

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-434
ADDRESS: 407 MISSION ST
LEGAL DESCRIPTION: NCB 946 BLK 2 LOT 20
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Wharton House
APPLICANT: Beth Rothwell
OWNER: Beth Rothwell
TYPE OF WORK: Historic Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 407 Mission St.

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:

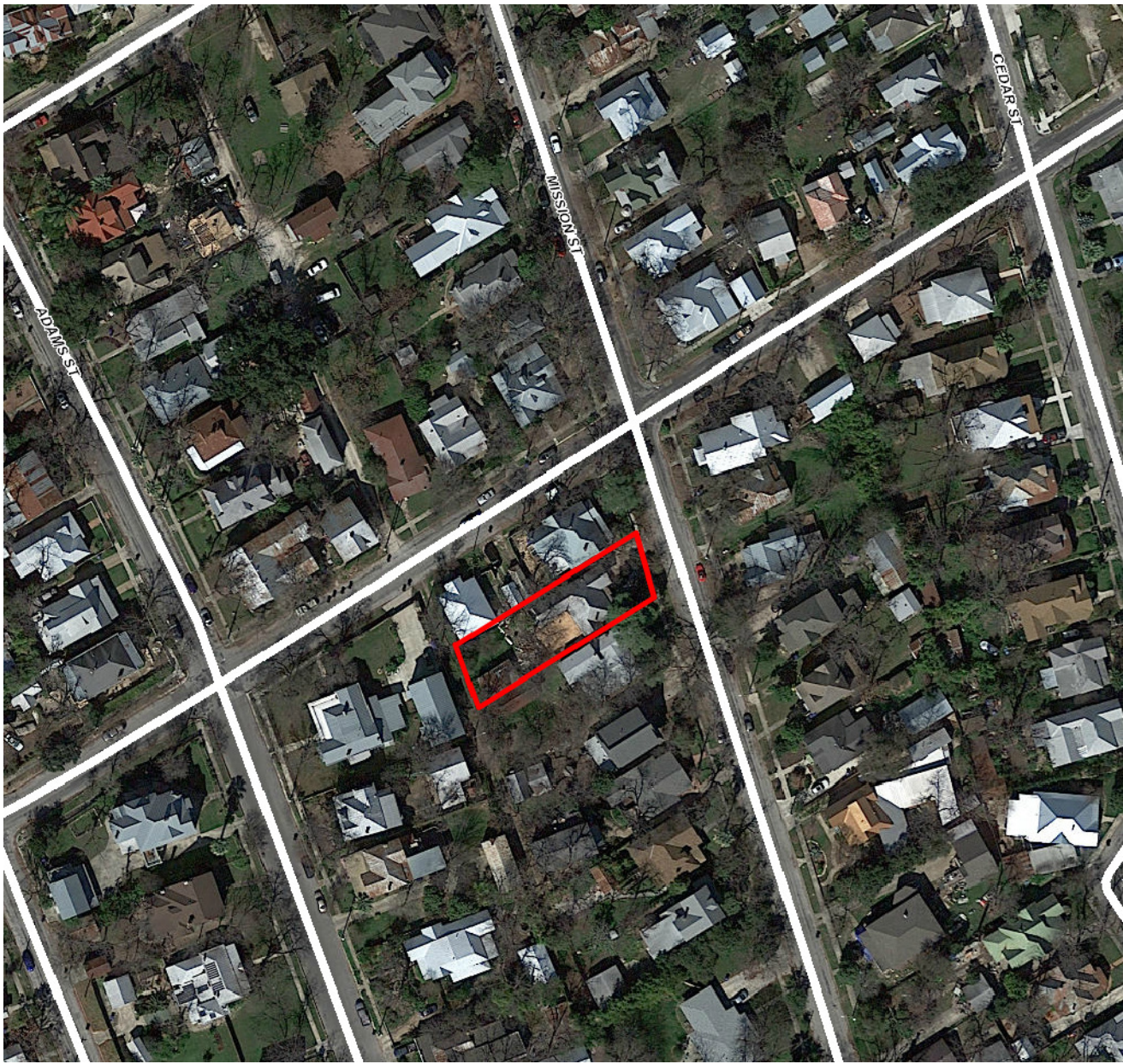
- a. The primary structure located at 407 Mission St is a 1-story single family home constructed in the Queen Anne style. The home features several elements of the style, including a hipped roof with front gable, scalloped gable shingles, and decorative bracketing. The home is a contributing structure in the King William Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work for the project is complete, and consisted of various items and upgrades, including the removal of a non-original front door opening and installation of a new window; replacement of rotted exterior wood elements; removal of a non-original rear porch and construction of a new rear addition and porch; and several interior upgrades, including plumbing and electric fixtures, countertops, cabinets, appliances, and finish hardware. The applicant received Historic Tax Certification in 2015.
- c. Staff conducted a site visit on September 14, 2017, to examine the conditions of the property. The applicant received an Administrative Certificate of Appropriateness on June 15, 2017 for the installation of a standing seam metal roof with the stipulations that the roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. The approval also stipulated that a large profile ridge cap should not be used. As installed, the roof features an unapproved, raised ridge vent with modern capped ends that is not in compliance with the approval on record. The ridge detail must be corrected or receive approval from the HDRC in order for the property owner to participate in the tax incentive program.

RECOMMENDATION:

Staff does not recommend approval of Historic Tax Verification at this time. Staff recommends that the ridge detail be corrected or receive approval from the HDRC in order for the property owner to participate in the tax incentive program as noted in finding c.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 13, 2017

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WILKINSON ASSOCIATION



FRANK WILLIAMS ASSOCIATION





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 15, 2017

ADDRESS: 407 MISSION ST
LEGAL DESCRIPTION: NCB 946 BLK 2 LOT 20
HISTORIC DISTRICT: King William
PUBLIC PROPERTY: No
LANDMARK: Wharton House
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Iron Clad Roofing - 1726 Brogen Dr
OWNER: Justin Rothwell - 407 Mission St
TYPE OF WORK: Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing standing seam metal roof and install a new metal roof in its place.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 6/15/2017 3:15:31 PM

ADMINISTRATIVE APPROVAL TO: remove the existing standing seam metal roof and install a new standing seam metal roof in its place. The following stipulations must be adhered to:

1. That the standing seam metal roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height and a crimped ridge seam. A large profile ridge cap is not to be used.
2. That the applicant document via photographs the existing wood shingles and provide those photographs to the Office of Historic Preservation.
3. No modifications to the roof form/pitch are to occur.

This COA is valid for six (6) months from the issue date and should be posted on the job site while the work is being performed.

APPROVED BY: Katie Totman

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name being the most prominent.

Shanon Shea Miller
Historic Preservation Officer



INVOICE

Customer

Name Beth Rothwell
 Address 407 Mission St.
 City San Antonio State TX ZIP 78210
 Phone 210-286-6798

Misc

Date 7/12/2017
 Order No. M17-307
 Rep Tim
 FOB _____

Qty	Description	Unit Price	TOTAL
1	Insurance proceeds w/ supplement and updated pricing	\$ 37,784.88	\$ 37,784.88
	1st payment 3/24/17		\$ (20,060.19)
	2nd payment request		\$ (17,724.69)
			Balance -0-
			Shipping
			TOTAL \$ -

Payment

Check

Comments _____
 Name _____
 CC # _____
 Expires _____
 Zip Code _____
 SEC. Code _____

Tax Rate(s)

Balance after 2nd payment

We thank you for your business.



McCormick Custom Homes, LLC
 mcmccormickbuilder.com
 210 445 3303

Cost Break-Down Sheet

Client: Justin and Beth Solomonic
Property / Address: 4071 Mission Street

Square Footage
Living: 2321
Porch: 126
Outdoor Living: 176
Garage: 0
Square Footage Total: 2323

Line Item	Specification	Cost	Extras	Actual	
Architect / Engineering		\$0	125	\$125	murder shed engineer letter
Permits & Insurance	Bulkers Risk Insurance, Permits, Impact Fee	\$2,421	210	\$1,593	tax cert and cert of determination
Demolition	Remove Necessary Components to Rebuild	\$4,079	900	\$4,979	labor to remove all wood behind drywall
Surveys		\$0	0	\$0	
Site Preparation		\$0	0	\$0	
Plumbing	Per Plan & Per Code	\$12,144	0	\$12,144	
Water Softener & RO	Combo Unit	\$2,652	0	\$2,652	
Foundation	Add 15 Piers, Shim Existing Piers	\$9,556	744	\$10,300	rotted and termite damaged beams
Frame & Cornice Material	Per Plan	\$2,612	4920	\$17,532	siding, wood siding at front, 2x6 for ceiling bracing
Frame & Cornice Labor	All Custom Frame and Block Per Plan	\$8,477	0	\$8,477	
Windows	Per Plan	\$2,402	1619	\$14,021	gave credit for original budget amount, did not charge for refurb old windows
Roofing	Repair Budget	\$623	0	\$623	
Electrical	Per Code and Per Plan	\$11,628	0	\$11,628	
Home Automation/Security	Final Configuration TBD	\$4,512	0	\$2,550	
HVAC	Hercule Dusts, New Grills & Thermostat	\$2,433	380	\$2,813	Missing ac filter at unit, Damper
Insulation	Foam Roof Deck, BIBs in Exterior	\$6,412	0	\$6,412	
Drywall	Orange Peel or Monterey Drag Texture	\$9,871	1200	\$11,071	hand trowel texture
Interior Masonry	Per Plan	\$412	0	\$412	remove fireplaces and brace
Interior Doors		\$1,895	690	\$2,585	barn door labor (I did not do it), utility door not on plan
Trim Material	Paint Grade, MDF Shelving, 200lf Crown Moulding	\$3,212	206	\$3,418	master closet rods stainless steel corners rounded
Trim Labor	Custom Craftsmanship	\$2,212	0	\$2,212	
Exterior Paint	Match Color and Trim Color	\$2,954	225	\$3,179	more prep labor since we removed all old siding
Interior Paint	3 Colors, 2 Wall/Ceiling & 1 Trim Color	\$3,640	0	\$3,640	
Sofatubes	Locations To Be Determined	\$1,352	0	\$676	1 instead of 2
Equipment Rental	Demolition Porch, Demolition Garage	\$654	0	\$654	paid laborers instead of machinery due to remove shed

Bid.xlsx - Sheet1

Dumpster	40 yard, 3 Total Dumpsters	\$2,731	2115	\$4,846	wood behind drywall and fire damaged wood, 8 total
Port-a-Con		\$688	0	\$0	cidn't get
Flatwork	Repair Front Sidewalk	\$653	0	\$0	
Final Clean-Up	Interior & Exterior	\$612	0	\$612	
Exterior Doors		\$1,200	0	\$838	260, 578
Railing	Exterior	\$2,400	0	\$0	
Fencing	Replace Fencing in Front from Dumpster	\$1,000	0	\$475	
Flooring	Floors, Backsplashes, Showers, Material & Labor	\$14,000	4947	\$18,947	1480, 600, 1250, 2040, 501, 545, 500, 1047, 1150, 40, 2500, 51, 1000, 2900, 1101, 1362, 880, (18947)
Appliances	Client Choice	\$8,500	3099	\$11,979	60, 3000, 500, 840, 1925, 679, 2395, 1550, 830 Install
Lighting Fixtures	Client Choice	\$4,000	0	\$1,853	143, 100, 351, 303, 124, 484, 358 fluoro
Plumbing Fixtures	Toilets, Sinks, Faucets, Tubs, Disposal, Drains	\$4,000	3622	\$7,622	3027, 959, 65, 65, 150, 1150, 227, 999, 900, 80
Cabinets	Client Choice, Paint or Stain Grade	\$16,000	0	\$11,997	250, 2800, 6297, 250, 2400 Install
Mirrors	Client Choice	\$1,200	674	\$1,874	129, 383, 1362 (shower glass not on plan)
Counter Tops	Client Choice	\$7,500	2185	\$9,685	macabus quartzite
Finish Hardware	Door Knobs, Cabinet Hardware, Bath Hardware	\$3,000	0	\$668	108, 17, 197, 346,
Landscape		\$0	0	\$0	
Sprinkler		\$0	0	\$0	
Allowance Fee	Total of Allowances Multiplied by 1.11	\$6,903	\$1,598	\$7,253	
Credits	125 demo permit				

	Cost	\$170,551	\$202,220
Client	Date		
Client	Date		
McCormick Custom Homes LLC	Date		

\$170,551 Original Bid
 \$34,110 Plus Contingency
 \$204,661 Total Loan Amount Available
 \$202,220 Actual Cost
 \$126,000 Amount Drawn To Date
 \$76,220 Total Due Including Remaining Loan and Overages
 \$31,669 Overages Including Credits
 \$44,551 Loan Amount Remaining

\$76,220 Final Draw Amount



City of San Antonio - Residential Combination Inspections



A/P Number 215393 Address 407 MISSION ST. Inspection # _____

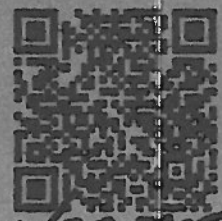
Your inspection was: **Approved** Partial Passed Conditional Approval (see comments summarization below)

The following inspections were performed:

Mechanical		Electrical		Plumbing		Other to Insulate: Y / N	
Rough-in	Rough-in (TOPS)	Rough-in	Top out (IRR)	Foundation	Roofing	UDFrame	
Final	Final Reconnect (TML) (CEE)	Waterpipe in Slab	Underground Waterline	Insulation	Final Flatwork	UDFinal	
		Gas	Sewer	Tree Final			

Comments summarization: _____

Inspector: Cellarino #209 Date: 7-12-17 Time: AM Phone: 4755070

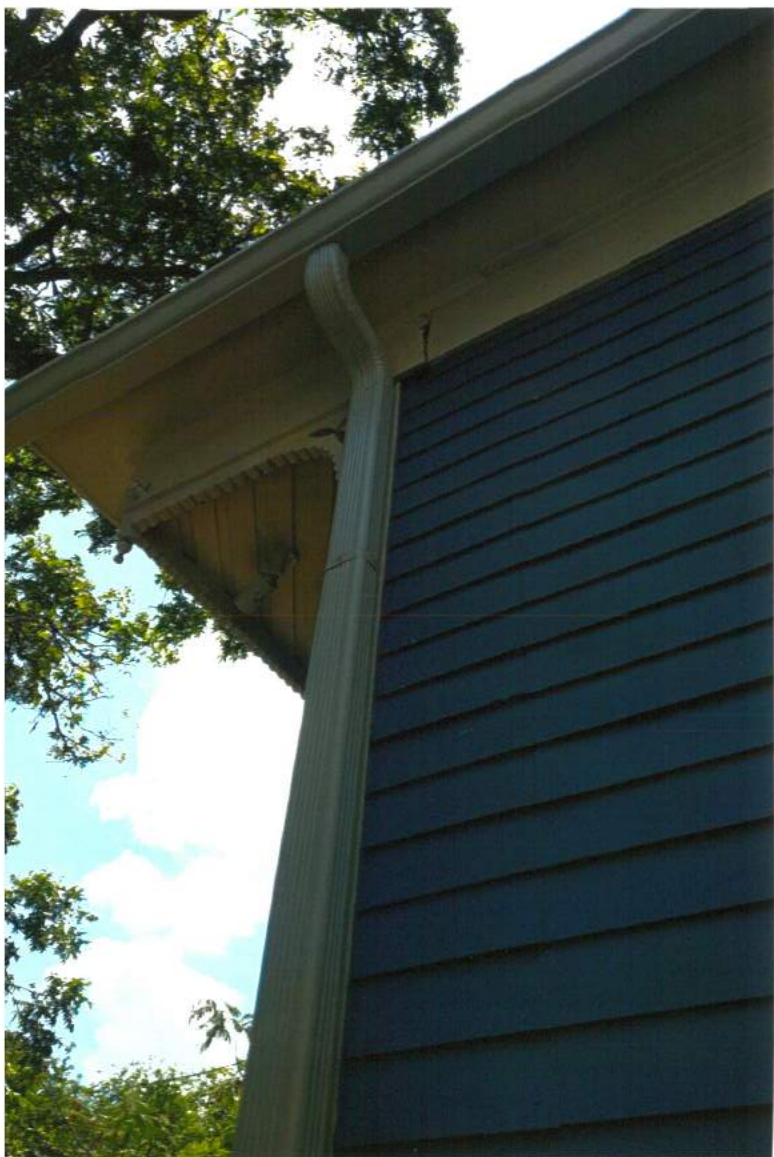


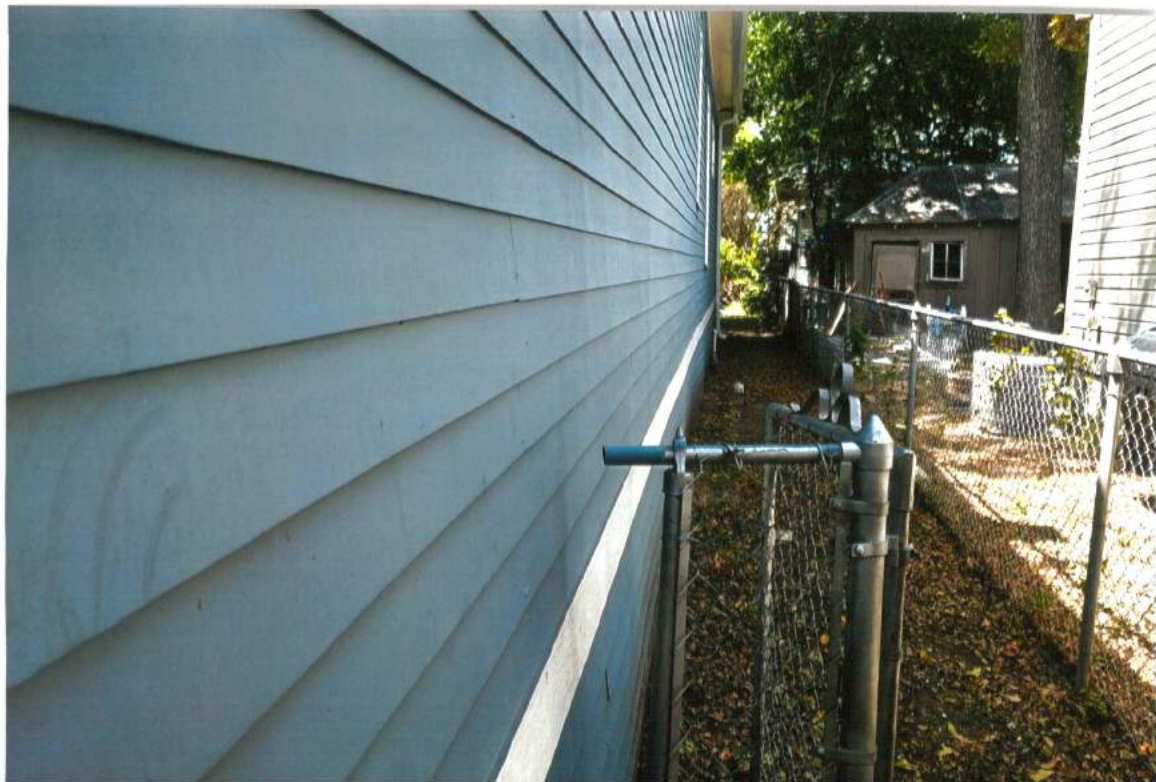
The summary above contains highlights of the official inspection record filed by the inspector. The official inspection record may be obtained by scanning the image on the right and entering your A/P Number or by contacting the Development Services Department at (210) 207-1111.

Partnering with our community to build and maintain a safer San Antonio







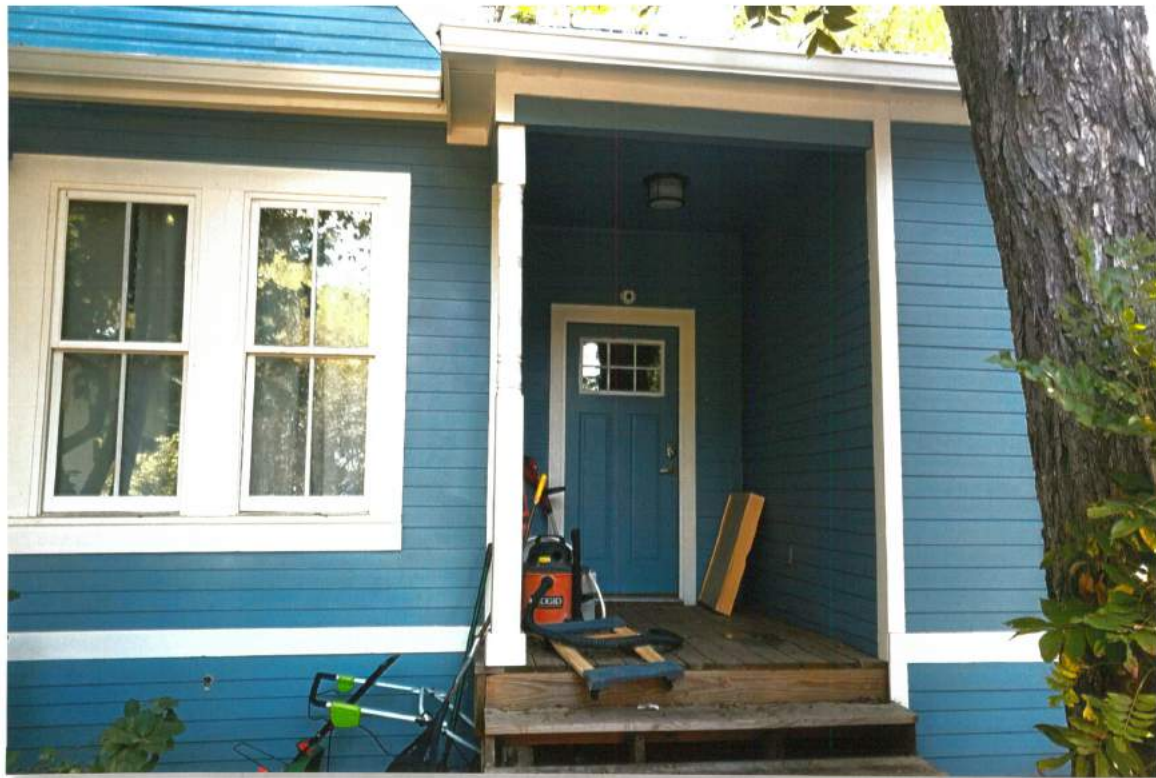














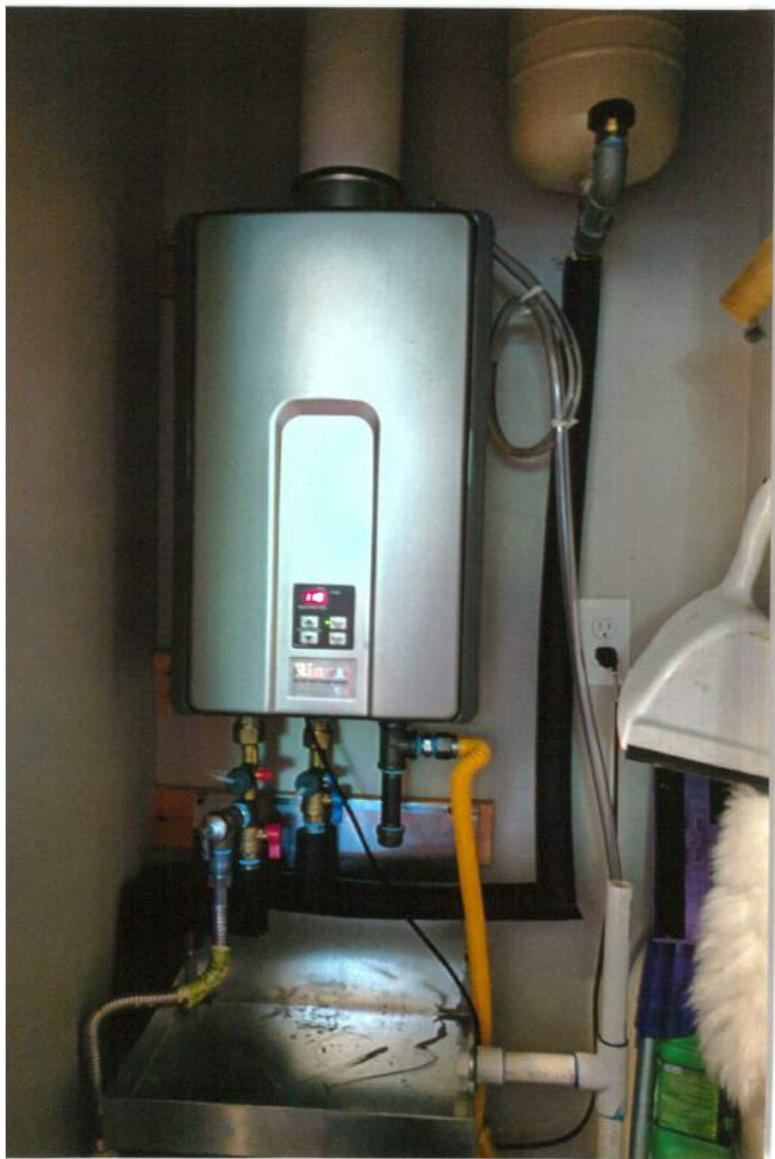


















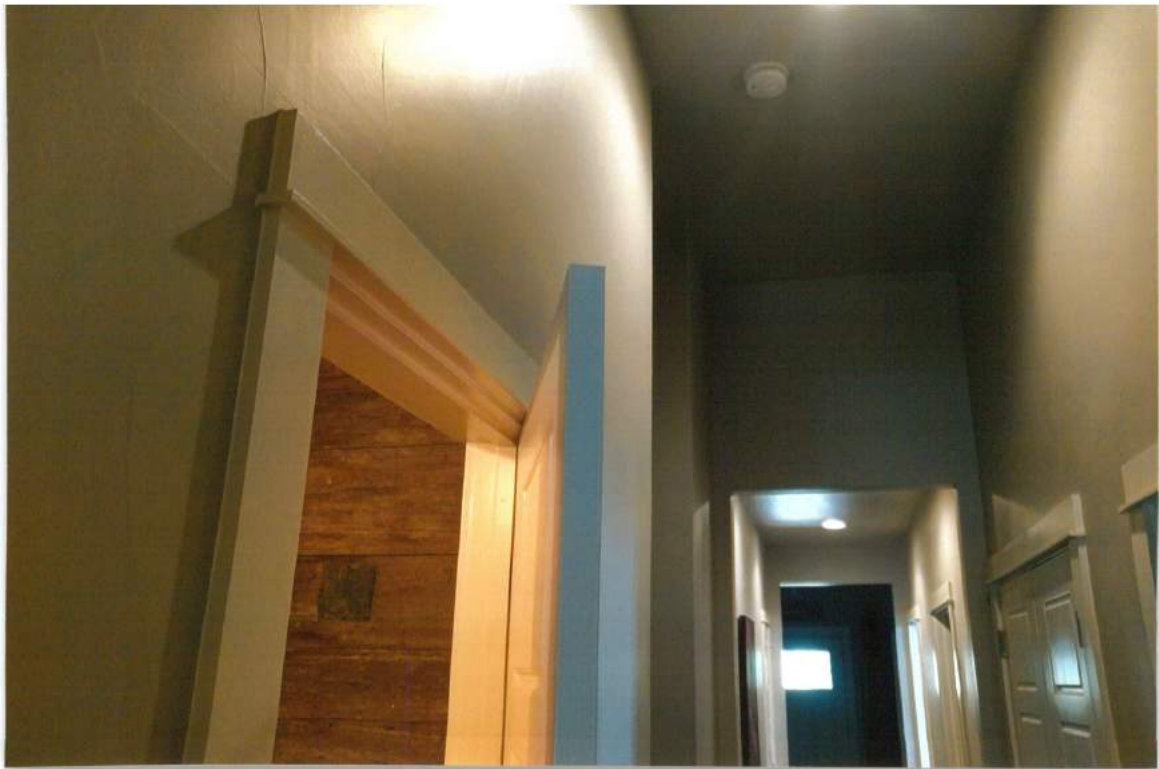














Cold water
Bond, bath Tub
Hall way

Furnace
Heater

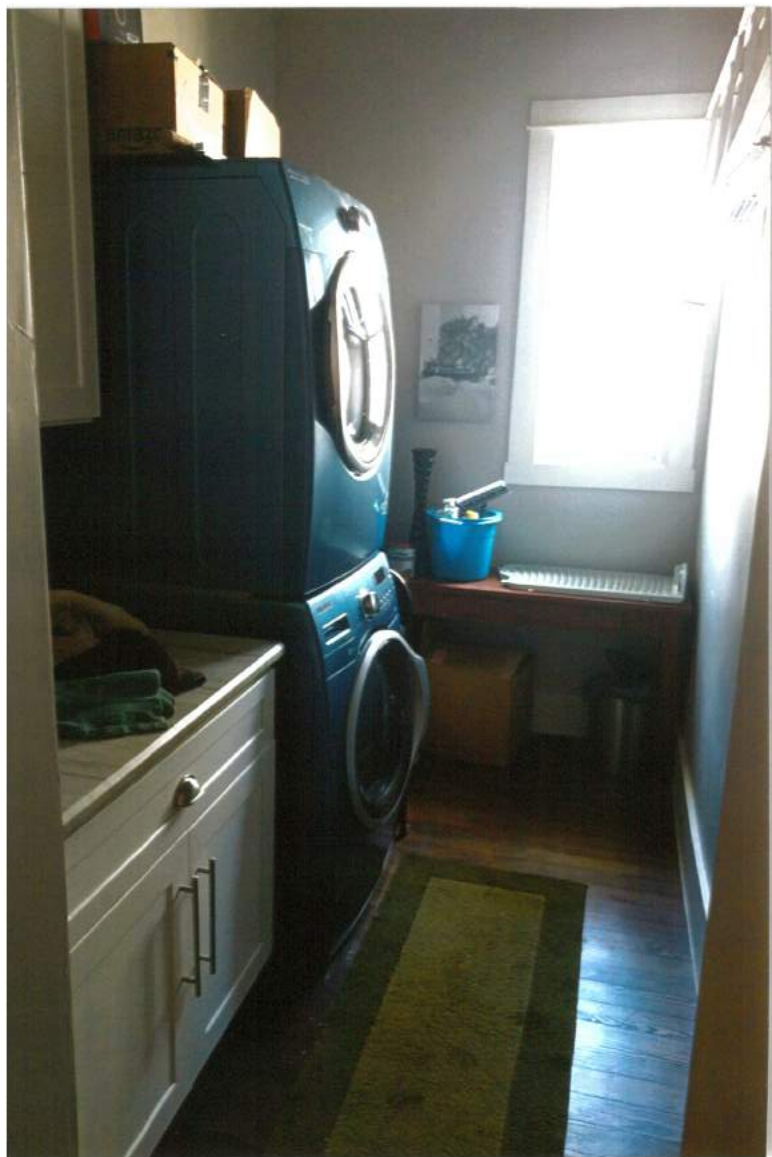
House
main
sub panel

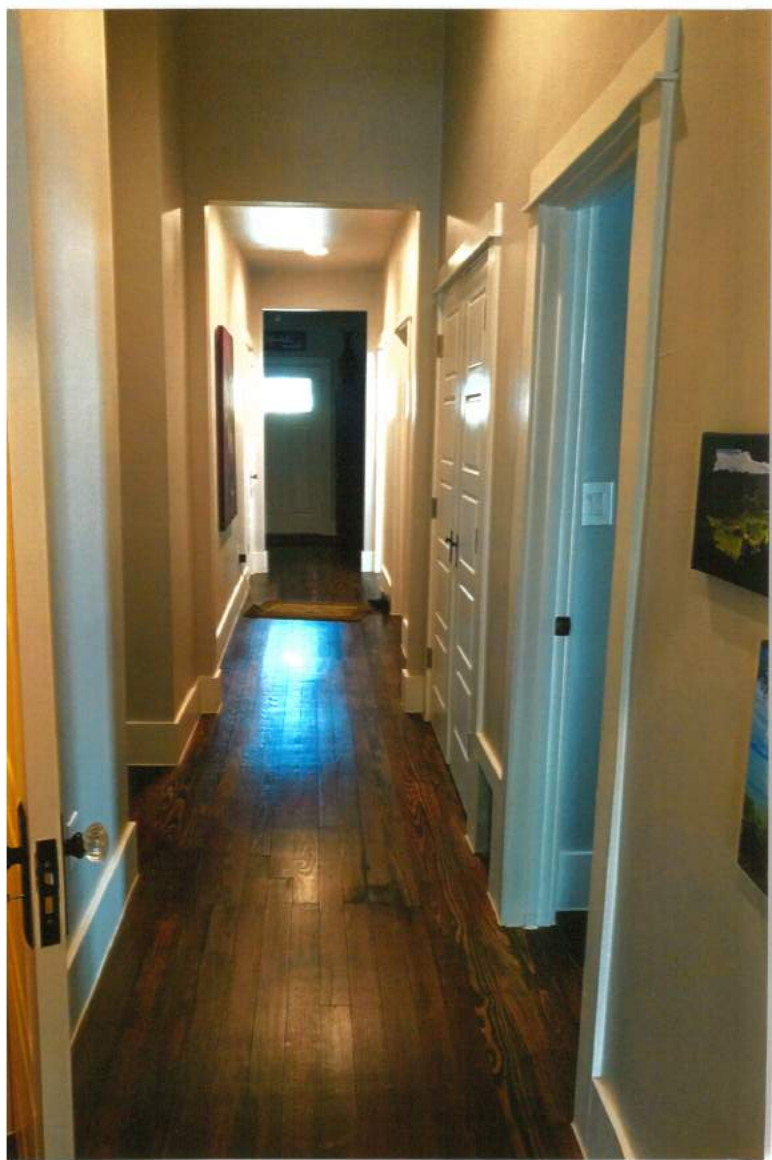
A/C
unit

[Illegible printed label at the bottom of the panel]

MIL BANK

























att
beam
Satt Room
Drapes
Drapes
Bath Room



Master
Bed
Hall
Lisths
Sistem
Room
Refray
Lundry
Living
Room
Kechen
Dinnig
Offes
Room
Bed 1
Room
Bed 2
Room
D/P
D/w
Kechen
GFI
Mackey
GFI