

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

HDRC CASE NO: 2017-418
ADDRESS: 525 N COLORADO ST
LEGAL DESCRIPTION: NCB 2230 BLK 3 LOT N 54.3 FT OF 1
ZONING: I-1,HL
CITY COUNCIL DIST.: 5
LANDMARK: Null
APPLICANT: Paul Gomez
OWNER: Paul Gomez
TYPE OF WORK: Tax Certification

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 525 N Colorado.

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 525 N Colorado St is a 1-story commercial structure with wood siding, a gabled roof, and a parapet wall. The property is a local landmark and was designated on August 16, 2015.
- b. The scope of work largely consists of restoration work that is eligible for administrative approval, including siding repair, painting, roof repair, and foundation repair. The applicant also received HDRC approval to install new doors, replace the glass in existing window frames, and paint the standing seam metal roof white.
- c. Staff conducted a site visit on August 29, 2017, to examine the exterior conditions of the property. Staff finds that the property is in need of reinvestment and commends the applicant for undertaking its rehabilitation.
- d. 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.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Stephanie Phillips

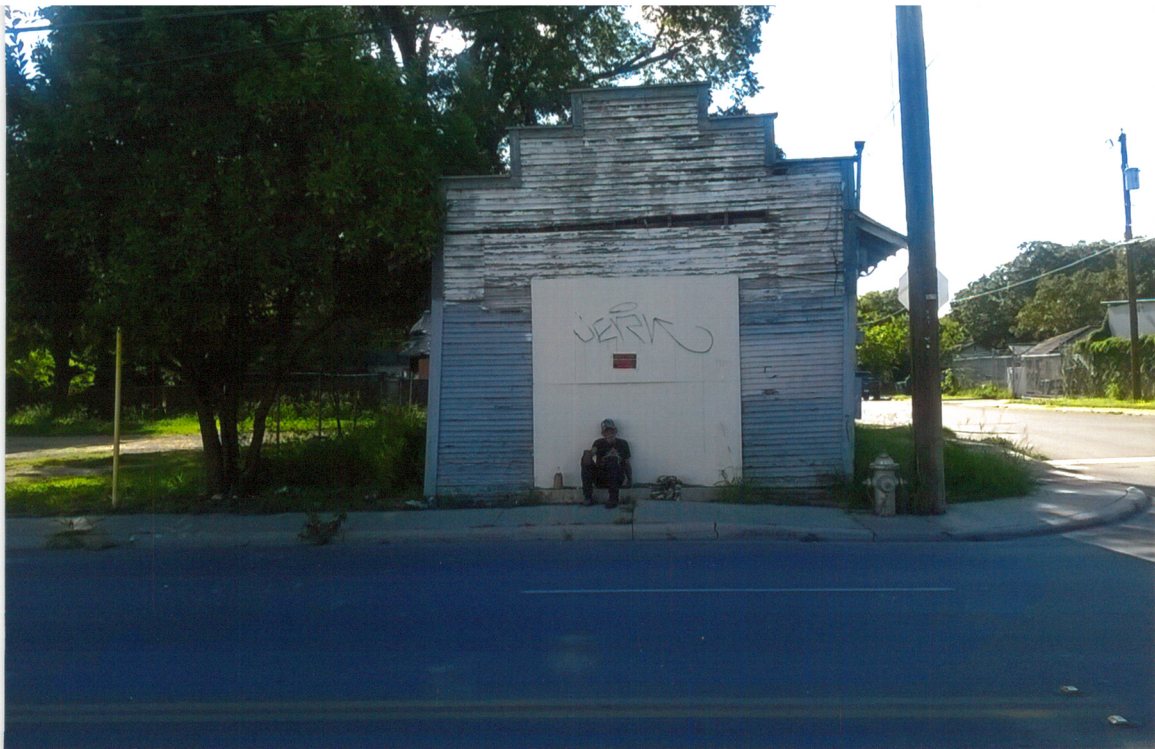


Flex Viewer

Powered by ArcGIS Server

Printed: Aug 29, 2017

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 525 N. COLLEADO

REQUEST: HISTORIC TAX CERTIFICATION

HEARING DATE: SEP 5, 2012 Time: 3:00 PM

FOR MORE INFORMATION CONTACT
(210) 207-0035

ALL HIRC MEETINGS TAKE PLACE AT 1001 S. ALAMO

523 NORTH COLORADO STREET PROJECT

Objective: To restore exterior of property as best as possible to its original appearance of 80 years ago.

Goal: The property need to be a productive part of the community again. The property shall be occupied by an owner or tenant who will maintain the appearance of the property, will provide a service to the neighborhood and be a part of the community.

TIMETABLE FOR PROJECT

August 14, 2017 Apply for foundation permit. Plans for foundation and engineers letter of assumption with engineers seal, have already been acquired. During the leveling of building architect and engineer shall advise property owner that all work complies with UBC requirements.

September 30, 2017 New foundation in place and building leveled. New remodeling permit shall be purchased.

December 30, 2017 Exterior and roofing of building shall be completed. Interior of building should also have remodeling work started.
Search for a tenant or new owner if property is to be sold.

January 31, 2018 Renovation should be completed.

February 28, 2018 Building should be occupied.

PROPOSED EXTERIOR REPAIRS 523 N COLORADO AND MATERIALS

The building has two parts, the original building herein called the front part built around 1930 and the addition herein called the back part, built in 1981.

Siding: The front part exterior shall be 1x7 siding also called washboard siding made of yellow pine. This matches the original siding. The back part shall be composite 4X8 sheet siding matching the additions original siding.

Trim: The front part shall have yellow pine boards matching the original material and the back part shall have whitewood boards which is the original material used for the addition.

Paint: The front part and back part shall be painted in white color with trim boards painted in green with lead free semi-gloss finish paint.

Doors: The front part shall have two doors side by side made of wood with glass panes and screen doors for décor. The front part of building on the north side of building shall have a wooden door which was once original to building and was covered by siding after it was destroyed in burglary. The back part shall have two wooden doors side by side.

Roofing: The front part shall be a seamed metal roof or the original roof may be repaired and coated with Ames roof coating in white color which was original to building. The back part shall have flat composite roofing original to building.

Windows: The front part window shall all be glass as original to building. The back part has no windows.

Foundation: The front part north side of building will be repaired and there will be no skirting around the front part of building. The back part foundation is concrete slab.

PROPOSED COST RENOVATION 523 NORTH COLORADO

Foundation:	\$4200
Siding repair:	\$800
Roofing repair:	\$1800
Doors:	\$800
Windows:	\$200
Painting:	\$800
Interior repair:	\$2500
Utility repair:	<u>\$1200</u>
Total	\$12,300

Note: These estimates bring the building to comply with UBC requirements. Tenant will have to remodel interior of building to meet needs of proposed business.

**Statement of Significance for 523 N. Colorado
San Antonio, Texas**

The commercial structure at 523 N. Colorado occupies the Southwest corner of N. Colorado and Morales Streets. Corner stores, called *tiendas* or *tienditas*, were common throughout San Antonio until after World War II before the interstate system and large chain grocery stores changed the way people obtained their groceries.

The structure was constructed by 1935 at the latest. A one-story store building first appears on the 1935 Sanborn map with an address of 525 Morales. At that time, a residence was attached to the store with an address of 523 Morales. The property appears in the City Directory by 1915, but any indication of a commercial use at this address doesn't appear in the directories until 1940 at the latest when Mrs. Concepcion Martinez was listed as living at that address as a grocer. The 1951 City Directory indicates that The Little Grocery Store operated out of this address. The attached house originally listed at 523 Morales is now gone.

This property exemplifies the typical early 20th century, small-scale commercial structures seen on the Westside of San Antonio. The store has a false front parapet, a common feature on shop buildings, and the Sanborn maps indicated a porch on the front, most likely an awning that extended out from the front of the shop. This is a rapidly disappearing resource type throughout San Antonio's inner city neighborhoods.

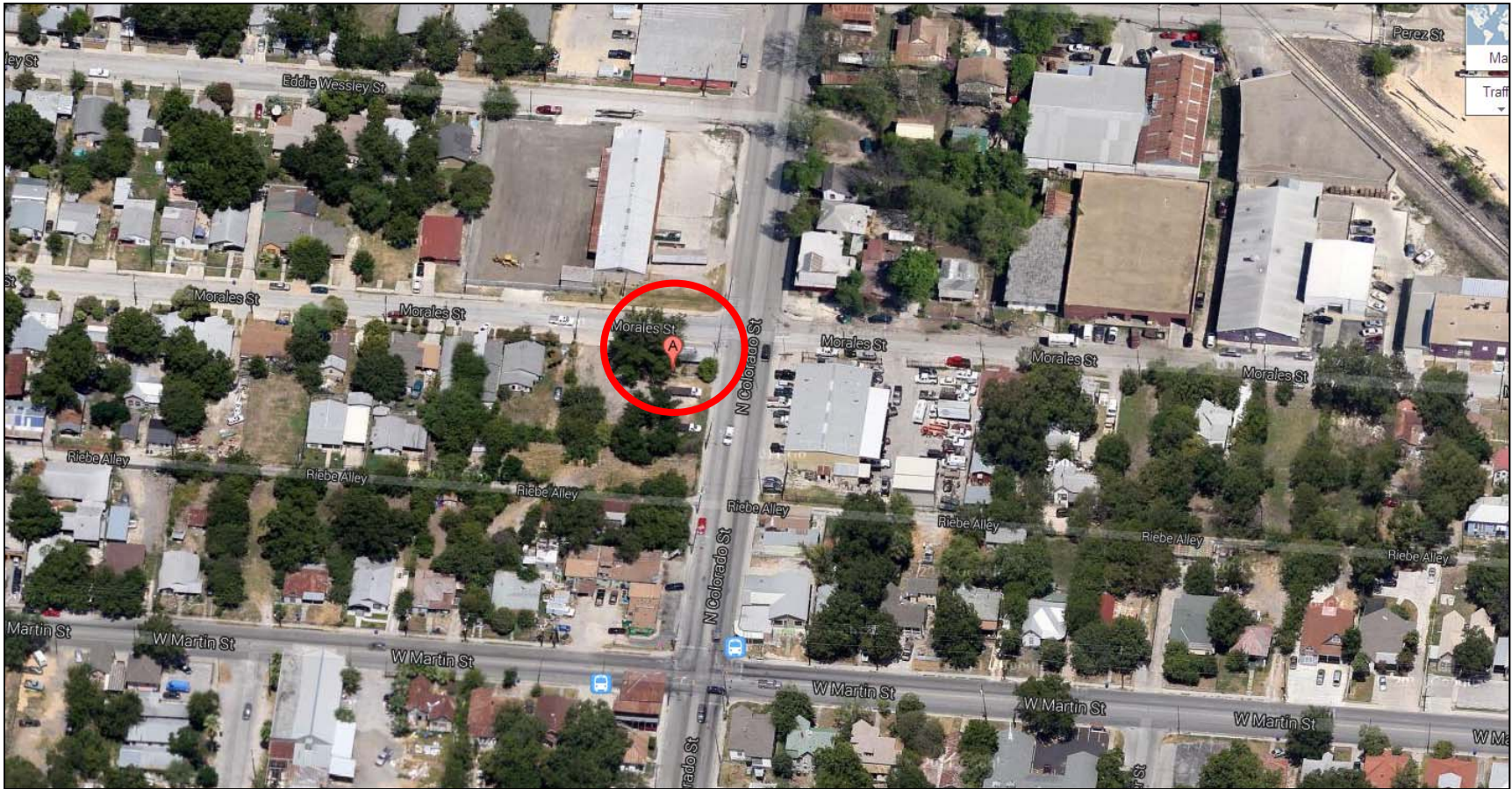
The property at 523 N. Colorado meets the following criteria for local landmark designation:

Its historical, architectural or cultural character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, bridges, acequias, gas stations, transportation shelters, or other commercial structures [35-607(b)6];

It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States [35-607(b)11];

It is an important example of a particular architectural type or specimen [35-607(b)12];

It represents a resource, whether natural or man-made, which greatly contributes to the character or image of a defined neighborhood or community area [35-607(b)15];



523 N. Colorado

523 N. Colorado



