

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

HDRC CASE NO: 2022-269
ADDRESS: 115 E AGARITA AVE
LEGAL DESCRIPTION: NCB 1700 BLK 2 LOT 17, 18, 19 & W 16.67 FT OF 20
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Kristin Adame
OWNER: Kristin Adame
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: April 29, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 115 E Agarita.

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.

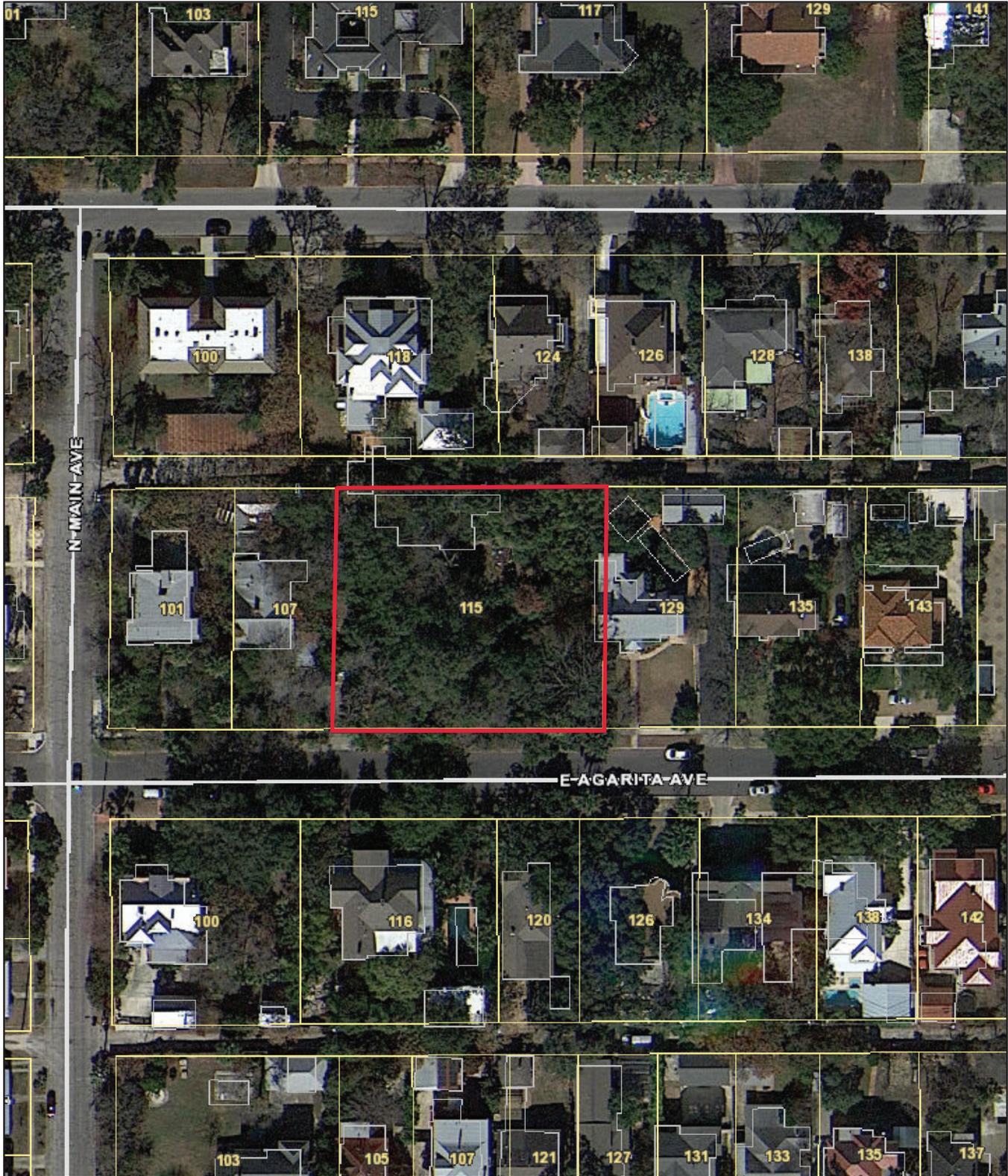
FINDINGS:

- a. The primary structure located at 115 E Agarita is a 1-story, single-family residence constructed circa 1950. The home features a rectangular plan, a standing seam metal roof with widely overhanging eaves and exposed rafter tails, shingle and board-and-batten cladding, and wood and aluminum windows. The property is contributing to the Monte Vista Historic District. The property received Historic Tax Certification in July 2021. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes replacing the composition shingle roof with a metal roof.
- c. Staff conducted a site visit on May 13, 2022, to examine the conditions of the property. Staff verifies that the work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- 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 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

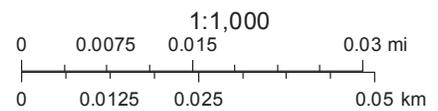
RECOMMENDATION:

Staff recommends approval based on findings a through e.

City of San Antonio One Stop



 User drawn lines



4/20/22

To Office of Historic Preservation,

Starting in OCT 2021 and completing the week of MAR 11, 2022 the aged asphalt roof was removed and replaced by a pre-weathered galvalume standing seam roof. The work was performed under closed permit number REP-ROF-PMT21-35203638.



Kristin Adame













115
EAST ACACIA

115E































CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

STANDING-SEAM METAL ROOF INSPECTION FORM

ADDRESS: 115 E. Agarita

PROPERTY OWNER NAME: _____

CONTRACTOR NAME: Leonor Martinez

CONTRACTOR COMPANY: Original Metal Roofing

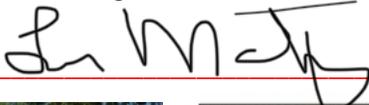
CONTRACTOR ADDRESS: 1406 San Francisco

CONTRACTOR PHONE NUMBER: (210)835-4130

CONTRACTOR EMAIL: lmartinez_04@yahoo.com

I, Leonor Martinez, acknowledge that I have obtained a Certificate of Appropriateness to install a new standing-seam metal roof with the specifications below and that any deviation will require additional review by the Historic and Design Review Commission:

- ◇ 1- **Panels** that are 18 to 21 inches in width, and smooth with no striation or corrugation.
- ◇ 2- **Seams** are 1 to 2 inches in height
- ◇ 3- **Ridges** are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.
- ◇ 4- **Roof color** will feature a standard galvalume finish or match the existing historic roof.

CONTRACTOR SIGNATURE:  DATE: 7/23/2021



Historic standing-seam metal roof



Do not use ridge caps with vents (left) or end caps (right).



An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. Site inspections can be scheduled by calling (210) 207-0035 or emailing ohp@sanantonio.gov

OHP STAFF SIGNATURE: Rachel Rettaliata DATE: 2/28/2022

⊘ Vented ridge cap



⊘ Wide/flat ridge cap



✓ Crimped ridge cap



✓ Double-munched or crimped ridge

