

**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:** Mike Rod/Iron Clad Roofing & Renovations  
**OWNER:** Justin Solomon  
**TYPE OF WORK:** Metal roof alteration, Historic Tax Verification  
**APPLICATION RECEIVED:** November 8, 2017  
**60-DAY REVIEW:** January 7, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install low rise batten cap system as an alternative to previously approved double munch ridge cap. The applicant is requesting this alternative in response to the previously denied Historic Tax Verification for the property at 407 Mission St.

**APPLICABLE CITATIONS:**

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in

UDC Section 35-618. Tax Exemption Qualifications:

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
  - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
  - (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
  - (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of

the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

- (1) State the legal description of the property proposed for certification;
- (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
- (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
- (4) Include a statement of costs for the restoration or rehabilitation work;
- (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
- (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
- (7) Include a detailed statement of the proposed use for the property; and
- (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

- (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.
- (f) **Historic Preservation Tax Exemptions.**
  - (1) **Historic Preservation Tax Exemption for Residences in Need of Substantial Repair.** In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:
    - A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
    - B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.
  - (g) **Eligibility.**
    - (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

## **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 previous 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 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.
- d. ALTERNATIVE – The applicant has proposed to install a “low rise batten cap system with pop rivets” as an alternative to the crimped ridge seam. Staff finds the proposed alternative closer in dimension to the crimped ridge seam than the existing wide ridge cap. However, staff remains concerned with the installation and visibility of the pop rivets.
- e. HISTORIC TAX VERIFICATION - With approval of the proposed alternative replacing the previously non-compliant work (ridge cap), the property is now eligible to receive Historic Tax Verification.

## **RECOMMENDATION:**

Staff recommends approval of the low rise batten cap system as an alternative to the crimped ridge seam based on finding d with the stipulation that the applicant address the visibility of the pop rivets.

If the HDRC recommends approval of the proposed ridge cap, then staff recommends approval of Historic Tax Verification based on findings b through e.

## **CASE MANAGER:**

Huy Pham



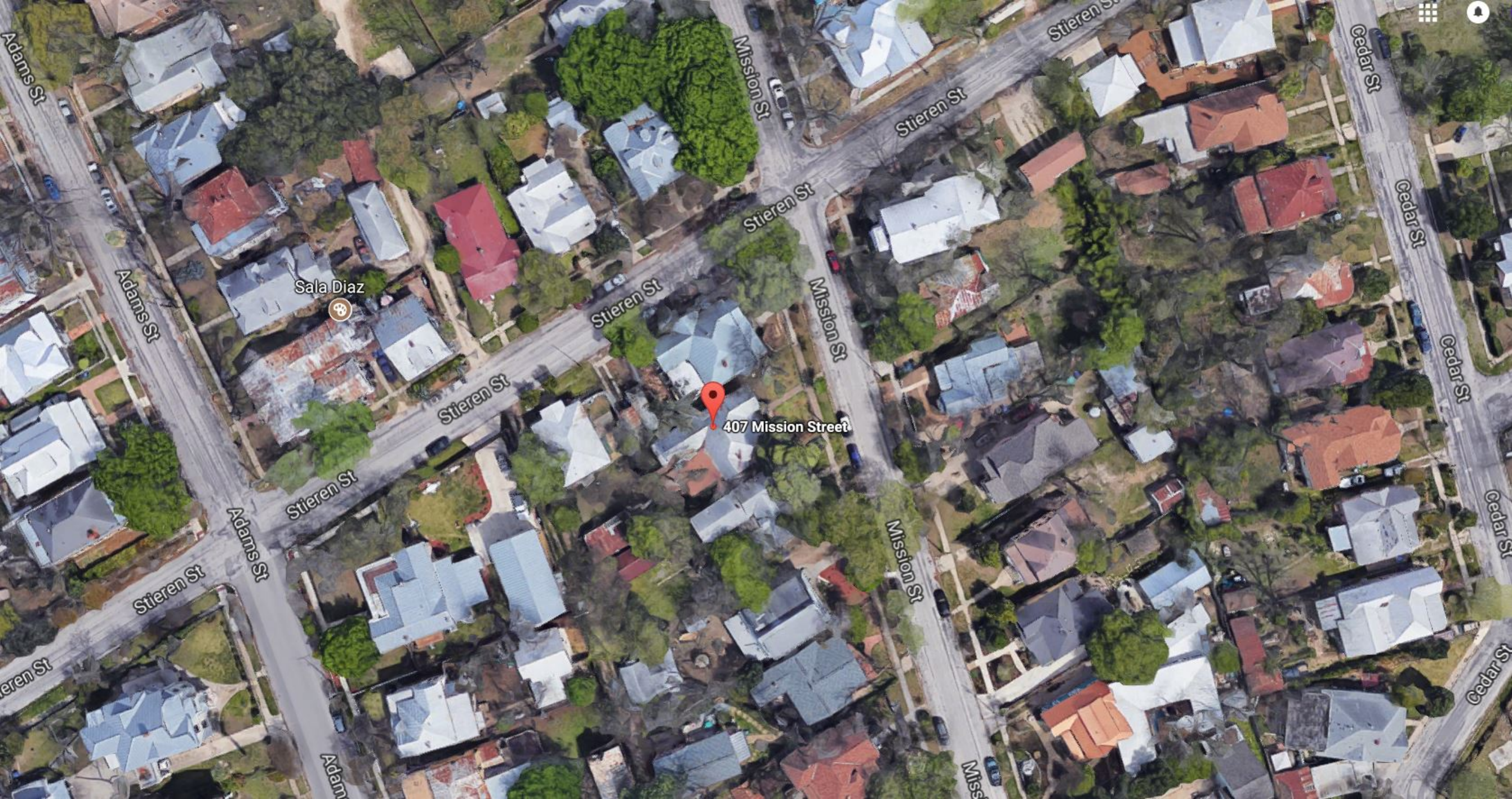
407 Mission

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Sala Diaz

407 Mission Street





407 Mission Street

Sala Díaz



Nov 2, 2017, 1:11:00 PM  
407 Mission St  
San Antonio TX 78210  
United States





Nov 2, 2017, 1:11:13 PM  
407 Mission St  
San Antonio TX 78210  
United States

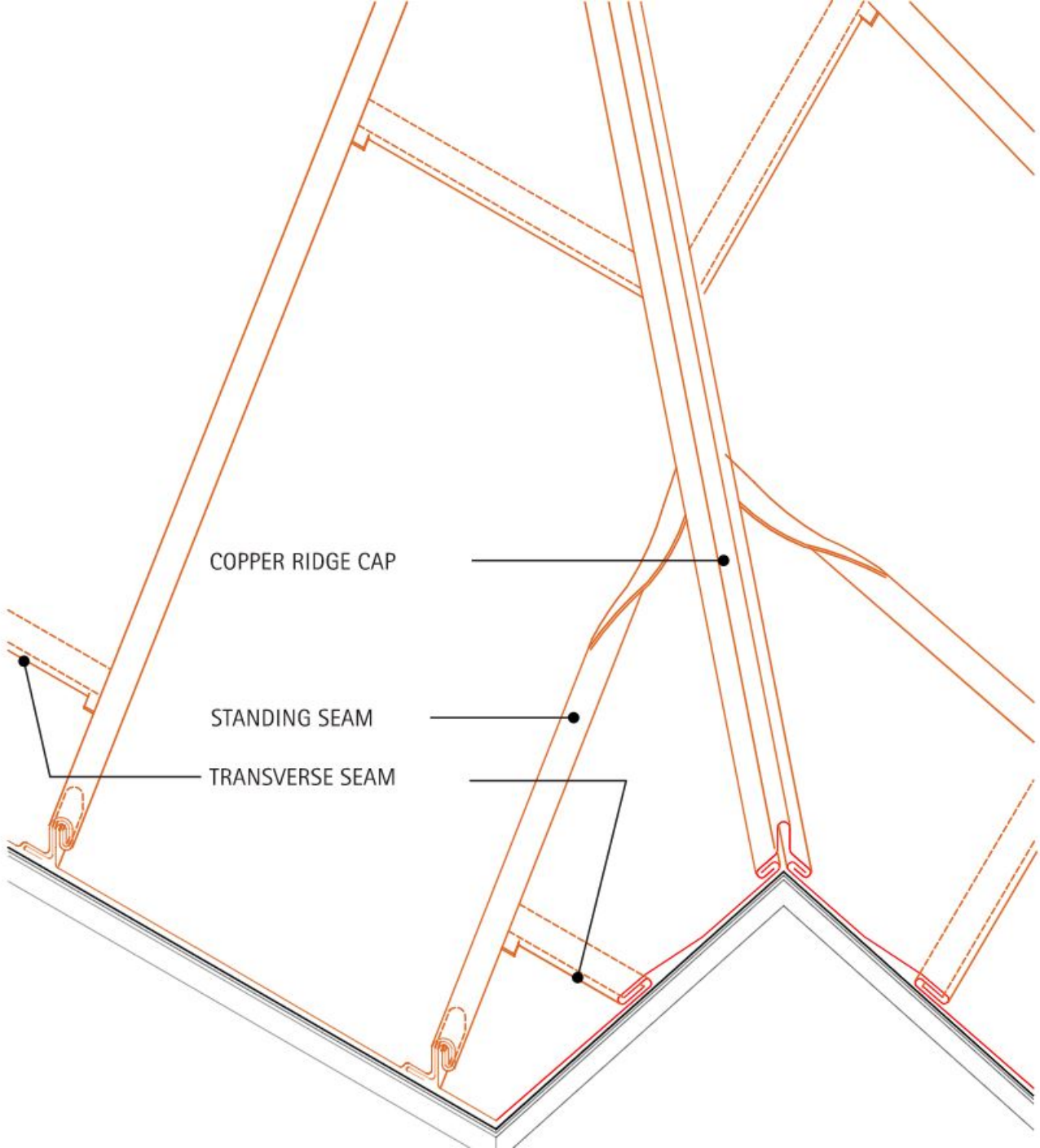




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401 Mission St  
San Antonio TX 78210  
United States



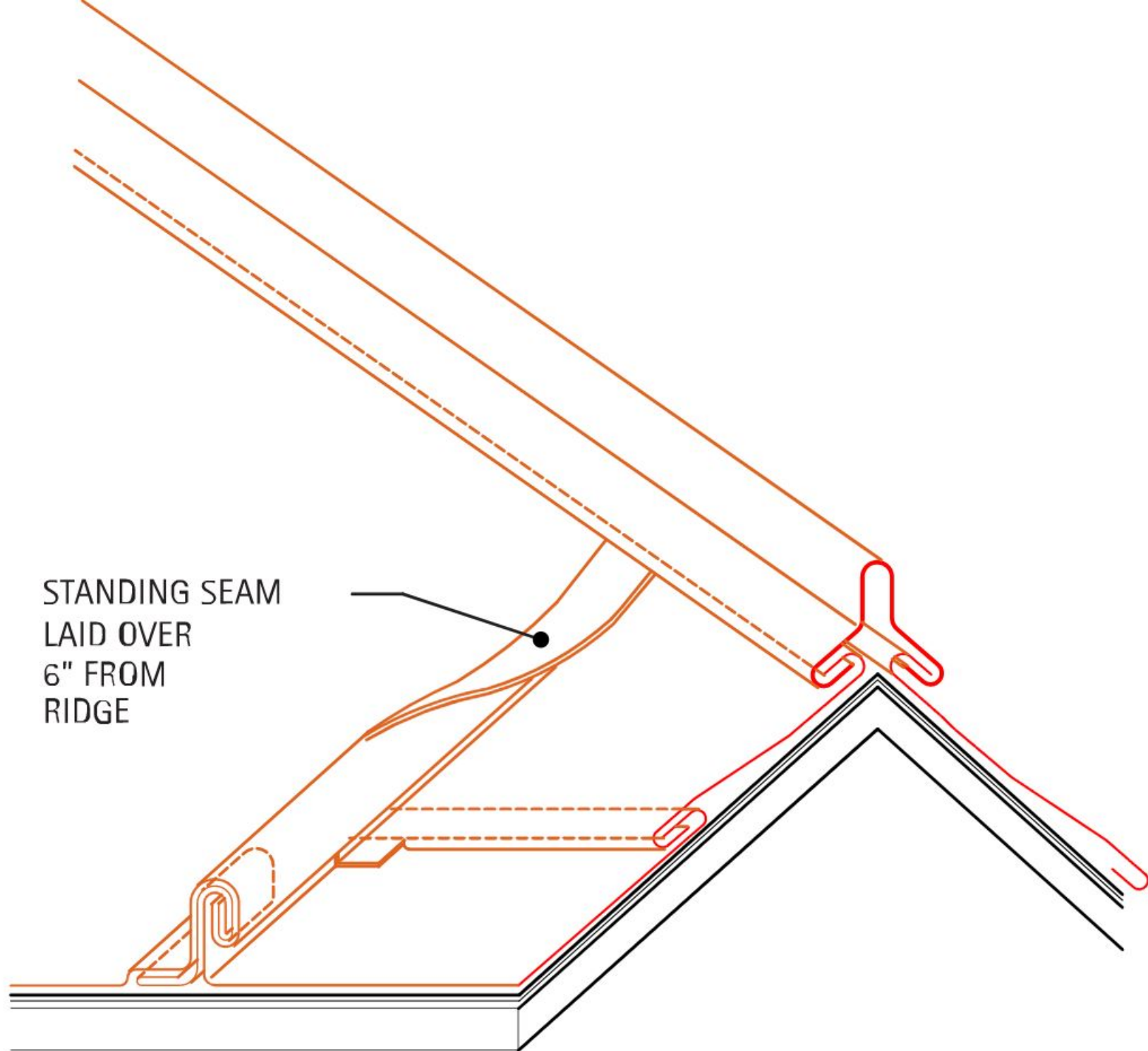




COPPER RIDGE CAP

STANDING SEAM

TRANSVERSE SEAM



ALTERNATIVE 1