

# HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2023

**HDRC CASE NO:** 2023-055  
**ADDRESS:** 3244 MISSION RD  
**LEGAL DESCRIPTION:** NCB 7659 BLK LOT S IRR 144.25 FT OF 2  
**ZONING:** C-1, H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Anthony Cascarano  
**OWNER:** Anthony Cascarano  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** January 27, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 3244 Mission.

## 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.

## FINDINGS:

- a. The structure located at 3244 Mission is a 2-story structured constructed circa 1940. The structure features a flat roof with decorative parapets, stucco cladding, and replacement windows. The property is contributing to the Mission Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, electrical and plumbing upgrades, and roof replacement. All exterior scopes of work require a Certificate of Appropriateness prior to the start of work.
- 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. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

## RECOMMENDATION:

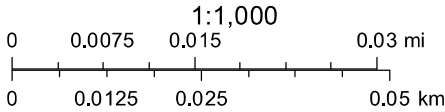
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



February 10, 2023

— User drawn lines



SUBSTANTIAL REHAB TAX INCENTIVE: TAX CERT, PART 1

3244 Mission Rd, San Antonio, TX 78214

Anna Cascarano

Rehab Plan

NARRATIVE/ COST /TIMELINE

- 1) New TPO membrane roof material for existing flat roof. Cost \$10,000.00. Execute March 2023.
- 2) Updated plumbing, sewer line, and fresh water line. Cost \$5,000.00. Execute Jan-Feb 2023.
- 3) Updated Electrical, upgrade service amperage. Cost \$2,000.00. Execute Feb 2023.
- 4) Interior Remodeling, paint, floor, drywall repair, etc. Cost \$10,000.00. Execute Feb - May 2023.

ATTACHED:

Exterior and Interior Photos, Page 2  
Architect plans.





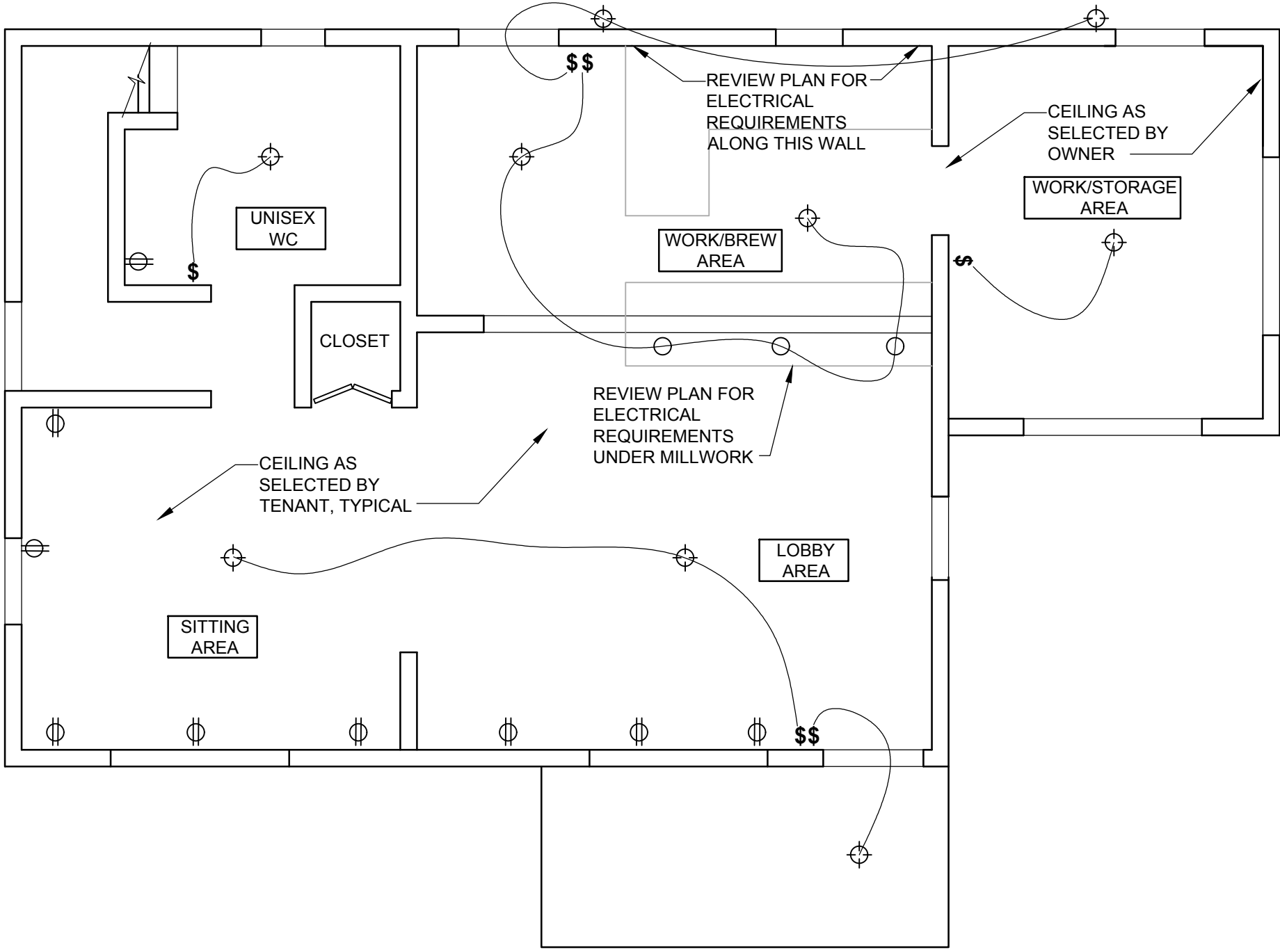
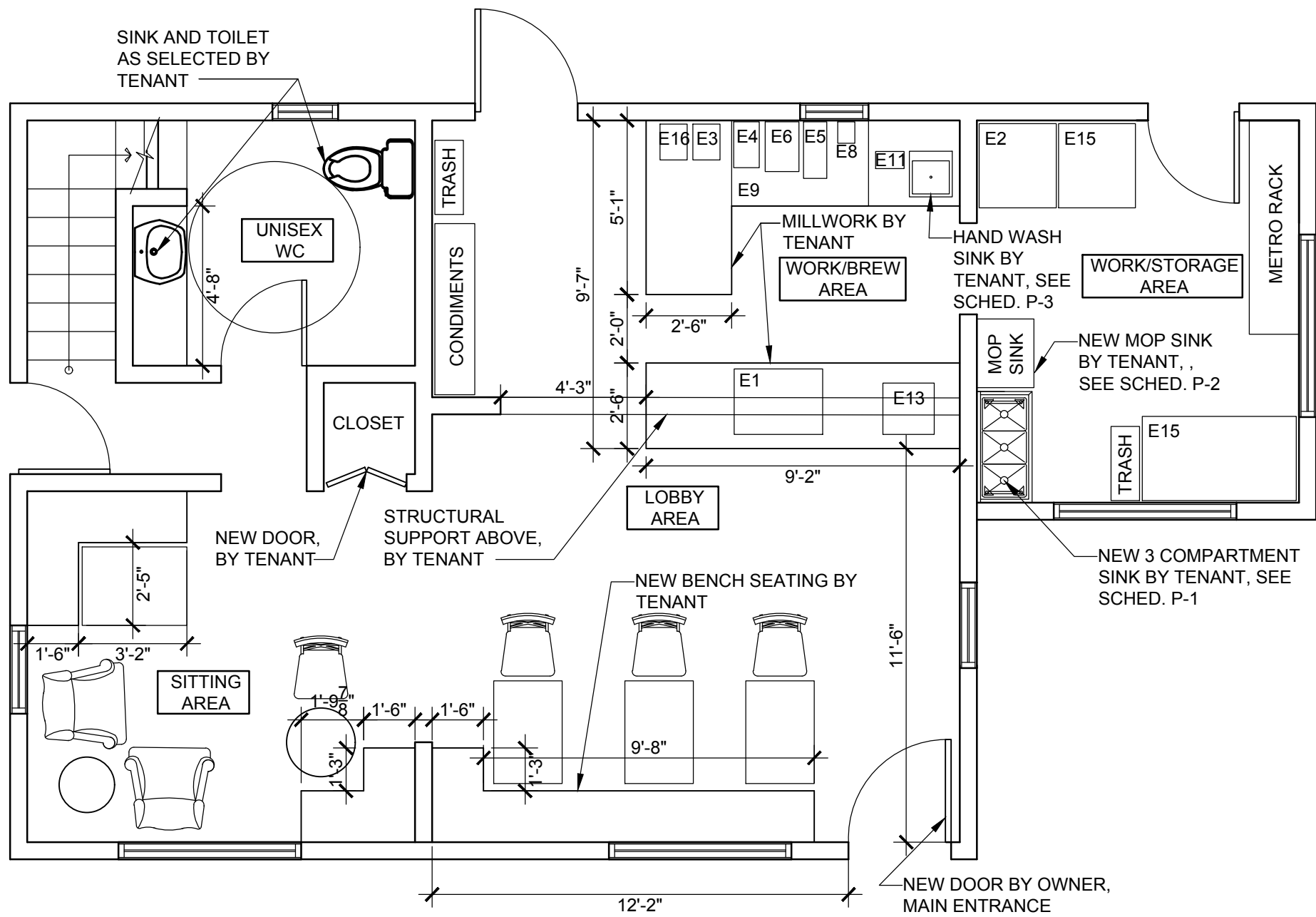










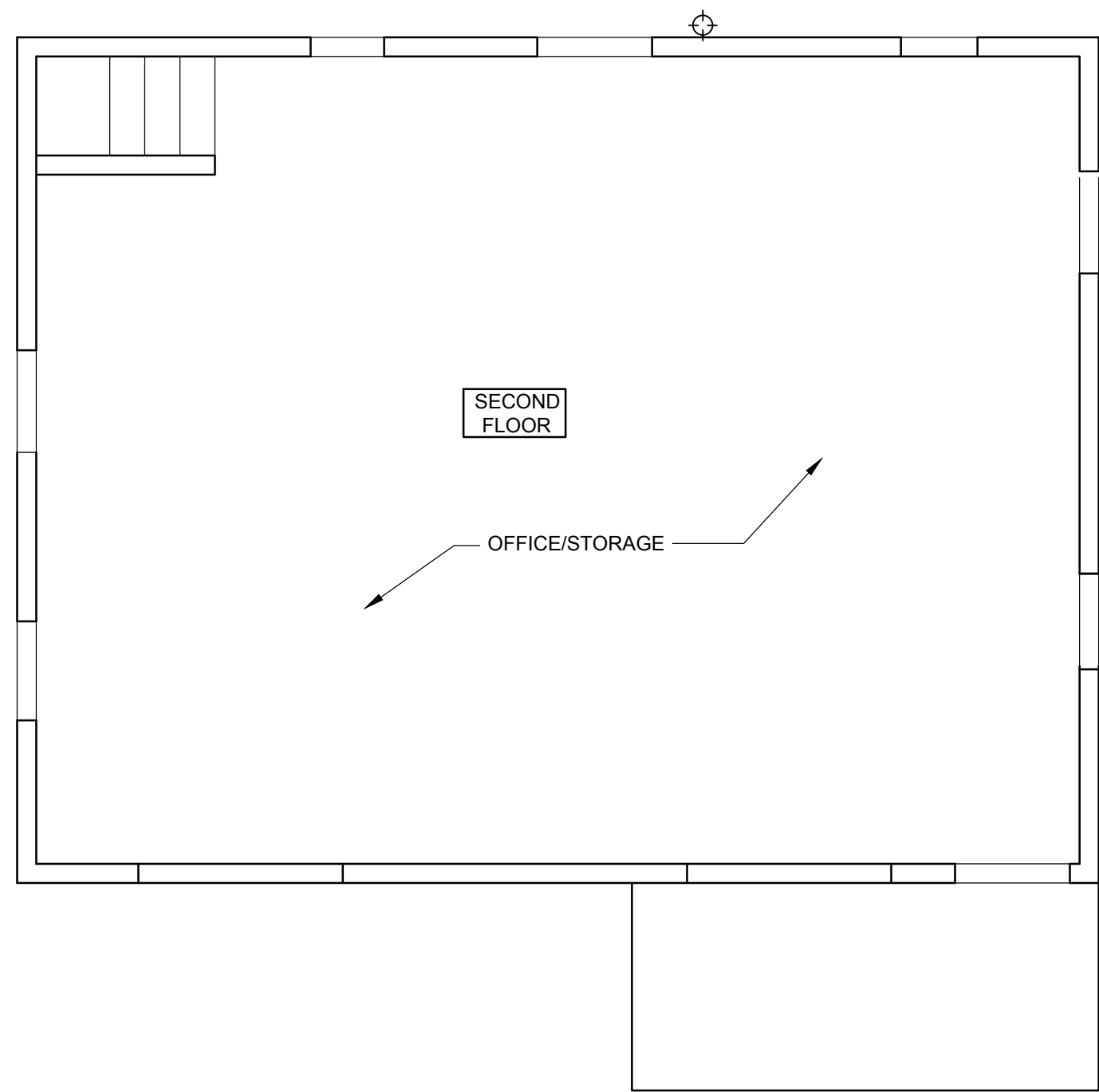


## 1 FLOOR PLAN

SCALE: 1/4" = 1' - 0"

## 2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1' - 0"



## 3 SECOND FLOOR PLAN

SCALE: 1/4" = 1' - 0"

## 4 REFLECTED CEILING PLAN

SCALE: 1/4" = 1' - 0"

EQUIPMENT SCHEDULE						
FIXTURE	MANUFACTURE	PRODUCT CODE	COLOR/MATERIAL	SIZE (WxDxH)	ELECTRICAL REQUIREMENTS	H2O/DRAIN REQUIREMENTS
E-1	UNIC-STELLA	SDC2	STAINLESS STEEL	31" X 23" X 24"	230v - 6700W - 30A - 1PH	CONNECTED TO RO SYSTEM
E-2	KOLD-DRAFT ICE MAKER	SC201AC	STAINLESS STEEL	26" X 28.6" X 37.8"	115v - 60HZ - 15AMP - 1PH	CONNECTED TO RO SYSTEM
E-3	MAHLKONG "PEAK" ESPRESSO GRINDER	-	STAINLESS STEEL	9.5" X 12.6" X 21.7"	100-115V - 60HZ - 1PH	CONNECTED TO RO SYSTEM
E-4	MAHLKONG "BULK" COFFEE GRINDER	-	STAINLESS STEEL	9" X 16.1" X 30"	100-115V - 60HZ - 1PH	CONNECTED TO RO SYSTEM
E-5	MARCO - T10 HOT WATER	-	STAINLESS STEEL	8.2" X 19.8" X 23.2"	2.8KW-230V-50HZ (13A OUTLET)	CONNECTED TO RO SYSTEM
E-6	MARCO JET6 BATCH BREWER	-	STAINLESS STEEL	11.9" X 17.4" X 31.8"	2.8KW-230V-50HZ (13A OUTLET)	CONNECTED TO RO SYSTEM
E-7	MARCO DIGITAL GRN	-	STAINLESS STEEL	9.18" X 15" X 13.5"	-	CONNECTED TO RO SYSTEM
E-8	MARCO SP9 TWIN IN COUNTER SINGLE CUP BREWER	-	STAINLESS STEEL	6" X 7.5" X 16.5"	220V-22.7A- 1PH	CONNECTED TO RO SYSTEM
E-9	TRUE TUC-48-HC UNDER COUNTER REFRIGERATOR	-	STAINLESS STEEL	48-3/8" X 30-1/8" X 35"	3A - 60HZ - 115V - 1PH	CONNECTED TO RO SYSTEM
E-10	KOLD DRAFT - UNDER COUNTER ICE CUBE MACHINE	SC201AC	STAINLESS STEEL	28" X 28.6" X 37.8"	15A - 60HZ - 115V - 1PH	CONNECTED TO RO SYSTEM
E-11	IN COUNTER PITCHER RINGER	-	STAINLESS STEEL	6" X 10" X 2"	-	CONNECTED TO RO SYSTEM
E-12	RATTLEWARE STAINLESS STEEL KNOCK CHUTES	-	STAINLESS STEEL	6" X 5.5" X 4"	-	CONNECTED TO RO SYSTEM
E-13	POS SYSTEM	-	STAINLESS STEEL	-	110V	-
E-14	ONE SOL WAVE COMMERCIAL MICROWAVE	WM1000D	STAINLESS STEEL	-	120V - 1000W	-
E-15	ONE TRUE - REACH IN REFRIGERATOR	T-49-HC55	STAINLESS STEEL	54" X 29.5" X 83.5"	5.4A - 60HZ - 115V - 1PH	-
E-16	COUNTERTOP INDUCTION BURNERS	-	STAINLESS STEEL	-	-	-
E-17	OPTIPURE BWS 350/50 REVERSE OSMOSIS H2O FILTRATION SYSTEM	-	STAINLESS STEEL	-	110 - 115V - 60HZ - 1PH	CONNECTED TO COLD WATERLINE

PLUMBING FIXTURE SCHEDULE						
FIXTURE	MANUFACTURE	PRODUCT CODE	COLOR/MATERIAL	SIZE (WxDxH)	ELECTRICAL REQUIREMENTS	PLUMBING REQUIREMENTS
P-1	REGENCY - 3 COMPARTMENT SINK	-	STAINLESS STEEL	39" X 14" X 12"	NONE	COORDINATE WITH PLUMBER
P-2	REGENCY - MOP SINK	-	STAINLESS STEEL	28" X 20" X 6"	NONE	COORDINATE WITH PLUMBER
P-3	REGENCY - HAND SINK	-	STAINLESS STEEL	-	-	-
P-4	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

## GENERAL NOTES

- THESE ARE SCHEMATIC DRAWINGS FOR AN INTERIOR FINISH OUT PROJECT. PROJECT CONSISTS OF NEW INTERIOR FINISHES, LIGHTING FIXTURES AND DECORATION.
- ELECTRICAL FIXTURES THROUGHOUT TO BE PROVIDED BY TENANT AND INSTALLED BY CONTRACTOR.
- TENANT TO SELECT ALL FINISH OUT MATERIALS, PLUMBING FIXTURES AND ELECTRICAL LIGHTING FIXTURES.
- ANY STRUCTURAL DRAWINGS FOR INTERIOR DEMOLISHED PARTITION SHALL BE PROVIDED BY TENANT.
- ALL EXISTING WINDOWS THROUGHOUT TO BE REFINISHED. PAINT AS SELECTED BY TENANT.
- TENANT TO OBTAIN ALL REQUIRED ENGINEERING DRAWINGS TO COMPLETE THIS PROJECT.
- TENANT TO OBTAIN ALL REQUIRED CITY PERMITS FOR FINISH OUT PROJECT.
- APPLIANCES AND SINKS ARE FOR REPRESENTATION ONLY. TENANT TO SELECT AND PROVIDE APPLIANCES.
- PROVIDE NEW SMOKE DETECTORS
- NEW PAINT ON WALLS, CEILING, AND TRIM THROUGHOUT NEW INTERIOR CONSTRUCTION AND AREAS AFFECTED BY CONSTRUCTION. PAINT AS SELECTED BY OWNER.
- ALL HARDWARE THROUGHOUT PROVIDED BY TENANT AND INSTALLED BY CONTRACTOR.
- COLORS AND MATERIALS WILL BE SELECTED BY TENANT BEFORE PURCHASING OF MATERIALS.
- REPLACE EXISTING PLUMBING LINES WITH NEW WHERE REQUIRED FOR NEW CONSTRUCTION.

## KEY

EXISTING WALLS

## LIGHT & POWER LEGEND

- DOWNLIGHTS
- SWITCH
- GENERAL LIGHTING
- DUPLEX OUTLET

### NOTES:

- NEW BATHROOM RENOVATION TO MEET ADA REQUIREMENTS
- NEW FLOORING THROUGHOUT AS SELECTED BY TENANT. TYPICAL PAINTED GYPSUM BOARD AT ALL DRYWALLS (NON-WET AREAS).
- ALL NEW CONSTRUCTION SHALL MEET ANY CITY REQUIREMENTS AND ORDINANCES.
- TENANT SHALL VERIFY ANY CODES INCLUDING "OCCUPANCY LOAD" REQUIRED TO MEET ESTABLISHMENT REQUIREMENTS.
- SECOND FLOOR IS NOT IN SCOPE

### NOTE:

THESE DRAWINGS ARE INTENDED ONLY FOR GRAPHICAL REPRESENTATION OF SPACE PLANNING AND LOCATION OF EQUIPMENT FOR A PROPOSED COFFEE SHOP.

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND THEREFORE MUST BE TREATED AS A CONFIDENTIAL DOCUMENT. IT IS THE POLICY OF OLLER-VI DESIGN AND THE INFORMATION CONTAINED HEREIN SHALL BE MAINTAINED AND TRANSMITTED IN A CONFIDENTIAL MANNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, RELEASED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF OLLER-VI DESIGN CO.

### NOTES:

## SIP & SIT WITH ME COFFEE SCHEMATIC LAYOUT

3244 MISSION RD, SAN ANTONIO, TX 78214

## OLLER-VI DESIGN CO.

SCALE: AS INDICATED  
CONSULT PROJ. NO.  
DATE: 10/20/23  
SHEET NO.  
A-2.1