

# HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2023

**HDRC CASE NO:** 2023-140  
**ADDRESS:** 519 MISSION ST  
**LEGAL DESCRIPTION:** NCB 2879 BLK 4 LOT 9 11  
**ZONING:** RM-4, HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Matthew Thomson  
**OWNER:** 519 Mission LLC  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** April 11, 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 519 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:

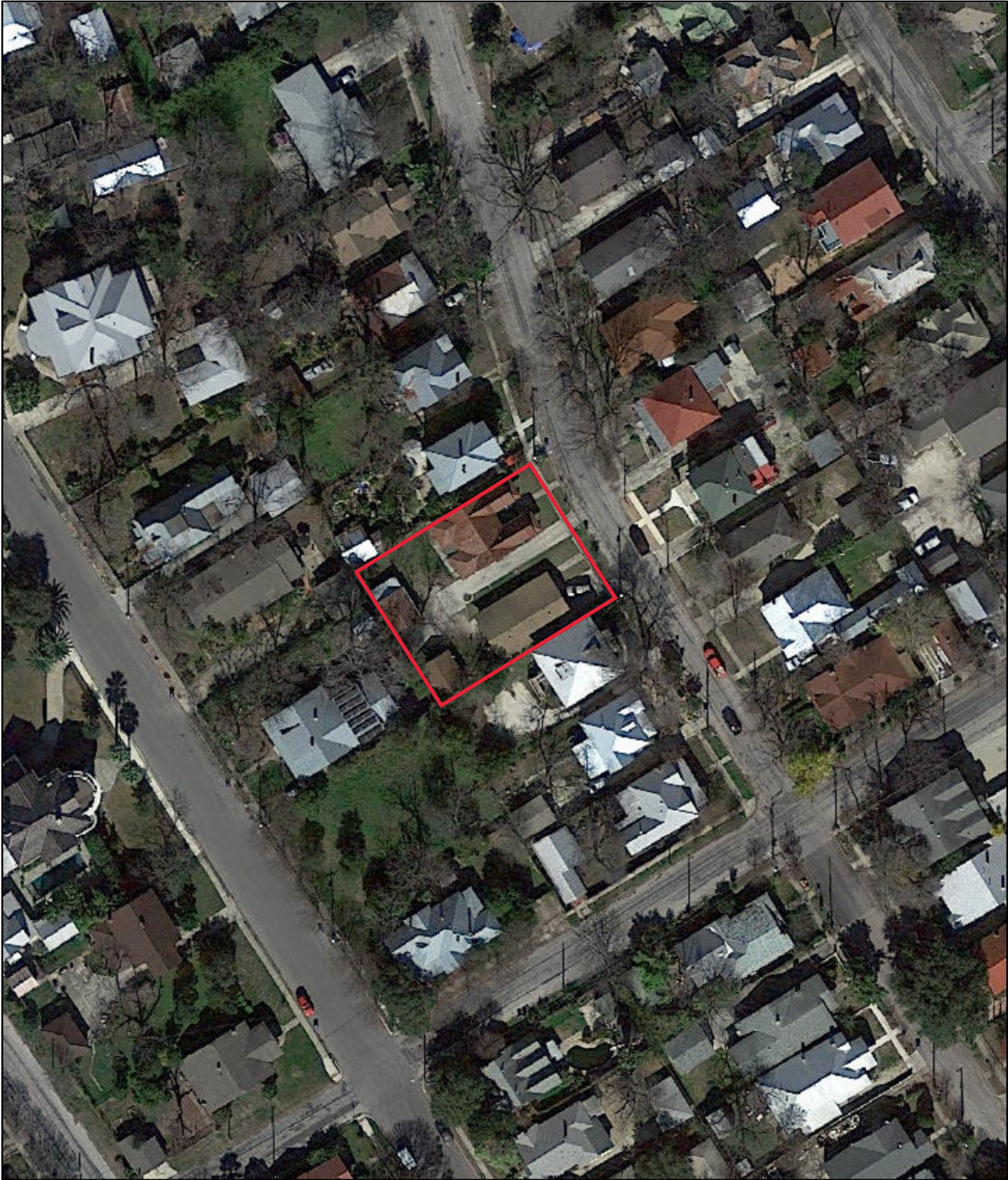
- a. The structure located at 519 Mission is a 1-story duplex structure constructed circa 1920. The structure first appears on the 1931 Sanborn Map in the existing configuration. The structure features a standing seam metal cross gable roof form with two projecting front gables, hip-roof porch awning, turned wood columns, wood cladding, and one-over-one wood windows. The property is contributing to the King William Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes standing seam metal roof replacement. The property owner has received a Certificate of Appropriateness for the scope of work. Certificates of Appropriateness are required for all exterior scopes 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.

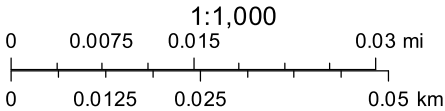


# City of San Antonio One Stop

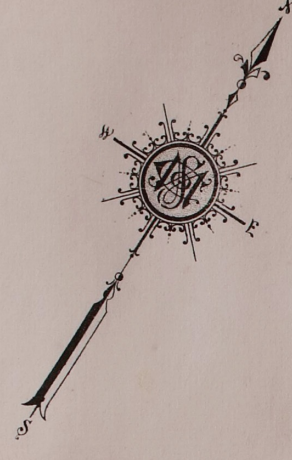


April 14, 2023

 User drawn lines







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