

Legislation Text

File #: 17-531, **Version:** 1

Presenter

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SUBJECT:

Discuss and consider approval of the first reading of an ordinance granting the extension of rehabilitation tax relief for a second five year period to the property addressed as 193 W. San Antonio Street, a Local Historic Landmark known as the Jacob Schmidt Building.

BACKGROUND / RATIONALE:

Case No.: HLC-17-014

Council District: 5

Owner/Applicant: Ross Fortune
193 W. San Antonio Street
New Braunfels, TX 78130
(830) 660-6002

Staff Contact: Amy McWhorter, Historic Preservation Officer
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The subject property is located at the northeast corner of Castell Avenue and San Antonio Street on Original Town Lot 3. The deed records reflect that Town Lot 3 was first deeded to Peter Gerlack on April 13 1847. The property was subsequently deeded/divided eight times between 1847 and 1900. A December 1, 1871 Zeitung Newspaper article stated that John Sippel completed his new two-story business building. He lived on the second floor and leased the first floor and basement.

In 1882 John Sippel built a bowling alley behind the saloon (confirmed on the 1885 Sanborn map). In May 1887 the Knights of Honor Lodge was established on the second floor above Ludwig's Saloon. It served as headquarters for the anti-prohibition movement of 1887.

This building was the site of the locally well known Phoenix Saloon where Willie Gebhardt ran a restaurant and served his first bowl of chili. He produced the first chili powder in 1896, and in 1908 canned the first chili con carne. He later moved to San Antonio to build his Tex-Mex food empire. On June 26, 1918, Phoenix Saloon was closed due to prohibition.

Originally this was a two-story building with a second floor balcony and stepped parapet. One-bay wide, the front façade had central doors flanked on either side by one window for both the first and second story. The building was remodeled in 1922, resulting in a structure three bays wide and three

stories high with a brick veneer on the front façade, full width canopy located just below transom windows and provided shade to store front windows.

In 1997, City Council designated the subject property a Local Historic Landmark. After the building was rehabilitated, City Council granted tax relief for the property for an initial five year period. The applicant is requesting an extension of that tax relief for a second five-year period, as allowed per City Code.

Determination Factors:

In making a determination on rehabilitation tax relief, the following factors are to be considered:

- Whether the subject property has been designated as a local historic landmark (*City Council approved the designation of the subject property in 1997*).
- Whether the improvement(s), renovation(s) or restoration(s) to the structure total at least ten percent of the property value reflected on the appraisal district tax rolls. *The original renovation exceeded the 10 percent requirement and is in compliance with an approved Certificate of Alteration.*

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

	Yes	City Plan/Council Priority: 2006 Comprehensive Plan Pros and Cons Based on Policies Plan	Pros: Goal 64D Adopt historic preservation policies that encourage the responsible rehabilitation of substandard homes and the revitalization of existing neighborhoods. The proposed tax relief is offered to encourage the rehabilitation of historic landmark properties. The applicant has completed substantial rehabilitation of the property and successfully applied to have the property designated as a local landmark. Cons: None
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FISCAL IMPACT:

Approval would extend the appraised value “freeze” for City ad valorem tax collection for an additional five years. Therefore, exact value of the fiscal impact is contingent upon future, undetermined appraised values.

COMMITTEE RECOMMENDATION:

The Historic Landmark Commission held a public hearing on July 11, 2017 and recommended approval of the request (6-0-0, Commissioners Gonzalez, Davis and Poss were absent).

STAFF RECOMMENDATION:

Staff recommends approval of rehabilitation tax relief for the property addressed at 193 W. San Antonio Street as the property meets all requirements for such relief as specified in the City’s Code of Ordinances, Article III, Section 66-57.1. This tax relief tool continues to provide an incentive for property owners to rehabilitate, designate and protect historic structures which maintains the heritage of our community.

Attachments:

1. Application
2. Location Map
3. Before Photos
4. After Photos
5. Ordinance 97-1
6. Ordinance 2010-54
7. Excerpt from the July 11, 2017 Historic Landmark Commission minutes
8. Ordinance