

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

HDRC CASE NO: 2022-275
ADDRESS: 508 MASON ST
LEGAL DESCRIPTION: NCB 1278 BLK 5 LOT E 21.5 FT OF 2 & W 23.5FT OF 3
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Orlando Guerrero
OWNER: Orlando Guerrero
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: May 06, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 508 Mason.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

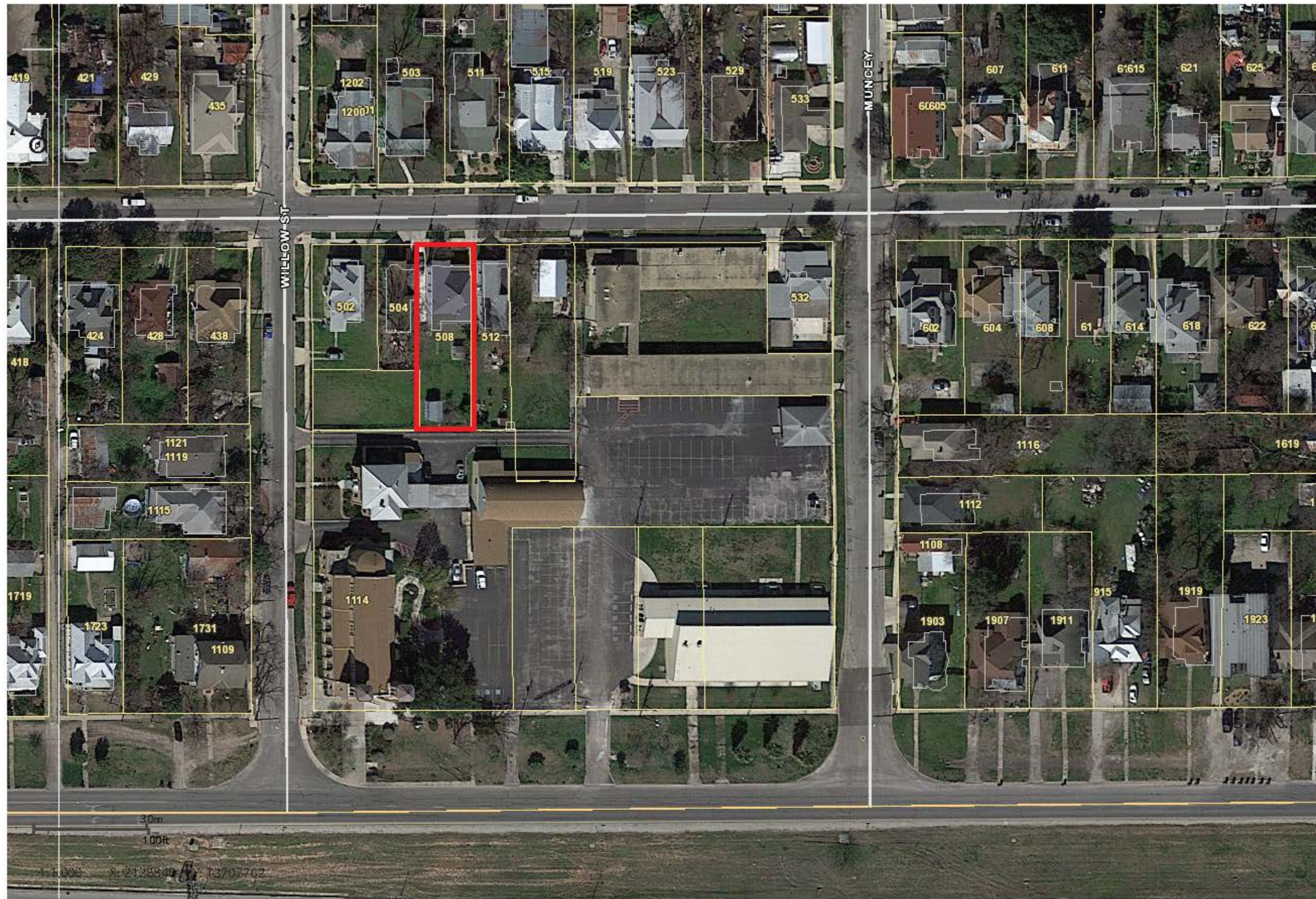
(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant 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 508 Mason St is a single-family residence constructed circa 1906 in the Folk Victorian style. The home features a front-facing gable, spindle work, decorative shake in the gables, Dutch lap siding, and one over one windows. The property is contributing to the Government Hill Historic District. The applicant is requesting Historic Tax Certification and Verification.
- b. The scope of work includes a comprehensive interior remodel, roof repair and replacement, landscaping modifications, fence repair, window and door repair, and upgrades to the existing plumbing, electrical, and mechanical systems.
- c. Staff conducted a site visit on March 28, 2022, 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 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 for work completed 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.



The proposed work that I had intended to perform are:

When I purchased the home in May of 2018 the pervious owner had self performed

Most of the work in the home and weren't to construction standards. I removed all interior

Sheetrock and interior trim with the exception of the interior doors, and I opened up the entries to

The living room, dinning room and kitchen. I made the closets bigger and for the most part I didn't

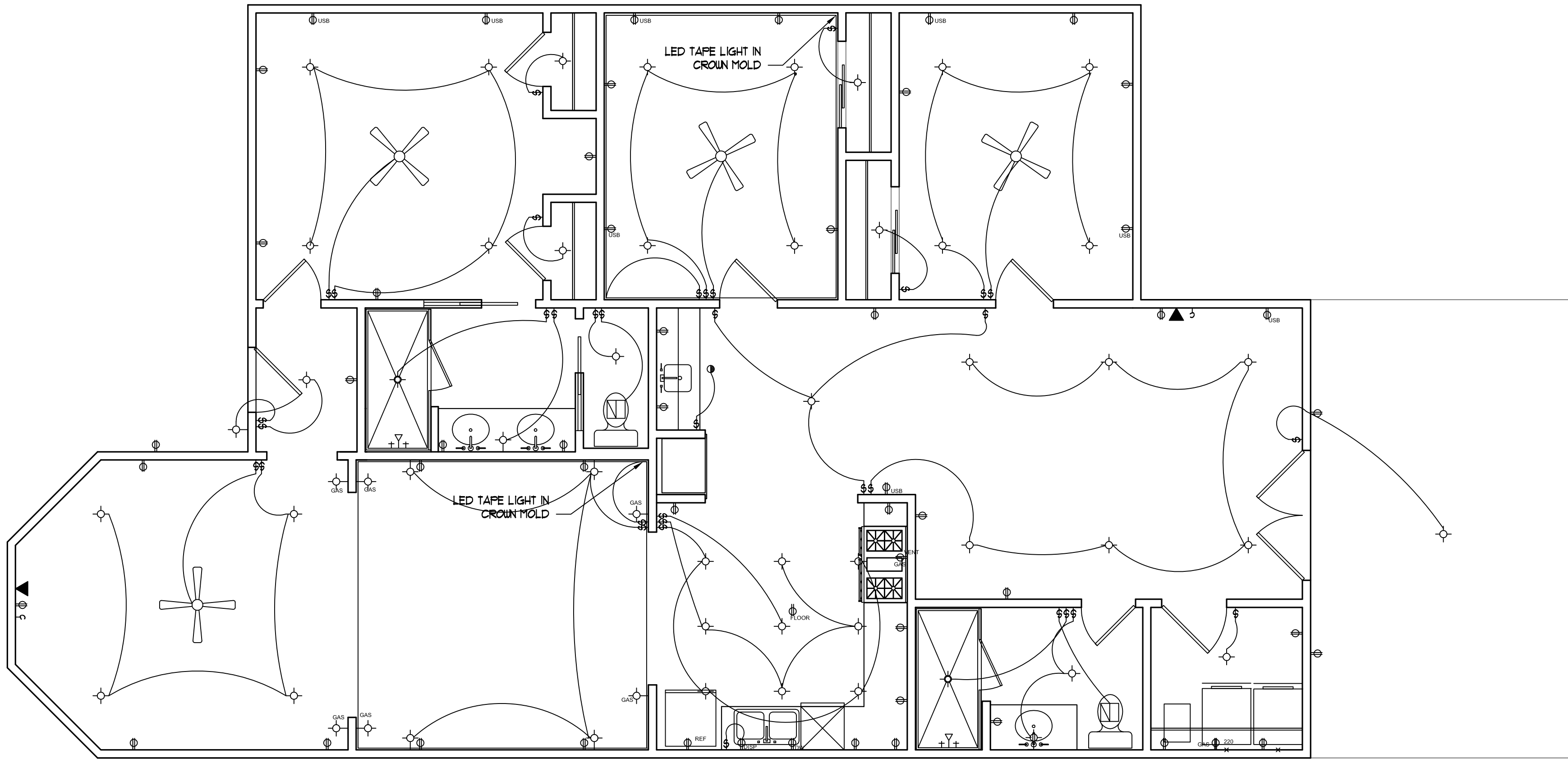
See why I wouldn't modernize it since it was in need of a full rehab. The electrical and plumbing were

not to code either, so I decided to replace it all as well. I pulled all the necessary permits and

engineering letters that I needed. Unfortunately, I had to move away for a year and a half and wasn't

able to work on it as I left town in June of 2018. So my projected time schedule was shot and I have

been completing it since I got back in December 2019.



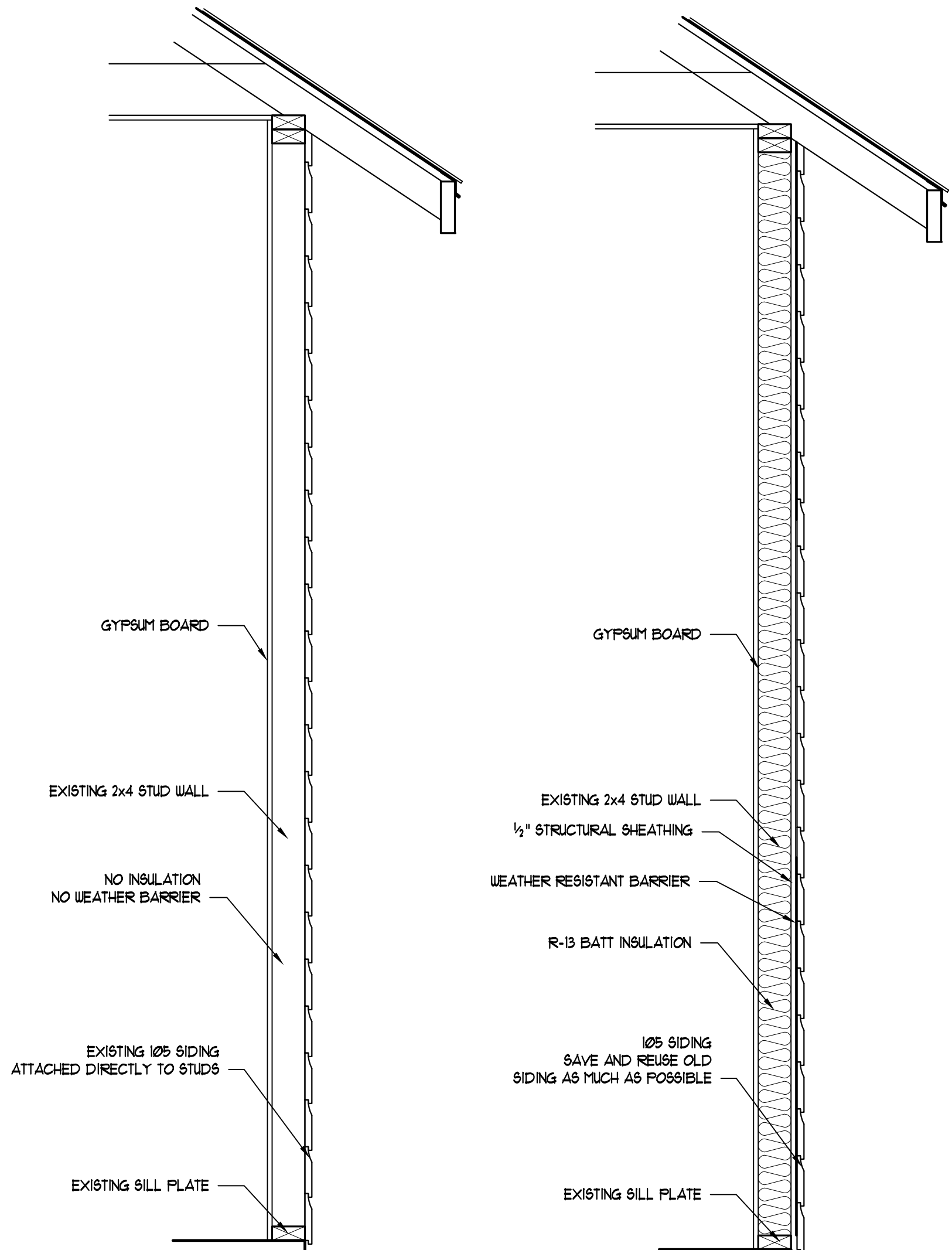
01 ELECTRICAL PLAN

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



02 FRONT ELEVATION

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



03 EXISTING WALL SECTION

SC: 1" = 1'-0"

04 PROPOSED WALL SECTION

SC: 1" = 1'-0"

Issuance:
CONSTRUCTION SET date

Revisions:

Casa Orlando
House for Orlando Guerrero
Street
San Antonio, Texas

Page Description

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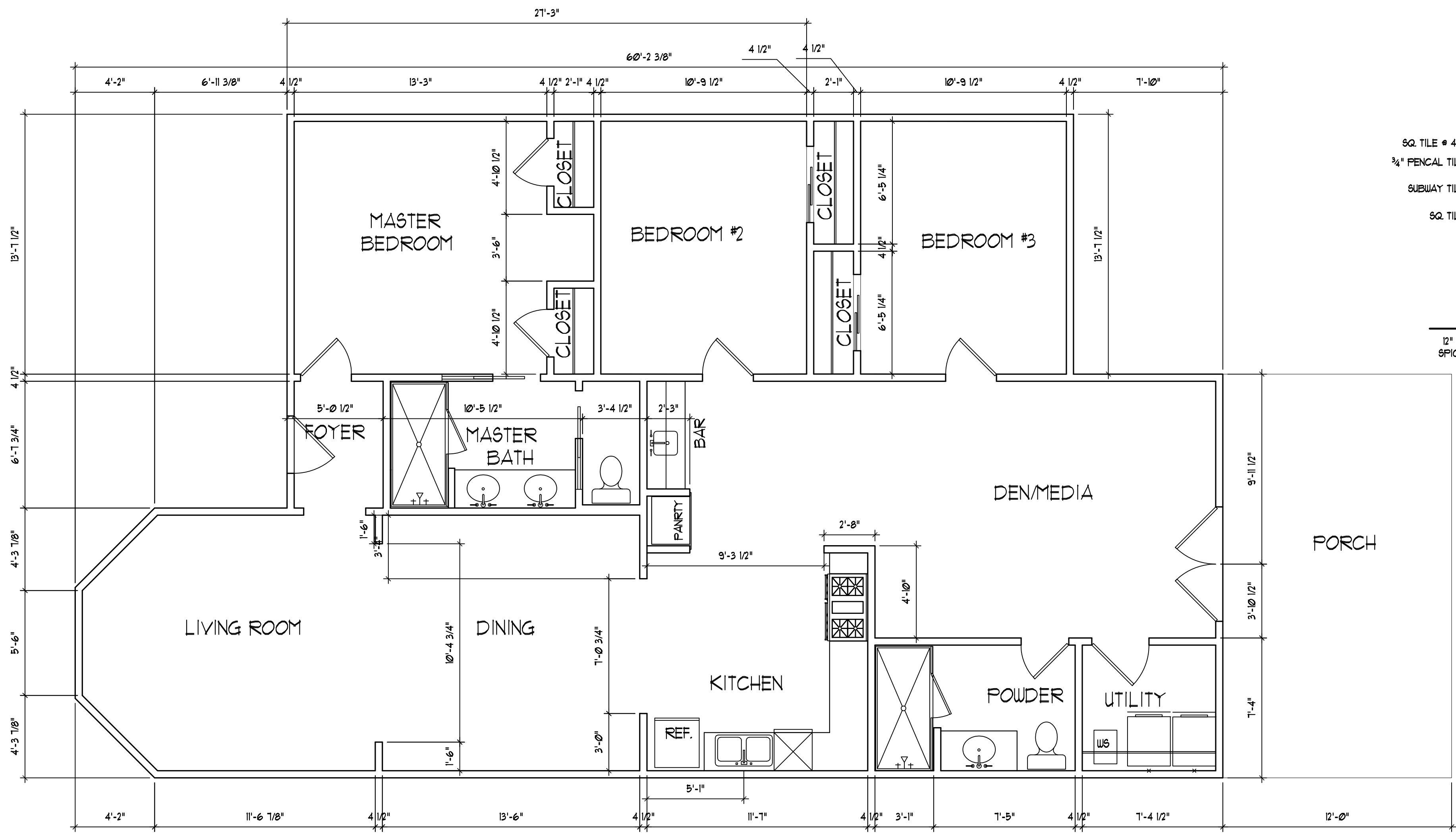
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Project No. #101

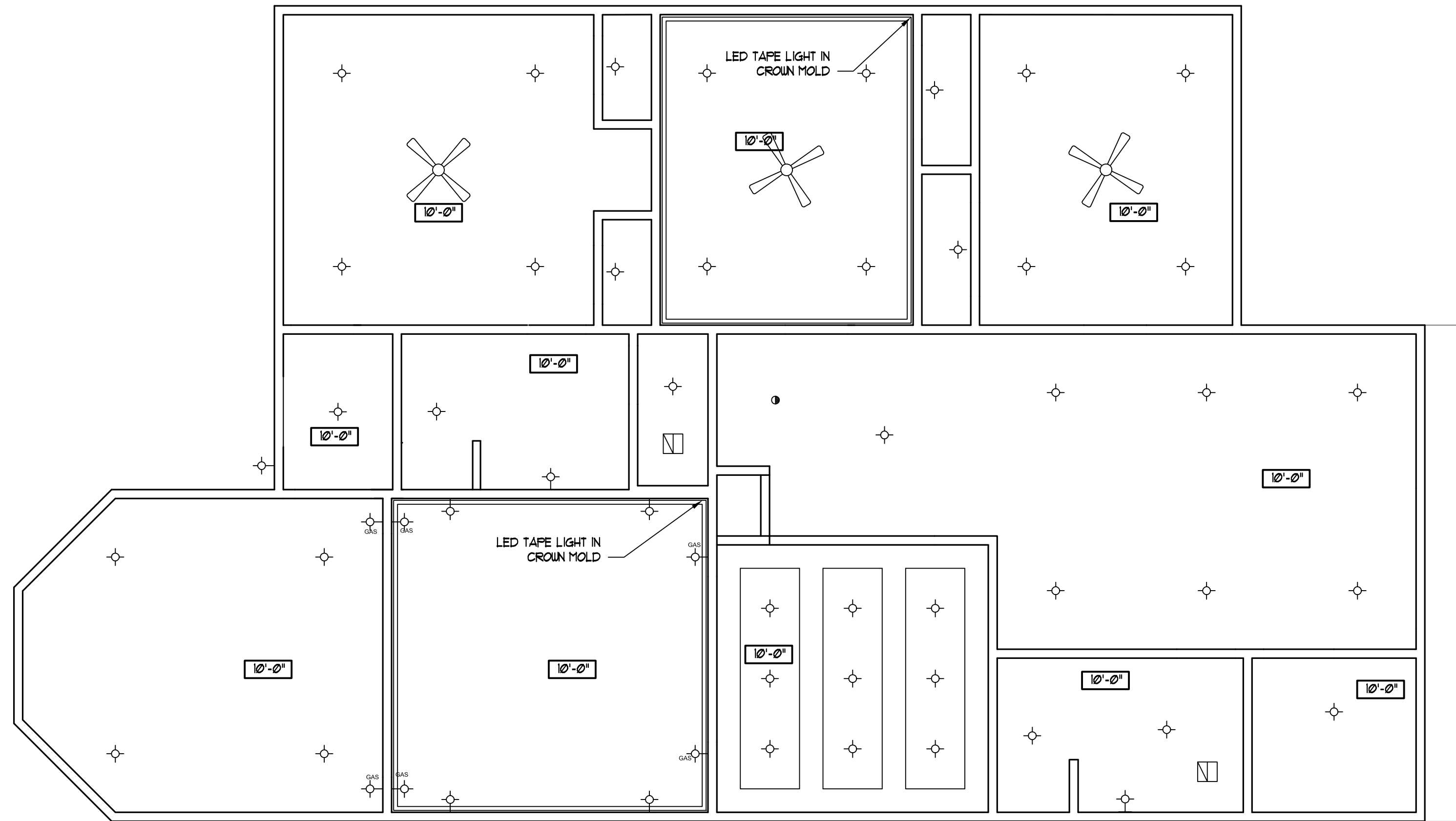
Date: 11.16.18

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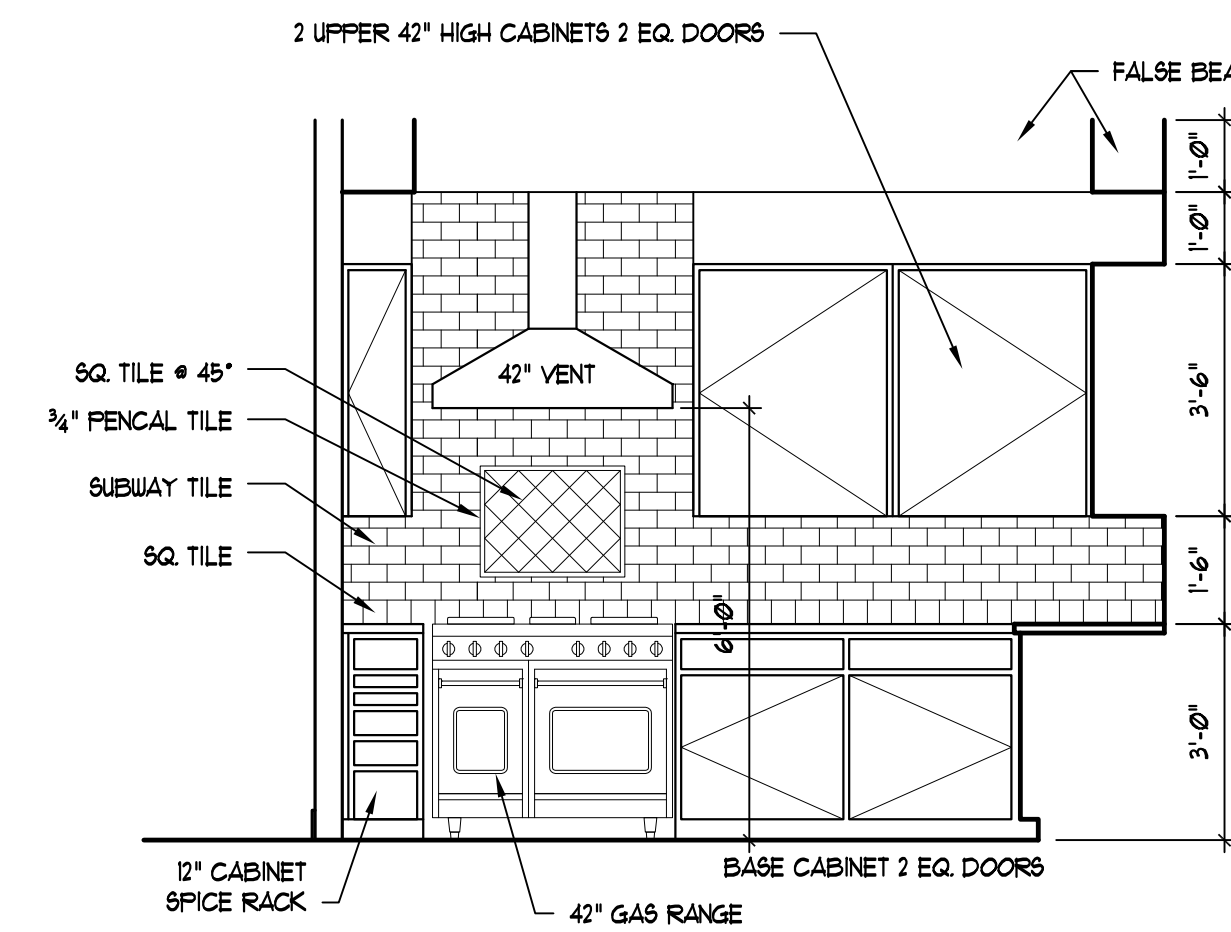
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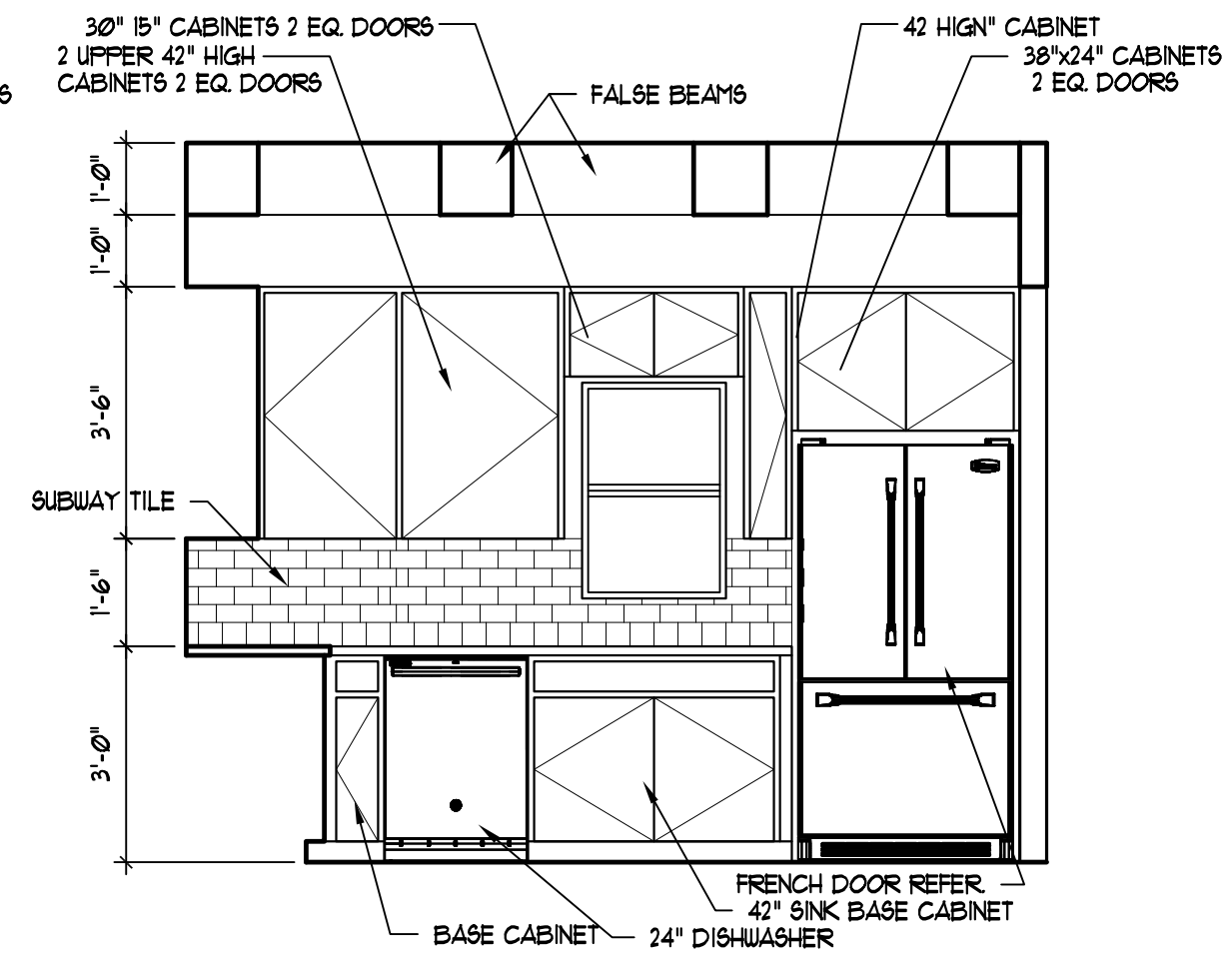
01 FLOOR PLAN
sc. 1/4" = 1'-0"



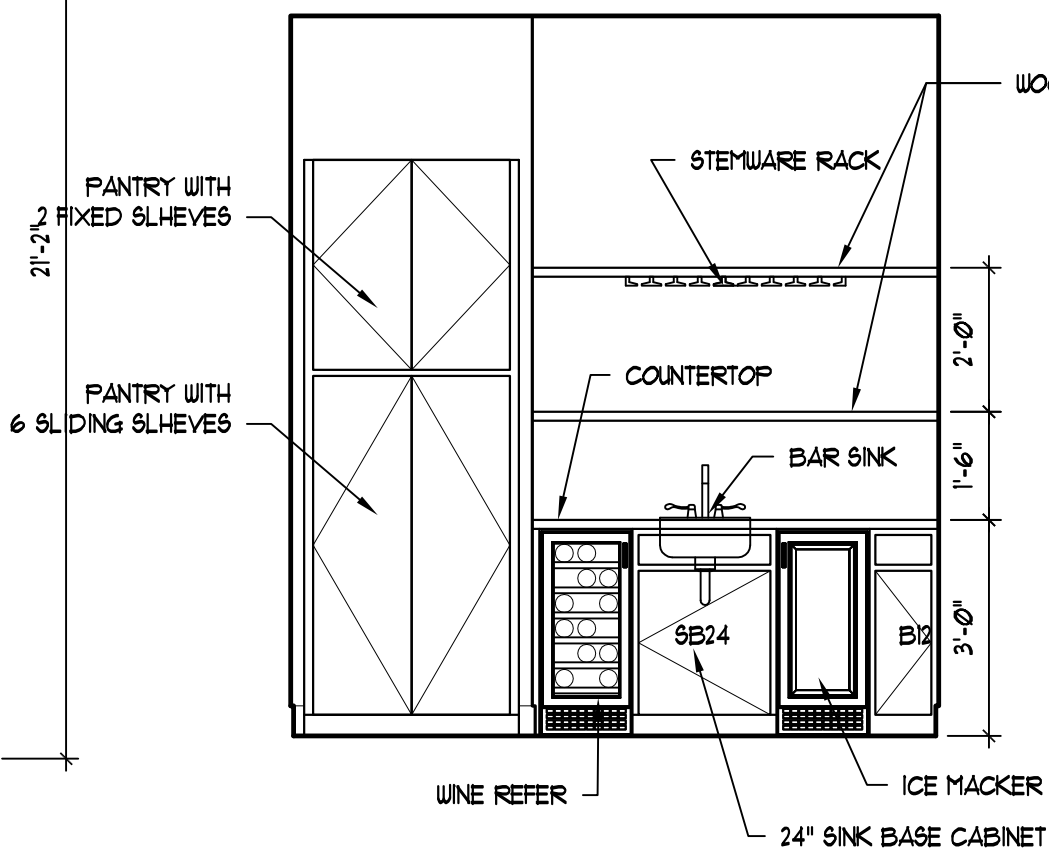
02 RCP
sc. 1/4" = 1'-0"



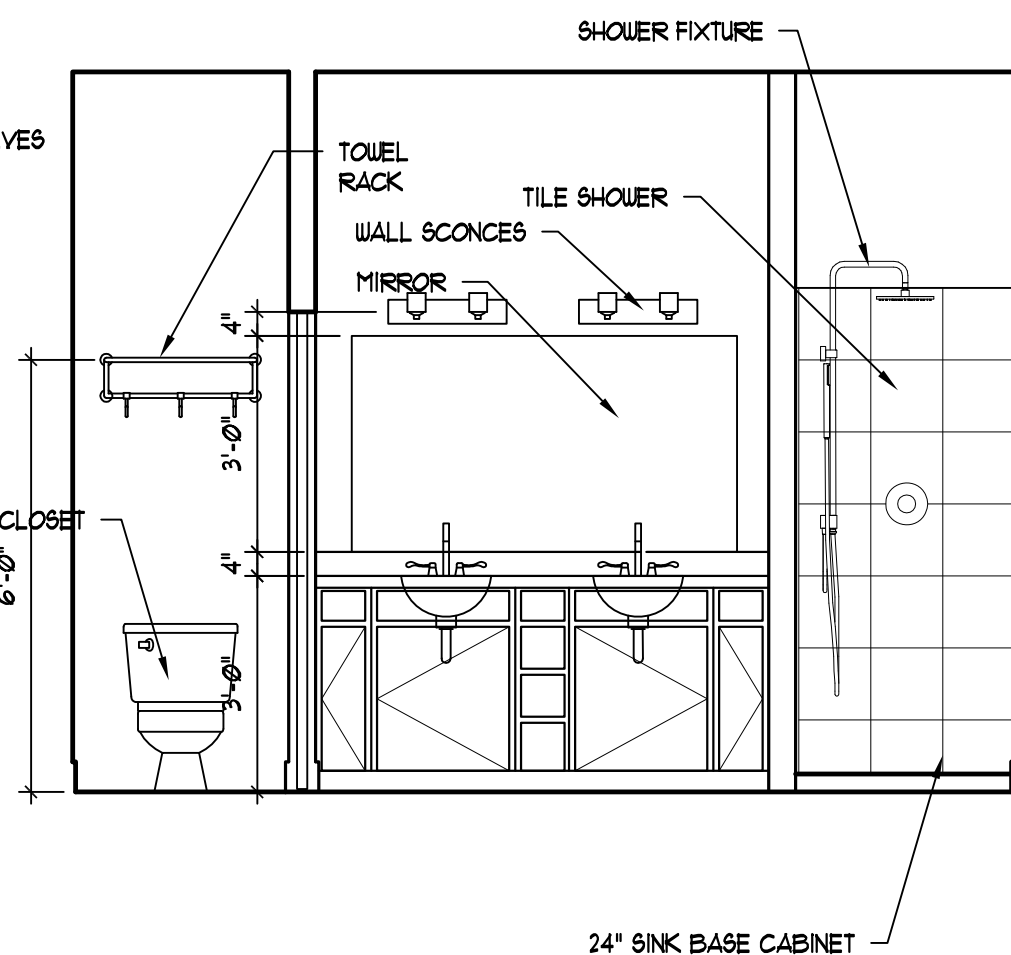
03 INTERIOR ELEVATION
KITCHEN
sc. 3/8" = 1'-0"



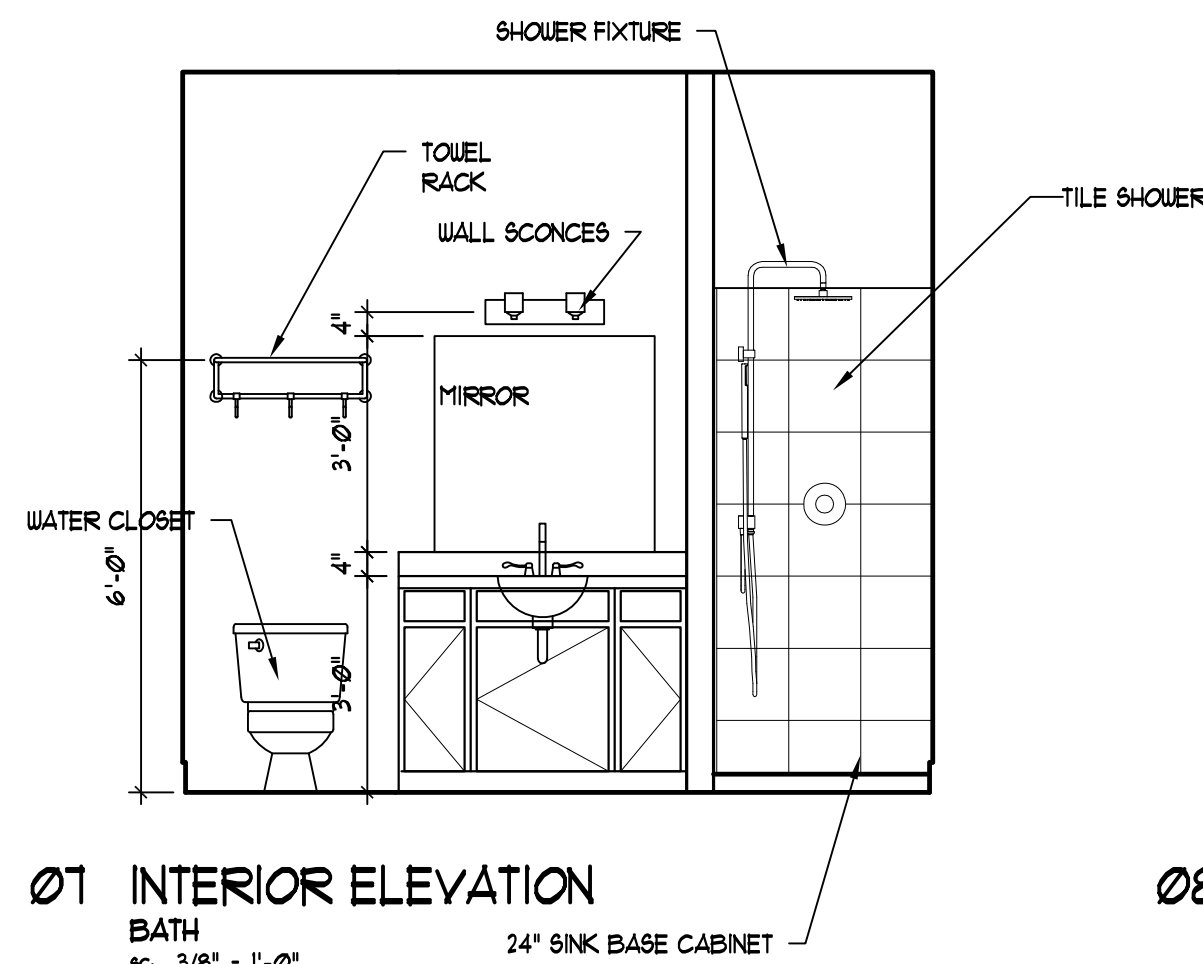
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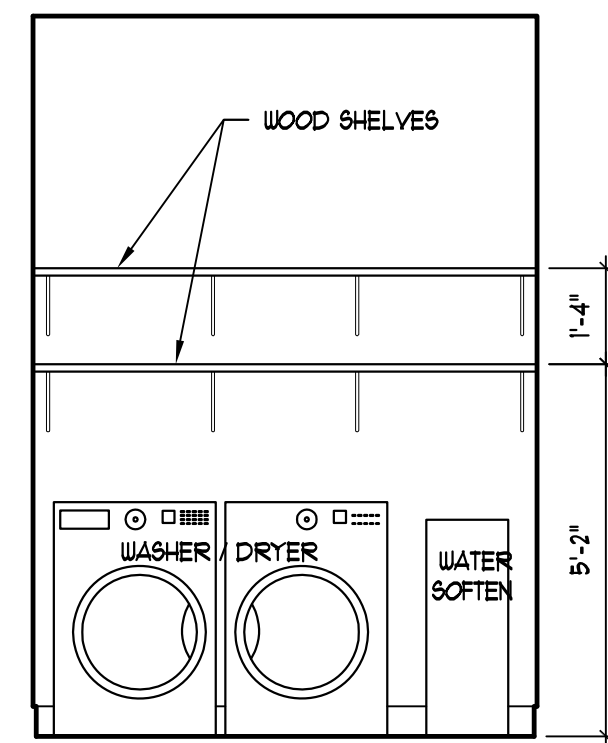
05 INTERIOR ELEVATION
PANTRY / BAR
sc. 3/8" = 1'-0"



06 INTERIOR ELEVATION
MASTER BATH
sc. 3/8" = 1'-0"



07 INTERIOR ELEVATION
BATH
sc. 3/8" = 1'-0"



08 INTERIOR ELEVATION
UTILITY ROOM
sc. 3/8" = 1'-0"

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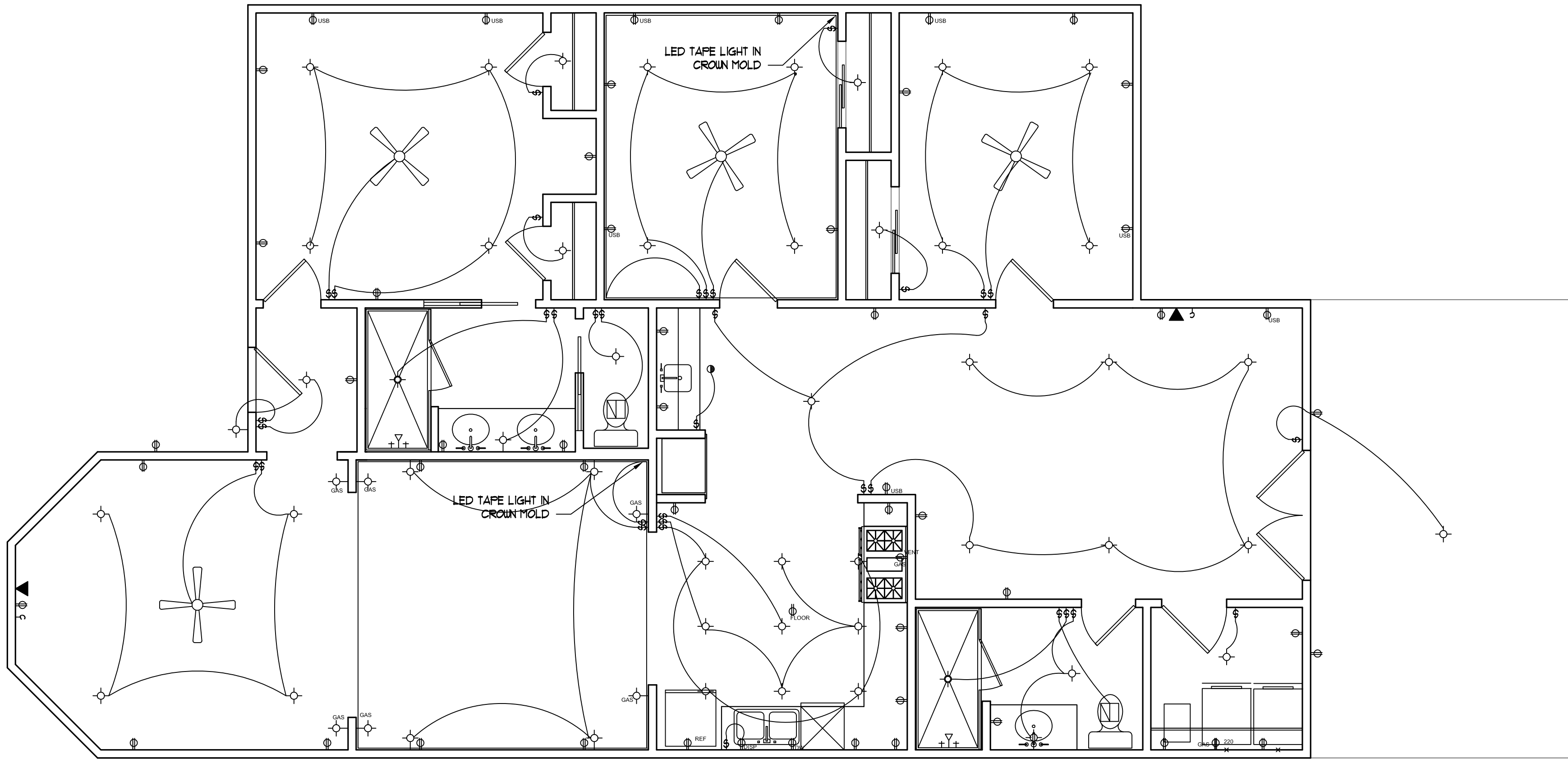
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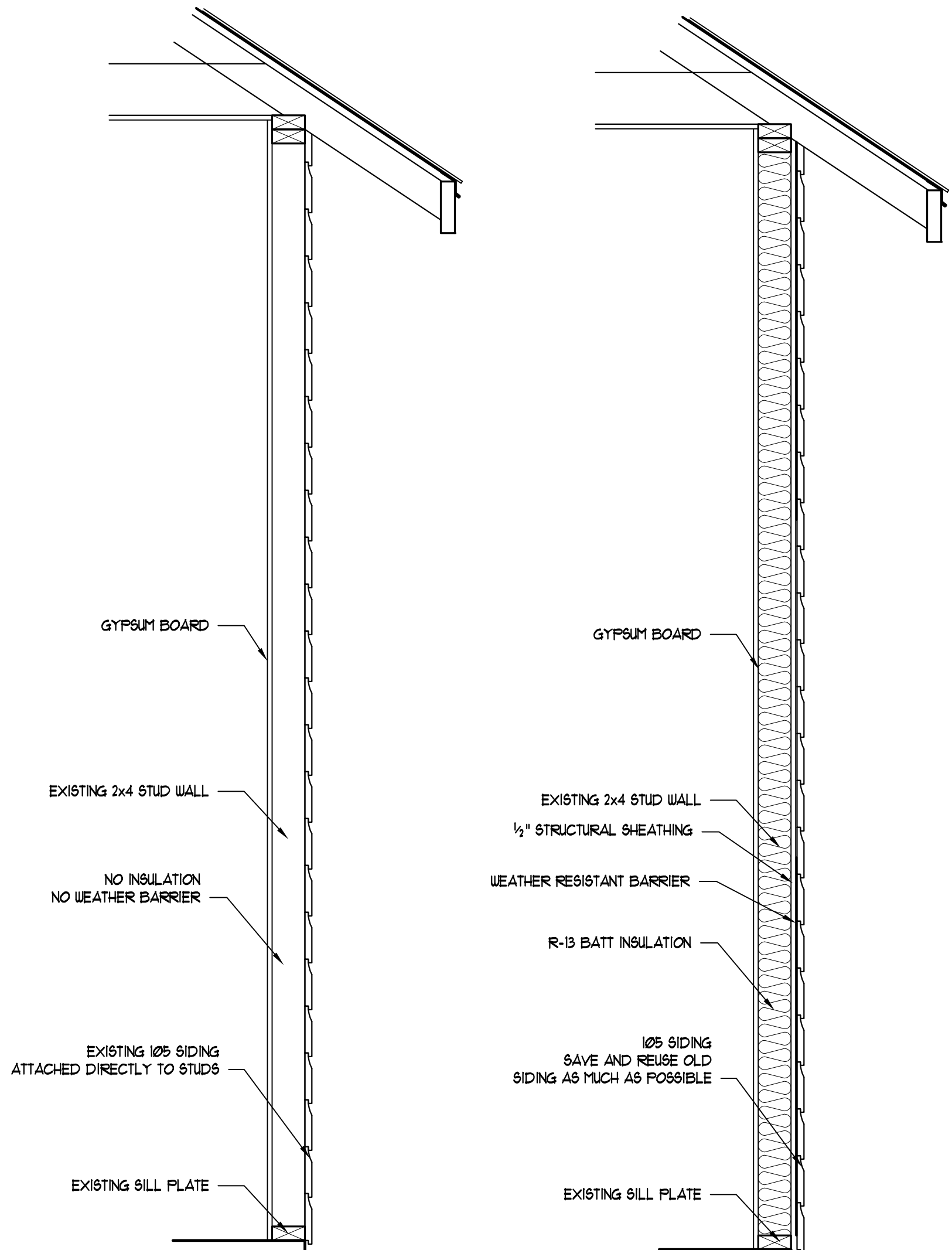
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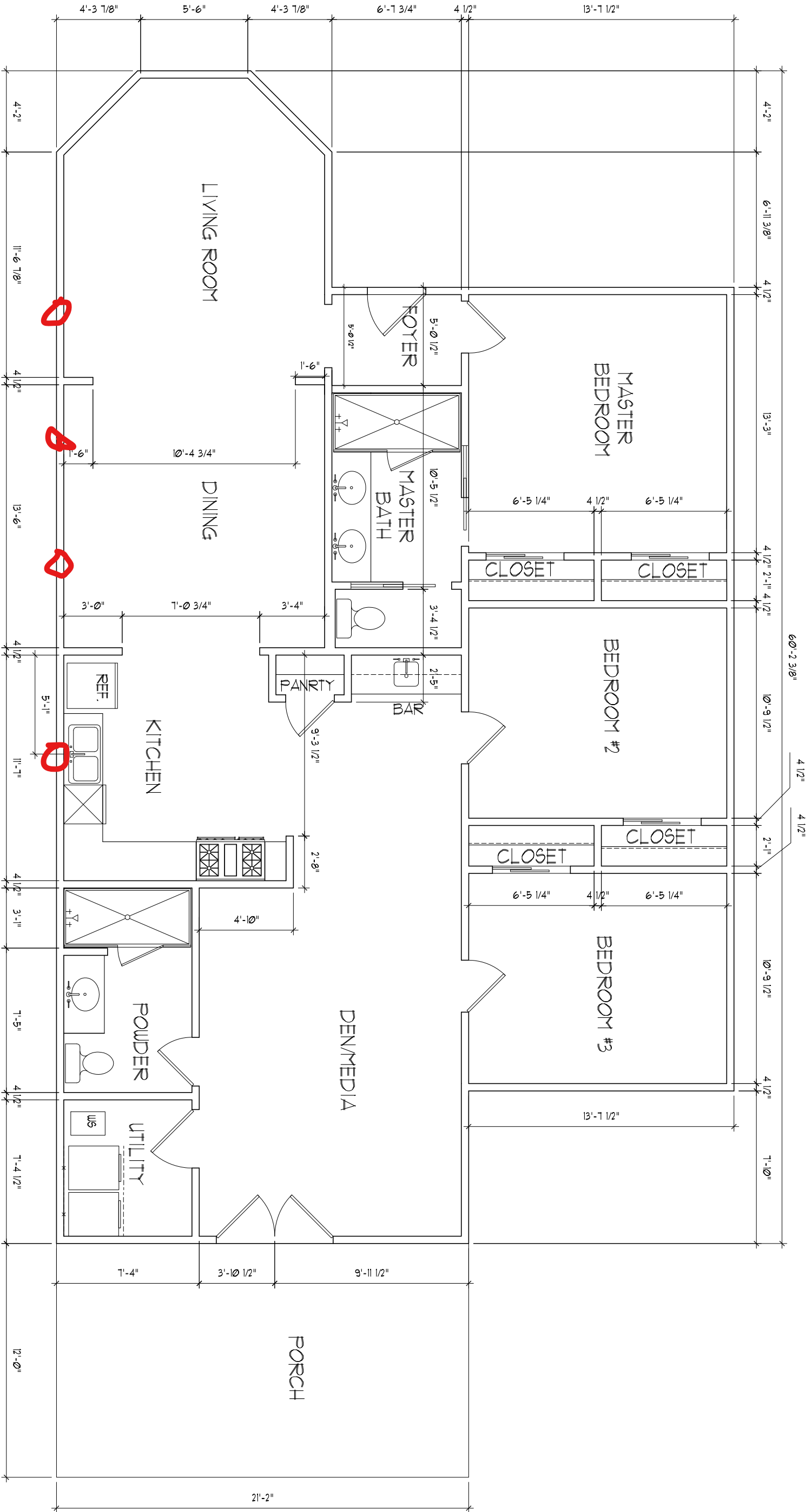
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PLOT (SITE) PLAN

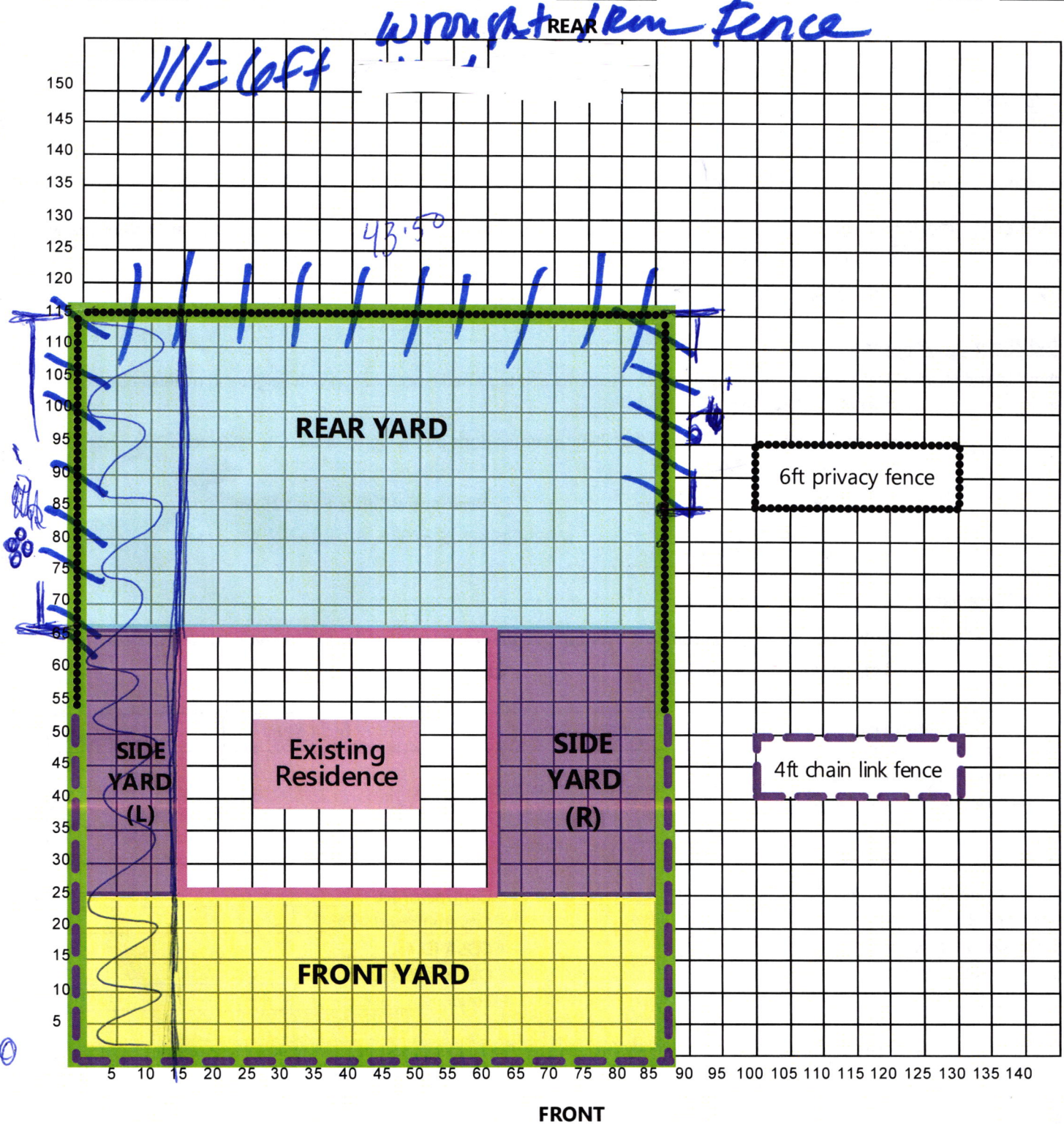
(SAMPLE ONLY)

Address: 508 Mason

Lot: _____

Block: _____

NCB: _____



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Applicant Signature: *[Signature]*

Date: 10-26-01

























October 4, 2019 at 3:12 PM
504 Mason St
San Antonio TX 78208
United States



October 4, 2019 at 3:13 PM
504 Mason St
San Antonio TX 78208
United States



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508 Mason St
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United States



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504 Mason St

San Antonio TX 78208

United States









Pile

ZIPsystem

STRUCTURAL 1

STRUCTURAL 1
2x10 WALL SHEATHING

ZIPsystem

ZIPsystem

STRUCTURAL 1
2x10 WALL SHEATHING

ZIP SYSTEM
STRUCTURAL 1
2x10 WALL SHEATHING
100'





























































