

## HISTORIC AND DESIGN REVIEW COMMISSION

May 21, 2025

**HDRC CASE NO:** 2025-121  
**ADDRESS:** 1231 S ALAMO ST  
**LEGAL DESCRIPTION:** NCB 750 BLK 9 LOT 8 & SW 30 FT OF 7  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Miclynn Mauricio/New day custom homes  
**OWNER:** Theresa Mauricio/NEW DAY CUSTOM HOMES LLC  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** April 22, 2025  
**60-DAY REVIEW:** June 21, 2025  
**CASE MANAGER:** Bryan Morales  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property located at 1231 S Alamo 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 1231 S Alamo is a 2-story, single-family residence constructed circa 1890 in the Folk Victorian style. It features a composition shingle hip roof with projecting front and side gables with decorative gable detailing, brick cladding, a wraparound front porch with classical column supports, and two-over-two wood windows. The property is contributing to the King William Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a new roof; window, floors, and door restoration; bathroom and general interior remodeling; attic conversion to bedroom; addition construction; plumbing and electrical replacement; and site changes. The applicant has met all the requirements for Historic Tax Verification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.
- c. Staff conducted a site visit on May 14, 2025, 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.
- d. 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.
- e. Approval of Tax Verification by the HDRC means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2026. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

**RECOMMENDATION:**

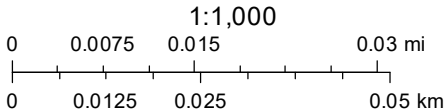
Staff recommends approval based on findings a through e.



City of San Antonio One Stop



May 14, 2025





## Completed work for 1231 alamo

### New roof

full restoration of interior of home

All original windows, floors and doors have been fully restored

Half bath under stairs has been removed and turned into mini bar with custom wine rack

Attic space has been fully transformed into full bedroom with full bathroom

1050 Sqft addition has been added as a dual level primary suite with primary bathroom and 2 oversized walkin closets with stackable washer/dryer unit connections

All plumbing and electrical has been brought up to code and fully restored

Landscape has been cleaned and new landscape has been set

Finished March 2025

Estimated costs-

## Final Associated cost

Plumbing- [REDACTED]

Electrical- [REDACTED]

Exterior Paint- [REDACTED]

Interior Paint- \$ [REDACTED]

Refurbished Windows- [REDACTED]

Refurbished Floors- [REDACTED]

Addition (primary suite)- [REDACTED]

Kitchen with new brick- [REDACTED]

Landscaping- [REDACTED]

[REDACTED]



May 14, 2025 at 10:01:39 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States





May 14, 2025 at 10:01:42 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States





May 14, 2025 at 10:01:56 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States





May 14, 2025 at 10:01:58 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States





May 14, 2025 at 10:02:00 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States





May 14, 2025 at 10:02:17 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States



May 14, 2025 at 10:02:20 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States





May 14, 2025 at 10:02:37 AM  
1221 S Alamo St  
San Antonio TX 78210  
United States



May 14, 2025 at 10:02:39 AM  
1231 S Alamo St  
San Antonio, TX 78210  
United States





May 14, 2025 at 10:02:44 AM  
1234 S. Alamo St  
San Antonio TX 78210  
United States



May 14, 2025 at 10:02:47 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States





May 14, 2025 at 10:02:57 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States



May 14, 2025 at 10:03:10 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States





May 14, 2025 at 10:03:12 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States



May 14, 2025 at 10:03:29 AM  
1231 S Alamo St  
San Antonio TX 78210  
United States

