

# HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

**HDRC CASE NO:** 2022-267  
**ADDRESS:** 1502 BUENA VISTA ST  
**LEGAL DESCRIPTION:** NCB 2340 BLK 7 LOT N 101.25 FT OF 1  
**ZONING:** C-2, HL  
**CITY COUNCIL DIST.:** 5  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Alberto Mejia  
**OWNER:** Alberto Mejia  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** May 04, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Verification for the property at 1502 Buena Vista.

## 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:

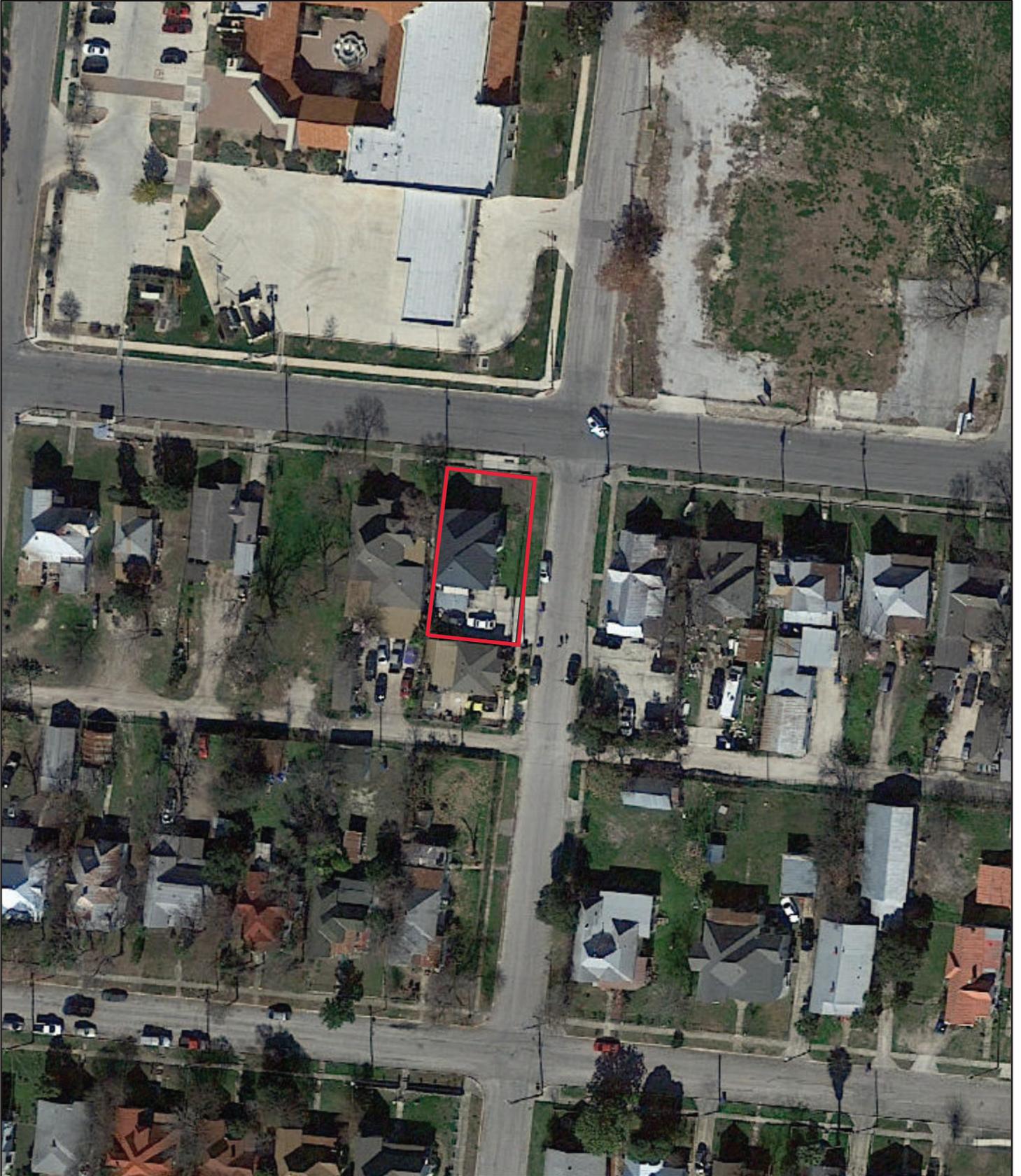
- a. The primary structure located at 1502 Buena Vista is a 1-story, single-family residence constructed circa 1895 in the Queen Anne style. The home features a standing seam metal hip roof with front and side gables featuring decorative shingles and divided lite gable windows, wood cladding, divided lite and one-over-one windows, and a recessed front entry. The property received Historic Tax Certification in November 2021. The request for landmark designation was approved by City Council on December 16, 2021. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, plumbing upgrades, foundation repair, and repainting.
- c. Staff conducted a site visit on May 10, 2022, 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 in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

**RECOMMENDATION:**

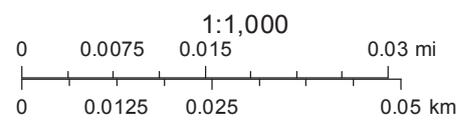
Staff recommends approval based on findings a through e.

# City of San Antonio One Stop

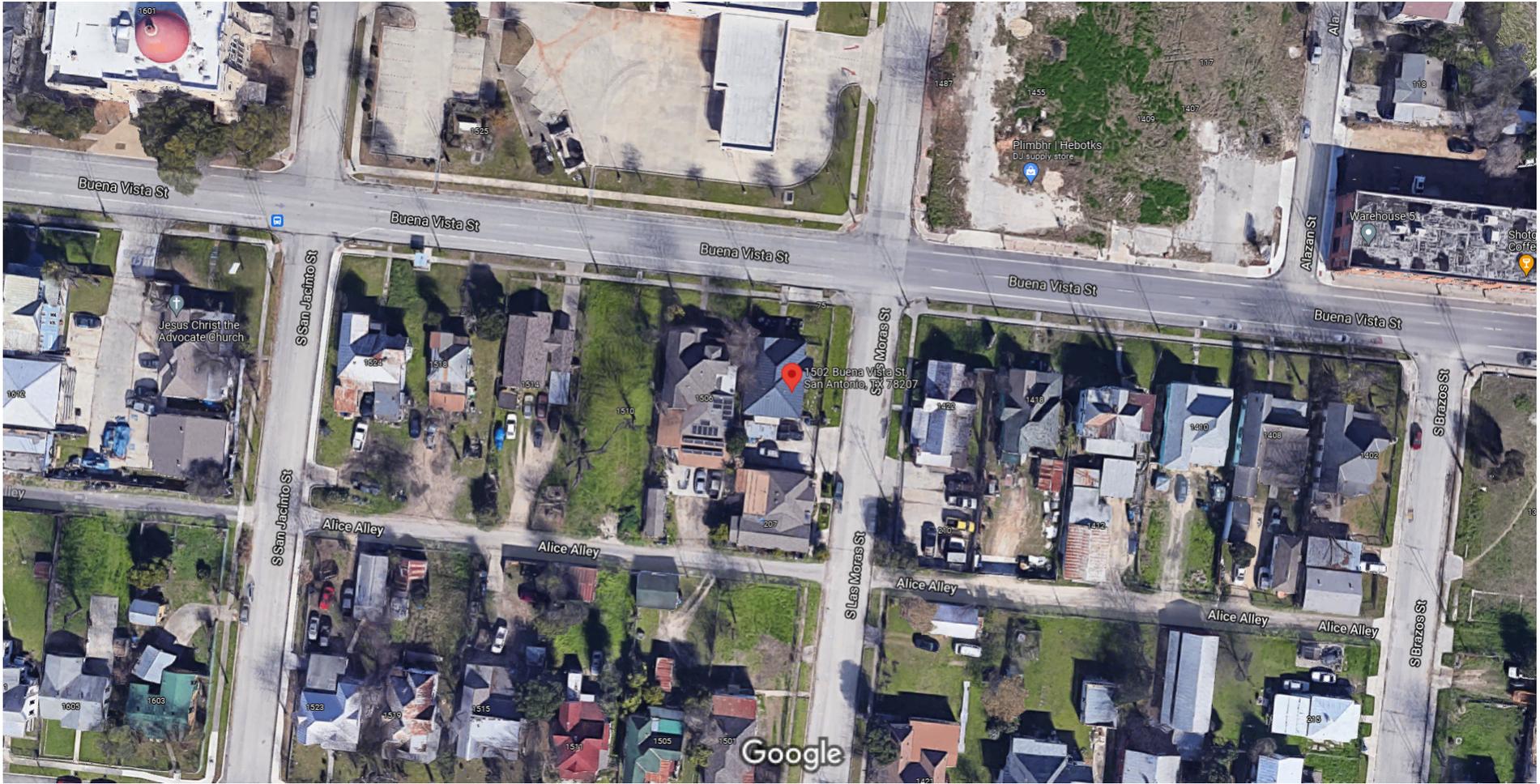


November 12, 2021

— User drawn lines



Google Maps 1502 Buena Vista St



Imagery ©2021 Google, Map data ©2021 Google 50 ft

Google Maps 1502 Buena Vista St



Imagery ©2021 Google, Map data ©2021 Google 20 ft

Google Maps 1502 Buena Vista St



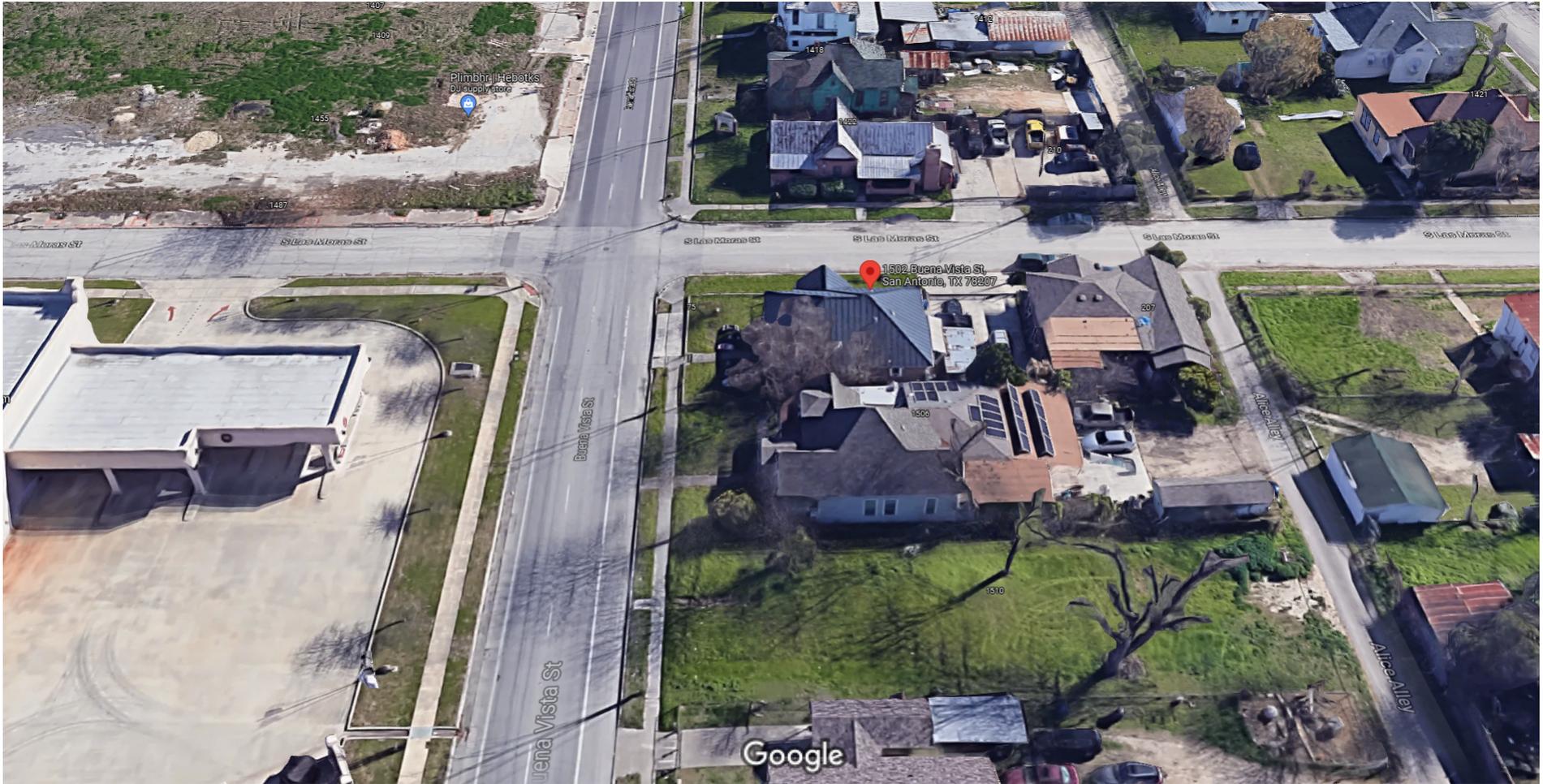
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Google Maps 1502 Buena Vista St



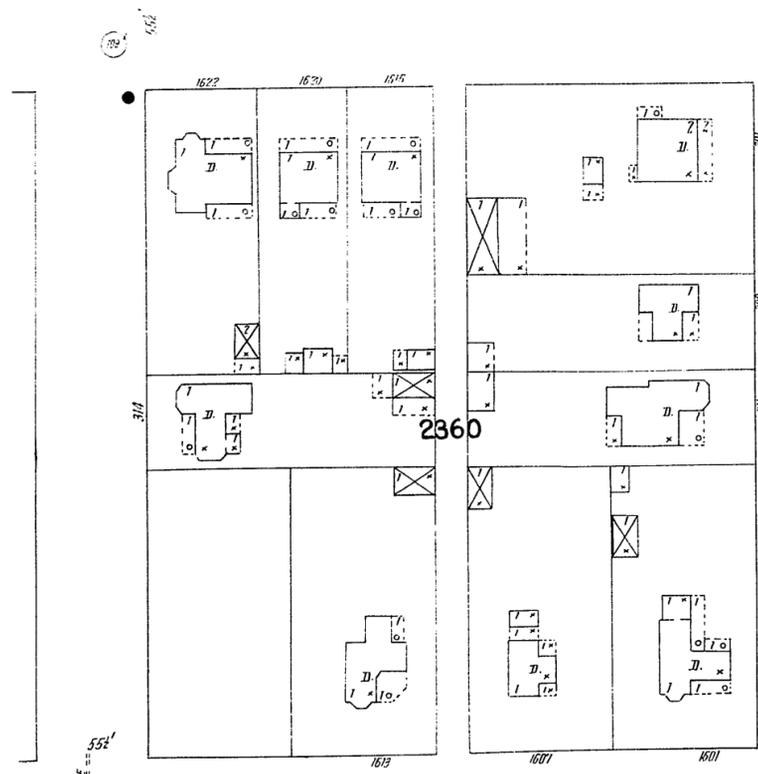
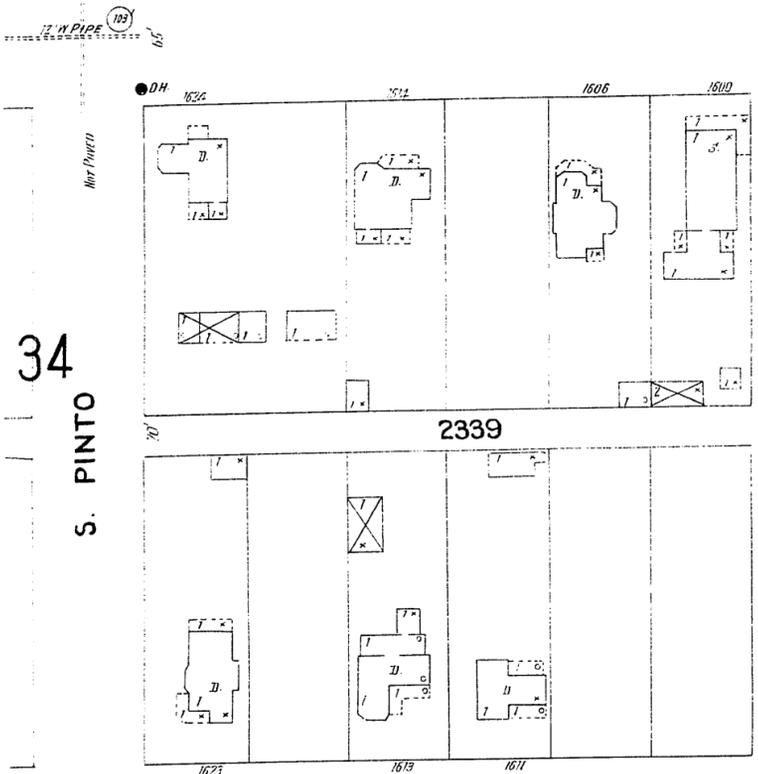
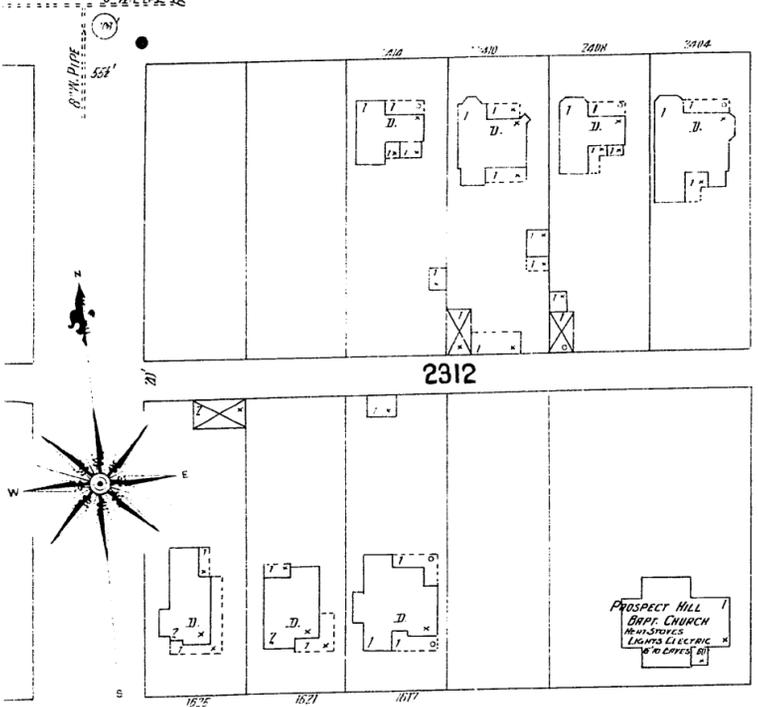
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Google Maps 1502 Buena Vista St



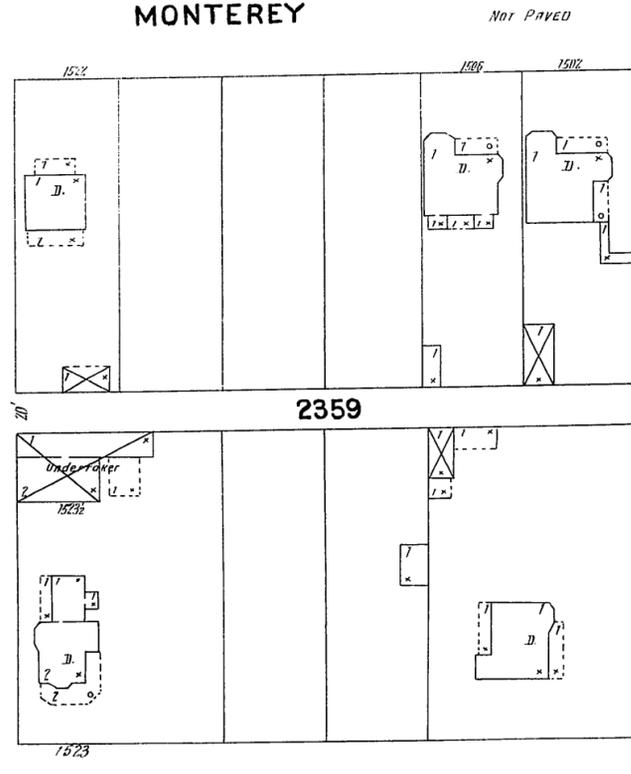
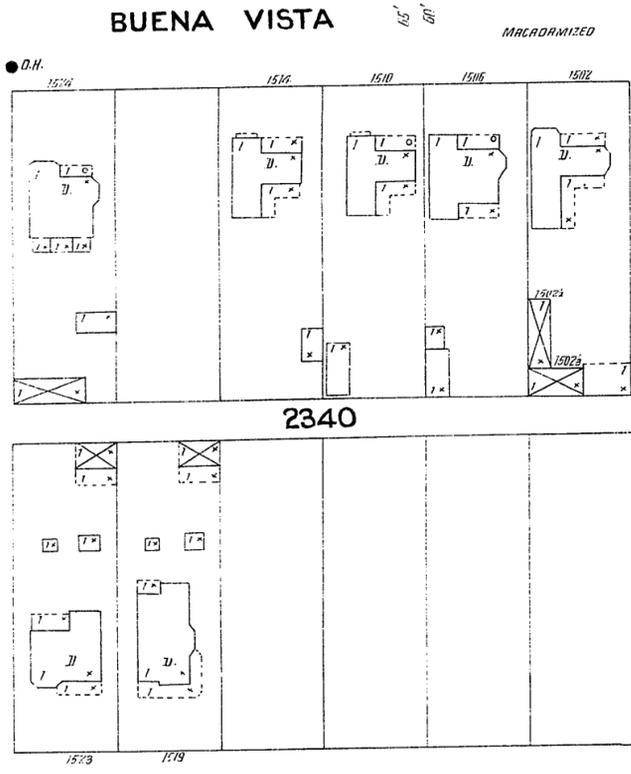
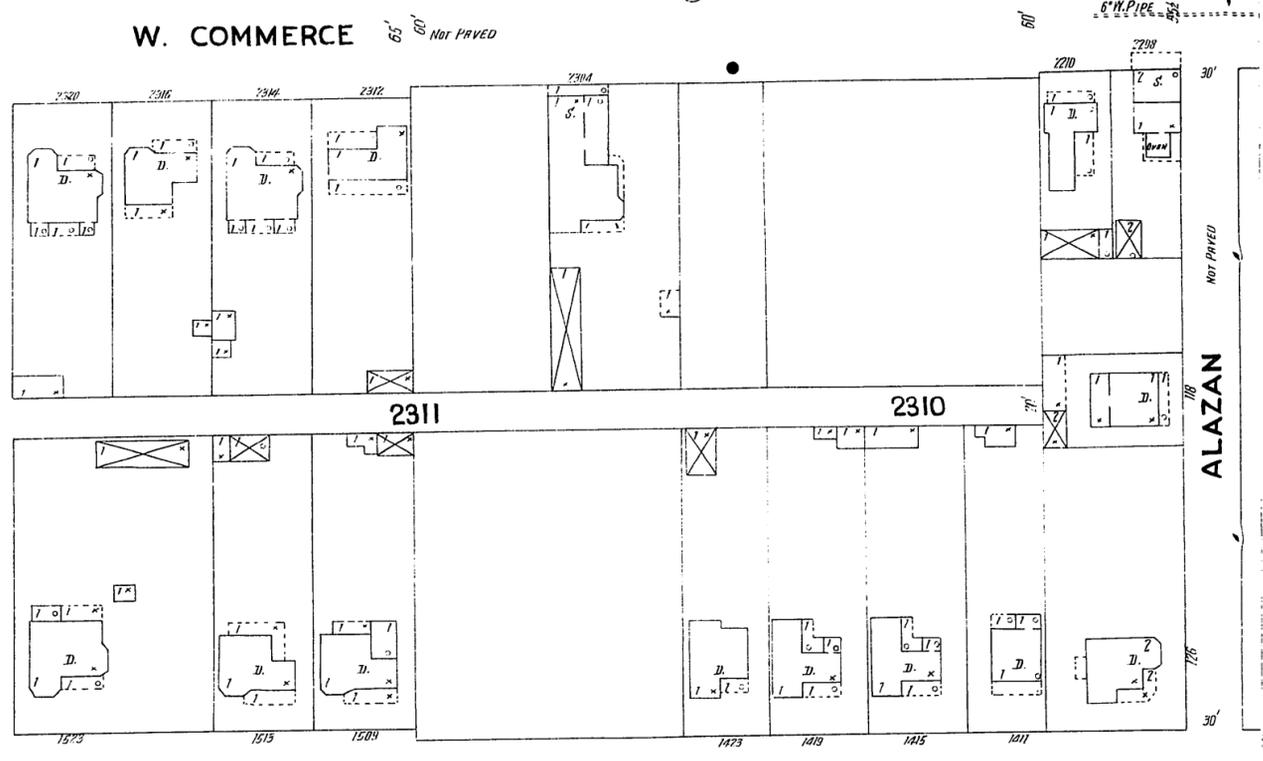
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San Antonio Vol. 1  
**35** 43

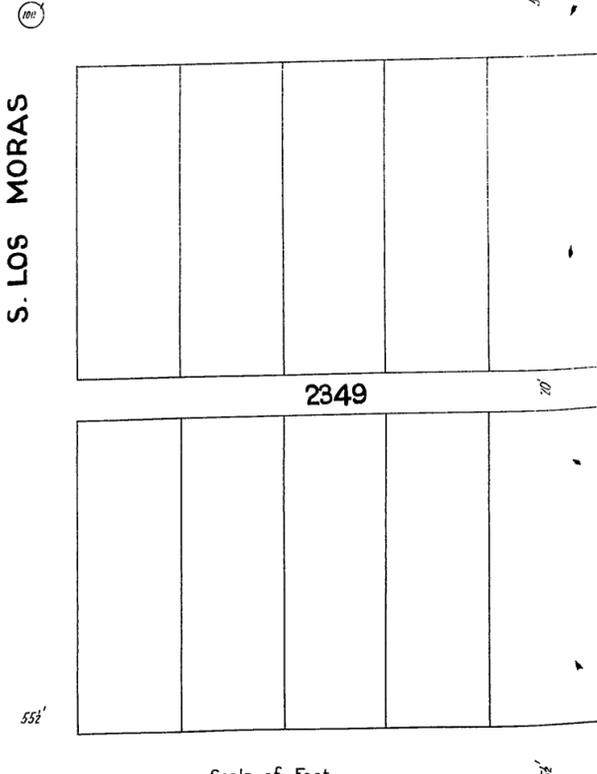
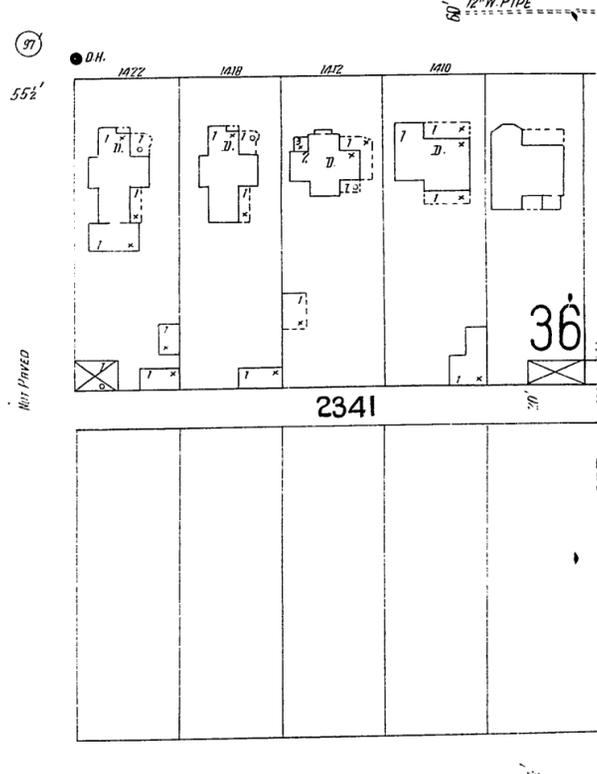
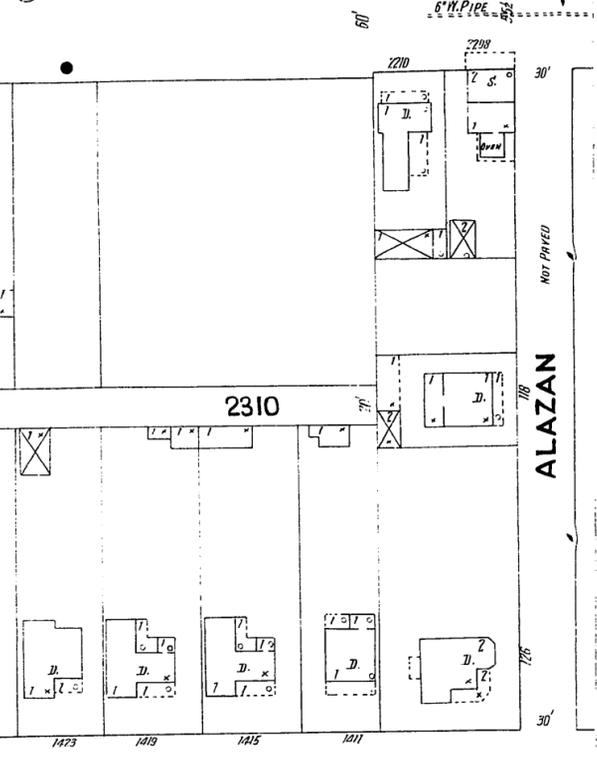


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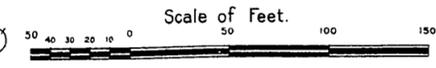
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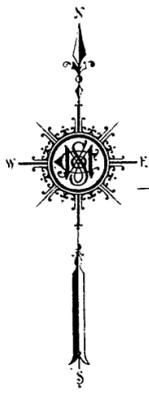


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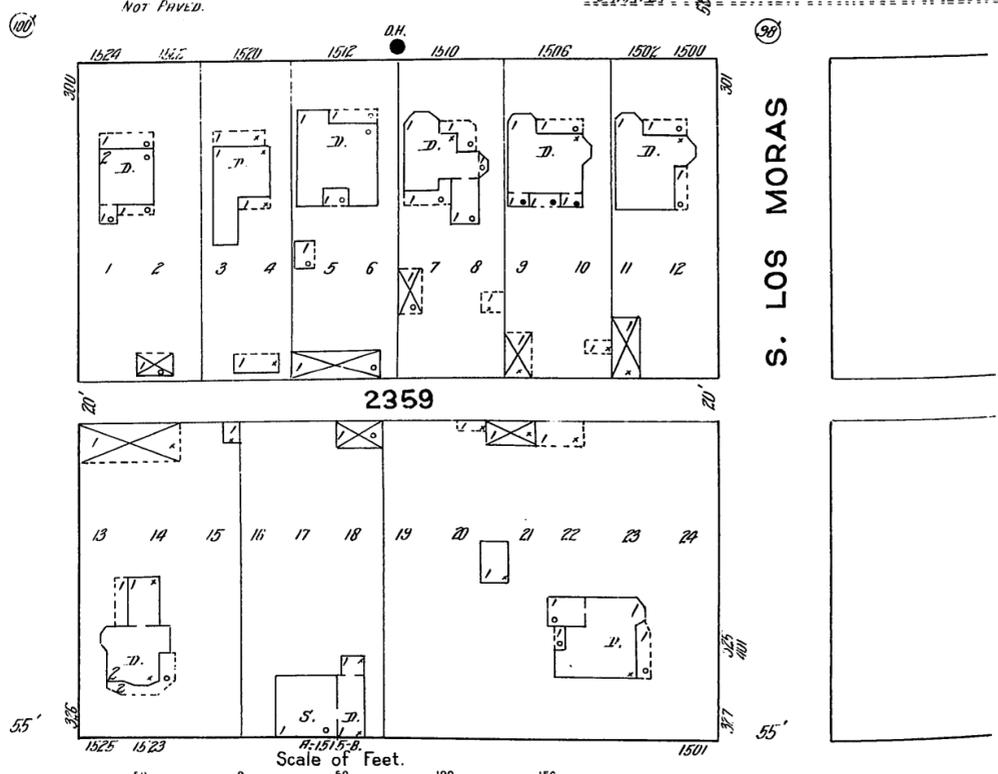
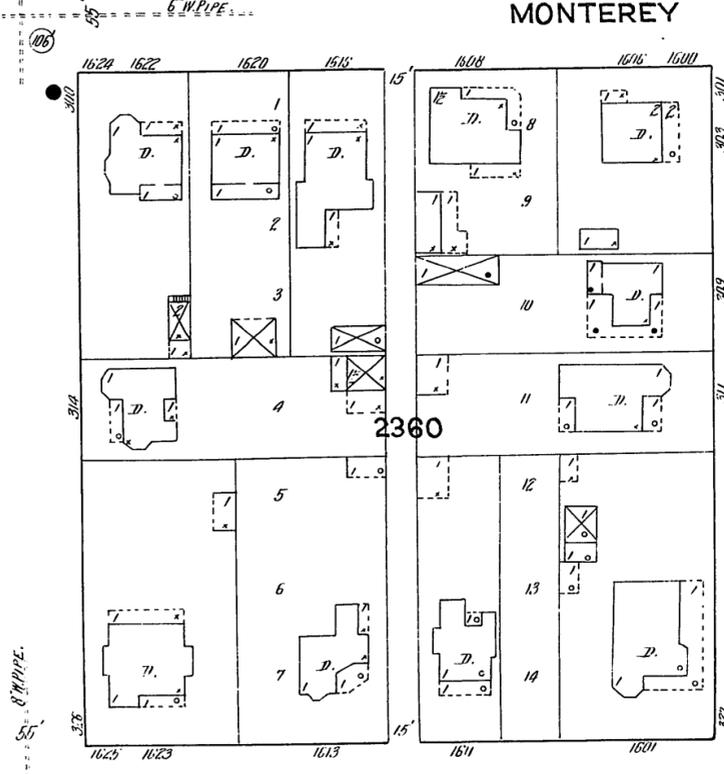
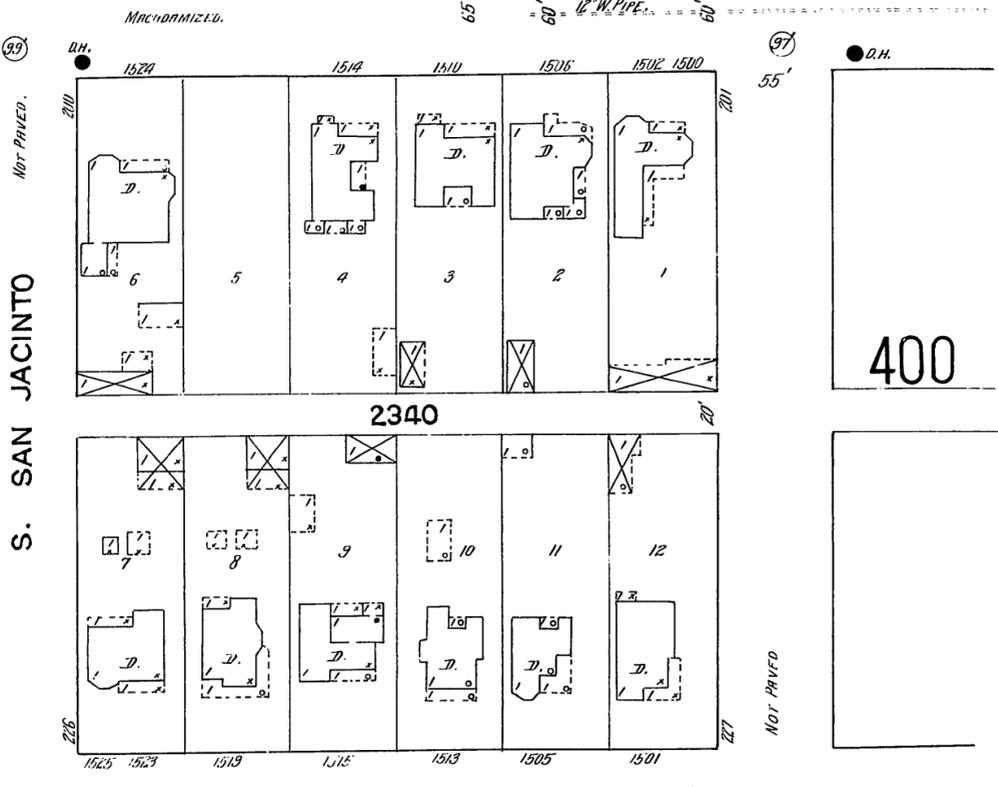
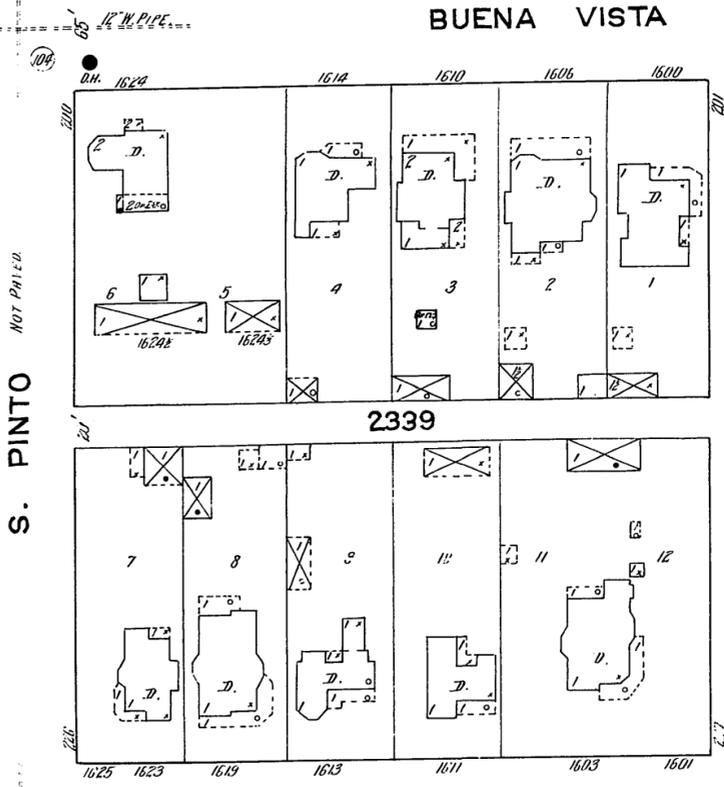
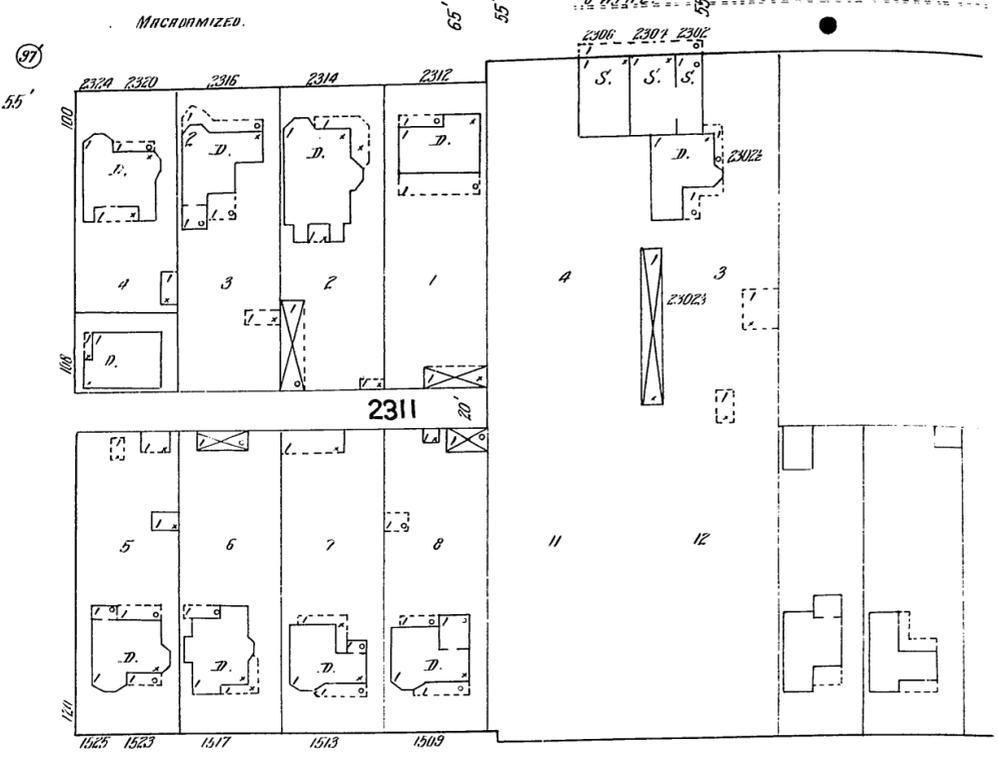
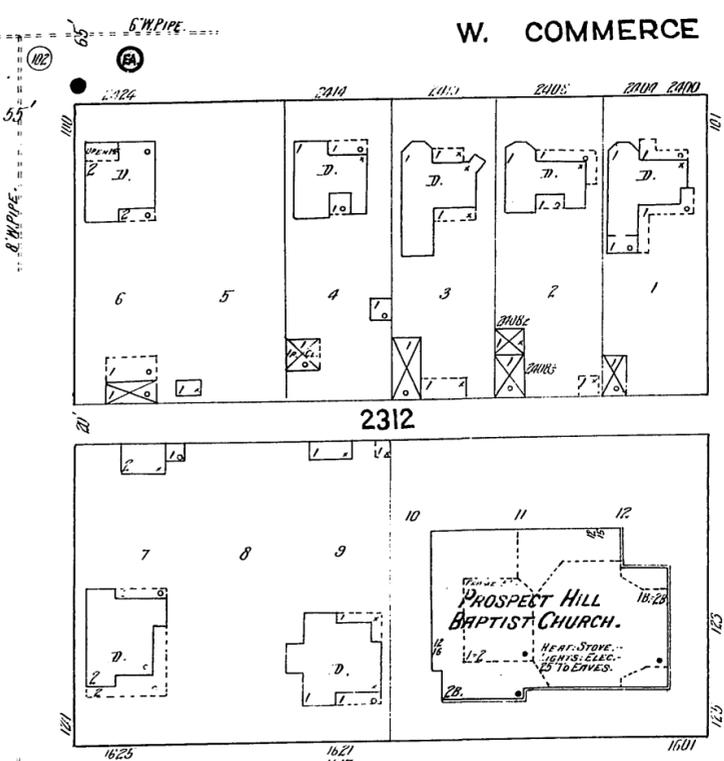


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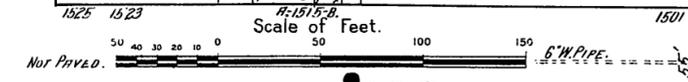


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MATAMORAS  
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S. PINTO

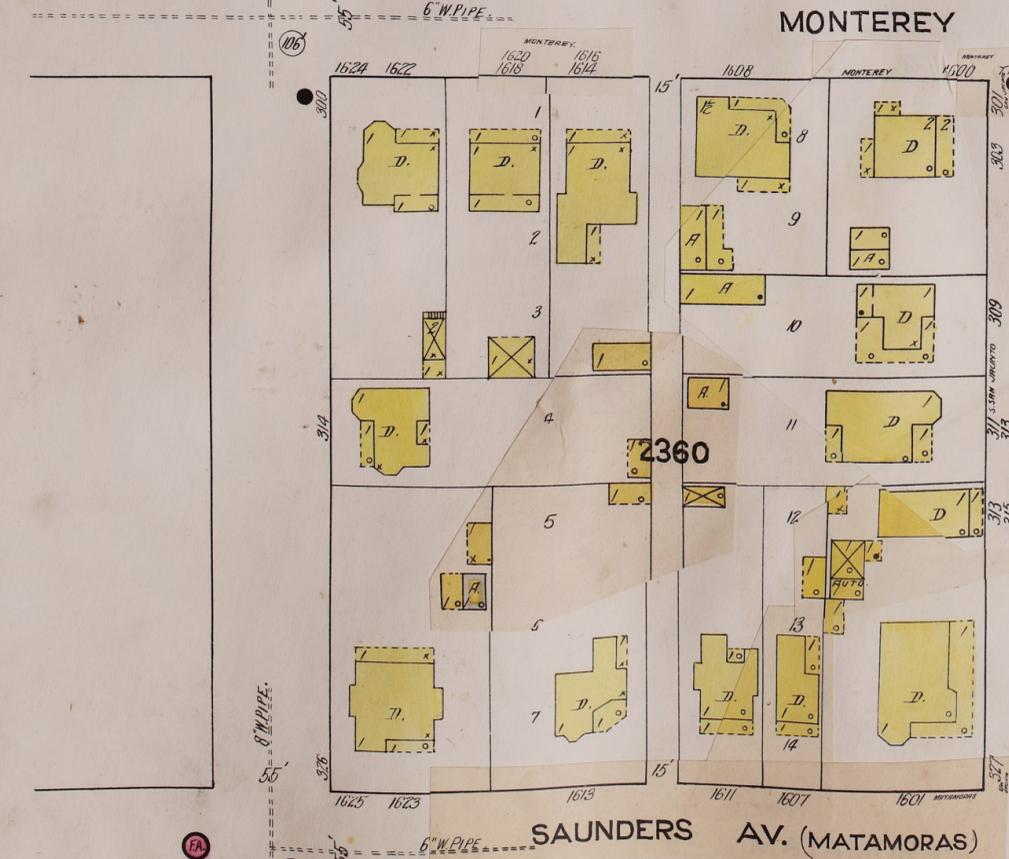
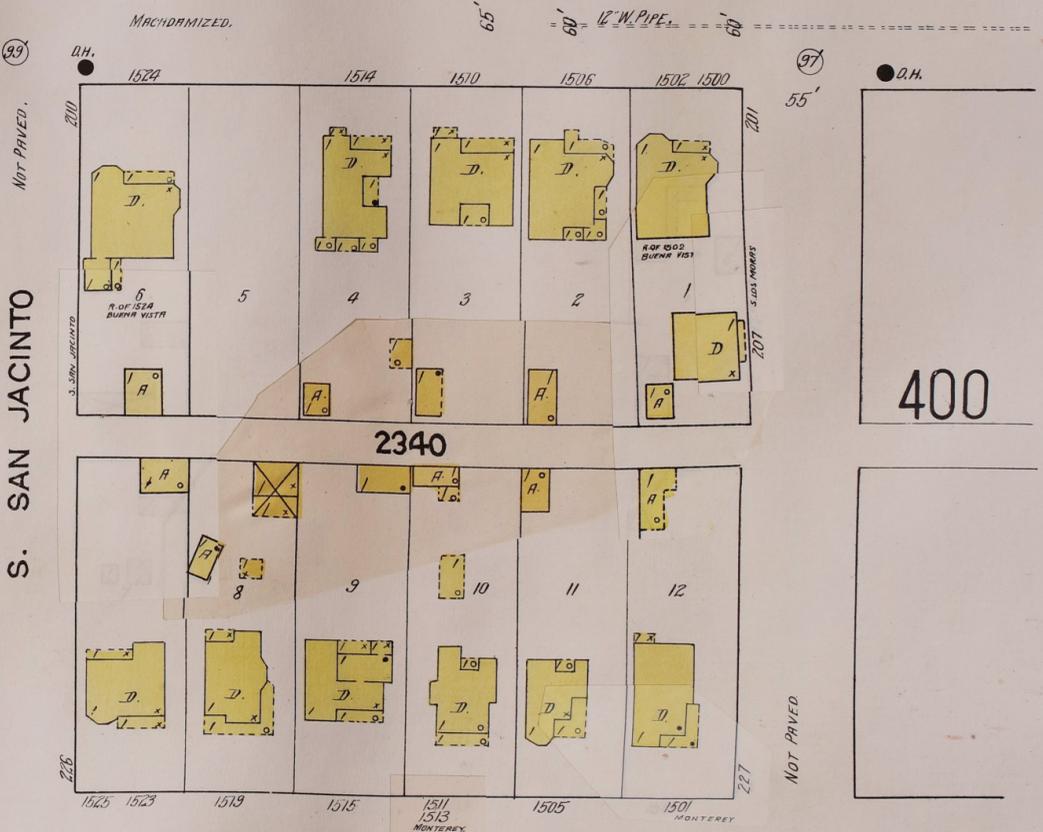
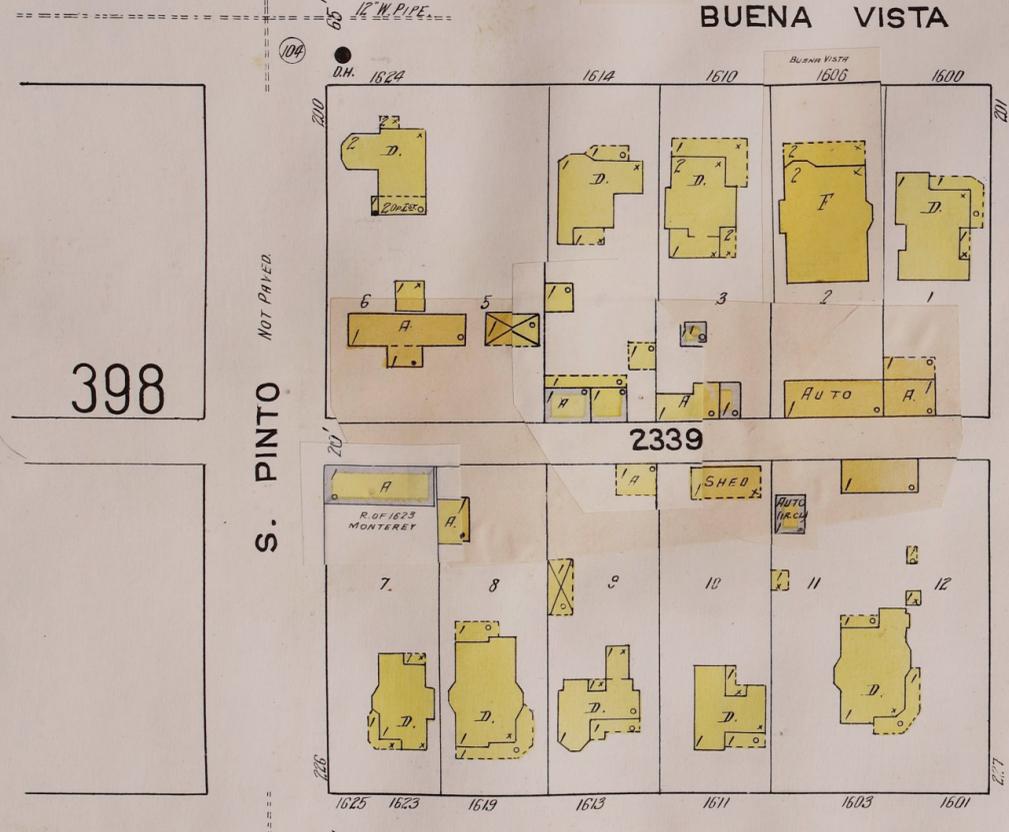
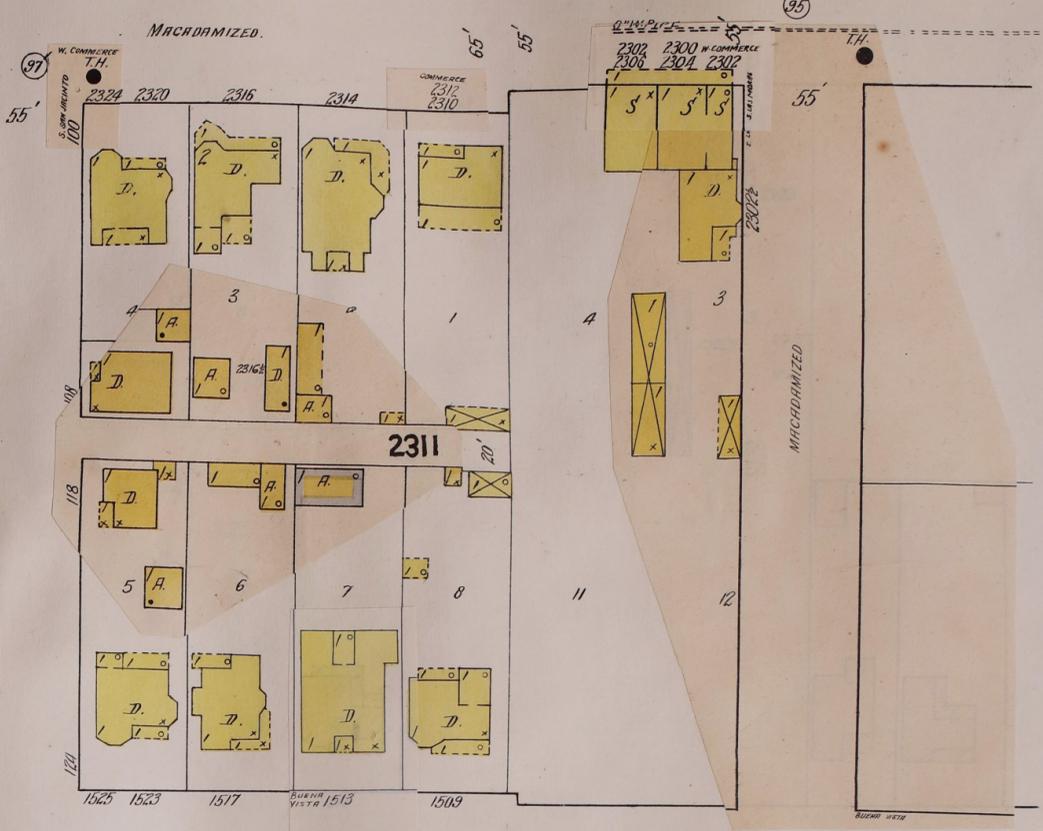
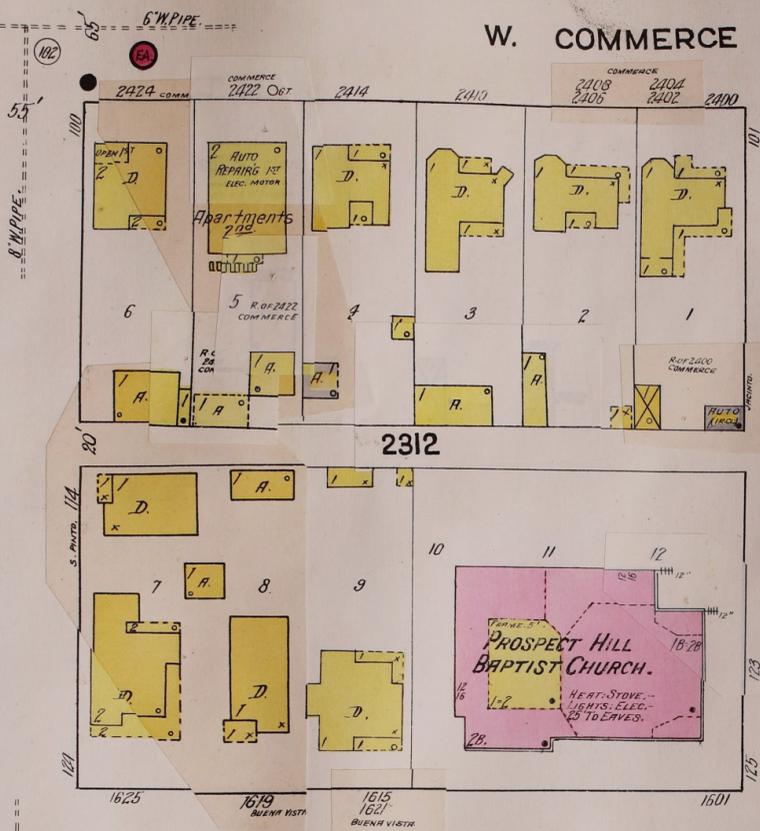
S. SAN JACINTO

S. LOS MORAS

S. LOS MORAS

N. LOS MORAS ST.

NOT PAVED.



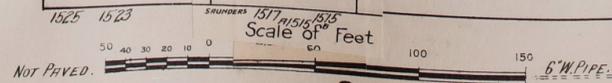
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SAUNDERS AV. (MATAMORAS)

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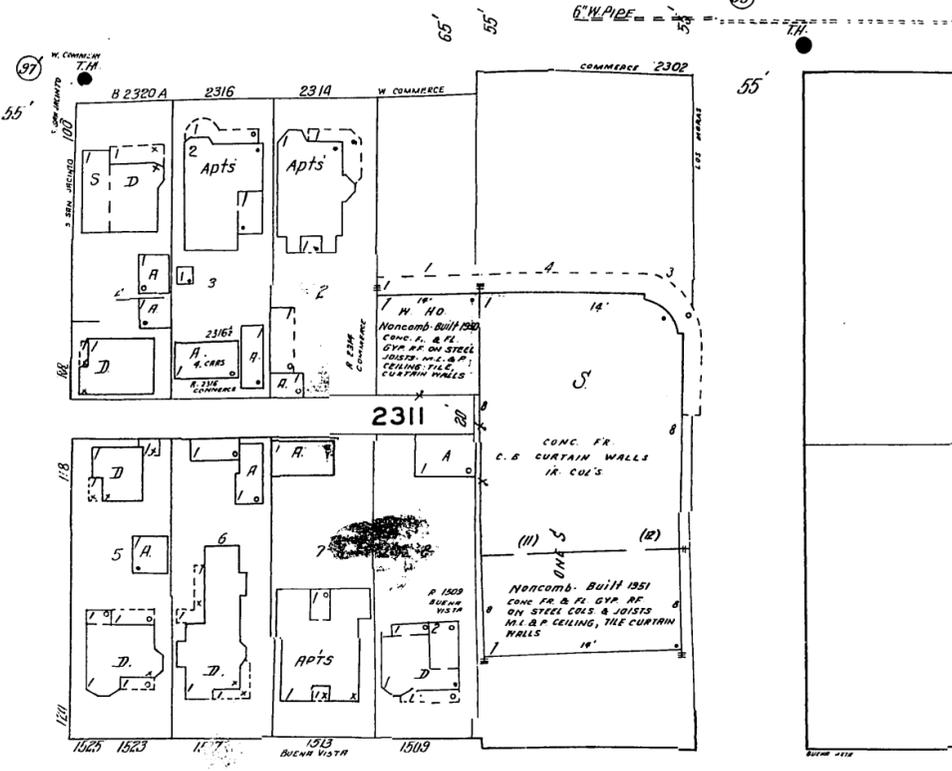
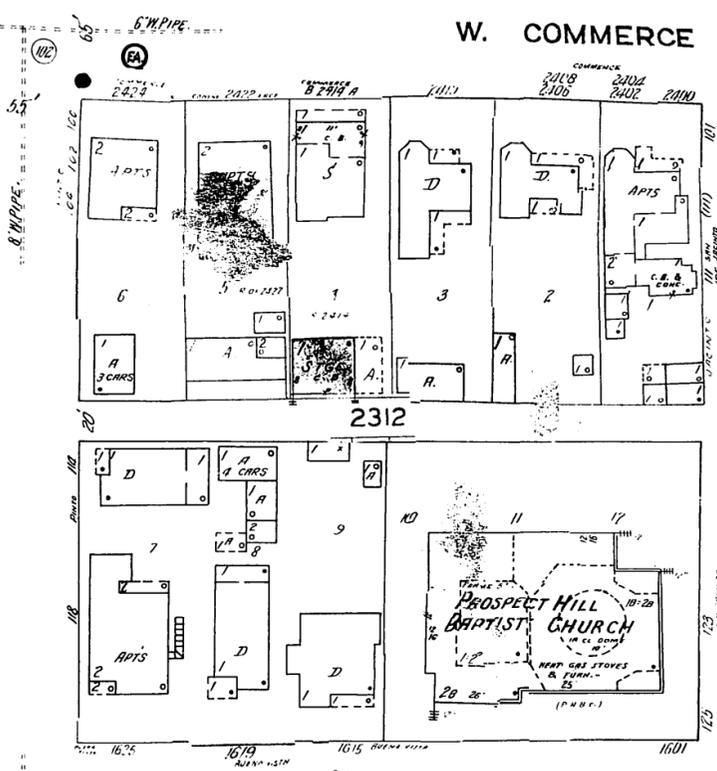
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BX 040



SEED I U M E U N LOS MORAS ST.



To Whom It May Concern,

Please see below the requested items from the checklist for part 2/2 of the Historic Rehabilitation application for 1502 Buena Vista St.

- *Itemized list of work completed both interior and exterior*
- *Completed time schedule*
- *Itemized list of final associated costs*
- *Color photos of the exterior and interior*
- *Color photo of the home from the street*
- *Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificates of Appropriateness (copies or case number)*

### **1)Repair Foundation**

Work needed: The home had cedar piers that need immediate replacement. There are unsupported spliced in the beams and some subfloor areas need attention.

Work completed: All cedar piers replaced, entire foundation of home completely stabilized and skirting replaced with 10 years warranty. Work completed by CJ House leveling on 12/10/2021- **Total:**

### **2)Plumbing:**

Work needed: Supply lines are galvanized steel and need insulation. Waste lines are cast iron and may need evaluation. Inspection with sewer camera shows broken clay pipes and or PVC pipes with soil seepage and obstructions between city sewer connection and where pipes meet the north/street facing portion of the home. Inspection also shows moderate water damage to subfloor beneath bathroom toilet, may be an eroded wax seal or more intensive replacement of pipes.

Work completed: Supply lines and waste lines replaced with PEX/PVC, 30 ft of clay sewer pipes completely replaced with new PVC pipe,. Plumbing work completed by Jesse the Plumber on 12/15/2021- Total

### **3)Exterior Paint**

Work Needed: Paint was peeling and chipping on all sides of the home, with some damage to soffits and trim. original siding as it appears in to be left intact . There are also no plans to modify any of the original distinguishing features and/or ornamentation of the homes folk Victorian character.

Work completed: Entire exterior of the home scrapped, recaulked and repainted in blue with white trim – retaining and significantly enhancing the original distinguishing features and/or ornamentation of the homes folk Victorian character. Work completed by Brother’s painting on January 10<sup>th</sup> 2022.

### **4) Interior Demolition (sweat equity)**

Work needed: Remove carpet from all bedrooms, Remove all cabinetry and linoleum and sink from kitchen, Remove all cabinetry, shower, bathtub and toilet from bathroom, Repair or remove drywall from rooms.

Work completed: Removed carpet and tile throughout entire home, Removed all cabinetry and linoleum and sink from kitchen, Removed all cabinetry, shower, bathtub and toilet and tile shower and bath enclosure, from bathroom, Repaired or remove all drywall from entire home, removed all wall paper from entire home, proper hauling, recycling and disposal ( at City of San Antonio Bulky waste) from all above tasks: Work completed on Jan.2, 2022. Total 100hrs @20hr (sweat equity rate) : **Total** ;

### **5) Bathroom remodel:**

Work needed: Bathroom in need of a complete remodel. Work to include installation of new toilet, shower, sink and proper ventilation and new fixtures all around.

Work completed :Bathroom completely demolished and remodeled, Entire bathroom subfloor reinforced and replaced + new flooring installed, remodel completed by Custom Texas Living on 2/10/2022 **Total**

**6)Interior Paint (Sweat Equity, Contractor)**

Work needed: Walls are stained and or damaged throughout the house, all interior walls to be repaired and repainted in a uniform way, likely flat/subtle grays and whites.

Work completed: Most walls and ceilings required demolition and removal, all walls and ceilings repaired, prepped and painted throughout entire home. Sweat Equity 2 \_\_\_\_\_ **Total** Custom Texas Living (contractor) installed crown molding and new wall trim throughout home: **Total** : \_\_\_\_\_ All Work completed on 4/15/2022

**7)Wood Floor Repair**

Work needed: original wood flooring will be repaired and refinished throughout all rooms in the home.

Work completed: original wood flooring repaired, refinished throughout all rooms in the home. Work completed by Custom Texas Living work completed on 3/25/2022, **Total** :

Total cost:

Phase 1 November 2021 – Jan2022

- a. Foundation .
- b. Plumbing : \$
- c. Exterior Paint:

Phase 2: Jan 2022 – Feb 2022

- d. Interior Demo (sweat equity): .
- e. Bathroom remodel:

Phase 3: - Feb 2022 – April 2022

- f. Interior paint + millwork (sweat equity + contract): \$
- g. Wood floor repair and refinish:

**Total** .

**Bexar Appraisal district market value of improvements 2021** : \$ \_\_\_\_\_

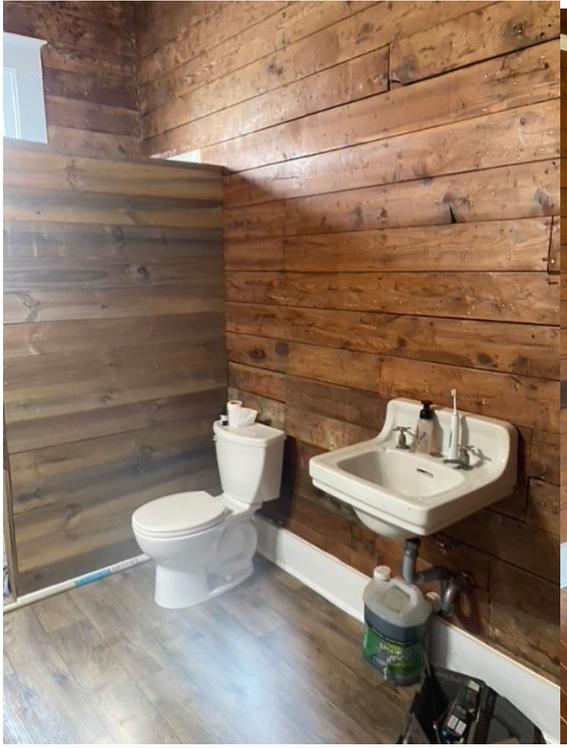
**Bexar Appraisal district market value of improvements 2021 (proposed)** .

**Photos: Exterior**



**Photos Interior:**









**Photos from the street**



To Whom It May Concern,

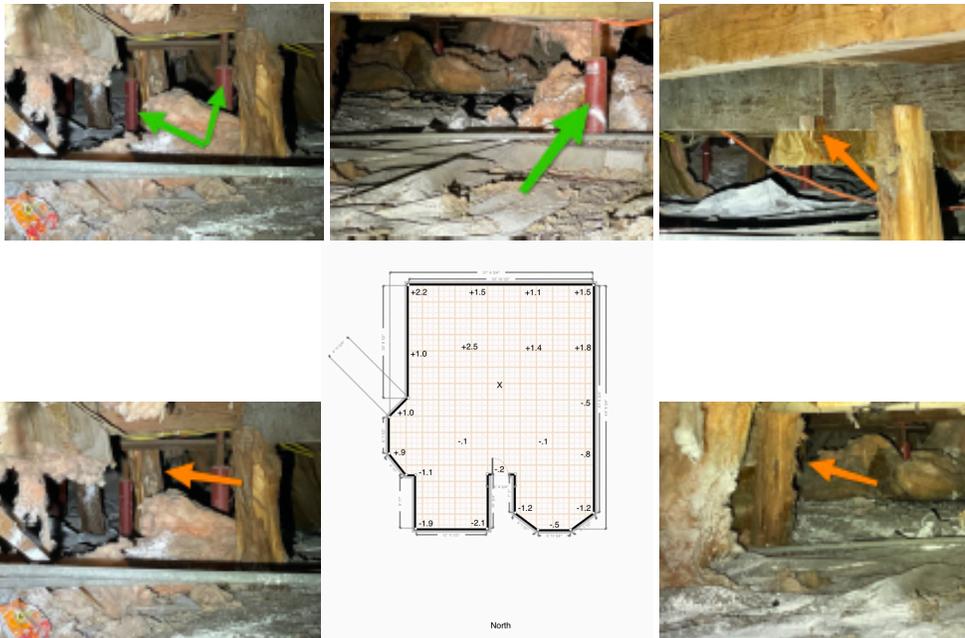
Please see below the requested items 1-8 from the checklist for the Historic Rehabilitation application for 1502 Buena Vista St.

**Plans for restoration and rehabilitation both exterior (1) and interior + Detailed written narrative explaining the proposed work (2) Itemized list of expected work both interior and exterior (4), Projected Time schedule (5)**

Phase 1: November 2021 through December 2021

### Repair Foundation

Currently collecting bids. The home still has cedar piers that need immediate replacement. There are unsupported spliced in the beams and some subfloor areas need attention. See photos below



### Plumbing Repair

Following foundation repair, plumbing issues need to be addressed. Previous renters did not report any plumbing issues. Supply lines are galvanized steel and need insulation. Waste lined are cast iron and may need evaluation. Inspection with sewer camera shows broken clay pipes and or PVC pipes with soil seepage and obstructions between city sewer connection and where pipes meet the north/street facing portion of the home. Inspection also shows moderate water damage to subfloor beneath bathroom toilet, may be an eroded wax seal or more intensive replacement of pipes. See photos below



### Exterior paint

Following/during plumbing work completion the exterior of the home will be repainted as paint is peeling and chipping on all sides of the home, with some damage to soffits and trim. There are currently no plans to modify the original siding as it appears in decent shape. There are also no plans to modify any of the original distinguishing features and/or ornamentation of the homes folk Victorian character.



Possible exterior colors being considered are.

- Hale Navy HC-154, Benjamin Moore
- Kendall Charcoal HC-166, Benjamin Moore
- China White OC-141, Benjamin Moore

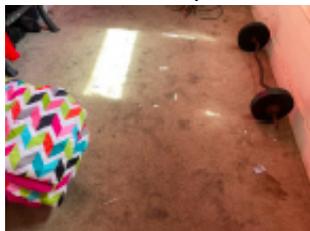
Exterior photos of the home are attached as requested.

### Phase 2 : December 2021 – Jan 2022

#### Interior Demo (sweat equity):

Interior demo work will be required to:

- Remove all carpet from bedrooms



- Remove all cabinetry and linoleum and sink from kitchen
- Remove all cabinetry, shower, bathtub and toilet from bathroom
- Repair or remove drywall from rooms
  - Note: Will attempt to preserve/repair plaster if uncovered & possible.

#### Interior paint

Walls are stained and or damaged throughout the house, all interior walls will likely be repainted in a uniform way, likely flat/subtle grays and whites. See photos



### *Bathroom remodel*

Bathroom is in need of a complete remodel. Work will include installation of new toilet, shower and proper ventilation and new fixtures all around.



*Fungal growth in bathroom, due to improper ventilation*

*uneven flooring in bathroom*

### *Kitchen & mudroom remodel*

Kitchen is in need of a complete remodel. Work will include installation of new sink, cabinetry and stove. Mudroom will need new washer/dryer unit and new drywall.



### Phase 3: Jan 2022- Feb 2022

### *Wood floor repair and refinish*

If possible, original wood flooring will be repaired and refinished throughout all rooms in the home.



### *Security Fence*

The rolling gate facing east toward Las Moras St. may need some repair. The remaining perimeter is currently a chain link iron fence, this will likely be replaced with a wood picket fence more fitting to the folk Victorian architecture/character of the home.



## 6) Estimated associated costs

*Phase 1: November 2021 through December 2021*

*2021 improvement value: \$135,350*  
*Source BCAD*

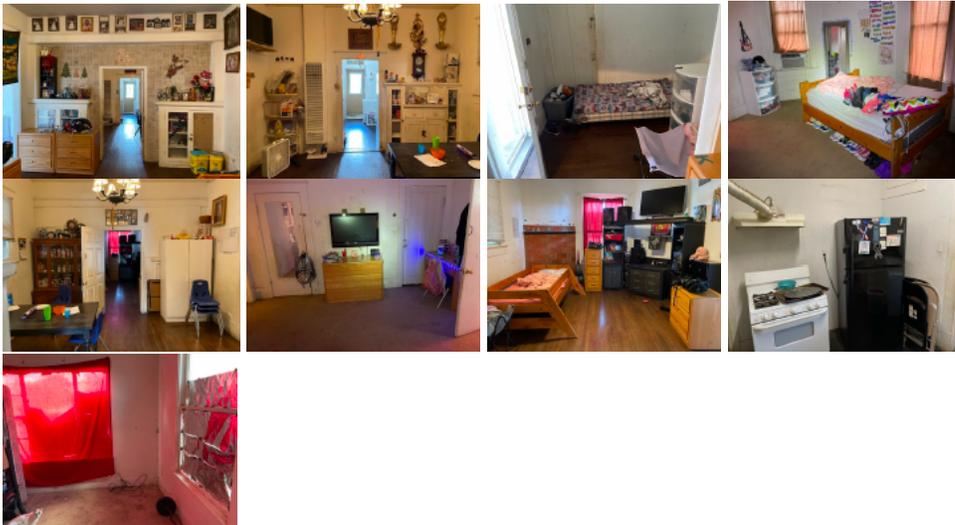
## 7) Color photos of the exterior and interior

Exterior





Interior



8) Color photo of the structure from the street

