

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2024

HDRC CASE NO: 2024-299
ADDRESS: 362 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3088 BLK 4 LOT 15
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Anthony Chen/ACROPORA HOLDINGS LLC
OWNER: Anthony Chen/ACROPORA HOLDINGS LLC
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: August 19, 2024
60-DAY REVIEW: October 18, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 362 E Huisache Ave.

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 historic structure 362 E Huisache was constructed circa 1925, first appears on the 1951 Sanborn map, and contributes to the Monte Vista Historic District. The one-story, single-family structure features Tudor Revival influences, namely the front tapered stucco chimney, as well as a dominant jerkinhead roof, exposed rafter tails, and one-over-one sash windows throughout.
- b. The scope of work includes spot repair of 117 wood siding.
- 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 August 22, 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.

- 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 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

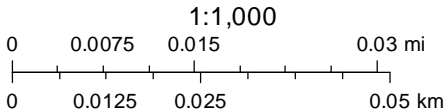
RECOMMENDATION:

Staff recommends approval of the request based on findings a through f.

City of San Antonio One Stop



August 23, 2024



Aug 22, 2024 at 8:36:14 AM
362 E Huisache Ave
San Antonio TX 78212
United States



Aug 22, 2024 at 8:36:59 AM
362 E Huisache Ave
San Antonio TX 78212
United States



Aug 22, 2024 at 8:36:55 AM
362 E Huisache Ave
San Antonio TX 78212
United States



Aug 22, 2024 at 8:35:16 AM
366 E Huisache Ave
San Antonio TX 78212
United States



Aug 22, 2024 at 8:35:38 AM
366 E Huisache Ave
San Antonio TX 78212
United States



Aug 22, 2024 at 8:35:42 AM
366 E Huisache Ave
San Antonio TX 78212
United States



Aug 22, 2024 at 8:35:50 AM
366 E Huisache Ave
San Antonio TX 78212
United States





Personal [REDACTED]

To Bryan Morales (OHP)

The siding repair was \$[REDACTED]

Completed in January 2024

Sent from my iPhone