

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-391
ADDRESS: 327 E PARK AVE
LEGAL DESCRIPTION: NCB 1751 BLK 6 LOT 7
ZONING: MF-33,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Katherine Turner
OWNER: Katherine Turner
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: July 08, 2019
60-DAY REVIEW: September 05, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 327 E Park Ave.

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.

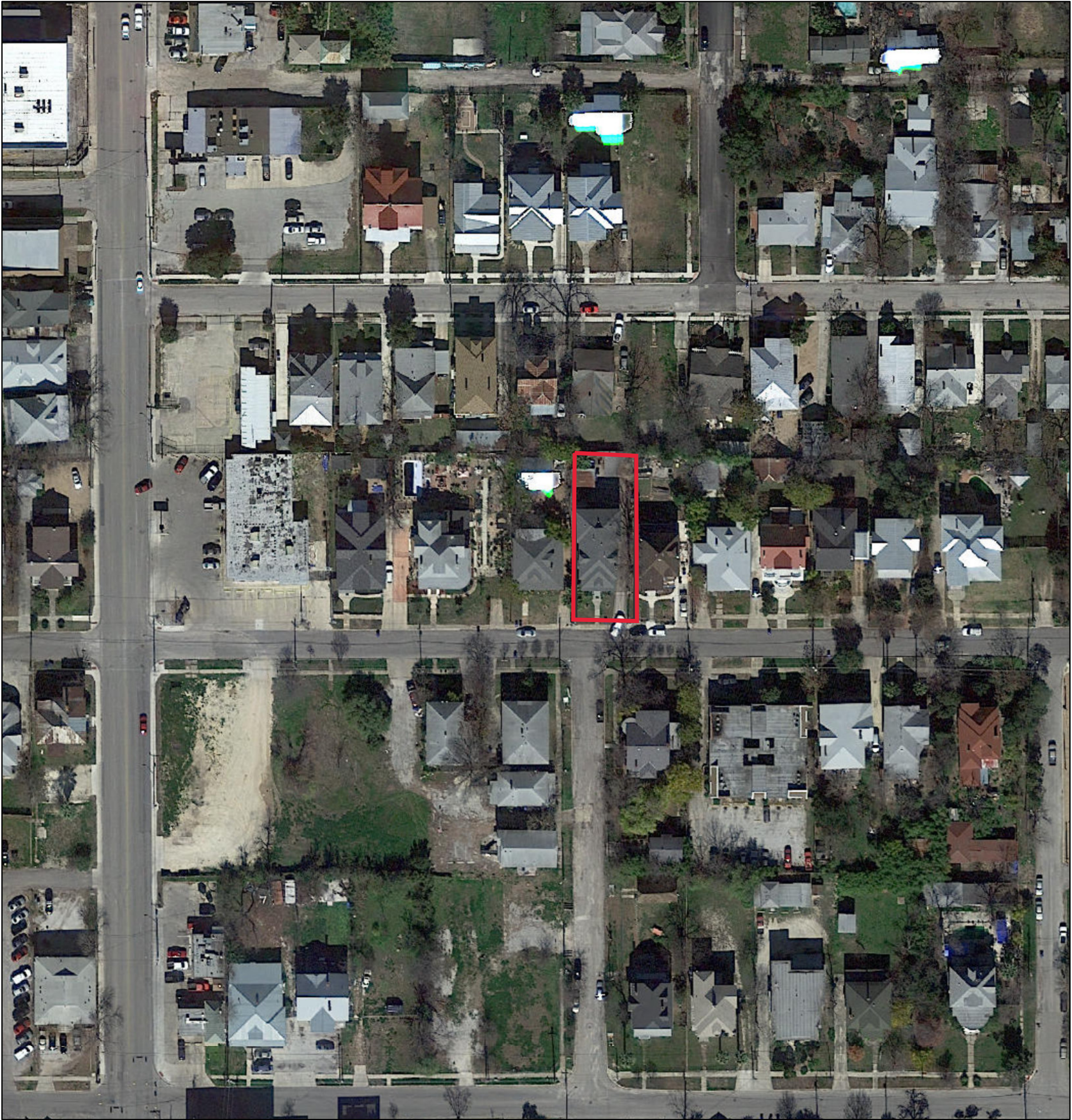
FINDINGS:

- a. The primary structure located at 327 E Park Ave is a 2-story multifamily structure constructed in approximately 1925 in the Neoclassical style. The home features a double height front porch with Corinthian columns, a symmetrical façade with wood window screens, and woodlap siding. The home is contributing to the Tobin Hill Historic District. The applicant is requesting Historic Tax Certification. The applicant has submitted an application for Historic Tax Verification to be concurrently heard on the August 21, 2019, HDRC agenda.
- b. The scope of work is primarily concentrated to the interior, including plumbing fixture upgrades, lighting fixtures, cabinet repair, floor refinishing, and kitchen countertops. Exterior work includes repair and maintenance and painting.
- c. Staff conducted a site visit on July 29, 2019, to examine the exterior conditions of the property. The submitted 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:

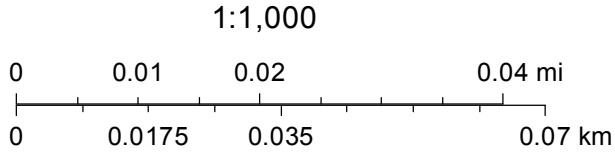
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



August 15, 2019

— User drawn lines



CoSA









