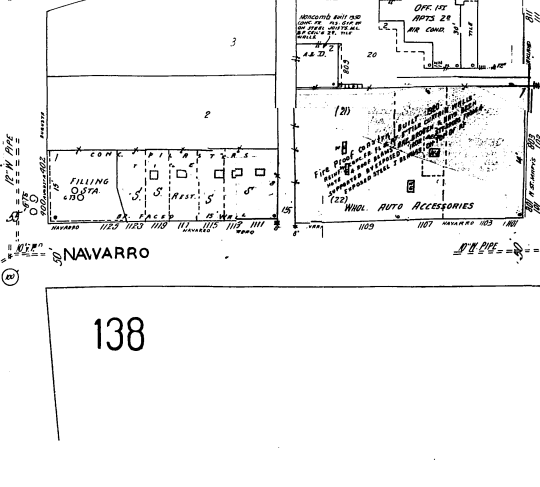
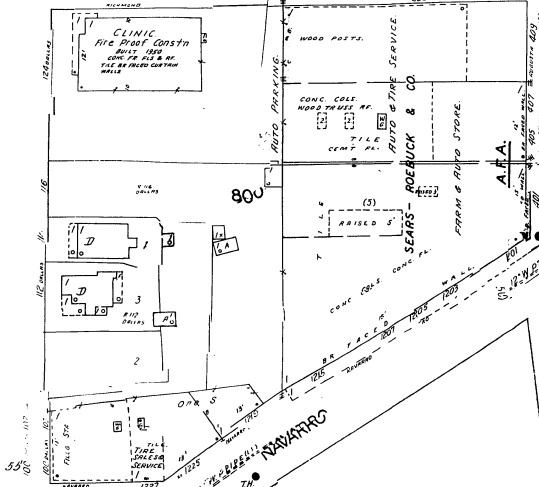
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RICHMOND AV.



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NAVARRO

