



19LC-034

STAFF REPORT

ADDRESS:

1801 Avenue L

LEGAL DESCRIPTION:

Property is legally described as M B Menard Survey, North 67.8 feet of Lot 7 (7-1), Block 18, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Becky Jolin

PROPERTY OWNER:

Becky Jolin and Sam Jolin

HISTORIC DISTRICT:

Lost Bayou

REQUEST:

Request for certification as a participant in the Substantial Rehabilitation for Historic Properties Tax Exemption program

STAFF RECOMMENDATION:

Approval

EXHIBITS:

A – Applicant’s Submittal

STAFF:

Catherine Gorman, AICP
Assistant Director/HPO
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Background

The City Council adopted Financial Incentives for Historic Properties which included a program for Substantial Rehabilitation tax exemptions. Following substantial rehabilitation of the property, City property taxes are frozen at the assessed value prior to rehabilitation for ten years.

Analysis

In order to qualify for the Substantial Rehabilitation tax exemption, the property owner must invest at least 50% of the value of the building, according to the Galveston Central Appraisal District. In this case, the threshold to participate is \$94,900.00.

The applicant has submitted a proposed scope of work that includes interior and exterior renovations, re-roofing, electrical, plumbing, HVAC. The total cost of work is \$138,000.00, which is more than the required minimum for participation.

Staff Recommendation Staff recommends the request be approved with the following conditions:

Specific Conditions:

1. The Landmark Commission certifies that the subject property is in conformance with the Substantial Rehabilitation Tax Exemption Program adopted by City Council by Ordinance 15-059 for the scope of work presented in Attachment A of the staff report;
2. The applicant shall return to the Landmark Commission and City Council for Verification upon completion of the work and prior to the granting of the tax exemption; and

Standard Condition:

3. In accordance with Section 10.110 of the Land Development Regulations, should the applicant be aggrieved by the decision of the Landmark Commission, a letter requesting an appeal must be submitted to the Historic Preservation Officer within 10 days of the Commission decision. Additionally, a Zoning Board of Adjustment application must be submitted to the Development Services Department by the next respective deadline date.

Respectfully Submitted,

Catherine Gorman

Catherine Gorman, AICP
Assistant Planning Director / HPO

May 29, 2019

Date

Narrative of Proposed Work – 1801 Ave. L:

1801 Avenue L is a commercial property with a second story residence. It has been abandoned since Ike and is uninhabitable. Most downstairs doors are rusted off their hinges. Windows and doors are boarded up. Lighting fixtures have been removed. There is no water, sewer, or electricity, and those systems must be replaced. Sheetrock and building materials damaged during Ike must be repaired or replaced.

Roofing: Awnings on the original building are in a state of disrepair, with rotting wood and deteriorated roofing materials that we will restore. We will rehabilitate the flat roof over the south portion of the downstairs..

Electrical: The building has been abandoned since Ike. Much, if not all, of the electrical wiring must be replaced.

Plumbing: The plumbing must be replaced within the structure and to the street.

HVAC systems: The HVAC systems must be replaced.

Energy Efficiency improvements: Attic and floor insulation will be installed

Exterior Work: Wood repair and painting

Interior Work: The interior is uninhabitable and will be rehabilitated for commercial and residential reuse.

Statement of Expected Costs of the Improvements: Total expected cost \$ 138,000.

The Projected Time Table for Completion: May 2020