

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2024-056
ADDRESS: 523 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3090 BLK 6 LOT 25
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Jennifer Torres & Jose Velasquez
OWNER: Jennifer Torres & Jose Velasquez
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: January 31, 2024
60-DAY REVIEW: April 1, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification and Verification for the property at 523 E 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 at 523 E Huisache is a 1-story, single-family residence constructed circa 1940 in the Minimal Traditional style. The structure features a cross gable composition shingle roof, an asymmetrical front porch on metal post supports, wood cladding with board and batten gable detailing, and one-over-one wood windows. The property is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes the construction of a rear addition, an interior remodel, roof replacement, plumbing and mechanical upgrades, fence and gate installation, and driveway replacement.
- 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 February 1, 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 for work completed in 2023, 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:

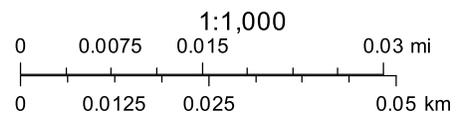
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



February 2, 2024

— User drawn lines



At 523 E Huisache Ave, originally a 2 bedroom 1 bath, we doubled the home in size to include a master suite.

Beginning with the layout, we built the expansion from the rear of the home to extend into the yard. The extension was built on pier and beam, keeping the same foundation as the original house. Ceilings were raised in the new addition to 9 feet while creating a gable style ceiling over the new main living room. Luxury vinyl plank were to used for the new flooring and for the new walls we did smooth surface texture. Ceilings are a smooth texture and for the gabled part of the ceiling we installed shiplap in white. All of the new windows are all-wood clad in accordance with the HDRC guidelines.

In the kitchen we installed a customized cabinetry system to include an 8x4 island and cabinets with pull-out drawers. The cabinets were placed along the wall and on both sides of the island to provide maximum storage. We installed Mona Lisa granite countertop throughout the kitchen and on the island with waterfall edges on both sides. For the appliances we used all Samsung smart stainless-steel. The stove is a counter-top cooking stove place in the center of the island. The refrigerator is counter-depth and on the wall is a dual microwave and wall-oven. The dishwasher is also a smart Samsung appliance. For the backsplash we went half-way up the walls. The sink is a Kraus undermount 36 inches wide stainless steel. Lastly installed was a ducted vent island mount range hood.

In the living room, we installed custom cabinets and bench with storage. Along the cabinets is a tiled electric fireplace and a space for a television. Ceiling fan is black matte and bluetooth capable.

The master suite has a walk-in closet with custom built shelves and custom closet system. The shower is 6x5 with dual shower heads each with a rainfall shower head. The entire shower is tiled and has glass shower doors. The toilet room is enclosed with a door and the toilet used is a smart bidet. We installed 2 separate sinks by James Martin each 48 inches wide with marble countertop. Shiplap was placed on an accent wall in white. Both sinks have tall mirrors with sconce lighting. Bluetooth Ceiling fan installed in the bedroom in matte black.

In the original part of the home, we converted the original kitchen into a laundry room with new floor tile, new working station, and installed butcher block counter-tops. The original bathroom was completely remodeled with a new layout configuration for functionality. New tile flooring was installed, new toilet, new vanity, and tub. The tub is tiled all around. We also installed beadboard on an accent wall and painted the walls a baby blue.

In the back of the house we installed a deck leading into the yard and wrapping around our tree. A new driveway was poured extending the original into the backyard. On the exterior of the new addition, hardie-plank was used as siding and the entire home was painted a sage green with white trim throughout. A whole new roof was installed using shingles. Mini splits by Mr.Cool were used for the addition, one in the living room, and the other in the master suite. Along with that, a gas water heater was also installed.

523 E Huisache Ave - Tax Incentive application - Itemized list of work done

1. New addition-1052 sq ft

- Foundation pier and beam
- Wood framing
- Electrical wiring
- Plumbing for kitchen sink and for a master bathroom
- Wall insulation
- 2 HVAC units
- Gas line for a gas stove
- 11 wood-clad windows
- LVP flooring throughout
- Kitchen cabinets along kitchen wall and an island
- Recessed lighting throughout
- Custom built bookshelves and fireplace
- Electrical fireplace
- Tiled around fireplace
- 2 wood columns for ceiling load support
- Baseboards throughout
- Windows and door trim
- Vaulted ceiling in living room
- Shiplap on vaulted ceiling
- Waterfall granite countertop on island
- Granite countertop along kitchen wall cabinets
- Stainless steel kitchen appliances
- Gas stove
- 2 48" bathroom vanities
- Bidet toilet
- 6x5 ft walk-in shower
- Shower walls and floor tiled
- 2 dual shower heads
- Custom built shelves in closet
- 3 interior doors
- 14x14 ft wood deck
- 1 patio french door

2. Existing home improvements-

- Laundry room tile floor
- Laundry room butcher block countertops
- 2nd bathroom full restructured layout
- 2nd bathroom new toilet, tub, and vanity sink
- 2nd bathroom tile floor and tub wall
- Accent wall beadboard

3. Exterior-

- New addition installed hardie plank 6" siding throughout
- Fence for the entire backyard perimeter
- Automatic iron gate
- Entire new roof with shingles
- New exterior paint including windows and doors trim

523 E Huisache Ave - Tax Incentive Application - Itemized lists of Total Costs

New addition construction \$ [REDACTED]

Shower glass doors \$ [REDACTED]

Counter tops \$ [REDACTED]

New Windows [REDACTED]

Kitchen cabinets [REDACTED]

Roof \$ [REDACTED]

[REDACTED]

Fencing and gate \$ [REDACTED]

Concrete driveway \$ [REDACTED]

523 E Huisache Ave - Tax Incentive Application - Timeline of work completed

12/27/22 - 1/25/22 work on new addition

2/8/22 - 2/21/22 interior in original home

4/13/22 - 4/22/22 resumed work on new addition

6/9/22 - 7/19/22 completed entire work



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