

HISTORIC AND DESIGN REVIEW COMMISSION

December 18, 2024

HDRC CASE NO: 2024-408
ADDRESS: 2015 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 1952 BLK 20 LOT 4
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: SARA RIVAS
OWNER: SARA RIVAS
TYPE OF WORK: Historic Tax Certification and Verification
APPLICATION RECEIVED: November 27, 2024
60-DAY REVIEW: January 26, 2025
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 2015 W 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:

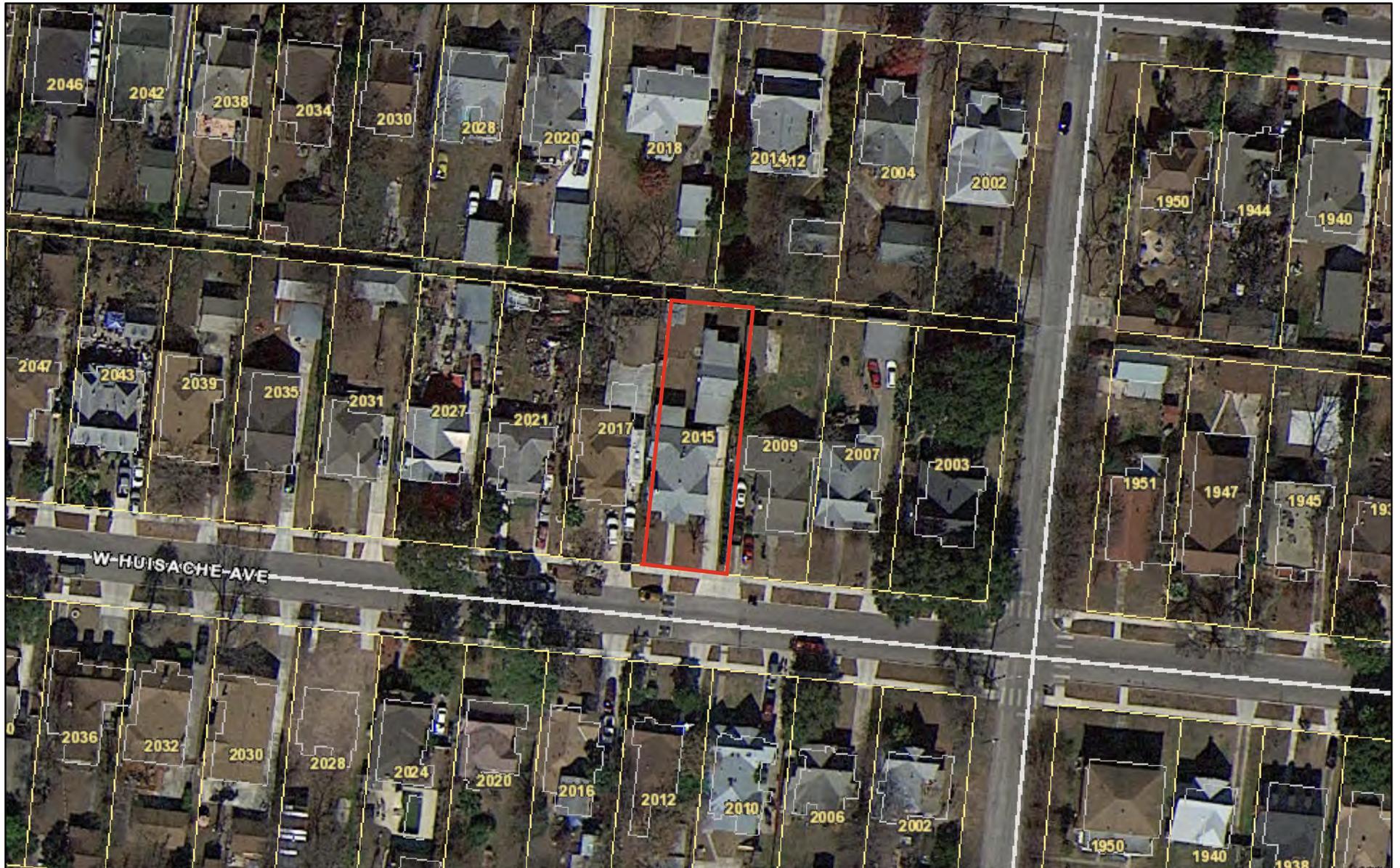
- a. The primary structure located at 2015 W Huisache Ave is a 1-story, single-family Craftsman residence constructed c. 1930 and first appears in the 1951 Sanborn Map. The home features a 1-story front porch, a prominent front-facing gable with gable returns, and one-over-one wood windows throughout. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification and Verification.
- b. The scope of work includes foundation repair, plumbing replacement, HVAC installation, and electrical updates.
- 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 December 12, 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.

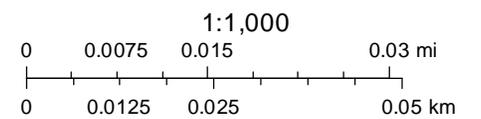
RECOMMENDATION:

Staff recommends approval based on findings a through f.

City of San Antonio One Stop



December 11, 2024





2015

WMA
WASTE
MANAGEMENT

Dec 12, 2024 at 3:25:02 PM
2015 W Huisache Ave
San Antonio TX 78201
United States



Dec 12, 2024 at 3:34:13 PM
2009 W Huisache Ave
San Antonio TX 78201
United States



Dec 12, 2024 at 3:34:22 PM
2009 W Huisache Ave
San Antonio TX 78201
United States



Dec 12, 2024 at 3:34:36 PM
2015 W Huisache Ave
San Antonio TX 78201
United States



Dec 12, 2024 at 3:34:44 PM
2015 W Huisache Ave
San Antonio TX 78201
United States



Dec 12, 2024 at 3:34:51 PM
2015 W Huisache Ave
San Antonio TX 78201
United States



Dec 12, 2024 at 3:35:02 PM
2015 W Huisache Ave
San Antonio TX 78201
United States



Apr 10, 2024 at 4:47:15 PM
2015 W Huisache Ave
San Antonio TX 78201
United States



Apr 10, 2024 at 4:47:19 PM
2015 W Huisache Ave
San Antonio TX 78201
United States



Apr 10, 2024 at 4:47:32 PM
2012 W Mulberry Ave
San Antonio TX 78201
United States



Apr 10, 2024 at 4:47:37 PM
2012 W Mulberry Ave
San Antonio TX 78201
United States



Apr 10, 2024 at 4:47:40 PM
2012 W Mulberry Ave
San Antonio TX 78201
United States



























San Antonio 1911-Mar. 1951 vol. 5, 1924- June 1950, Sheet 546

< Back to Browse Maps

State:

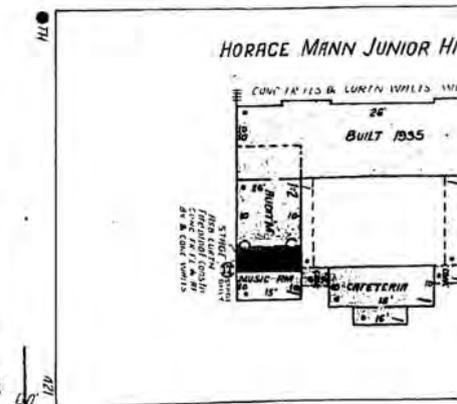
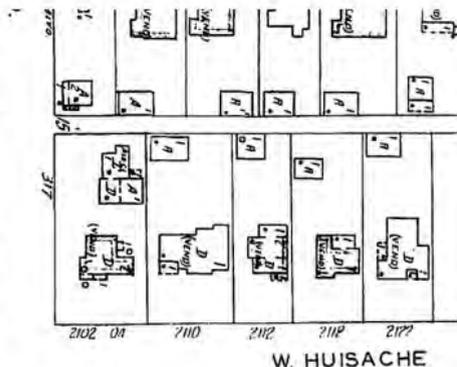
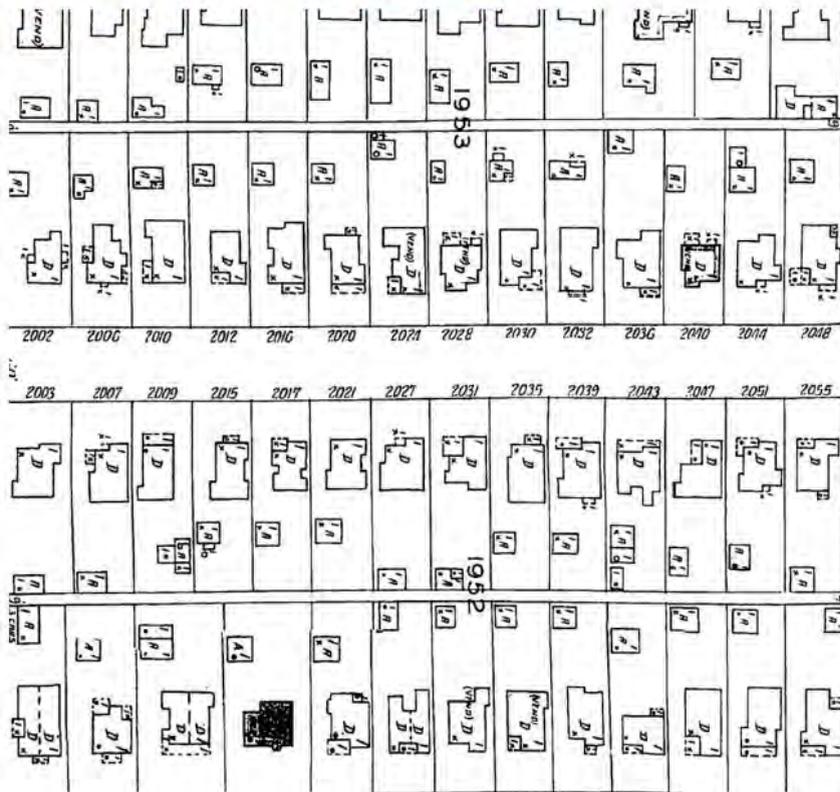
City:

Date:

Volume:



< Previous Next >



Scope of Work
2015 W Hušacne Ave
San Antonio TX 78201

Length of rehab 6m.

Cost of rehab [REDACTED]

1. Foundation - Install 58 piers NO 10. and 1/2 rebar, install and replace wood beam as needed. Install 84 linear ft. of floor joist, shim, level and stabilize.

Date complete. 5/23 [REDACTED]

2. Plumbing - Complete plumbing remodel in main house. Gas line, stove + water heater. 60 ft. Sewer main replacement.

Date Complete - 11/23/24 [REDACTED]

3. HVAC + Electrical - rewire entire home, add new outlets, up to code. Add recessed lighting in every room. Install new a/c system with duct work.

Date complete - 11/1/24 [REDACTED]

INVOICE

Hp home solutions
4311 gambels quail
converse, Tx 78109



Bill to
Sara Rivas
2015 W Huisache Ave

Invoice details



- | | | | |
|----|----------------------------|---|--|
| 1. | General plumbing and sewer | 2015 W Huisache Ave, San Antonio, Tx 78201
Completing plumbing remodeling in main house.
installation of new water line .
Gas line for stove and water heater .
water softener installation .
Garage studio top out restoration and
fixtures installation .
One year warranty apart from last plumbing
inspection Oct/08/2024 | |
|----|----------------------------|---|--|



Total



Ways to pay



Paid in Full

Note to customer
Thank you for your business.

INVOICE

Hp home solutions
4311 gambels quail
converse, Tx 78109



Bill to
Sara Rivas
2015 W Huisache Ave

Invoice details



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Plumbing	2015 W Huisache 60 ft sewer main replacement City inspection pass			

Total

Ways to pay



Note to customer

Thank you for your business.