

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-048
ADDRESS: 328 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 3088 BLK 4 LOT 7 & E 25 FT OF 6
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Amy Scheinman
OWNER: Amy Scheinman
TYPE OF WORK: Historic Tax Verification
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 Verification for the property at 328 E Huisache.

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:

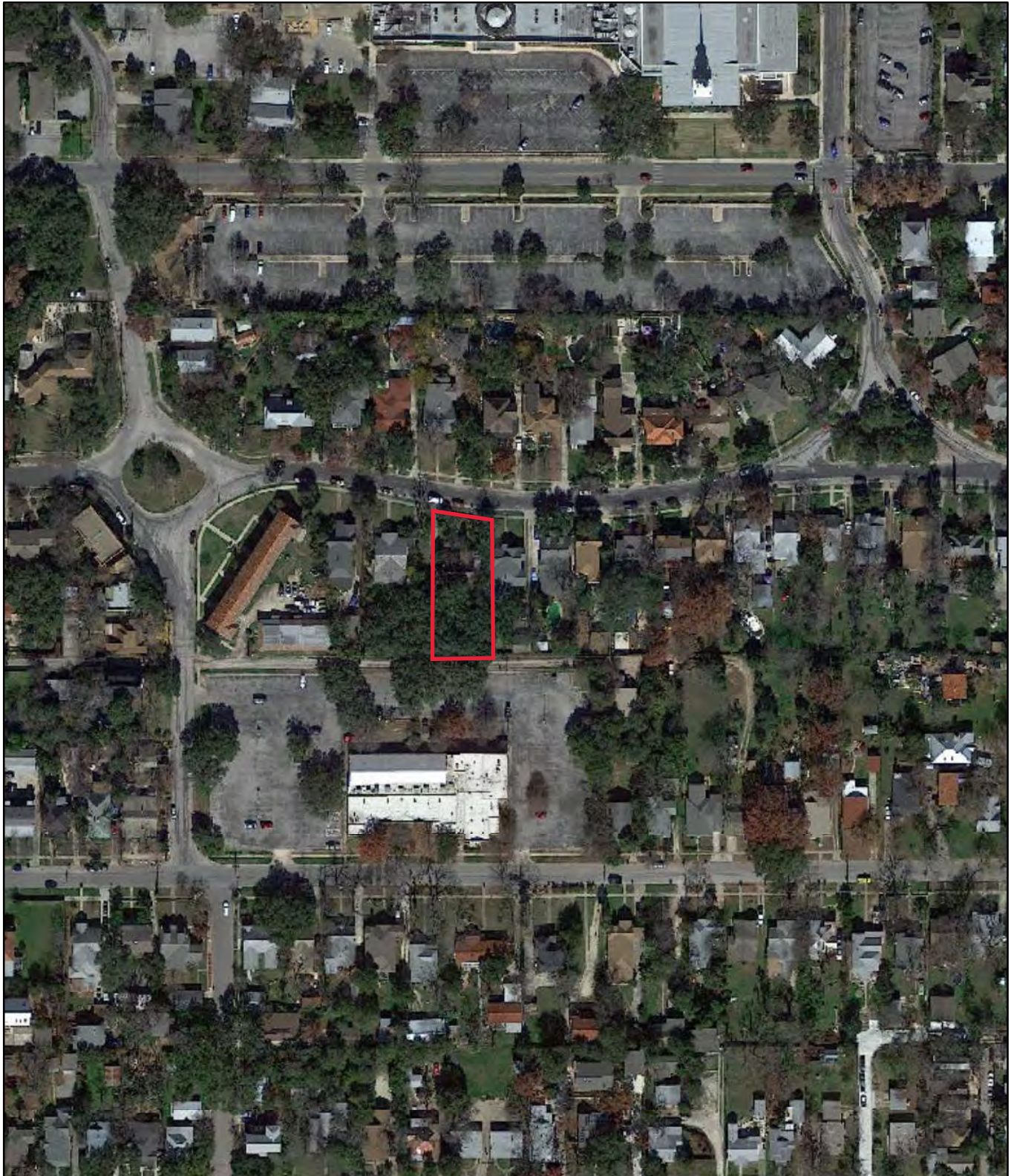
- a. The primary structure located at 328 E Huisache is a 1-story, single-family structure constructed circa 1925 in the Craftsman style with Colonial influences. The house features a cross gable roof configuration, woodlap siding, and ganged one-over-one wood windows. The property contributing to the Monte Vista Historic District and received Historic Tax Certification on August 19, 2020. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes comprehensive interior and exterior rehabilitation, including a new foundation and floor structure, selective demolition, roof replacement, framing and wood repairs, construction of a new front and rear porch, window repair, electrical, plumbing, and mechanical upgrades, new insulation, interior wall finish, bathroom and kitchen remodeling, new flooring, new front door unity installation, and repainting.
- c. Staff conducted a site visit on January 11, 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 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 for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

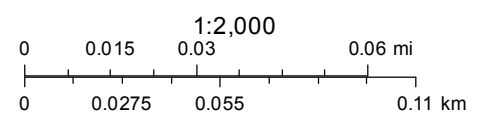
Staff recommends approval based on findings a through e.

City of San Antonio One Stop

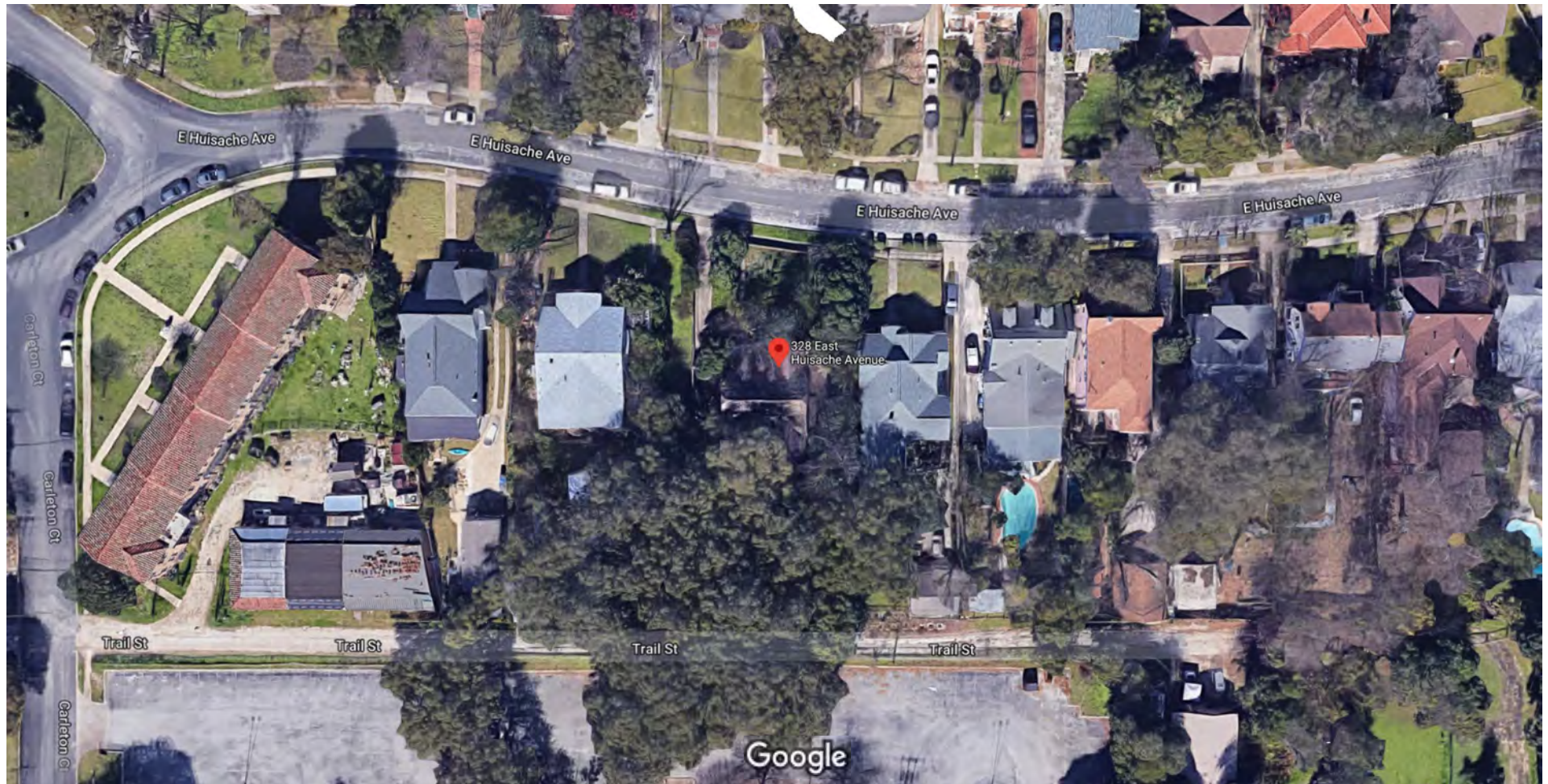


August 7, 2020

— User drawn lines



Google Maps 328 E Huisache Ave



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Google Maps 328 E Huisache Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 328 E Huisache Ave



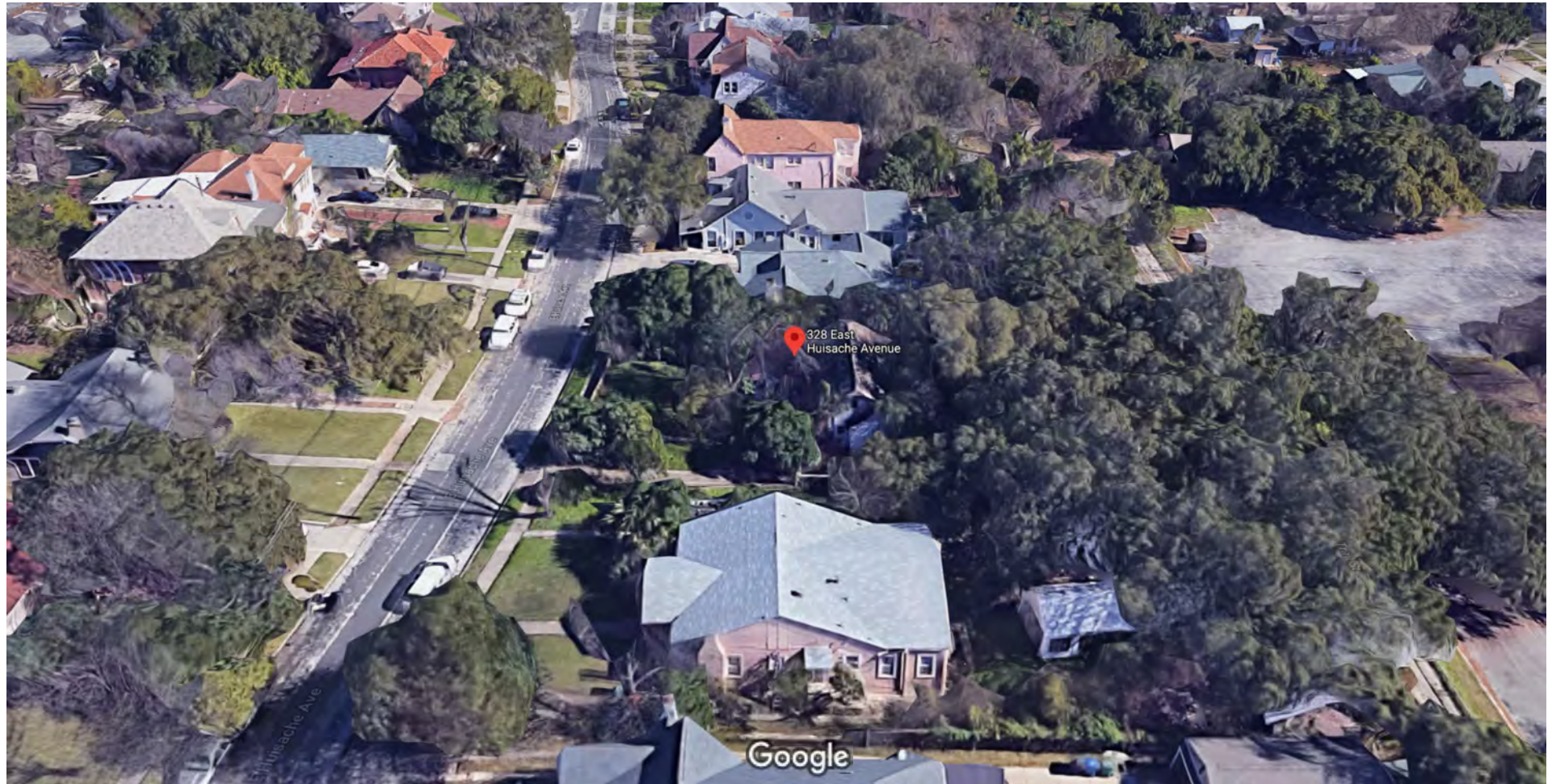
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Google Maps 328 E Huisache Ave

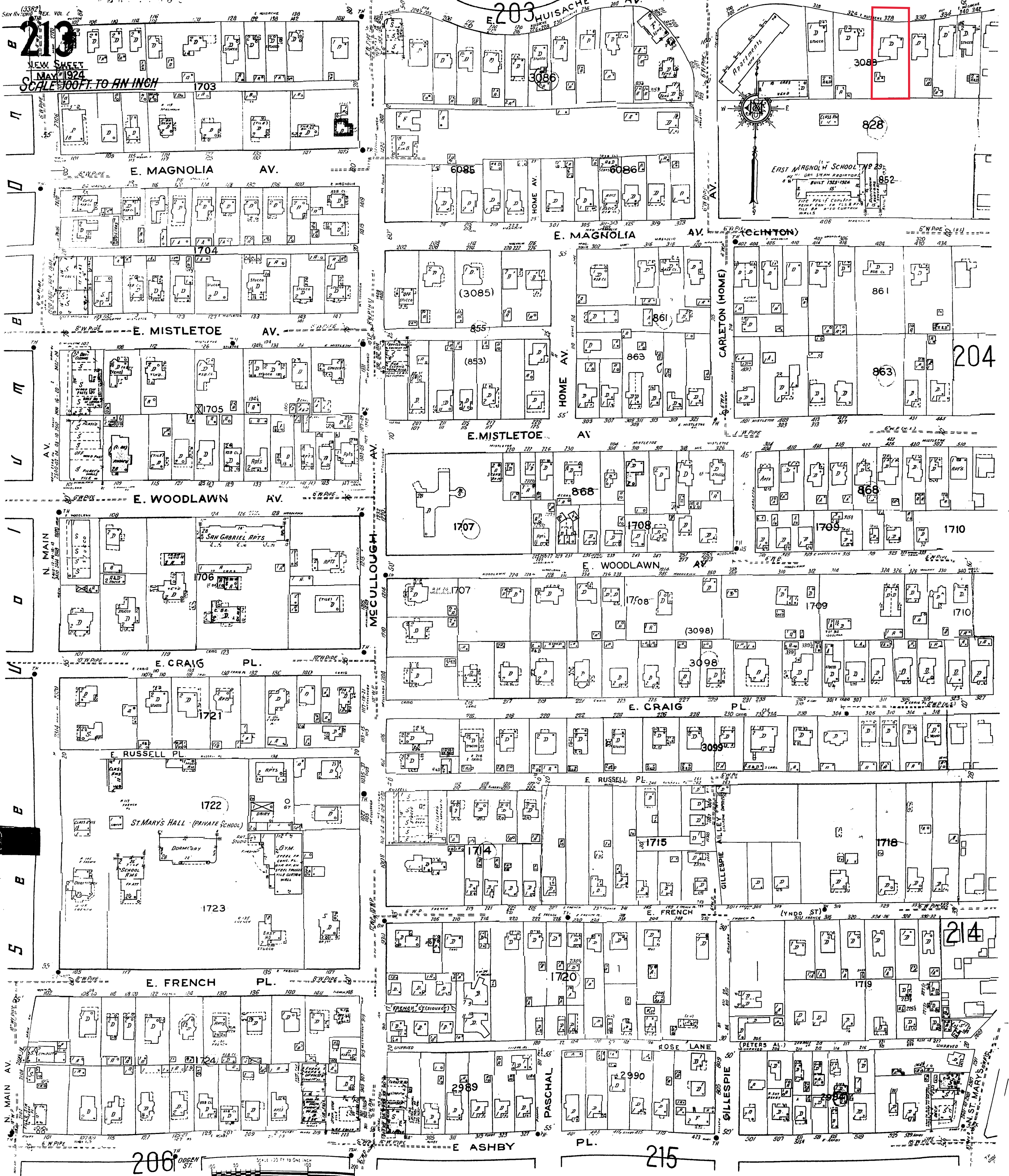


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Google Maps 328 E Huisache Ave



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BAITING
FOR
ROACHES
AND
CRACKS

Scout's
SOUTH
FOR
CRACKS







June 9, 2019
9:24 PM

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To the Office of Historic Rehabilitation
Part 2 of 2
Re: Substantial Rehabilitation Tax Incentive
For 328 E Huisache SA, TX 78212

To whom it may Concern,

As required by the OHP, I am submitting a written narrative of the completed work for 328 E Huisache, San Antonio, Tx 78212.

I purchased the above stated property in 2019. As seen in the before photos, the house was in near ruin and clearly needed an overhaul to become inhabitable. It has taken a little over two years to complete this project.

One of the first phases that took place was to have the foundation completely redone. And a brand new roof was installed as the old one was pretty much destroyed and allowed rain and the elements to take their toll on the interior.

With the approval from the OHP, as the house is in historic Monte Vista, a new front door/entry area as well as rear porch were added to the house.

Photos show the condition of the front of the house, and where the prior owners removed an original window to install a door that was used as a main entry. That "door" has now been returned to being window.

Other exterior repairs are as follows:

- Exterior cladding was matched and replaced the old rotted wood
- New parge was installed where there was none due to the lack of upkeep of the house
- Trim around the windows was matched and repaired to the original where needed
- Broken and missing windows were replaced and all sashes replaced so as to be in working order
- New window screens were made to replace the old and damaged ones
- The windows received new hardware so that they match the period of the house
- A new front door and has been installed
- Appropriate lighting has been installed around the front door
- Matching trim and flashing has been installed where it was either rotten or missing altogether
- The back door had to be replaced and an existing door was used
- Paint colors for the house have been approved and the house is currently being painted
- The rock wall surrounding the property has been repaired where needed

Unfortunately the large destroyed parts of the roof had allowed rain and other elemental damage to the interior of the house, repair work as follows:

- New flooring had to be installed to replace water damaged and rotten flooring throughout the house
- New sheetrock has replaced all the old wall board which was covered in black mold and missing wall board that was taken down to the original wood stud walls by prior owner
- Insulation has been installed where needed
- The plumbing and electrical are all new and are now up to code
- CPS has installed a new power pole
- New ceiling lights have been installed
- Ceiling fans have been installed
- Both bathrooms have been remodeled and brought up to date
- A completely new kitchen replaced the destroyed kitchen, new cabinets, countertops and appliances have been installed
- New bookcases have been replaced to match the original rotted book cases
- A new fireplace surround is installed and matched as closely to old one
- All interior doors have been taken down and cleaned and reinstalled

- New closets have been installed
- Crown molding and baseboard have been installed
- Original door frames and jambs have been cleaned up, and or repaired, replaced and painted where they were either missing or rotted away
- A new sump pump and good clean out has been replaced in the crawl space
- The interior trim and walls have been completely painted
- A new heating and air conditioning system has been installed
- Original glass door knobs have been reused and replaced where there were none
- Access to the attic has been installed
- Smoke detectors are now installed
- The original phone box has been saved and moved to a place of importance in the house

As mentioned prior, this renovation started in 2019, and has taken a little over two years to complete. Which brings me to the final cost of the project.

Due to the extensive repairs as listed above along with some unforeseen issues and costs the overall expenses added up to approximately \$[REDACTED]. This was more than I had anticipated, but worth the fact that I now have an extremely comfortable and livable house on a beautiful piece of property in an incredible neighborhood. I would also like to mention that the front yard is now cleaned up and planted with trees and proper shrubs.

Photos of before and after, I think are pretty self evident as to the transformation of this property and it's place in the Monte Vista neighborhood.

I thank you for your time and consideration for the tax incentive.



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT



November 4, 2021

LETTER OF COMPLETION

This letter confirms that on June 15, 2020, building permit number 2618291 was issued to Amy Scheinman for a full remodel located at 328 E Huisache Ave.

The occupant load for this project is not applicable.

According to the Customer Service Division of the Development Services Department, all applicable inspections were performed and approved.

Regan R. Gabriel
Senior DSD Specialist
Development Services Department