

## HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2019

**HDRC CASE NO:** 2019-657  
**ADDRESS:** 517 E HOUSTON ST  
**LEGAL DESCRIPTION:** NCB 422 BLK 26 W 26 FT OF 5 ARB A2  
**ZONING:** D,HS, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Alamo Plaza Historic District  
**LANDMARK:** Rosenberg, Frank Building  
**APPLICANT:** Michael Litofsky  
**OWNER:** Michael Litofsky  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** October 31, 2019  
**60-DAY REVIEW:** December 30, 2019  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 517 E Houston.

### 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 for 517 E Houston, located within the Alamo Plaza Historic District. The property is also an individually designated landmark.
- b. SCOPE OF APPROVED WORK – A number of rehabilitative scopes of exterior work have been approved including façade restoration on the front and rear storefronts. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical, plumbing, and mechanical improvements, and interior finishes.
- c. TIMELINE OF COMPLETION - The project began in October 2019, and the exterior is planned for completion by December 2019.
- d. ITEMIZED LIST OF COSTS - The applicant submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification.
- e. CERTIFICATION REQUIREMENT - The requirements for Historic Tax Certification outlined in UDC Section 35-618 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 for completion.

- f. TAX INCENTIVE PERIOD - 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:**

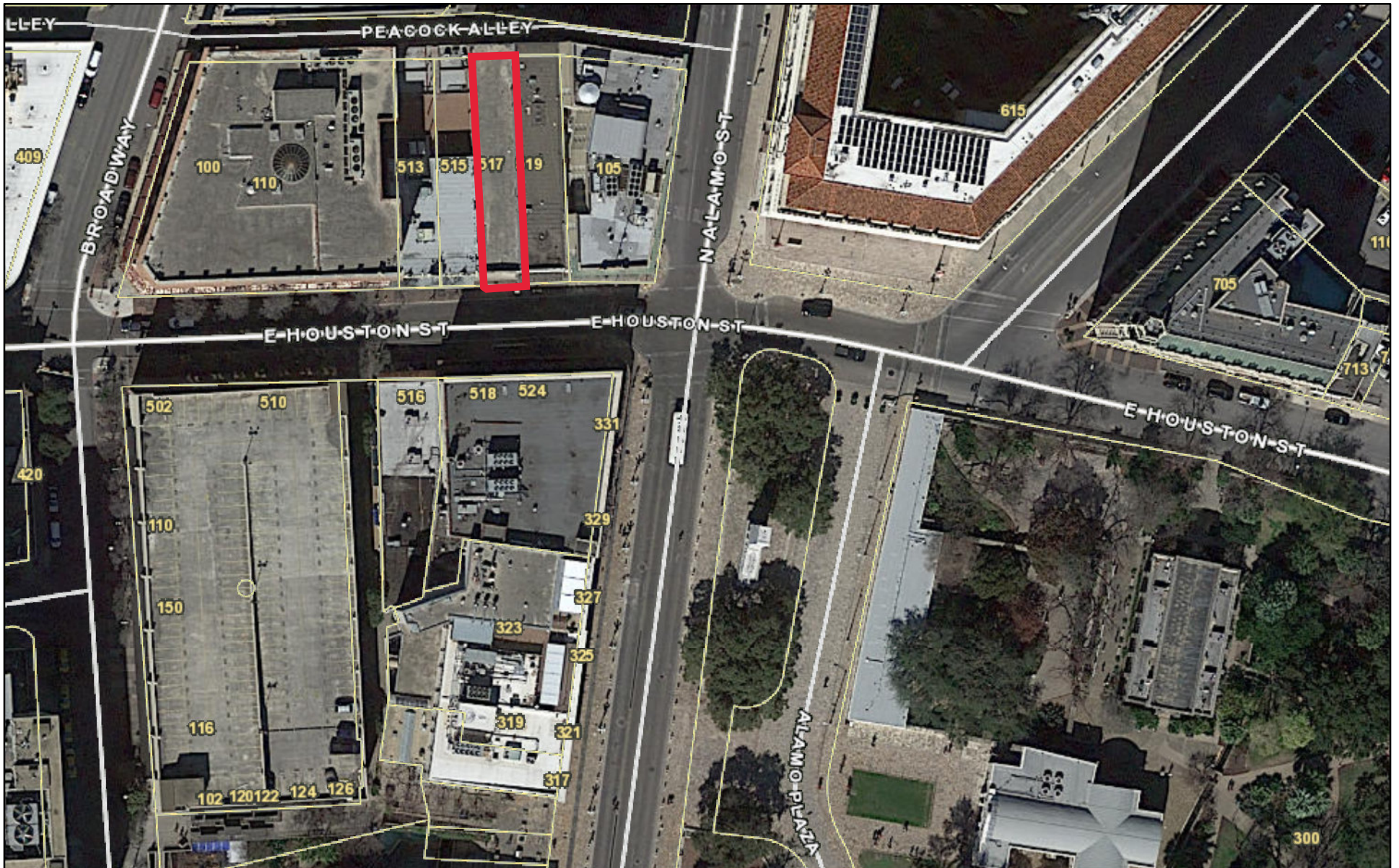
Staff recommends approval of Historic Tax Certification based on findings b through f with the stipulation that all work is approved prior to Historic Tax Verification.

**CASE COMMENT:**

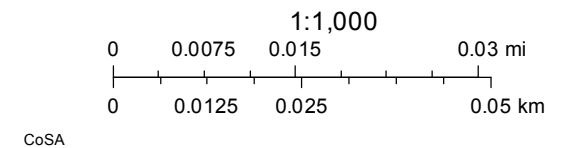
With Historic Tax Certification, the property is also eligible for the City's Fee Waiver Program. For more information, please contact CCDO at (210) 207-4081 or [COSAFeeWaivers@sanantonio.gov](mailto:COSAFeeWaivers@sanantonio.gov)



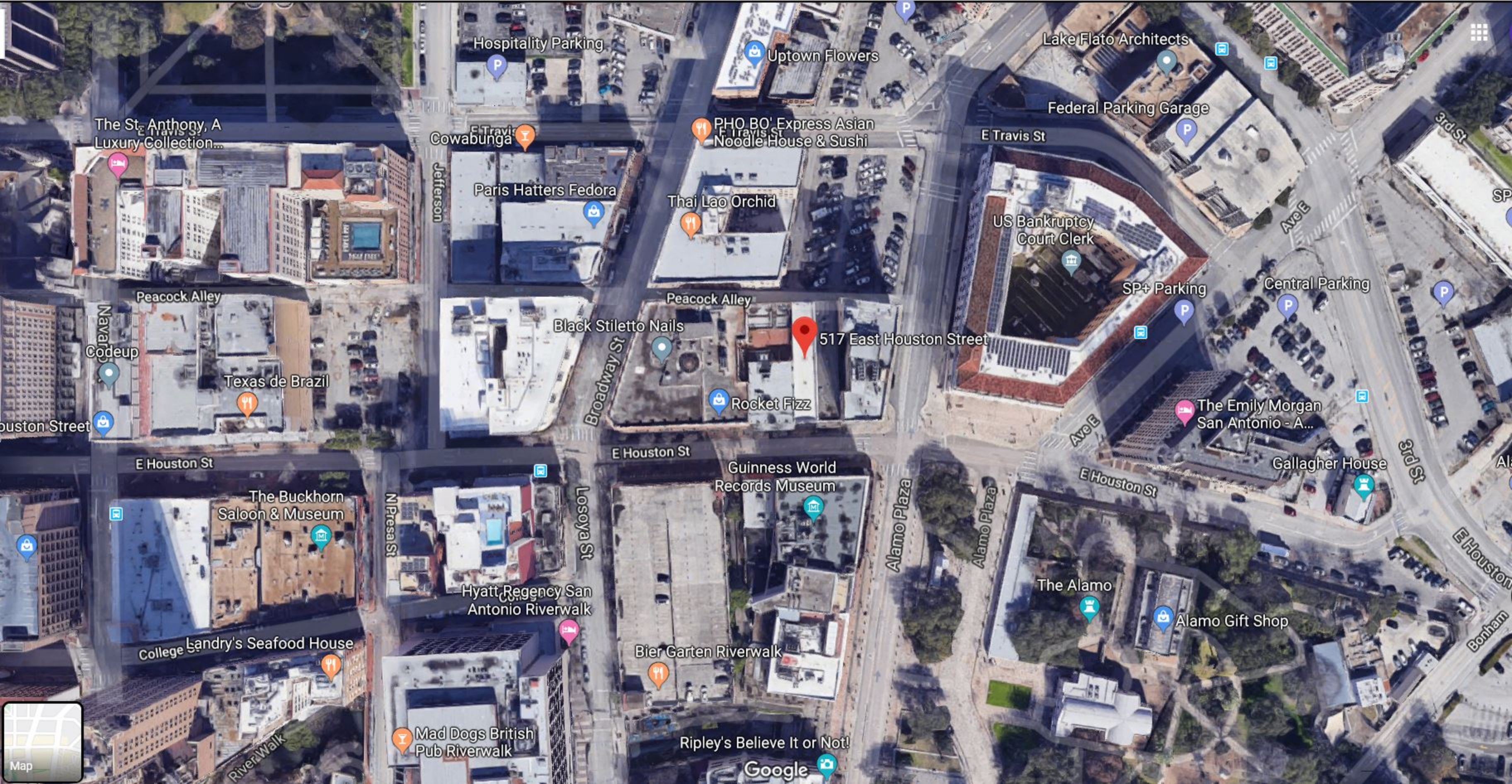
# 517 E Houston



April 23, 2019







The St. Anthony, A  
Luxury Collection...

Hospitality Parking

Uptown Flowers

Lake Flato Architects

Federal Parking Garage

Cowabunga

PHO BO' Express Asian  
Noodle House & Sushi

Paris Hatters Fedora

Thai Lao Orchid

US Bankruptcy  
Court Clerk

Peacock Alley

Peacock Alley

SP+ Parking

Central Parking

Codeup

Texas de Brazil

Black Stiletto Nails

517 East Houston Street

Rocket Fizz

The Emily Morgan  
San Antonio - A...

Gallagher House

E Houston St

The Buckhorn  
Saloon & Museum

Guinness World  
Records Museum

The Alamo

Alamo Gift Shop

Hyatt Regency San  
Antonio Riverwalk

College Landry's Seafood House

Bier Garten Riverwalk

Mad Dogs British  
Pub Riverwalk

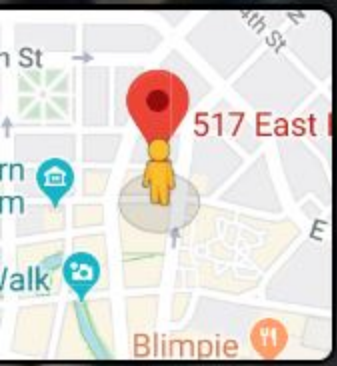
Ripley's Believe It or Not!

Google

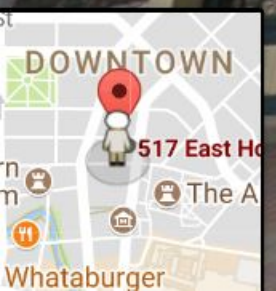




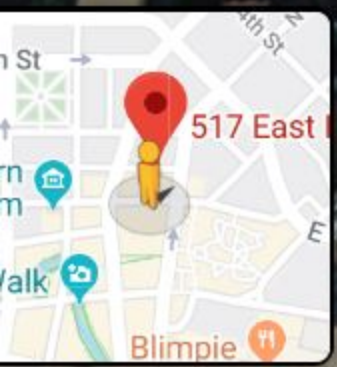




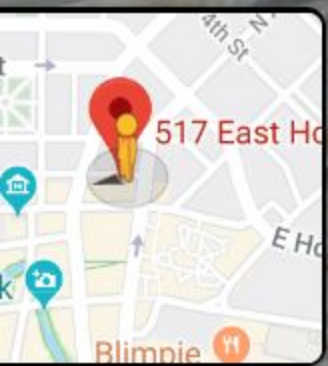




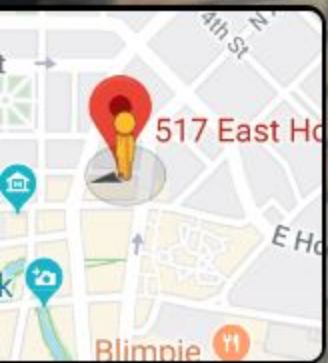














June 19, 2018 at 12:04 PM  
524 E Houston St  
San Antonio TX 78205  
United States

**FOR LEASE**  
**344-2200**

**FOR RENT**  
**344-2200**



October 24, 2019

COSA

Re: Tax Certification Form  
517 e. Houston St 78205

I am writing this letter c/o the "Documentation Required c/o the  
Tax Certification Form for 517 e. Houston St. S.A. Tx. 78205.

At this time, are expenses to improve the interior and exterior of the  
building, range at approximately \$ 425,000. This amount will increase  
depending on the final tenant that leases the building and their needs.

Projected schedule to take approximately 60 days for  
exterior improvements.

Thank You



Michael Litofsky – Owner





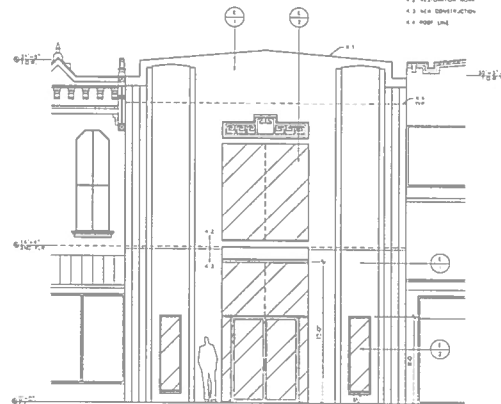
[illegible]

Panel ID#	Width	Height	Depth	Mat	Blame	Finish	Label	W	Detail	Notes
A 1	W=3'	H=2'-0"	3"	ALUM	CLEAR	ALUM	-	-	PER 1991	CLEAR SHIDDED PERSH
B 2	S=2'	H=2'-0"	3"	ALUM	CLEAR	ALUM	-	-	PER 1991	CLEAR SHIDDED PERSH
C 2	T=2'	F=2'-0"	3"	ALUM	CLEAR	ALUM	-	-	PER 1991	CLEAR SHIDDED PERSH
D 1	E=5'	F=7'-0"	3"	ALUM	CLEAR	ALUM	-	-	PER 1991	CLEAR SHIDDED PERSH

EXTERIOR FINISH SCHEDULE			
NO.	DESCRIPTION	COLOR	REMARKS
1	PLASTER - 1/2" thick	White	1/2" thick
2	PAINT	White	1/2" thick

**KEYED NOTES**

- 4.1 (P)RING PERIMETER WALL
- 4.2 RESISTANCE WORK
- 4.3 WEIR CONVECTION
- 4.4 POOL LINE



3 FRONT EXTERIOR ELEVATION (SOUTH) \_\_\_\_\_  
SCALE: 1/4" = 1'-0"

INNOVATION AT FRONT FACADE  
517 E. HOUSTON, ST  
SAN ANTONIO, TEXAS 78205

SHEET TITLE:  
FLOOR PLANS  
[EXT]-RIGR [L] (VALUE)N  
& N (W)RIGR

A-1.1

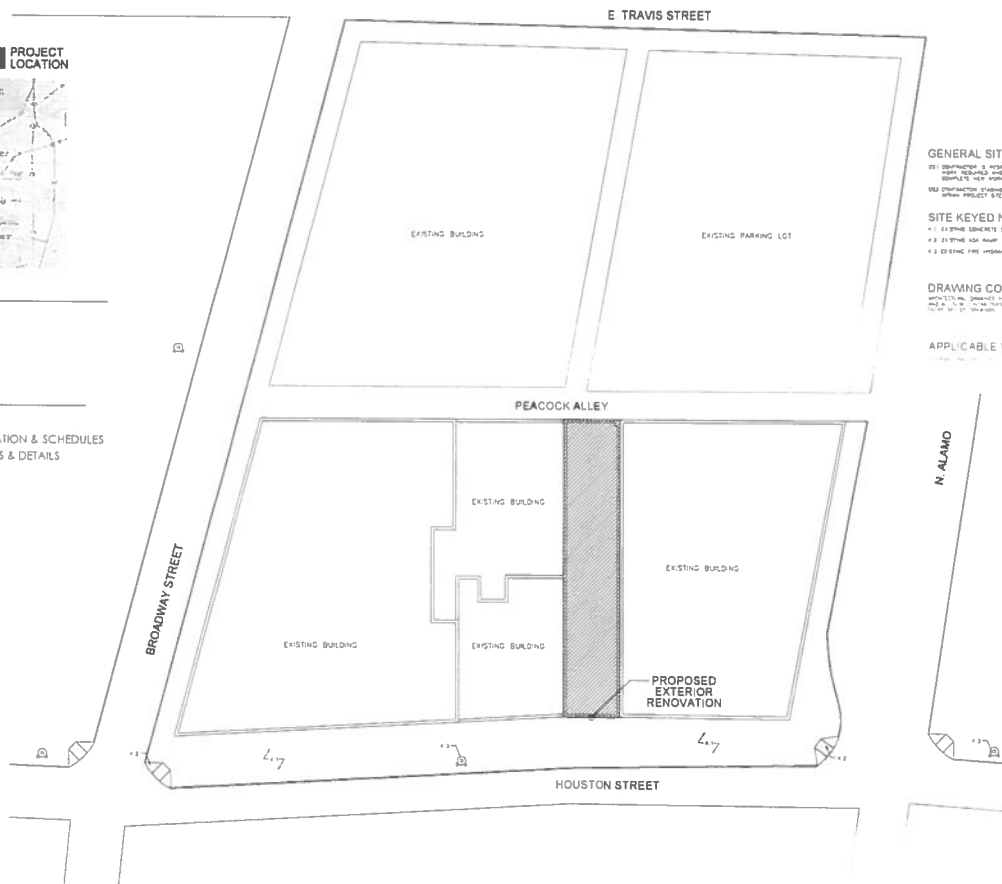




2 LOCATION PLAN  
NOT TO SCALE

### SHEET INDEX

- A-1.0 SITE PLAN & LOCATION PLAN
- A-1.1 FLOOR PLANS, EXTERIOR ELEVATION & SCHEDULES
- A-1.2 WALL SECTION, WINDOW TYPES & DETAILS



1 SITE PLAN  
SCALE 1" = 20'-0"

#### GENERAL SITE NOTES

- 1. EXISTING BUILDING
- 2. EXISTING PARKING LOT
- 3. EXISTING BUILDING

#### SITE KEYED NOTES

- 1. EXISTING BUILDING
- 2. EXISTING BUILDING
- 3. EXISTING BUILDING

#### DRAWING COORDINATION

ARCHITECT: [Faint text]

#### APPLICABLE CODES

[Faint text]

REVISION DATE:

EXTERIOR RENOVATION AT FRONT FACADE

SITE: HOUSTON ST

SAN ANTONIO, TEXAS 78205

SHEET 101  
SITE PLAN & LOCATION PLAN

A-1.0







# Property Search Results > 104162 LITOFISKY MICHAEL for Year 2019

Tax Year: 2019

## Property

### Account

Property ID:	104162	Legal Description:	NCB 422 BLK 26 W 26 FT OF 5 ARB A2
Geographic ID:	00422-026-0050	Zoning:	D
Type:	Real	Agent Code:	
Property Use Code:	220		
Property Use Description:	RETAIL STORE		

### Protest

Protest Status:  
Informal Date:  
Formal Date:

### Location

Address:	517 E HOUSTON ST SAN ANTONIO, TX 78205	Mapsc0:	616F5
Neighborhood:	NBHD code10011	Map ID:	
Neighborhood CD:	10011		

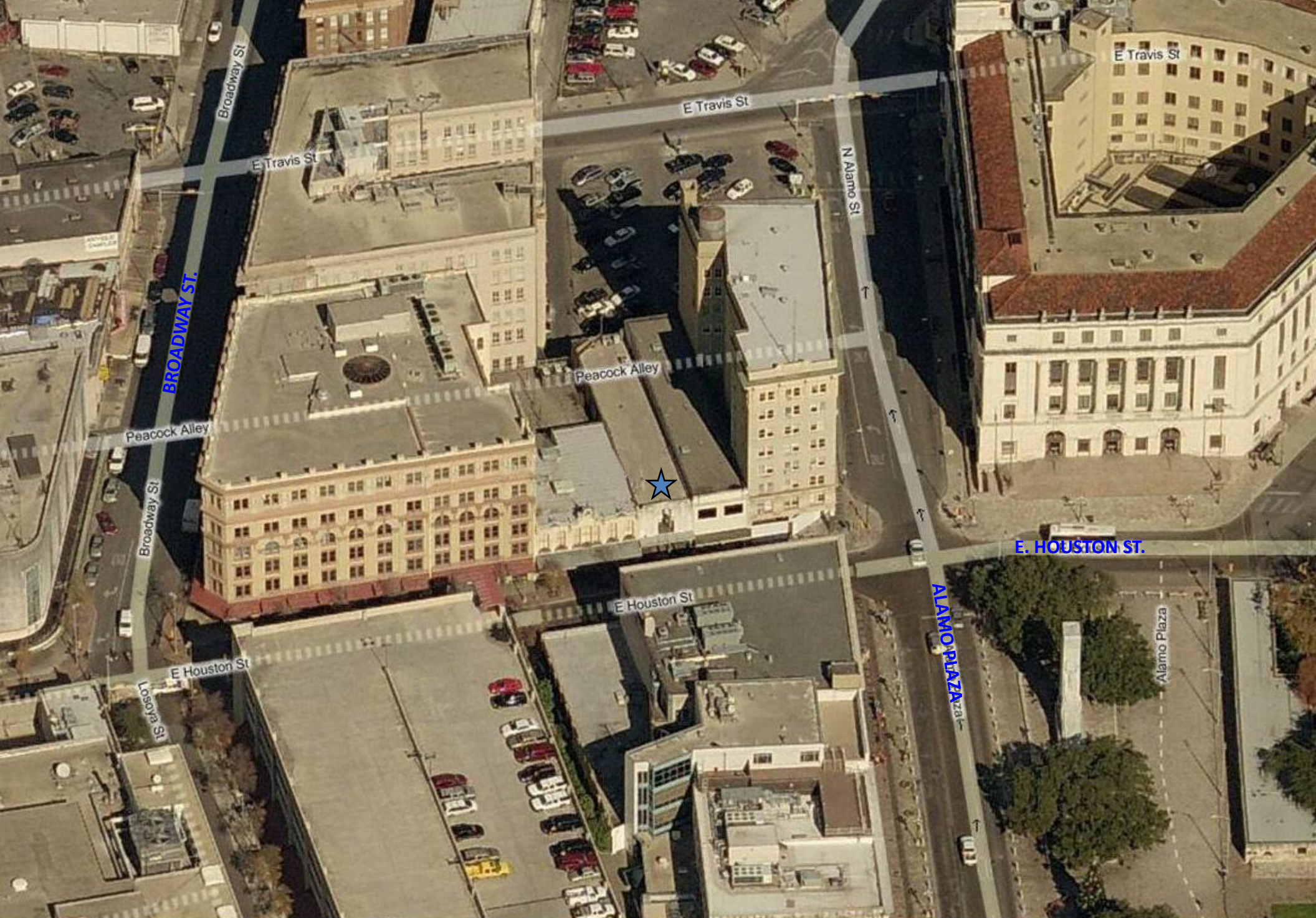
### Owner

Name:	LITOFISKY MICHAEL	Owner ID:	3020935
Mailing Address:	PO BOX 460285 SAN ANTONIO, TX 78246-0285	% Ownership:	100.000000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$301,160	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$618,840	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$920,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
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(=) Appraised Value:	=	\$920,000	
(-) HS Cap:	-	\$0	
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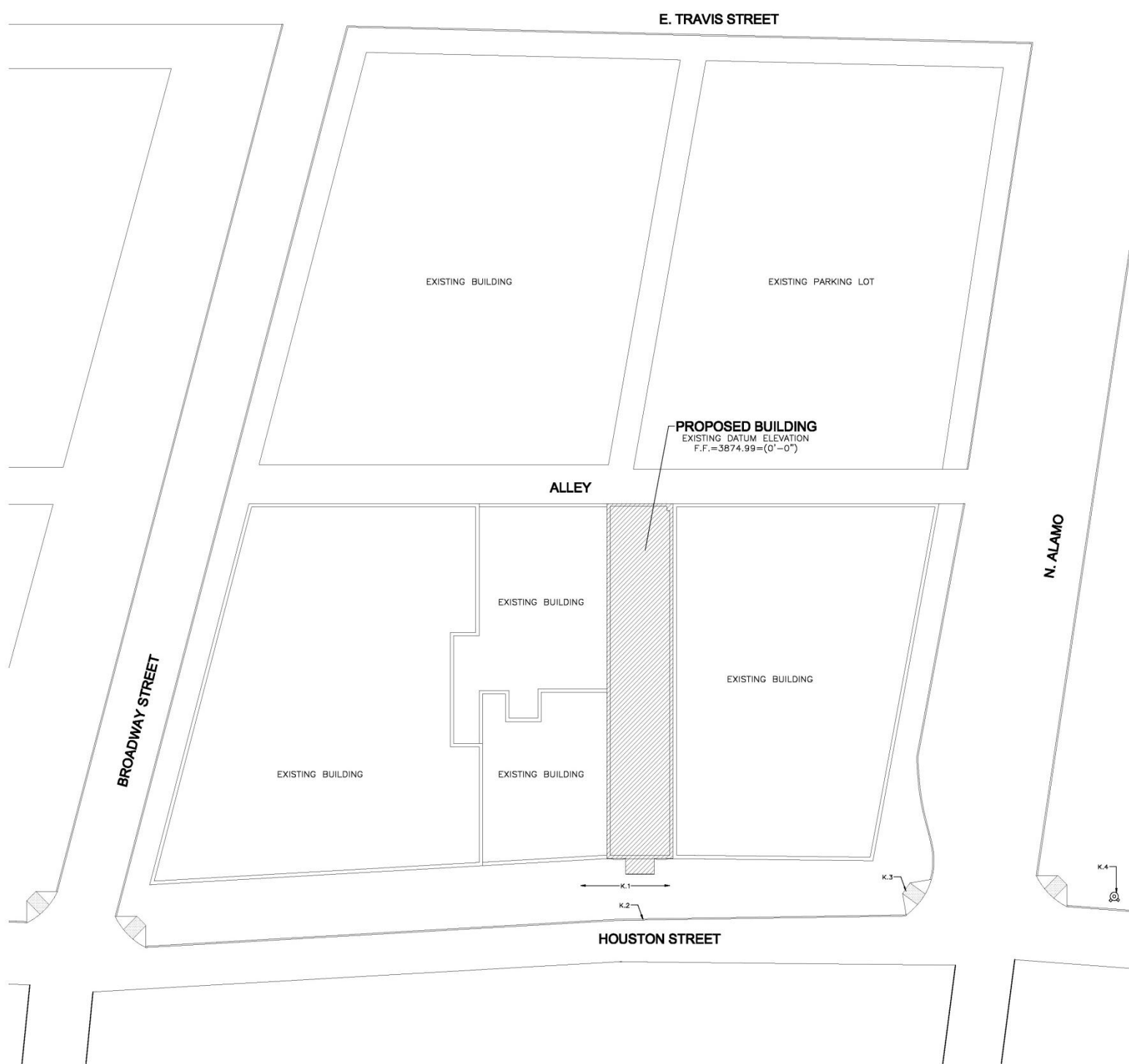




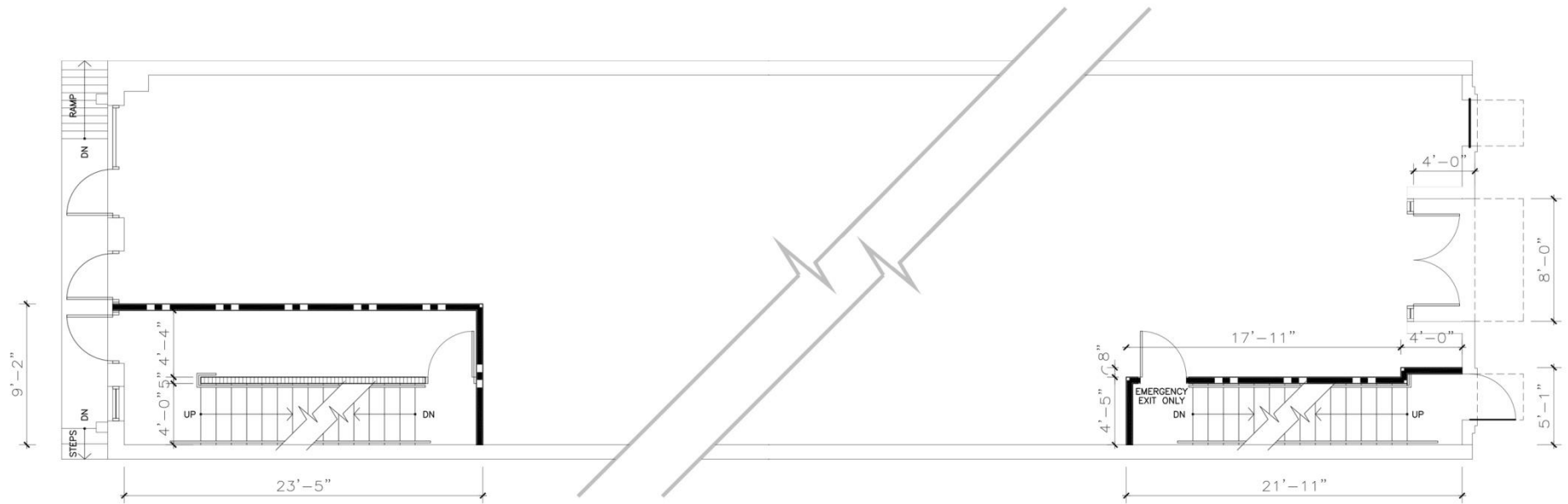




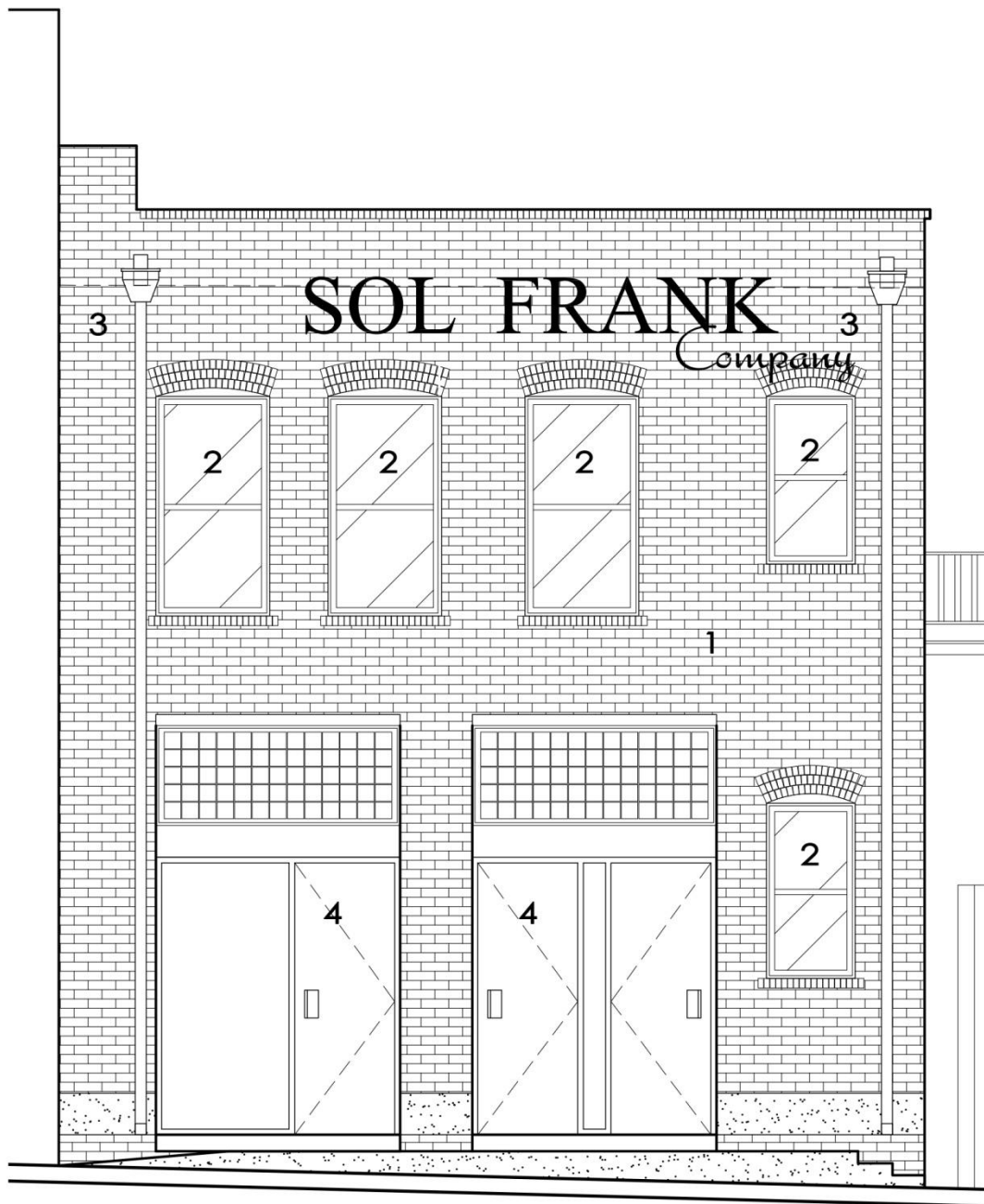






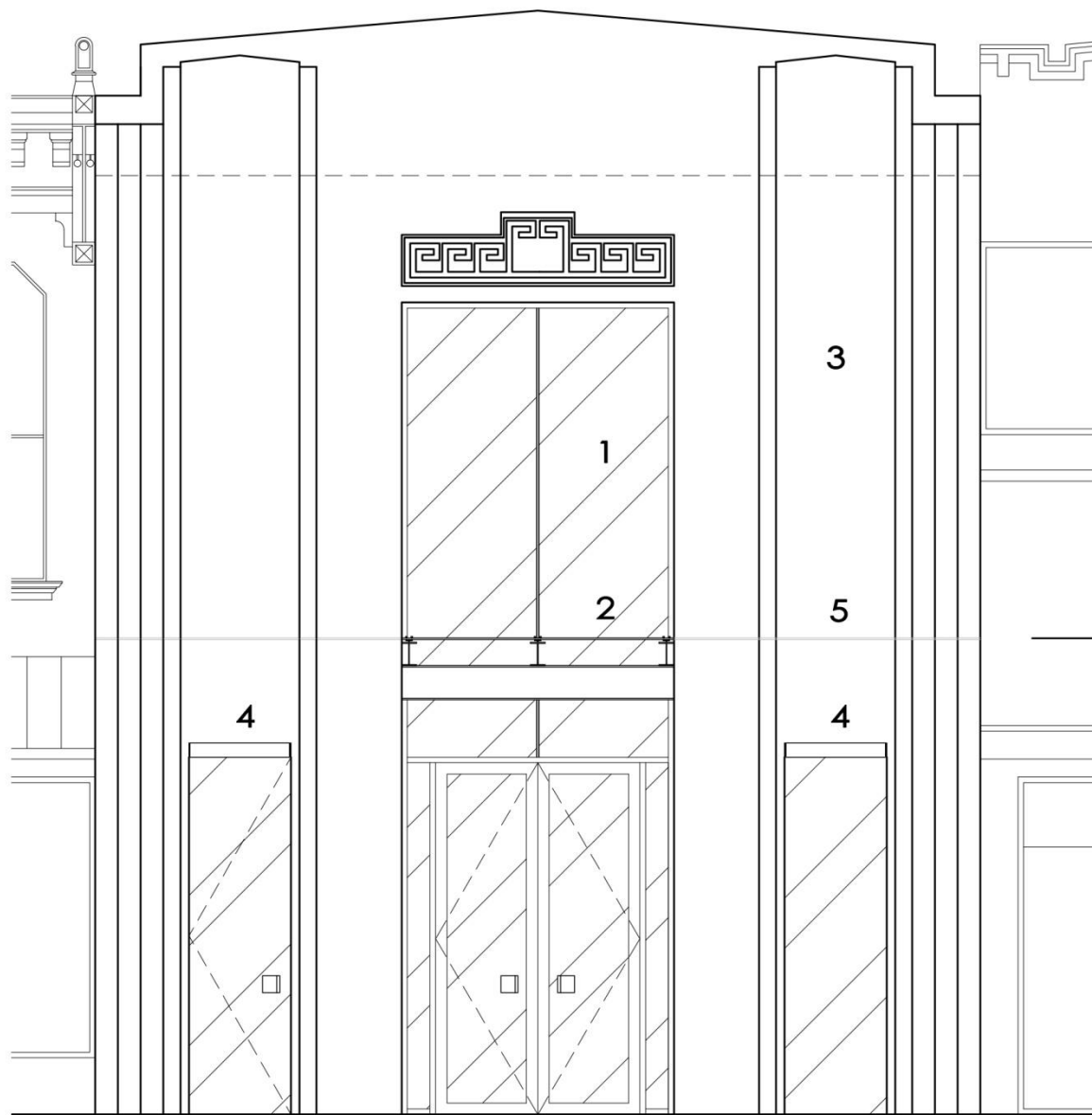






- 1 CLEAN AND RESTORE EXISTING BRICK
- 2 REPLACE WINDOWS
- 3 RESTORE SCUPPER, DOWNSPOUT AND DOWN LEADER
- 4 NEW DOORS



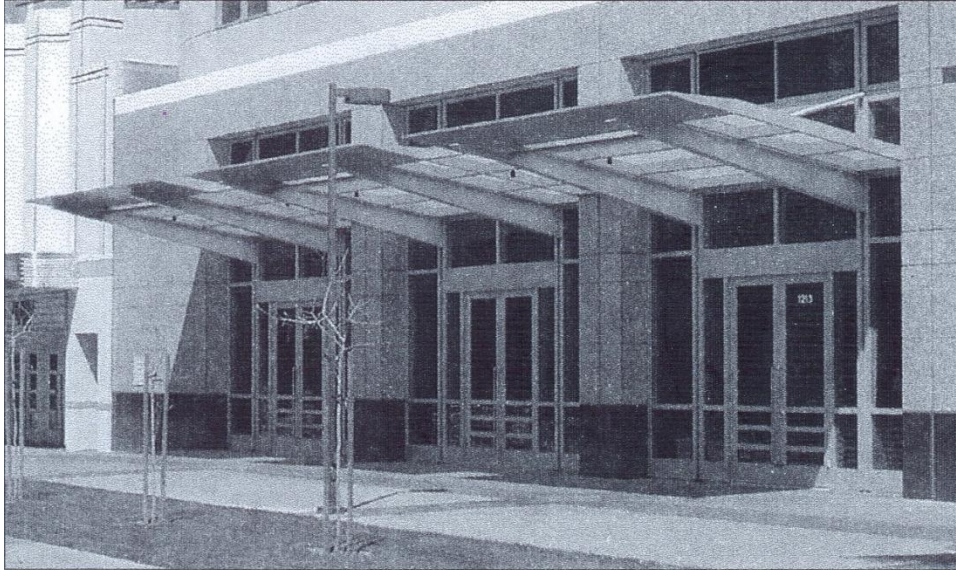


existing

proposed

- 1 CLEAR GLASS
- 2 GLASS CANOPY
- 3 EXISTING PLASTER
- 4 EYEBROW CANOPY - GLASS
- 5 HORIZONTAL CONTROL JOINT





*A canopy should be integrated into the design of the new building.*

