

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2024-004
ADDRESS: 138 KING WILLIAM
LEGAL DESCRIPTION: NCB 737 BLK 2 LOT 9
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: Nick Whitelonis
OWNER: Nick Whitelonis
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: January 03, 2024
60-DAY REVIEW: February 2, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification and Verification for the property at 138 King William.

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.

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:

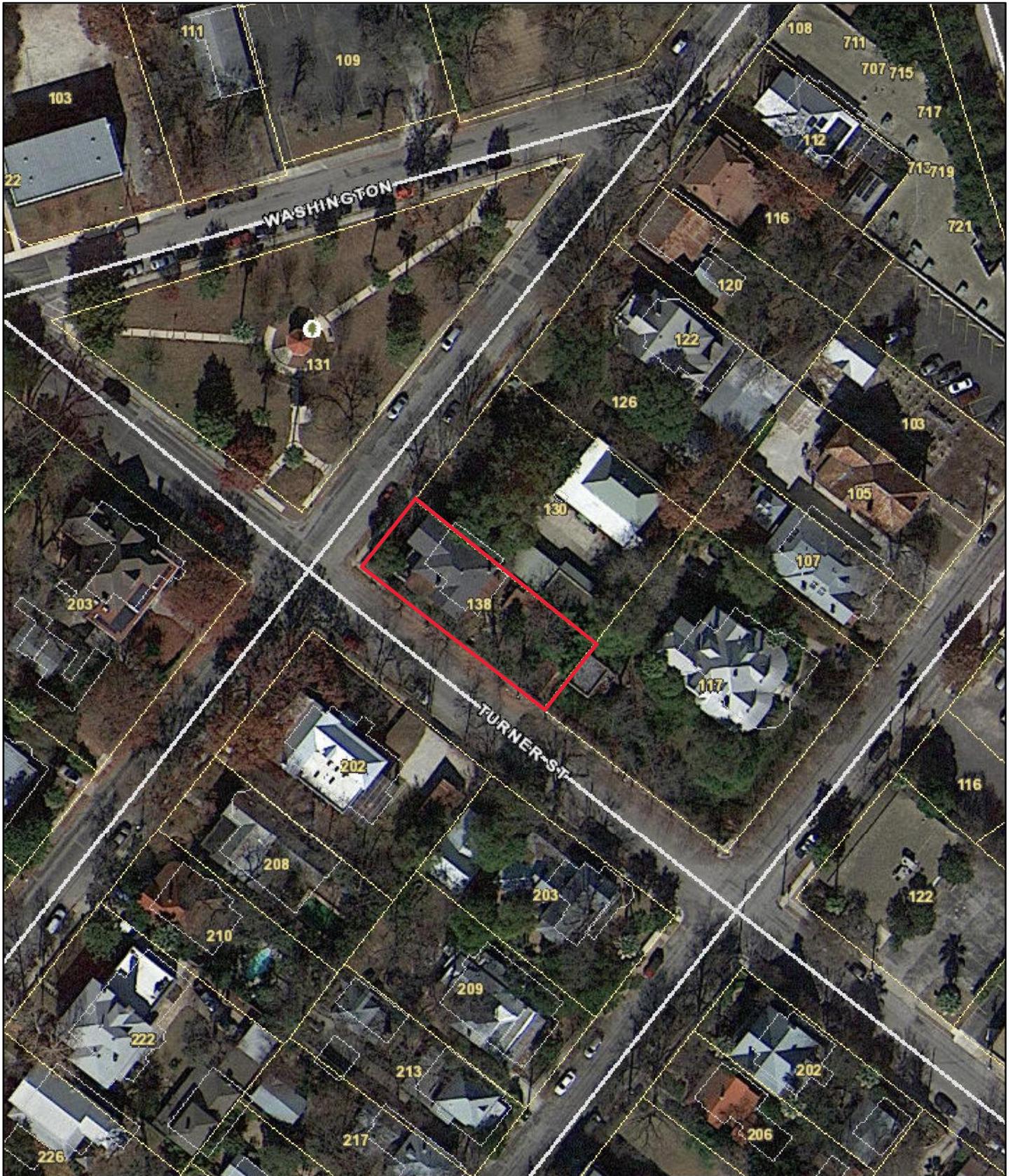
- a. The primary structure located at 138 King William is a 2-story residential structure constructed circa 1910. The structure features a composition shingle hip roof with projecting gables, a wraparound 2-story porch with a front gable porch roof and double height Cornithian columns, wood siding, and one-over-one wood windows. The property is contributing to the King William Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes the replacement of the composition shingle roof with a standing seam metal roof and foundation repair. All future exterior rehabilitative scopes of work will require a Certificate of Appropriateness.

- 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.
- d. Staff conducted a site visit on January 10, 2024, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property. The property is currently undergoing a comprehensive rehabilitation.
- e. 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.
- f. Approval of Tax Verification by the HDRC for work completed 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:

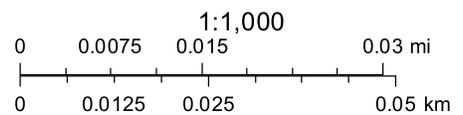
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



January 12, 2024

— User drawn lines





12

21

19

11

Scale of feet
0 50 100 150

San Antonio, Tex. **348**

349

347

San Antonio River

TOLLES PL.

WASHINGTON

736 PARK

KING WILLIAM

MARTINEZ

TURNER

150

34

GARDEN

737

902

MADISON

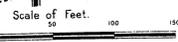
S. PRESA

SAN JUAN RD.

PROTESTANT HOME For THE POOR



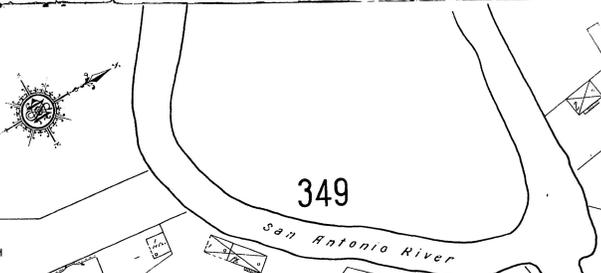
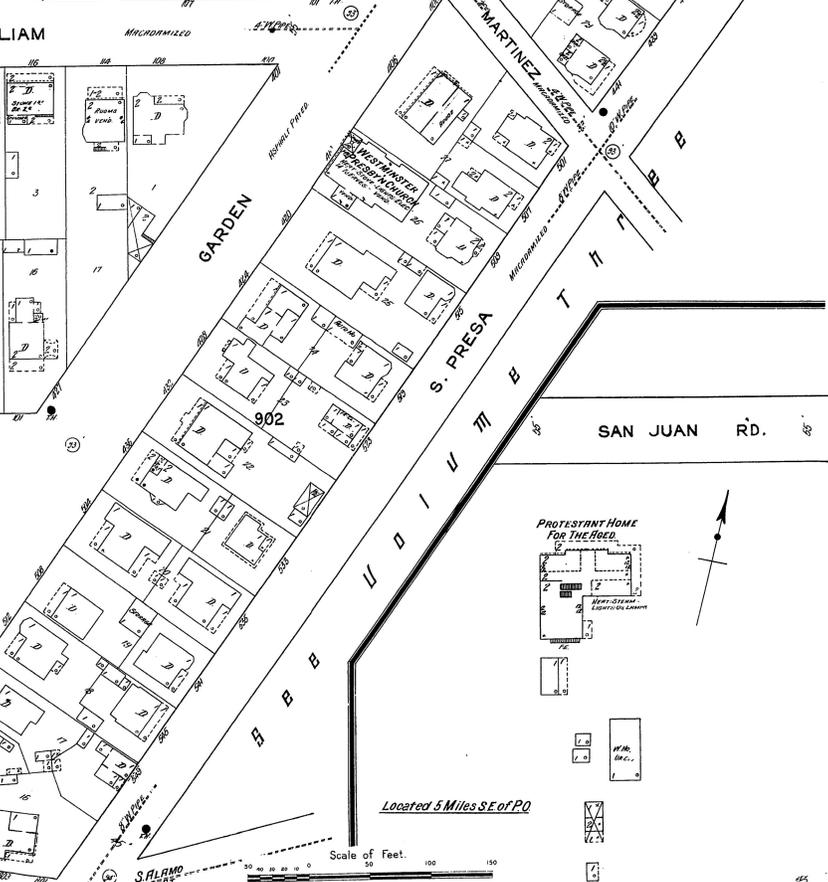
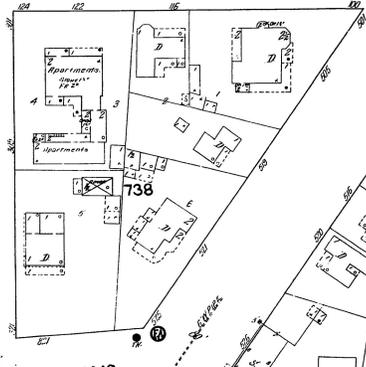
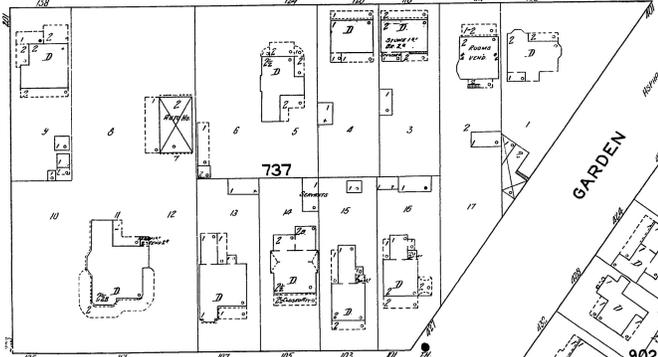
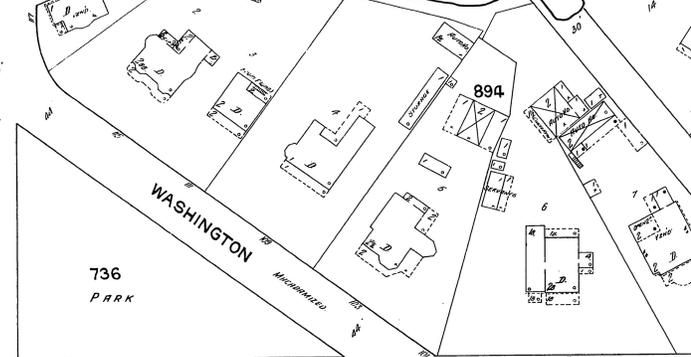
Located 5 Miles SE of PO



351

S. ALAMO

S. ALAMO



138 King Williams St.

1. Scope and Overview

This document describes the proposed rehabilitation work at 138 King William St. to qualify for the Substantial Rehabilitation City Tax Incentive. The work described here is the first phase of an overall rehabilitation of the property and this phase includes foundation and roof repair. The current appraised value of the Improvement Homesite is [REDACTED] and the estimated cost of the rehabilitation work described in this plan is [REDACTED] which meets the 30% ([REDACTED]) qualification threshold for the City Tax Incentive.

2. Planned Work

The rehabilitation work includes foundation and roof repair for the primary structure on the property, see Figure 1 for site overview. The exterior of the structure prior to repairs is shown in Figures 2-5.

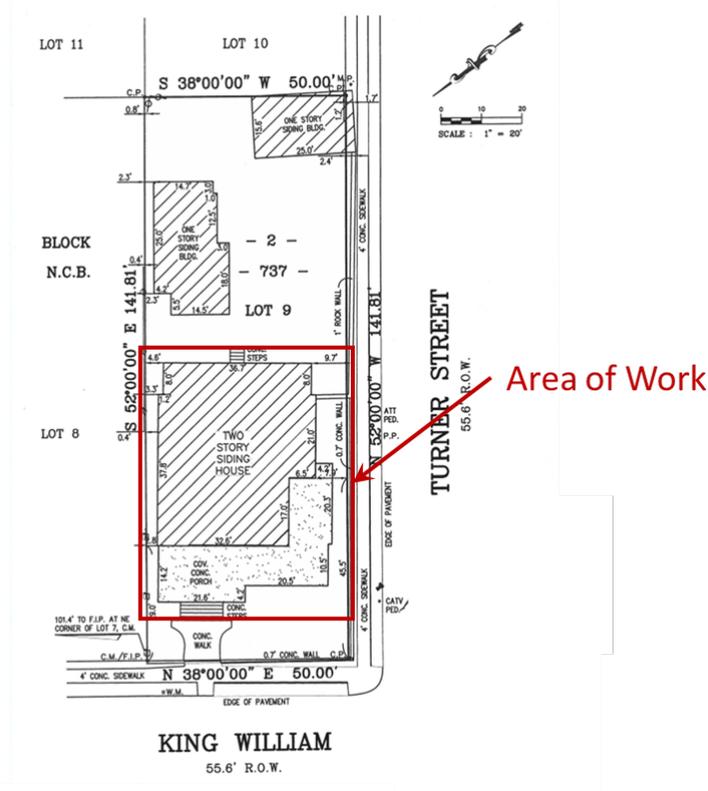


Figure 1 138 King William St. Site Overview



Figure 2 Front of House Facing King William St.



Figure 3 Side of House Facing Turner St.



Figure 4 Side of House Facing Adjacent Property on King William St.



Figure 5 Back Side of House.

Foundation Repair:

The foundation of the primary structure is pier and beam. Very little to no repair of the foundation has been done since the house was built. Per the foundation contractor, the house is out-of-level by as much as 6 inches. The work proposed is to install concrete piers to replace and reinforce existing posts, add additional beams to strengthen the foundation, and level the structure.

Roof Repair:

The current roof on the primary structure is an asphalt three-tab shingle. It is unknown how old the roof is, but the shingles are severely degraded and there are areas of water ingress in the attic. The proposed roof work is to replace the shingle roof with an approved Galvalume metal roof. In addition, the fascia and soffit in areas is damaged and in need of repair, e.g. see Figure 6. The roof work is to also include repair of the fascia and soffit as needed.



Figure 6 Example of Soffit Damage.

2.1. Itemized List of Work

For an itemized list of work to be done for the foundation repair see “Attachment-1 Foundation Estimate.pdf”.

For an itemized list of work to be done for the roof repair see “Attachment-2 Roof Estimate.pdf”.

2.2. Estimated Cost

The following table gives the cost estimate for the planned rehabilitation work:

Project	Reference	Estimated Cost
Foundation Repair	Attachment-1 Foundation Estimate	\$ [REDACTED]
Roof Repair	Attachment-2 Roof Estimate	\$ [REDACTED]
	Total	\$ [REDACTED]

2.3. Project Schedule

The foundation repair and roof repair have both been completed. Both projects were approved by the Office of Historic Preservation prior to permitting and beginning work. The repairs were completed on the following dates:

- Foundation Repair Completed: **May 3, 2022**
- Roof Repair Completed: **April 10, 2023**

3. Supporting Documents

- **Attachment-1 Foundation Estimate**
- **Attachment-2 Roof Estimate**


VANTAGE
Foundation Repair
Agreement

Date: 2-14-22 Rev.1

Owner: Nick Whitelonis

Project Address: 138 King Williams, San Antonio, TX 78204

Mailing Address:

Office Tele No.:



Fax No.:

Provisions:

Concrete Job Pour Supports : 126

Beam: 415'

Sill Plate:

Other:

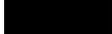
Description of Work:

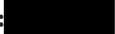
- Install (126) Concrete Job Pour Supports / Floor Differentials will remain
- Install (415') Beam
- Lift and adjust to tolerance of existing beam, joist and framing, differentials will remain
- Note: Skirting, venting and drainage amendments not included
- 3rd Party Engineer Certification of Described Work / Permit
- 3rd Party Static Sewage Test / All test(s) or repairs provided by customer (does not include cleanout installation)
- Ten Year New Concrete Material Warranty / 5 Year New Lumber Warranty

Total Cash Payments / Credit Incurs 5% Convenience Fee:

Total Amount: \$ 

Down Payment: \$ 

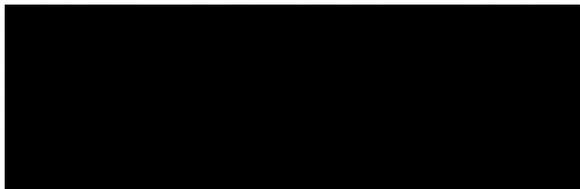
First Draw Due Upon Pier Excavation and Lumber Installation: 

Balance Due Upon Completion of Concrete Pouring: 

The total amount due does not reflect or include any plumbing, electrical, cosmetic repairs, skirting repairs or framing adjustments that may be required for the exterior or interior of the structure unless specifically indicated above. All excess, native soil will remain on property unless specifically indicated above. If the balance is not submitted within the payment terms described above any fees incurred to file applicable lien(s) will be of the owners expense. It is expressly agreed that payment delinquency on this agreement will not be charged in excess of 5% or the highest legal rate specified by the laws of the State of Texas and that future adjustments will be made to avoid the payment of interest in excess of such limits. This agreement supersedes any verbal or written agreement(s) between company, owner and any financier. Any alteration to the above described work involving additional material and/or costs will be submitted in writing and approved prior to implementation. The above described work will be performed in accordance with the drawings and specifications submitted for this agreement and completed in a substantial workmanlike manner. NOTE: This contract may be withdrawn by Vantage Foundation Repair, Inc., if not accepted in 15 days.

The above listed price, payment terms and conditions under this contract are satisfactory and accepted. I hereby authorize Vantage Foundation Repair, Inc., to start and complete the specified work above.

Date: 



ESTIMATE

Prepared For



Queta Construction Group, LLC / Rodriguez Contracting

Estimate # 1569
Date 03/21/2023

303 Paseo Verde
San Antonio, Texas 78207
Phone: (210) 810-8959
Email: hrodriguez.qcg@gmail.com

Description

Total

Roof Installation - Amanda
Contract Agreement

\$ [REDACTED]

This agreement made this 21 March 2022 between Henry Rodriguez Jr (Contractor) and Amanda (Owner). WITNESSETH, that the Contractor and the Owner for the consideration named agree as follows:

SCOPE OF THE WORK

The Contractor shall furnish all the materials and perform all of the work described in the specifications below, as it pertains to work to be performed on property located in San Antonio, Texas.

The owner shall pay the Contractor the sum of [REDACTED] dollars for materials and labor to be performed under the Contract, subject to any additions and/or deductions made pursuant to authorized change orders.

(All inclusive quote: haul-a-way trash, material, labor and accessories).

Summary: Roof Replacement

Size: 23 Squares
Type of Shingles: 24 guage
Color: Galvavume
Brand: McElroy Inc

Action:

1. Tear off, haul and dispose of comp. shingles - (Dumpster) IAW city codes
2. Install new flashing to perimeter of chimney. Inspect for loose mortar and brick damage.
3. Install roofing Synthetic underlayment UDL 20
4. Install 2" x 2" metal Drip Edge as per city code -
5. Valley Metal / Ice and Water barrier in valleys as required
6. Remove and replace all Flashing Pipe Jack - prime and paint
7. Replace Roof vents with Ridge Vents
8. Remove and replace Exhaust Cap - through roof - 6 " to 8"
9. Install Galvalume metal roofing system within historic King William guidelines
10. Repair damaged decking TBD on cost - estimated cost \$450,
11. Replace rotten 1"x2" wood with primed wood and fascia up to 40'
12. Installing on two story high roof
13. Clean in broom like condition / Magnetic clean up

██████████

Fascia and Soffit repairs -

1. Demo and dispose of fascia and soffit
2. Remove corbels from soffit and set aside
3. Install new 1x6 fascia and 1x12 soffits - Inspect all areas
3. Clean in broom like condition

██████████

* Additional damages found during installation to be approved by homeowner.

Start Date:

End Date:

GENERAL PROVISIONS

1. All work shall be completed in a workmanship like manner and in compliance with all building codes and other applicable laws.
2. Contractor shall furnish Owner appropriate releases or waivers of lien for all work performed or materials provided at each time periodic payment is made hereunder.
3. All change orders shall be in writing and signed by both Owner and Contractor.
4. Contractor agrees to remove all debris and leave the premises in broom clean condition.
5. All disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.
6. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty or general unavailability of materials.
7. Contractor warrants all labor workmanship for a period 10 year workmanship following completion.
8. Client will inform contractor of potential hazards i.e. service lines, saws, cps. Client

responsible for permit if required, contractor may obtain at \$100 fee.

8. Payment: . Checks made out to Rodriguez Contracting or Henry Rodriguez. 3.5% additional charge for credit cards. Payment 50% down payment / 50% upon completion of project. Banking transfers upon request via Bank of America welcome.

- Queta Construction Group is a veteran owned and operated company -

Subtotal

██████████

Total

██████████

Queta Construction Group, LLC - Veteran Owned and Operated

We strive to exceed your expectations! "Your Investment, Our Investment"