

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2024-005
ADDRESS: 118 LOTUS ST
LEGAL DESCRIPTION: NCB 3097 BLK 2 LOT 7
ZONING: RM-4, HL, NCD-1
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: David & Meredith Tilley
OWNER: David & Meredith Tilley
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: January 03, 2024
60-DAY REVIEW: February 5, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 118 Lotus.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(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.

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 at 118 Lotus is a 1-story, single-family residence and was constructed circa 1910 in the Queen Anne style. The structure first appears on the Sanborn maps in 1912. It features a standing-seam metal pyramidal roof form with intersecting gables and a flat roof over the front and rear porches, decorative gable detailing, wood cladding, and two-over-two wood windows. The property is designated as an individual landmark.
- b. The scope of work includes a comprehensive interior remodel, including electrical upgrades.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

- d. Staff completed a site visit on January 10, 2024, and verifies that the scope of work has been completed and there are no outstanding violations on the property.
- e. 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.
- f. Approval of Tax Verification by the HDRC means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

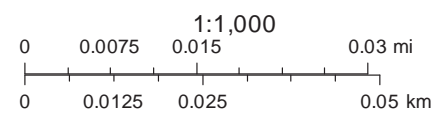
Staff recommends approval based on findings a through f.

City of San Antonio One Stop

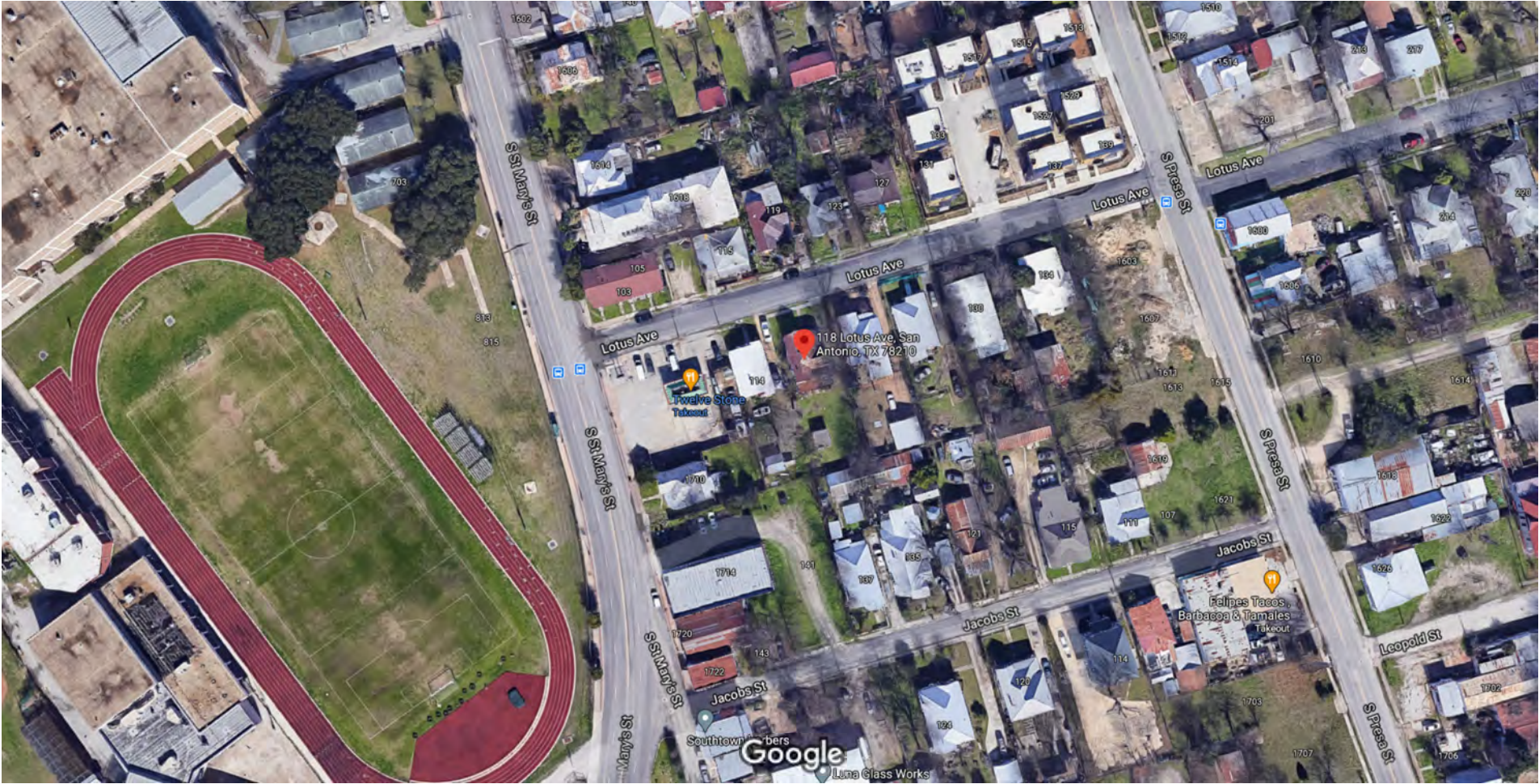


March 29, 2021

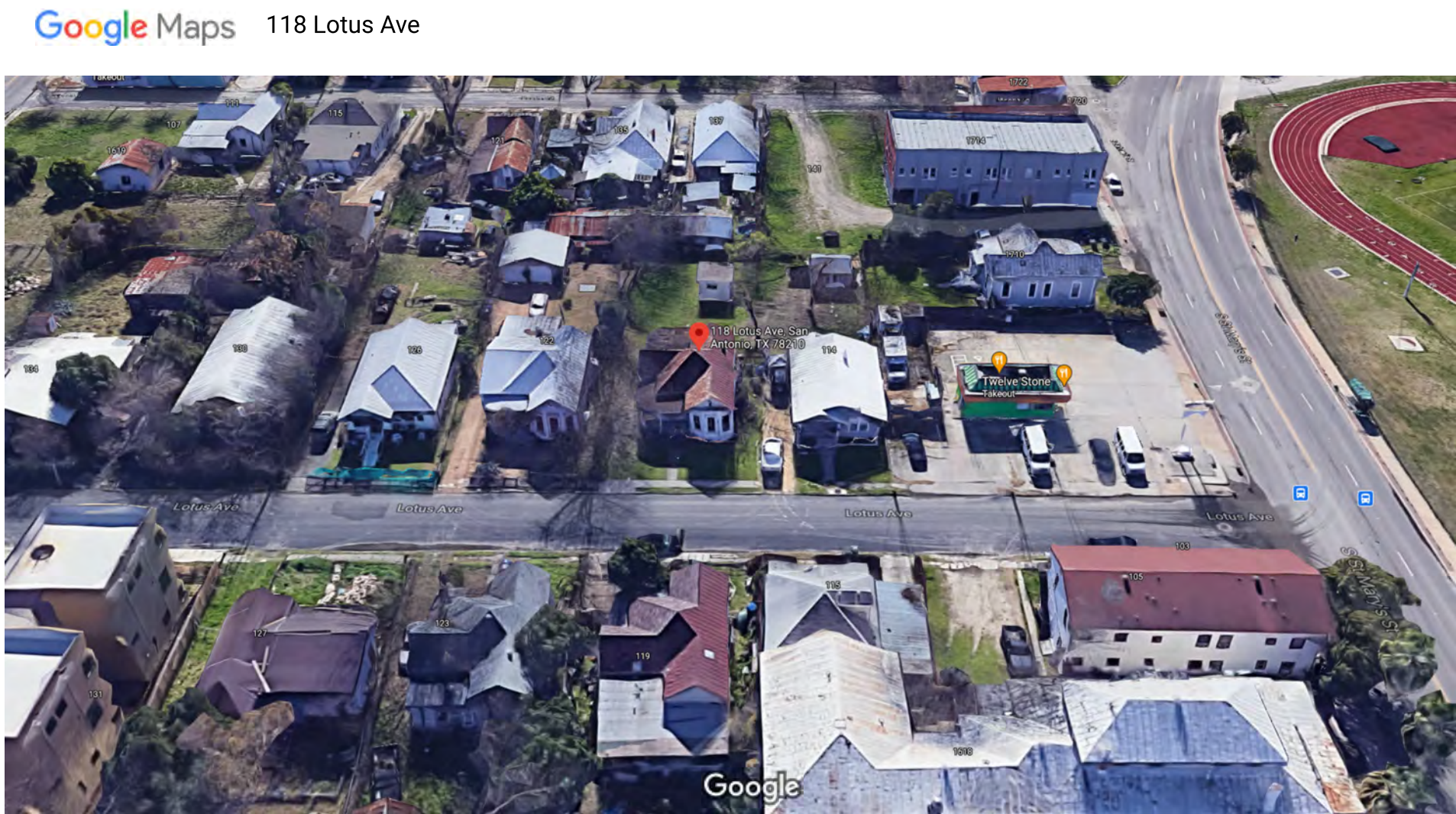
— User drawn lines



Google Maps 118 Lotus Ave



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Google Maps 118 Lotus Ave



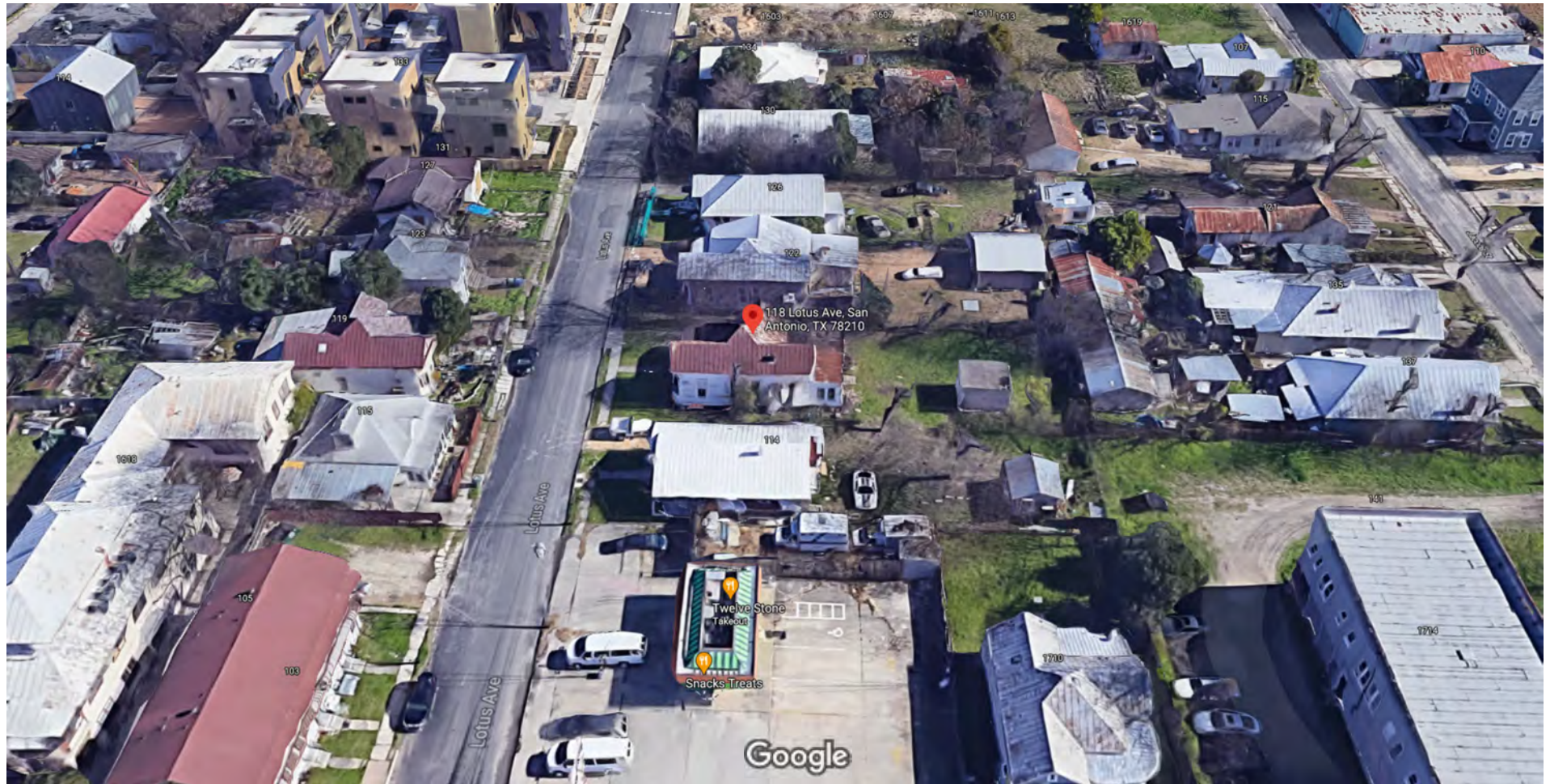
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Google Maps 118 Lotus Ave



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Google Maps 118 Lotus Ave



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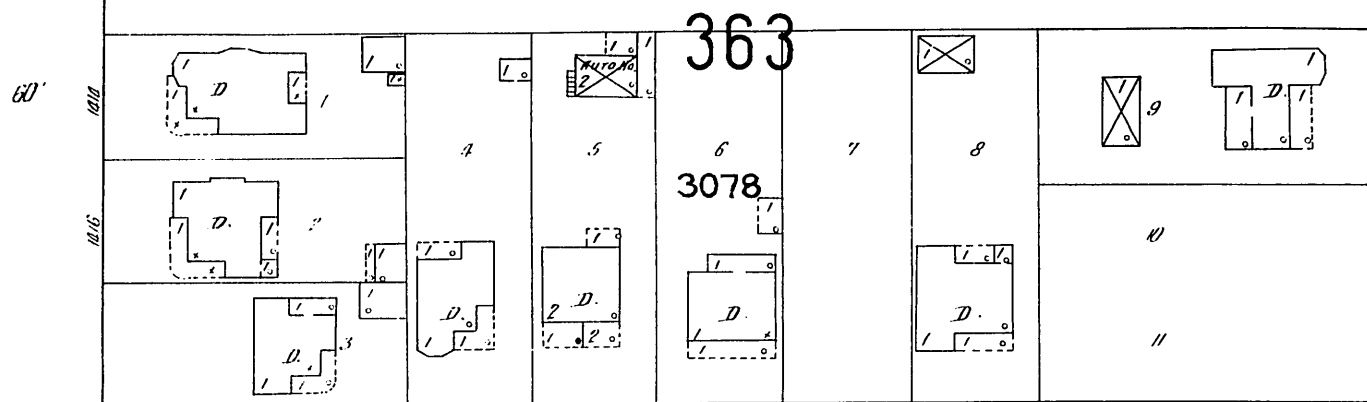
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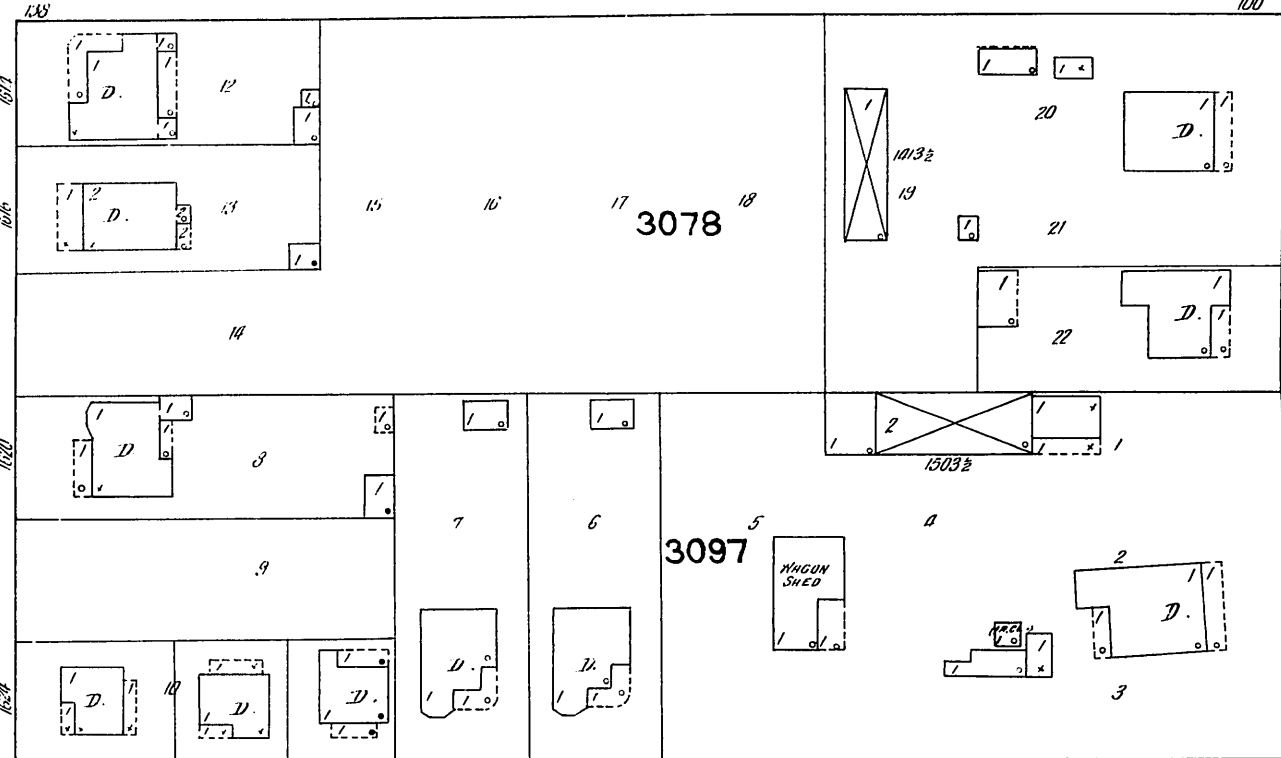
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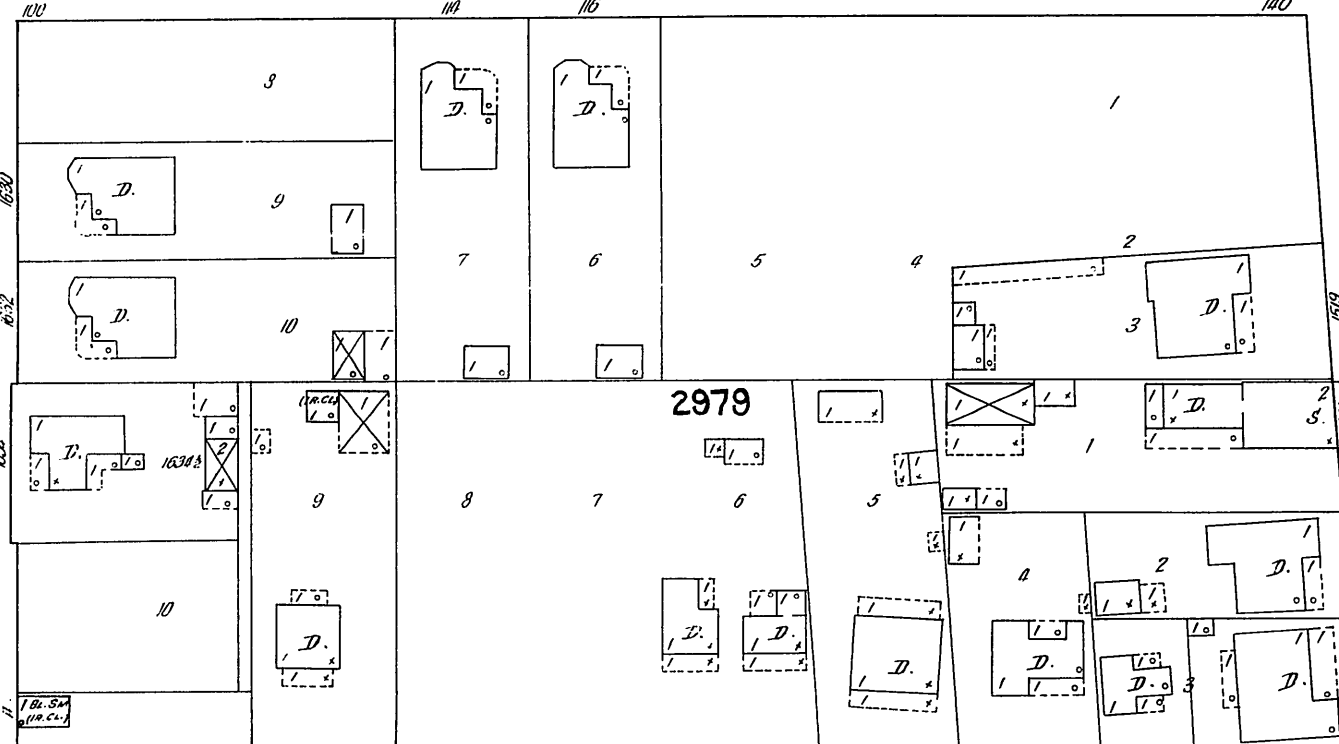
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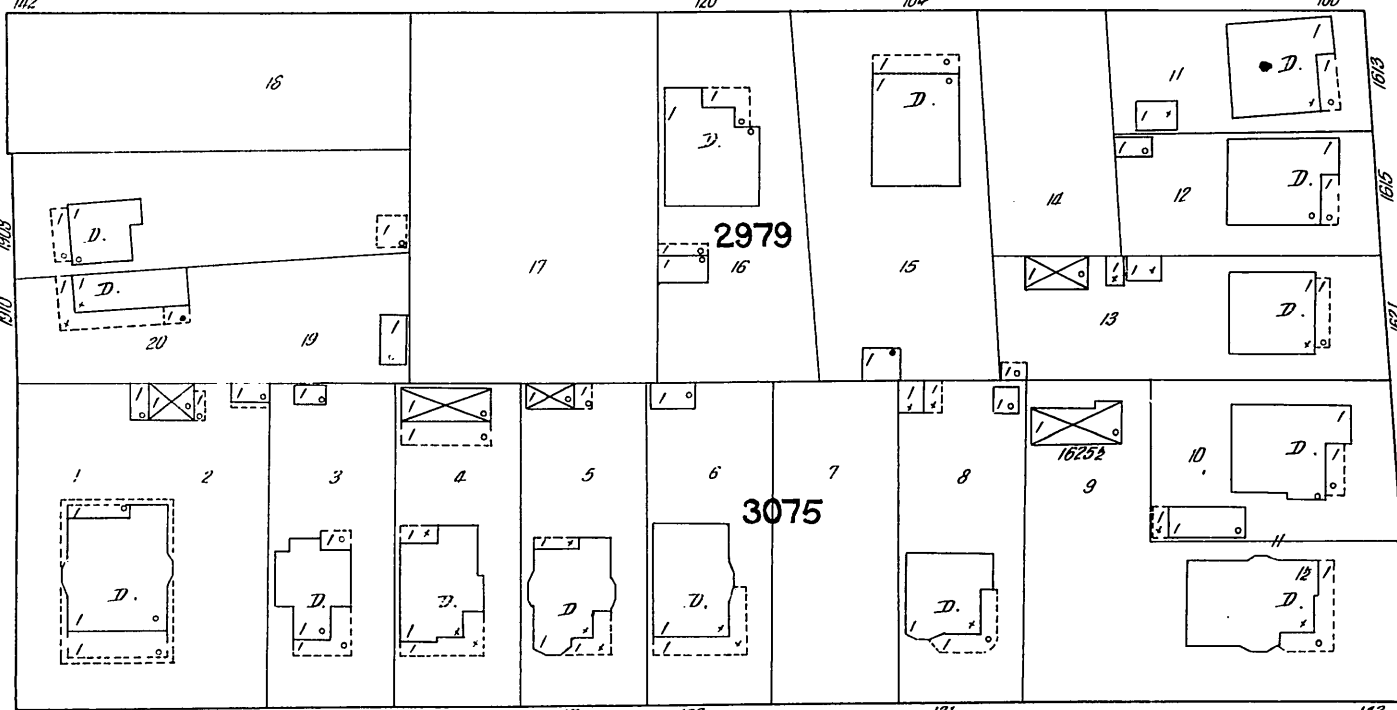
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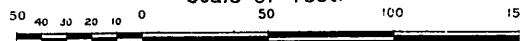
KEARNEY ST.

LOTUS ST.

S. PRESA

365

Scale of Feet.



David Tilley

118 Lotus St

San Antonio, TX 78210

07-25-2023

To Whom It may concern at the OHP:

The construction on 118 Lotus was scheduled to begin March 2021 and complete December 2021. The estimated restoration costs were [REDACTED]. Please refer to document '118 Lotus restoration plans' which contains the complete set of plans for restoration and rehabilitation both exterior and interior along with written narrative explaining the proposed work, an itemized list of expected interior work as well as requested photos.

David Tilley

A handwritten signature in black ink, appearing to read 'David Tilley', with a stylized, elongated loop at the end.

118 Lotus Permits

Designated 5/20/2021

Plumbing 9/10/2021

Electrical 10/13/2021, 1/19/2022

Mechanical 10/18/2021

HVAC 10/13/2021

Remodel & Addition 7/8/2021

\$ [REDACTED]

30% of Homesite Improvement Value - \$ [REDACTED]

118 Lotus Interior Remodel Costs

Complete Electrical rewiring	\$ [REDACTED]
Master Bathroom complete remodel	\$ [REDACTED]
Guest Bathroom complete remodel	\$ [REDACTED]
Kitchen remodel	\$ [REDACTED]
Total Estimate \$ [REDACTED]	































