

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-043
ADDRESS: 1025 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 1809 BLK 27 LOT 33 & 34
ZONING: R-6, NCD-5
CITY COUNCIL DIST.: 1
APPLICANT: Kimberly and Daniel Hubbeling
OWNER: Kimberly and Daniel Hubbeling
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: January 12, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1025 W Huisache.

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.

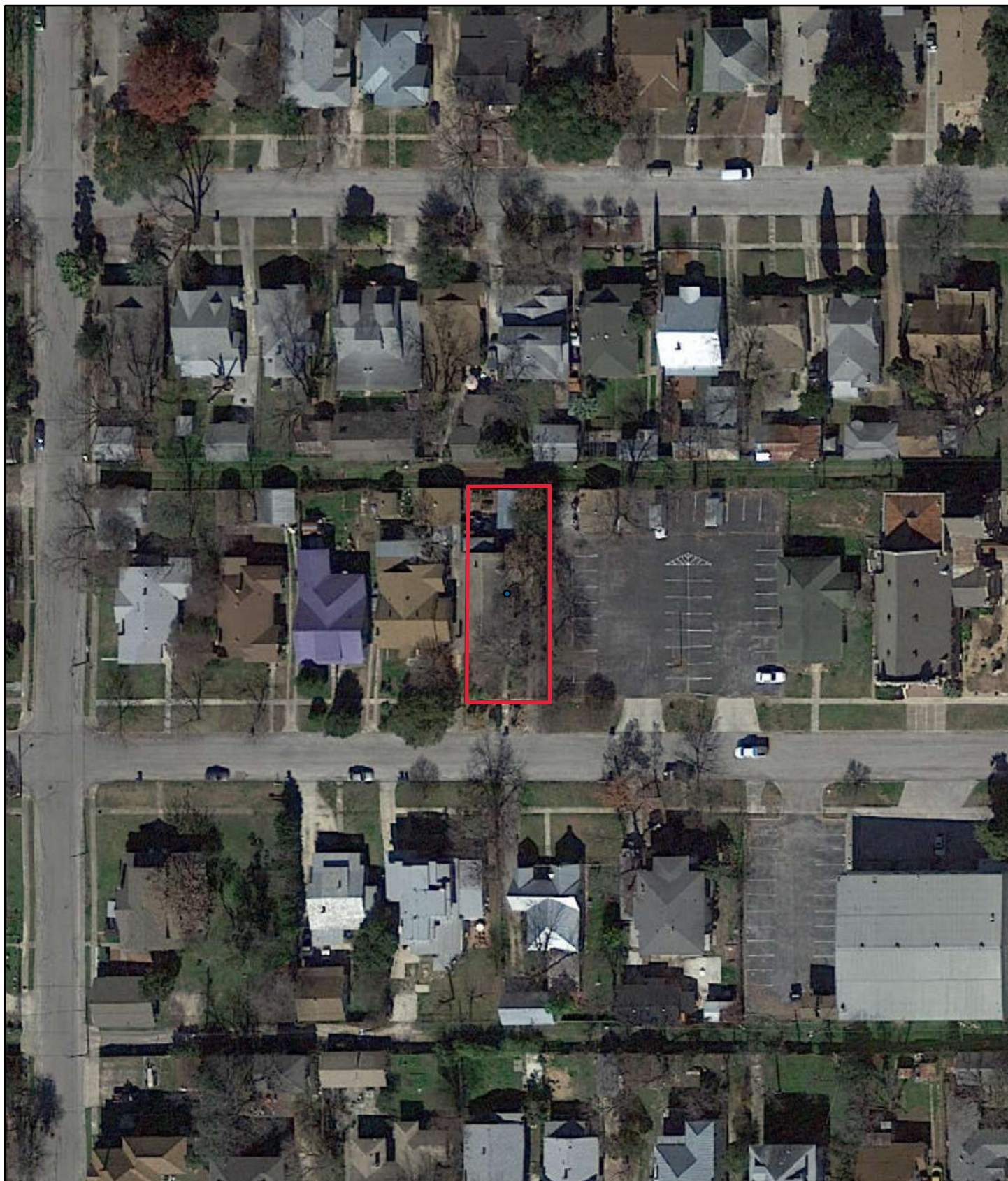
FINDINGS:

- a. The primary structure located at 1025 W Huisache is a 1-story, single-family structure constructed in the Craftsman style circa 1924. The house features a low-pitched, cross gable composition shingle roof, asbestos shingle and wood clapboard siding, wood windows, a deep-set front porch, and wood columns on brick bases. The property owner is currently pursuing landmark designation. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, foundation repair, porch repair, siding replacement, electrical, mechanical, and plumbing upgrades, chimney repair, and window repair. Certificates of Appropriateness are required for all exterior scopes of work.
- 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. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete, and the property must receive historic landmark designation.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

City of San Antonio One Stop



January 14, 2022

— User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km





1025



1025

































1025 W Huisache

Scope of Work

Exterior and interior work to include: foundation, replace front porch decking, rebuild two back entrances/porches, concrete work for runoff remediation, remove asbestos siding, paint exterior, masonry repair, rehab windows, refinish floors, insulation, and HVAC upgrade.

Project	Estimate	Date
Foundation	\$	Feb 2022
Porches		Feb 2022
Floors - repair and refinish		April 2022
Concrete work		Feb 2022
HVAC update		April 2022
House paint		March 2022
General electrical - need quote		March 2022
General plumbing		March 2022
Chimney repair		March 2022
Window rehab	\$	March 2022
Insulation, under floor and attic foam		Feb 2022