

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

**HDRC CASE NO:** 2023-175  
**ADDRESS:** 1012 W MULBERRY AVE  
**LEGAL DESCRIPTION:** NCB 1809 BLK 27 LOT 17 AND 18  
**ZONING:** R-6, HL, NCD-5  
**CITY COUNCIL DIST.:** 1  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Marie H & Eduardo F Reyna  
**OWNER:** Marie H & Eduardo F Reyna  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** May 09, 2023  
**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 1012 W Mulberry.

## 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 structure located at 1012 W Mulberry is a 1-story, single-family structure constructed in 1922 in the Craftsman style with Tudor Revival influences. The structure features a cross gable composition shingle roof with a front porch eyebrow arch, a prominent front façade stucco chimney, a front entry with sidelites, an asymmetrical screened-in front porch, wood cladding, and one-over-one windows. The property is designated as an individual landmark. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, electrical, mechanical, and plumbing upgrades, and landscaping improvements. 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. Any violations on the property may disqualify the property from participation in the program.

## RECOMMENDATION:

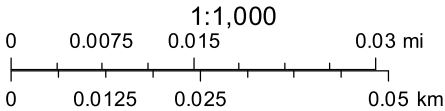
Staff recommends approval based on findings a through c.

# City of San Antonio One Stop



May 11, 2023

— User drawn lines





























### **1012 W Mulberry Remodel Narrative**

We currently have a third room ("Bedroom 3") in our house that is in an awkward location off the kitchen in the back of the house. It is not near a bathroom, so if used as a regular/guest room, the person/guest would have to walk through the kitchen, across the house, and down a hallway to use the bathroom. Because of the awkward location and lack of storage space in the house, we have been using this room as a "catch all"/storage type of room. We plan to remodel the house by converting this room into a larger owner's bathroom as we do not currently have one (the small owner's bathroom that came with the house when we purchased it was converted into a walk-in closet). As you can see from the before/after floor plans, the current doorway to Bedroom 3 will be closed, which will provide more wall/future cabinet space in the kitchen. A new doorway will be opened up in the owner's bedroom that will lead into the current Bedroom 3 (new owner's bathroom). We plan to reuse the original door to Bedroom 3 as the door for the new owner's bathroom. The new owner's bathroom will have the following features: double vanity, cabinetry on each side of the vanity, laundry area with washer/dryer and cabinetry, walk-in shower stall, free standing tub, and of course a toilet. A very rough sketch has been provided to give you an idea of the floorplan for the bathroom. This remodel will not involve any changes to the outside of the house (all exterior features will remain, unaltered). We will be using JM Custom Homes to do the renovations. We have used them for other interior renovations we've done to the house in the past (and currently ongoing – they are handling the door replacement we previously received approval for from OHP). While the contract was signed in Sept 2022, work has NOT started yet as there have been delays for various reasons. A copy of the signed contract is attached showing a total approximate cost of [REDACTED], including line items. Note the line items includes a budget for landscaping of [REDACTED] which we plan to consult with OHP regarding our options for that. Projected time schedule for the remodel project is 3 months from start of work. Start of work is pending this application.



### **Exhibit B, Line-item costs**

1. Vanity Sinks, cabinet estimated costs \$ 1,000
2. Vanity faucet estimated costs \$ 1,000
3. Toilet estimated costs \$ 1,000
4. Shower and tub faucets estimated costs \$ 1,000
5. Bath accessories estimated costs \$ 1,000
6. Tub estimated costs \$ 1,000
7. Tile for the floor and shower walls estimated costs \$ 1,000
8. Electrical rework estimated cost, \$ 1,000
9. Door and door hardware, \$ 1,000
10. Ceiling lighting, exhaust fans, and light fixtures estimated costs, \$ 1,000
11. Vanity mirrors and wall mirrors estimated costs, \$ 1,000
12. Vanity lights fixtures estimated costs, \$ 1,000
13. Mini Split heat pump AC unit estimated costs, \$ 1,000
14. Washer and dryer estimated costs, \$ 1,000
15. Landscaping work estimated costs, \$ 1,000
16. **Total costs for above items**



