

# HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

**HDRC CASE NO:** 2024-019  
**ADDRESS:** 1951 W HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 1951 BLK 19 LOT 13  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Bryan Milton McComb and Hannah Rachel Morales  
**OWNER:** Bryan Milton McComb and Hannah Rachel Morales  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** January 09, 2024  
**60-DAY REVIEW:** February 10, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification and Historic Tax Verification for the property at 1951 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.

*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 1951 W Huisache is a 1-story, single-family residence constructed circa 1940. The home features a front gable red clay tile roof with no overhang, decorative gable end returns, brick cladding, stone and pilaster windowsills, lintels, and wood surrounds, and arched portico, carved front door surround, and 2 brick side chimneys, one featuring a carved relief detail. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes wood window repair and interior repainting.
- 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.



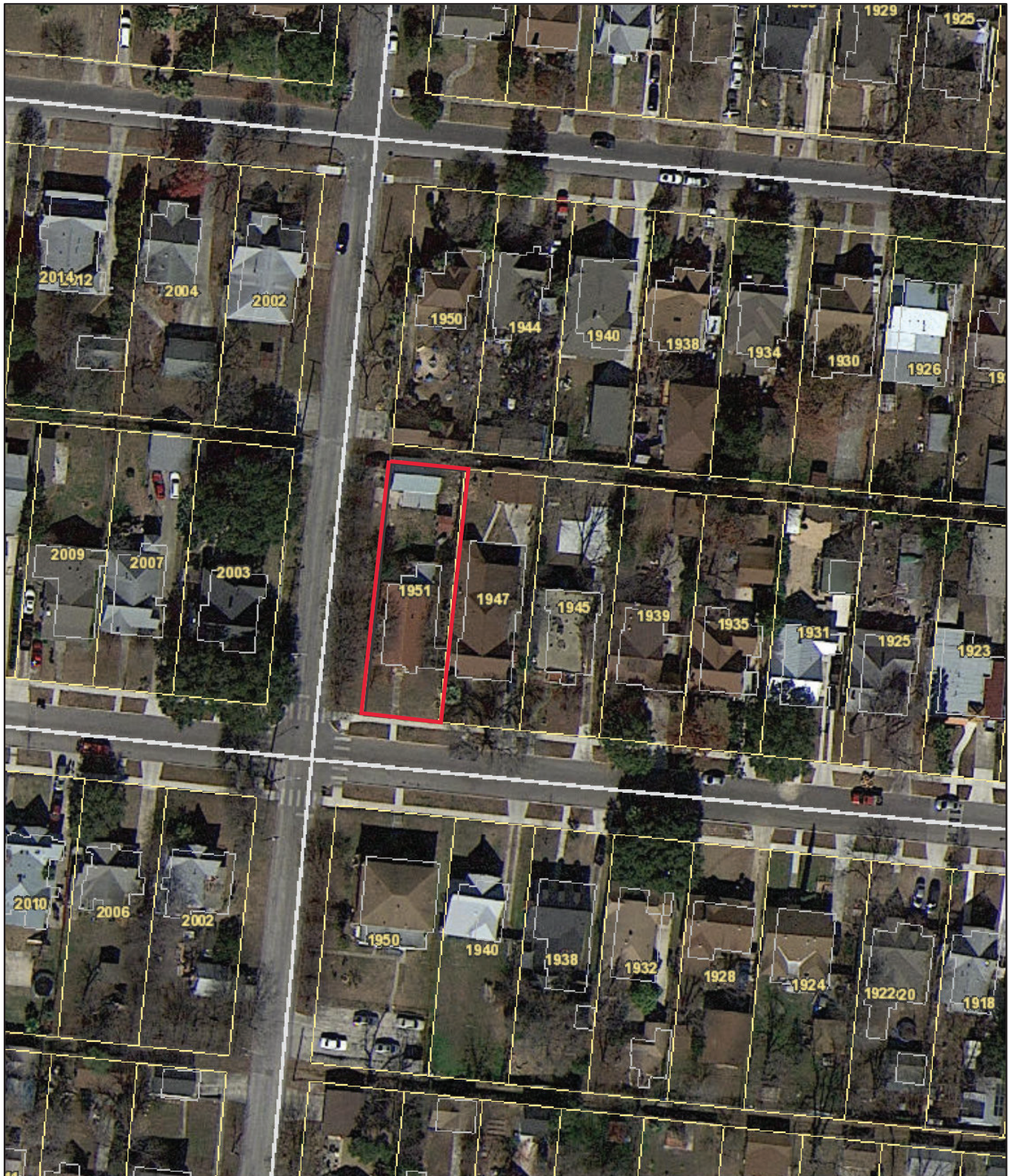
- d. Staff conducted a site visit on January 9, 2024, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements 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 2024. 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.

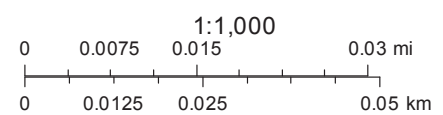


# City of San Antonio One Stop



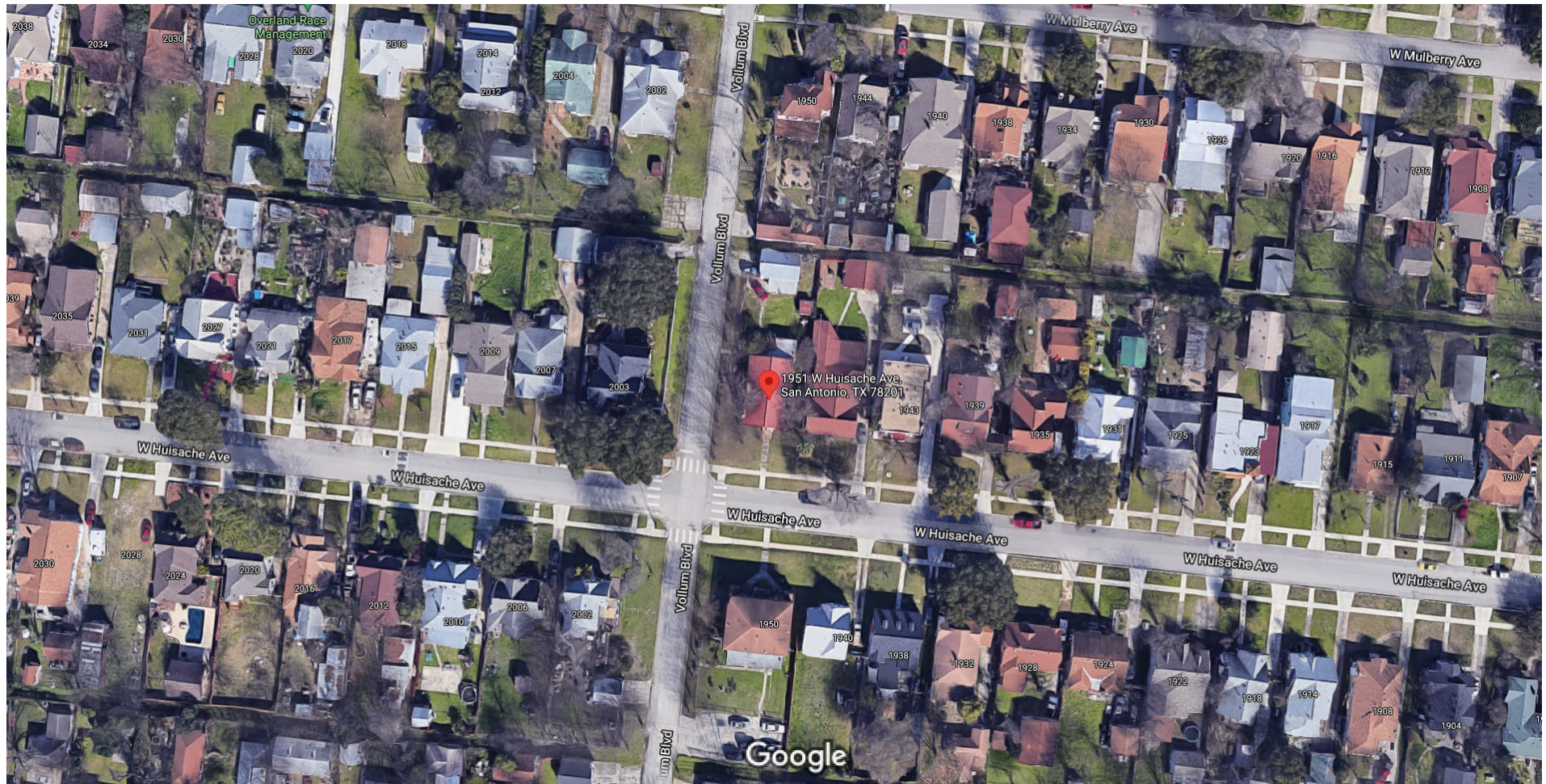
June 11, 2021

— User drawn lines





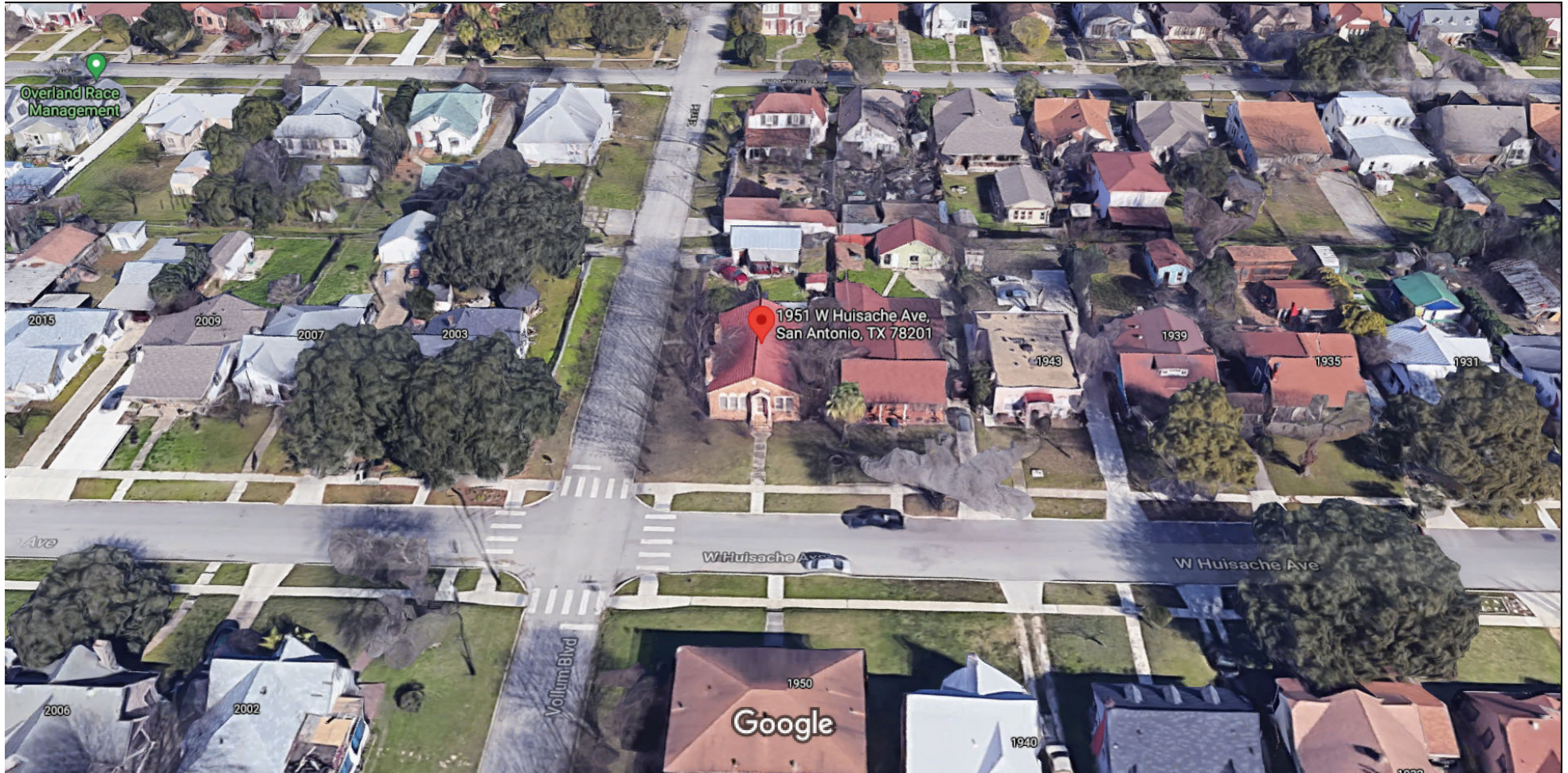
## Google Maps 1951 W Huisache Ave



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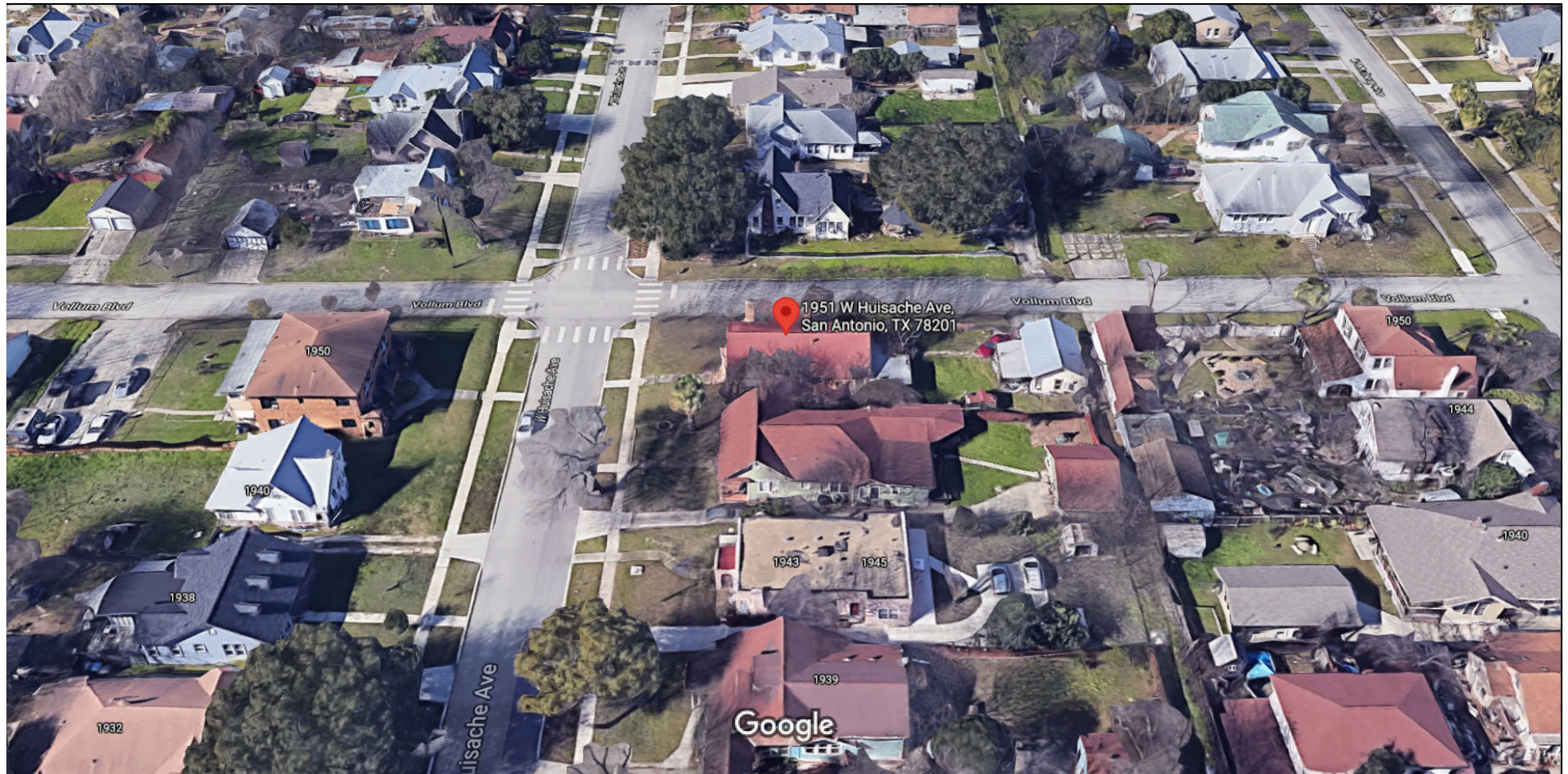
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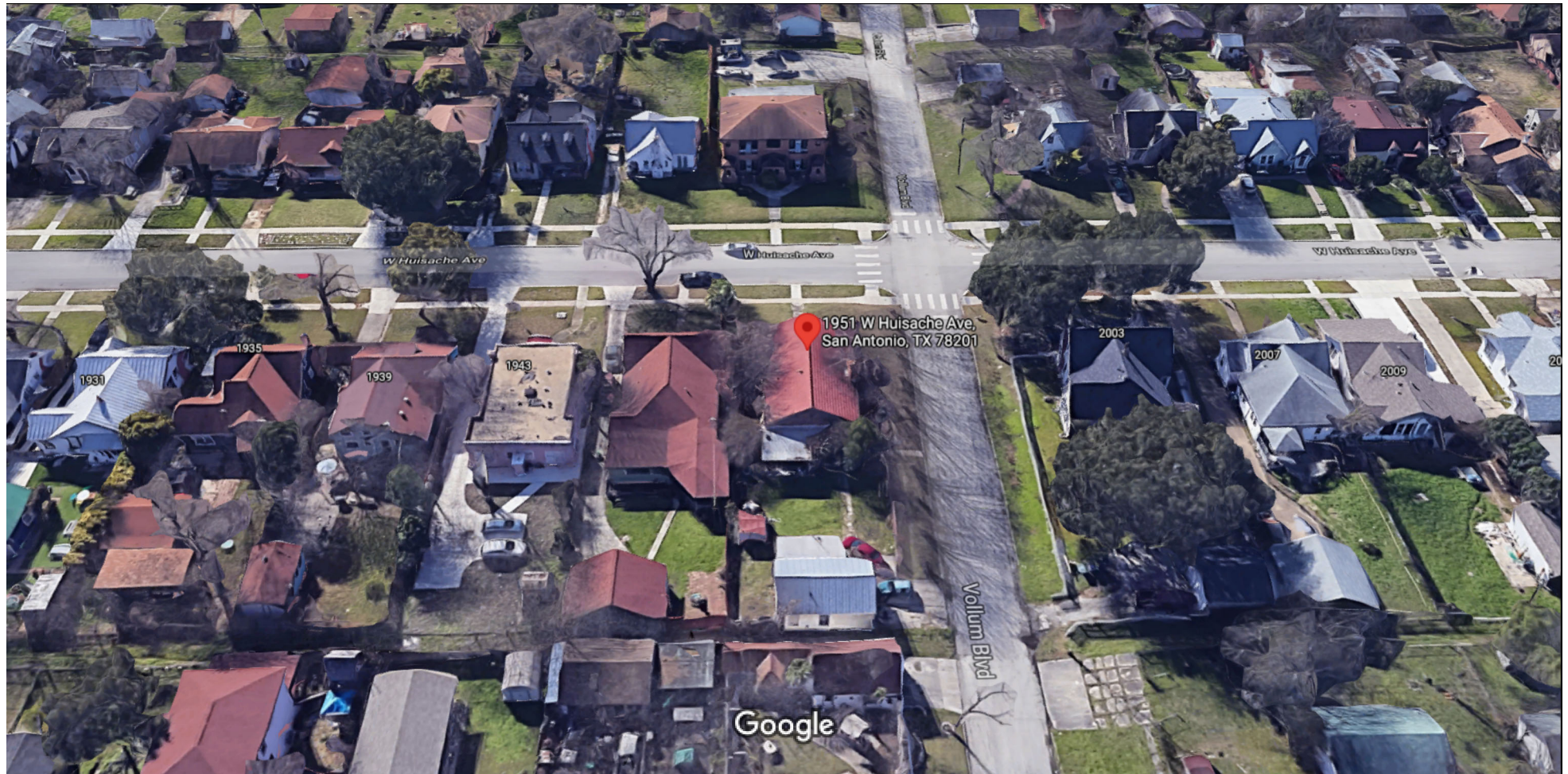
## Google Maps 1951 W Huisache Ave



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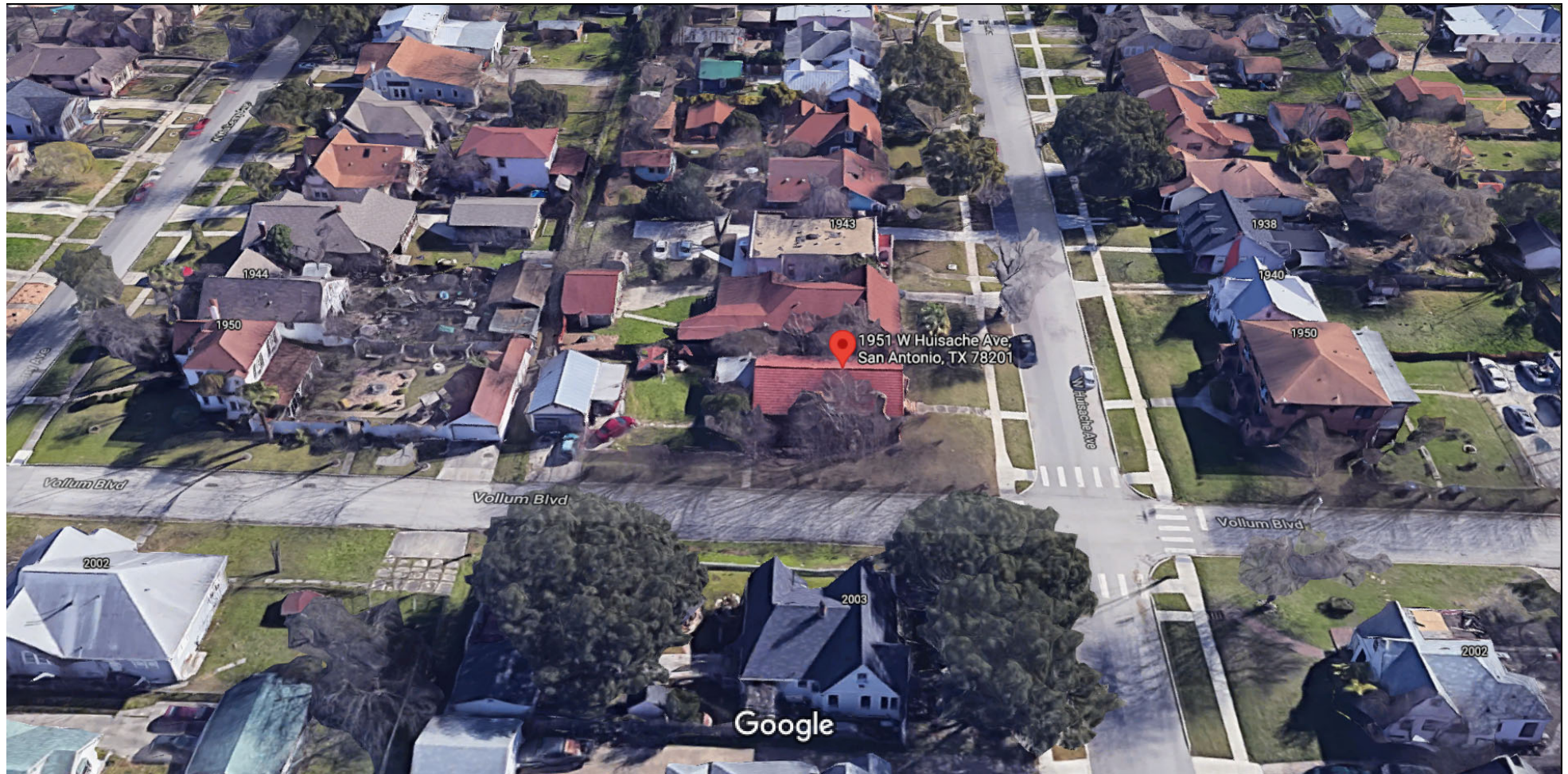
## Google Maps 1951 W Huisache Ave



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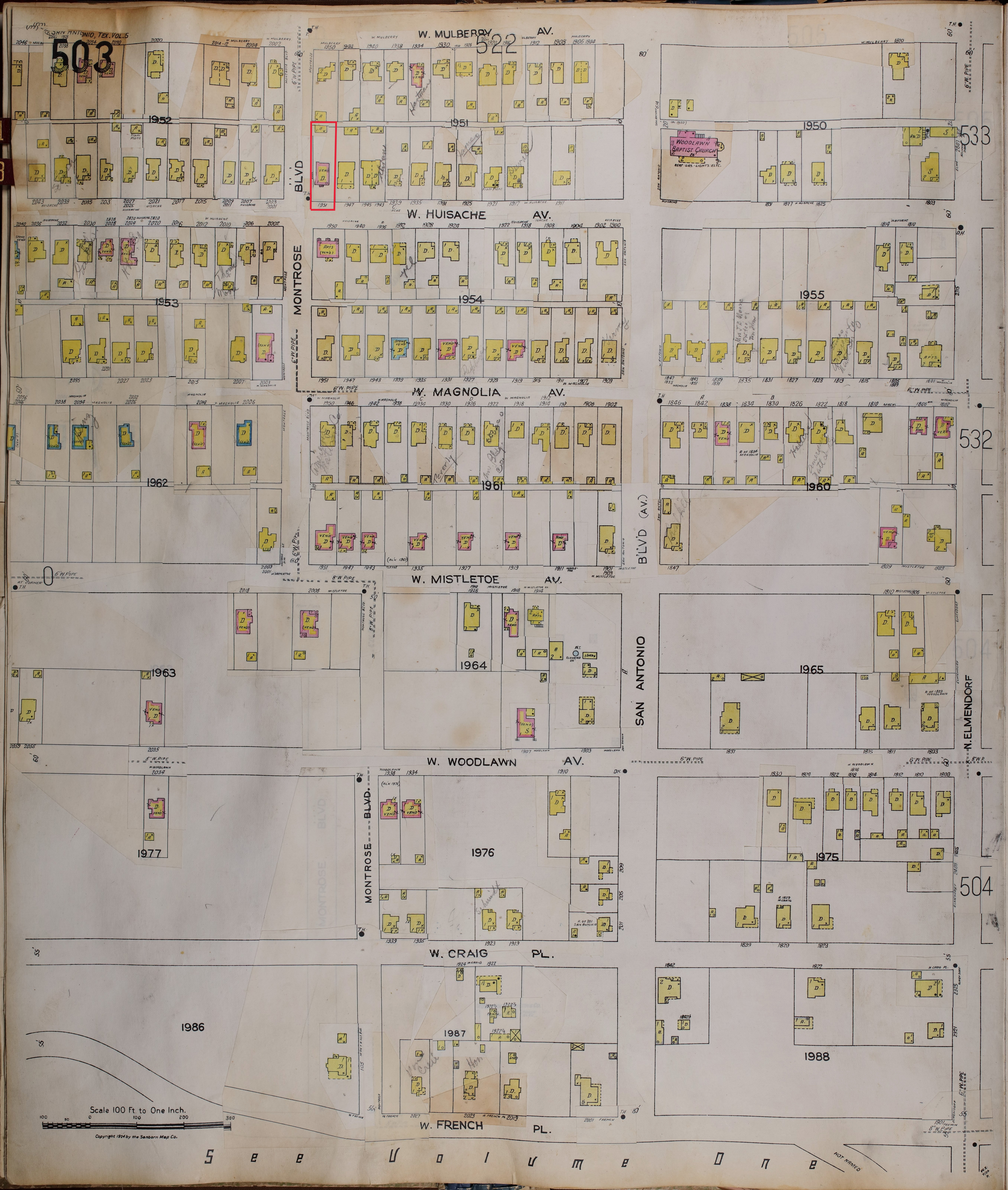


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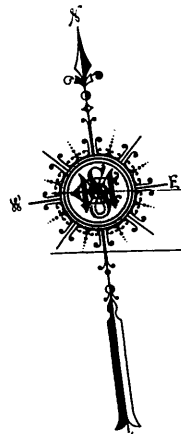
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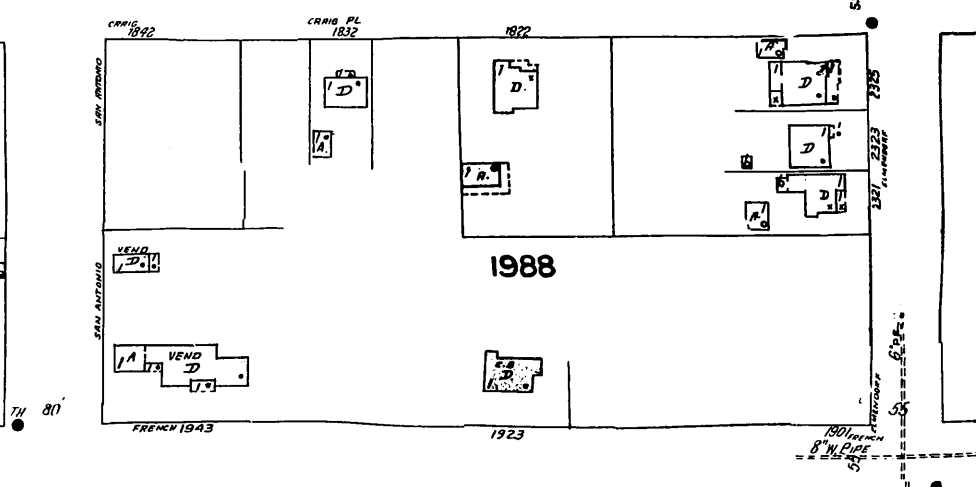
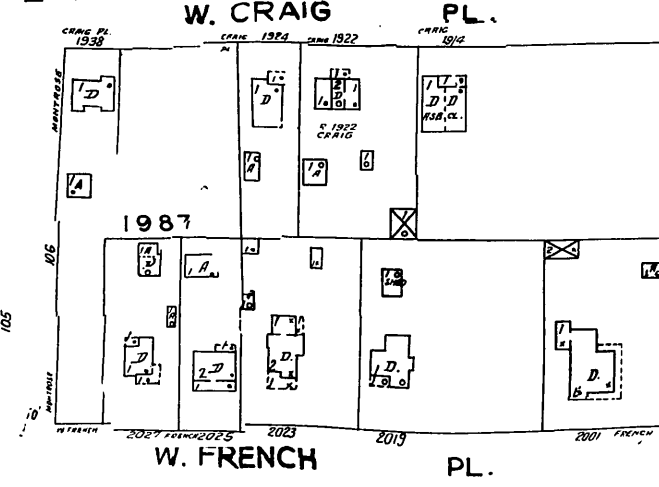
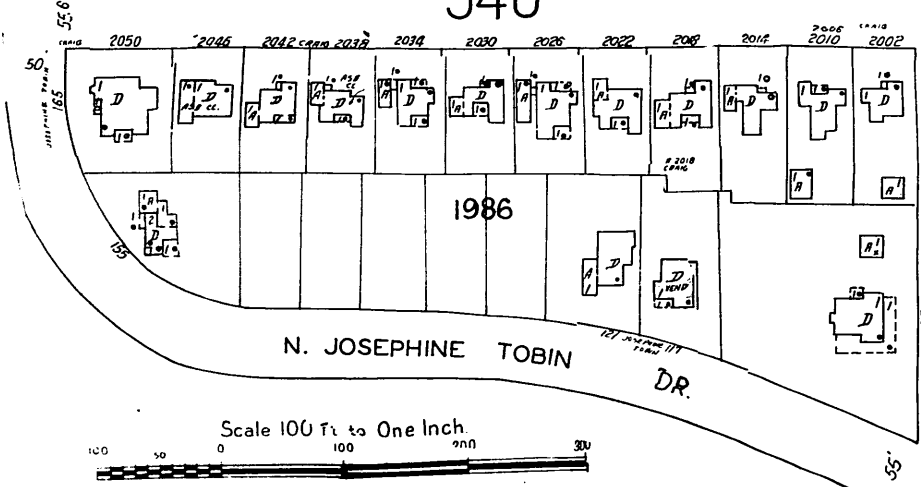
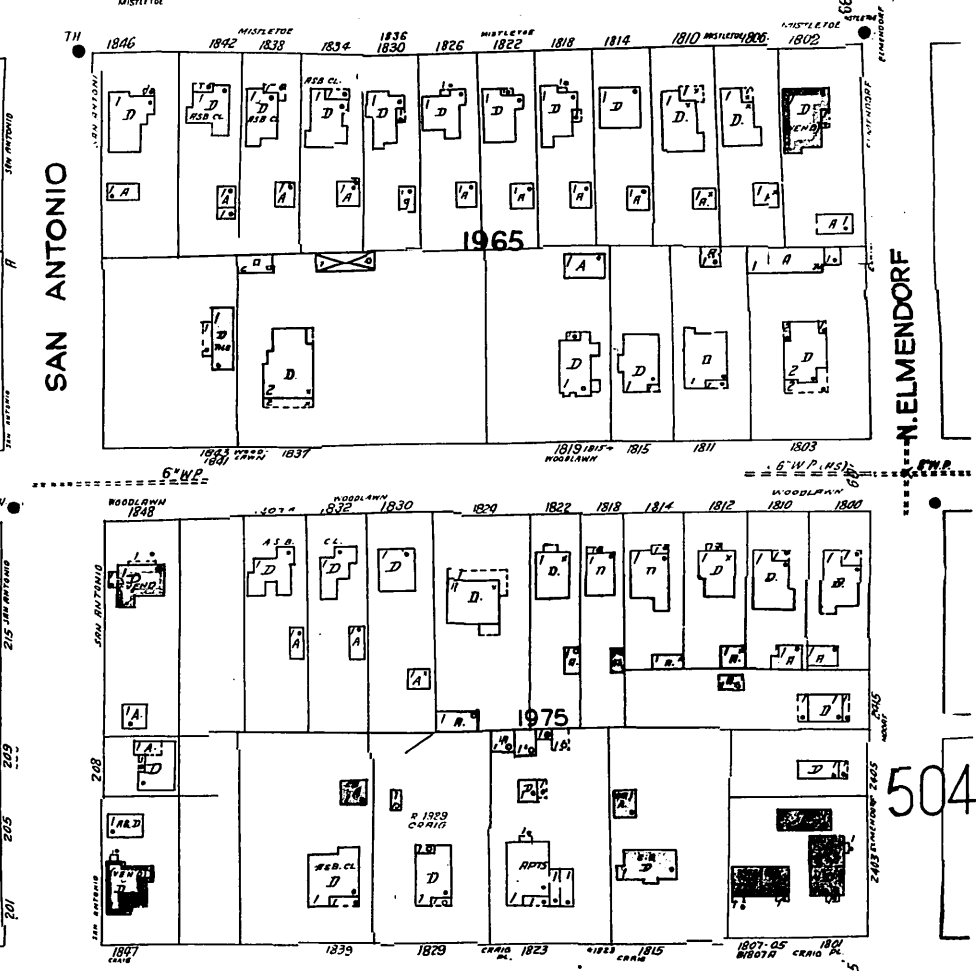
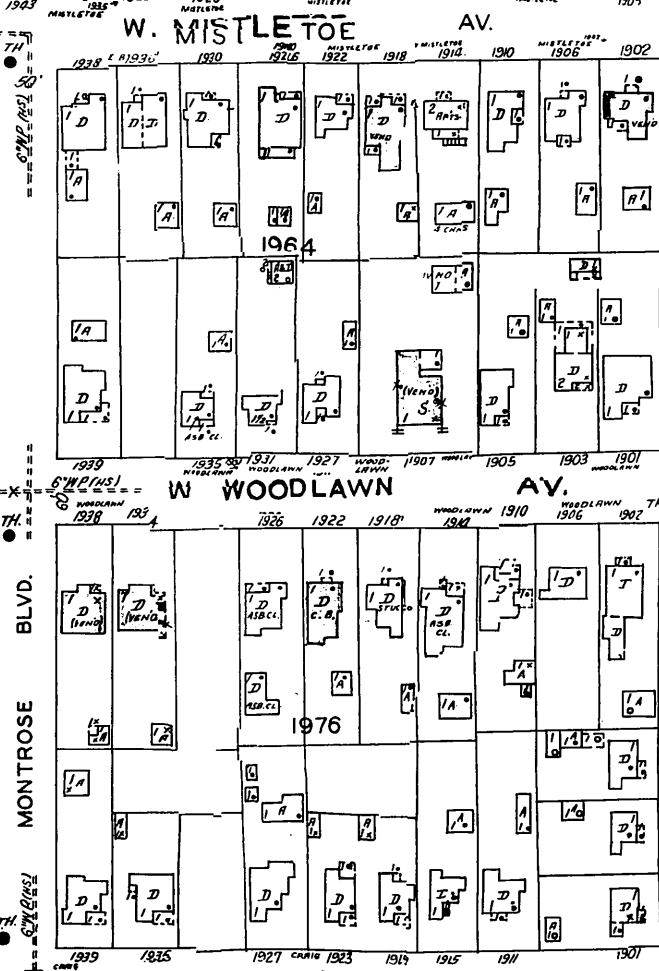
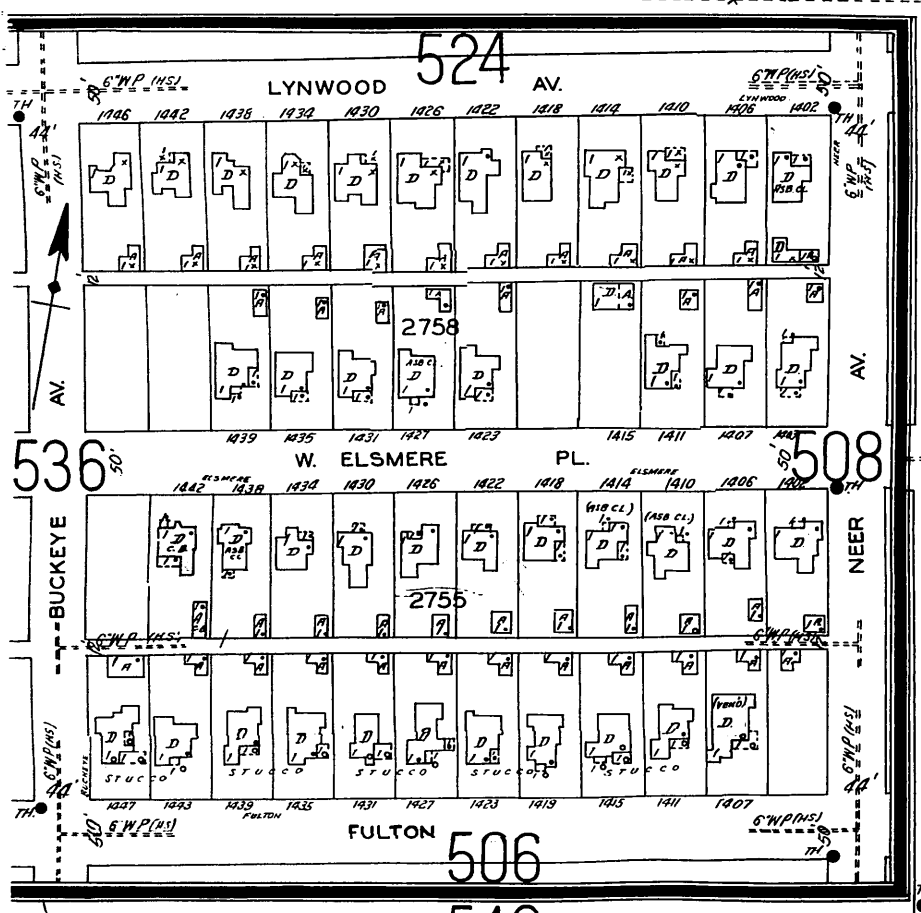




503



546



Scale 100 Ft. to One Inch

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S E E U O I U M E D N E

JOSEPHINE TOBIN DR.



Tax Incentive - Part 1 & 2:

1. Exterior and interior photos attached.
2. Written narrative:
  1. Repair property's wood windows to include spot repair, painting, and weight cord replacement.
  2. Interior painting.
3. Time schedule for repairs:
  1. Wood window repair - Completed January 2023
  2. Interior painting - Completed Fall 2022
4. Costs:
  1. Wood window repair - \$ [REDACTED] per window x 24 windows = \$ [REDACTED]
  2. Interior painting - \$ [REDACTED]
  3. Total = \$ [REDACTED]
  4. Improvement homesite value (\$ [REDACTED]) x 30% = \$ [REDACTED]



















































