

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 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 Verification
APPLICATION RECEIVED: August 29, 2023
60-DAY REVIEW: October 28, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 519 Mission.

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.

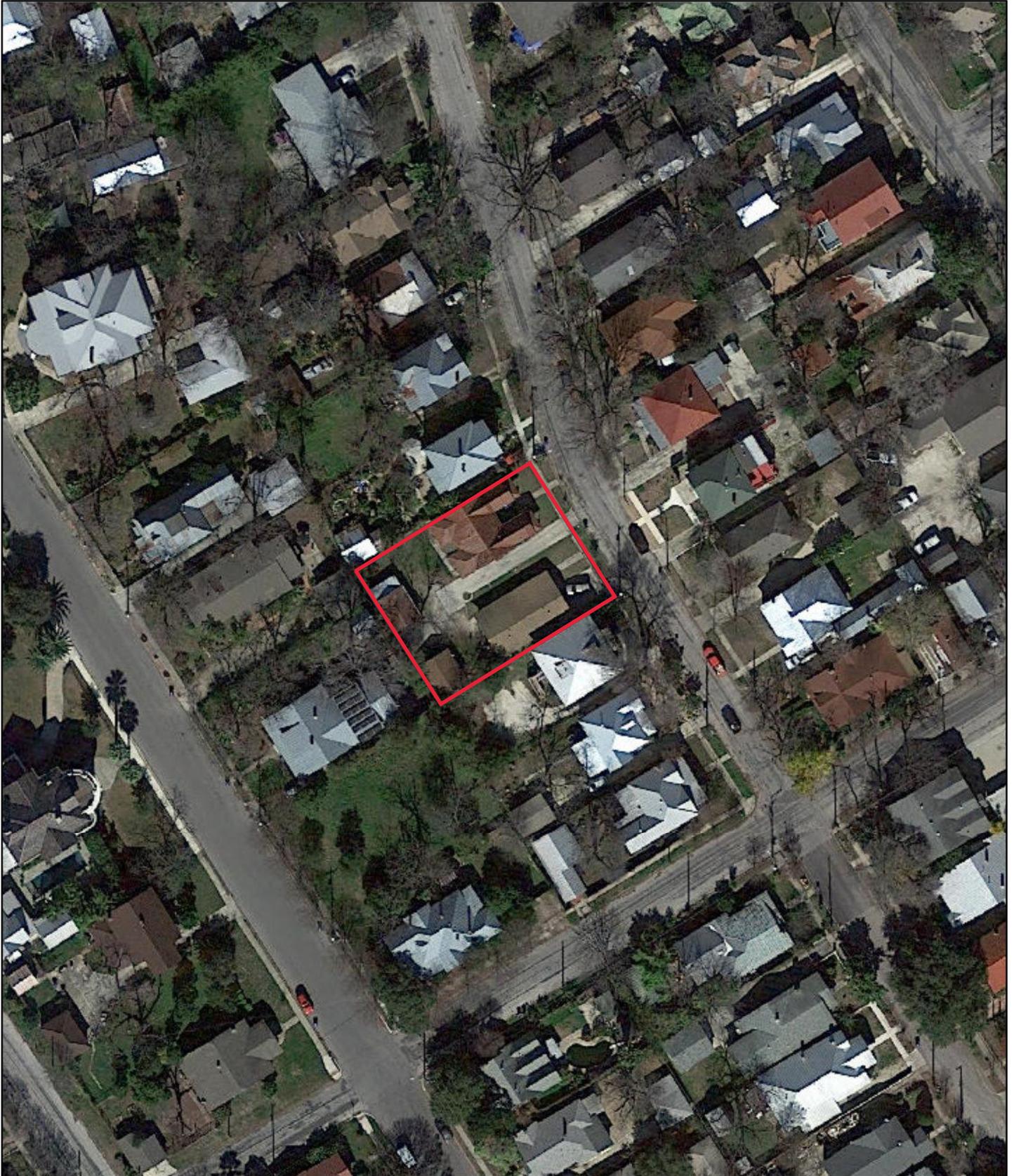
FINDINGS:

- a. The 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 received Historic Tax Certification on April 19, 2023, and is requesting Historic Tax Verification.
- b. The scope of work includes standing seam metal roof replacement. The property owner received a Certificate of Appropriateness for the scope of work.
- c. Staff completed a site visit on August 31, 2023, and verifies that the scope of work has been completed and 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 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

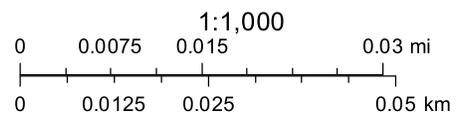
Staff recommends approval based on findings a through e.

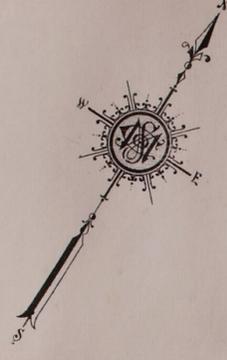
City of San Antonio One Stop



April 14, 2023

— User drawn lines









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519 Mission St Required Documentation

Written Narrative:

This spring we realized we had several roof leaks on our property at 519 Mission St. The roof was original, being almost 100 years old at this point. I had always been reluctant to replace it because of its historical value but after having 2 roof contractor come out to discuss repair options I realized it was time to replace the entire roof. We found a roofer, Roberto Cruz, who had worked in the neighborhood and understood the crimped edge requirements for standing seam roofs in the King William Neighborhood.

In mid to late May the roofing crews tore off the old roofs and replaced them with new Galvalume standing seam with crimped edges without ridge caps in order to maintain the same historic look. The project was wrapped up on June 2, 2023.

Itemized Work

- Roof Tear off
- Replace with similar metal roof

Completed Time Schedule

We applied for a permit at the end of March and then went through the historic review process. After receiving the green light from the Office of Historic Preservation, work began with roof tear off on May 22, 2023. I completed my quality check and cut the contractor their final check on June 2, 2023.

519 Mission Roof Project Costs

The total cost of the roof replacement was \$ [REDACTED] for materials and labor.

Building Inspection.

No inspection needed. Permit # APP-23-35003412 has been closed out.







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