

# HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2020

**HDRC CASE NO:** 2020-350  
**ADDRESS:** 328 E HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 3088 BLK 4 LOT 7 & E 25 FT OF 6  
**ZONING:** MF-33, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Sue Ann Pemberton  
**OWNER:** Amy Scheinman  
**TYPE OF WORK:** Tax Certification  
**APPLICATION RECEIVED:** August 07, 2020  
**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 328 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.

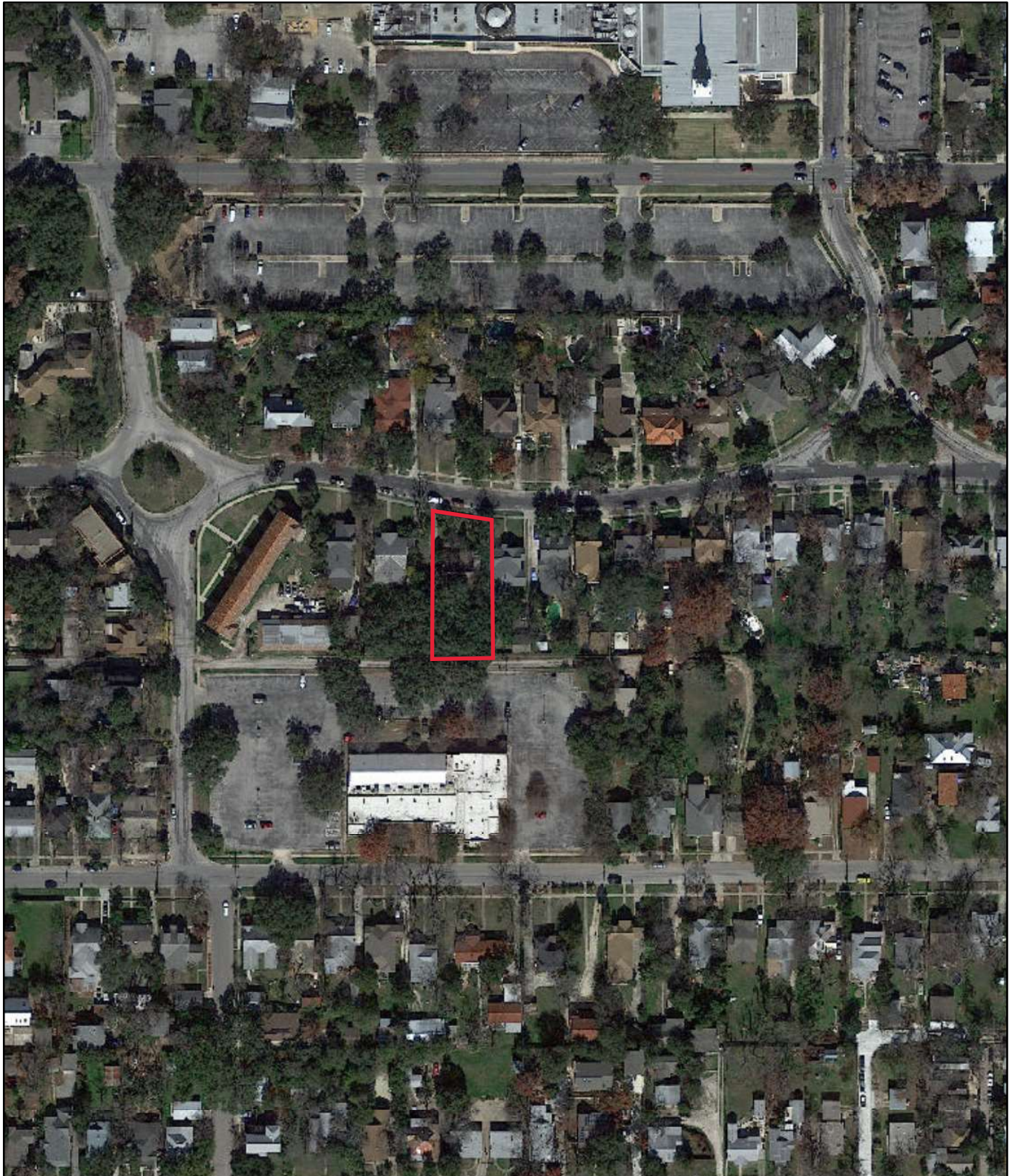
## FINDINGS:

- a. The primary structure at 328 E Huisache is a 1-story, single-family residence 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 is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Certification.
- 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. 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.

## RECOMMENDATION:

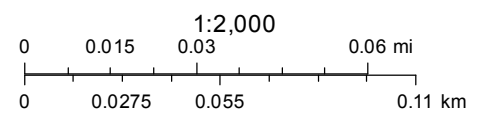
Staff recommends approval based on findings a through c.

# City of San Antonio One Stop



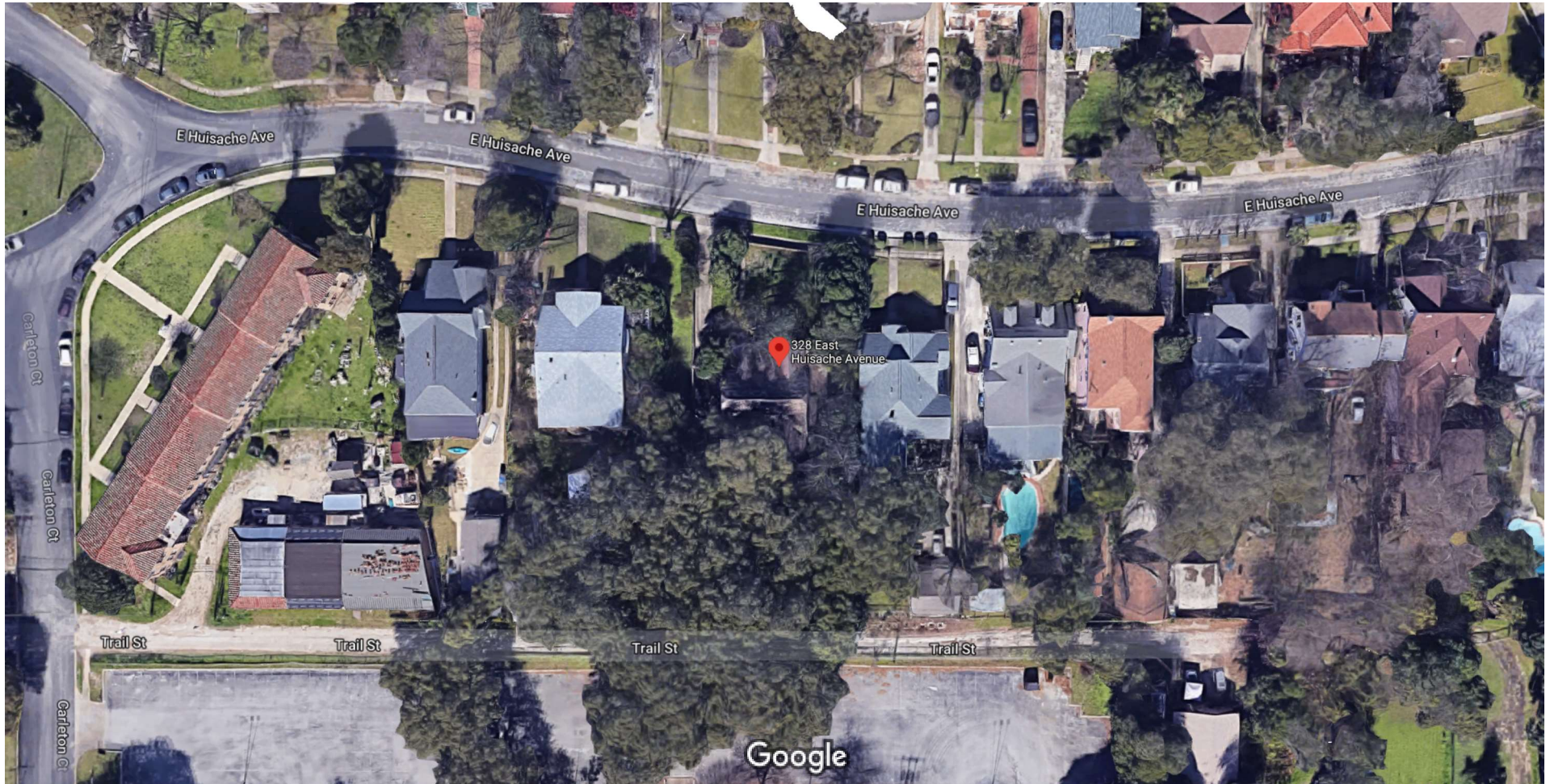
August 7, 2020

— User drawn lines





Google Maps 328 E Huisache Ave



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



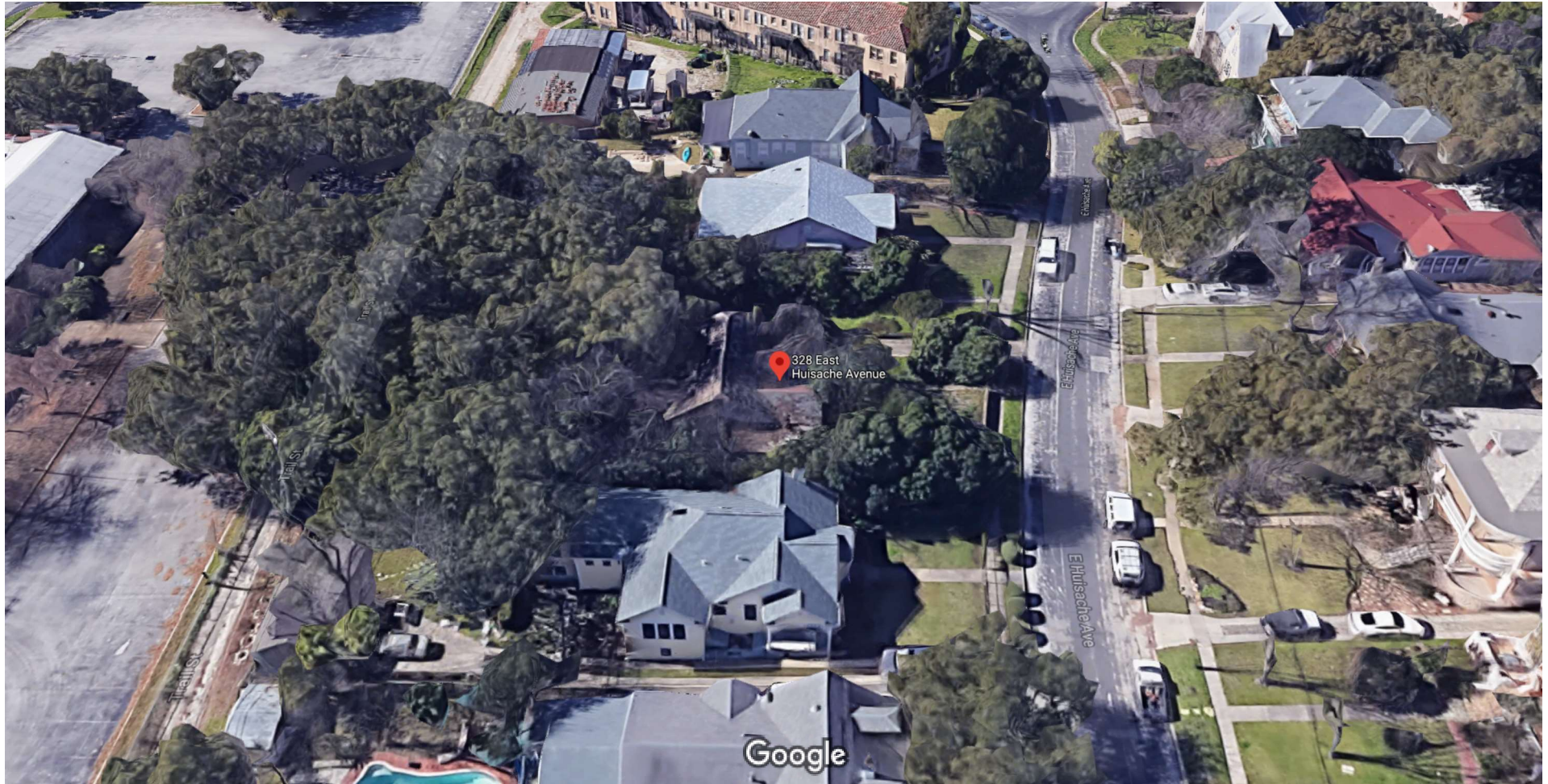
Google Maps 328 E Huisache Ave



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



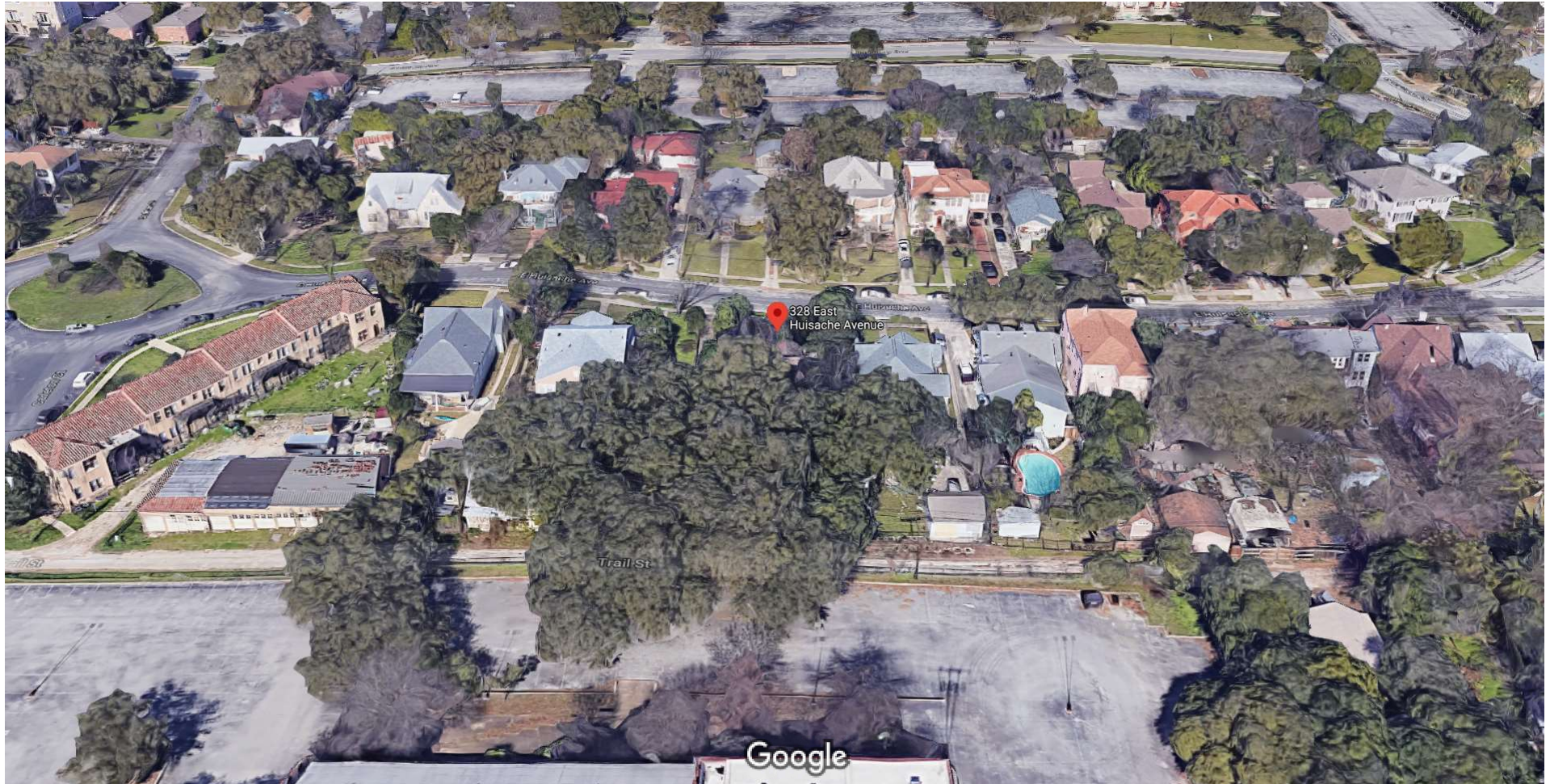
Google Maps 328 E Huisache Ave



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



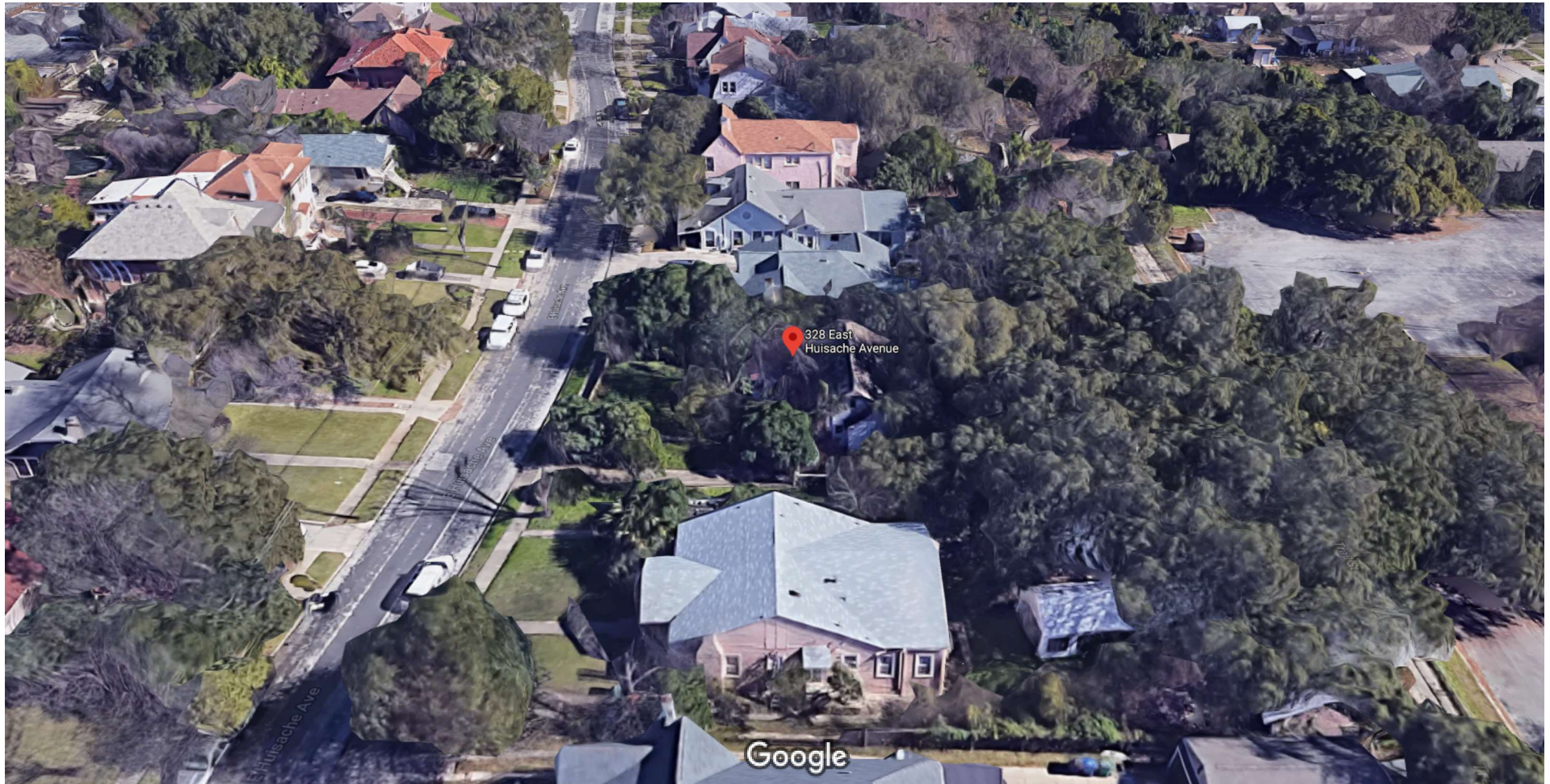
Google Maps 328 E Huisache Ave



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

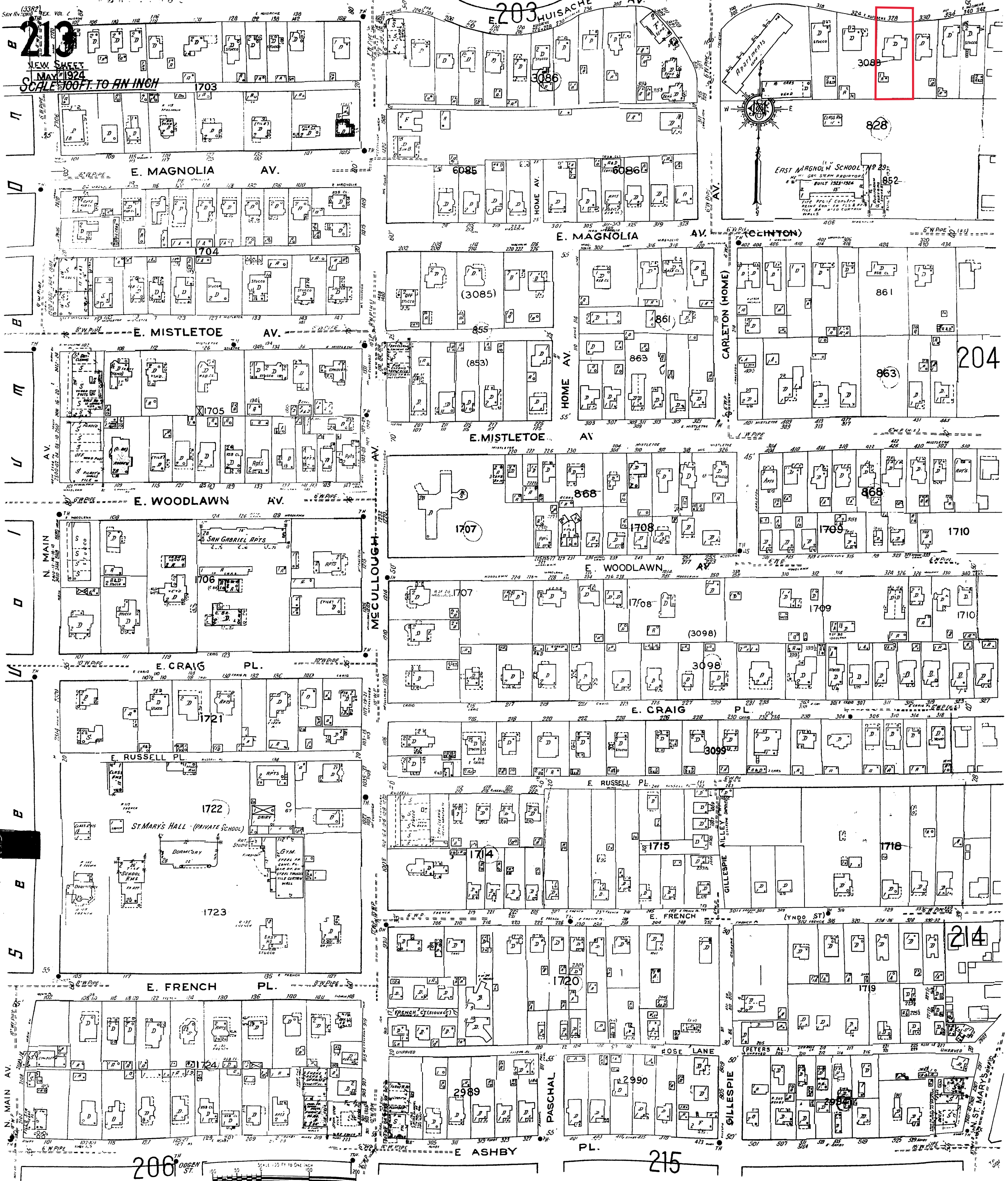


Google Maps 328 E Huisache Ave



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





206

215

SCALE 100 FT. TO ONE INCH  
Copyright 1951 by the Sponson Map Co.



































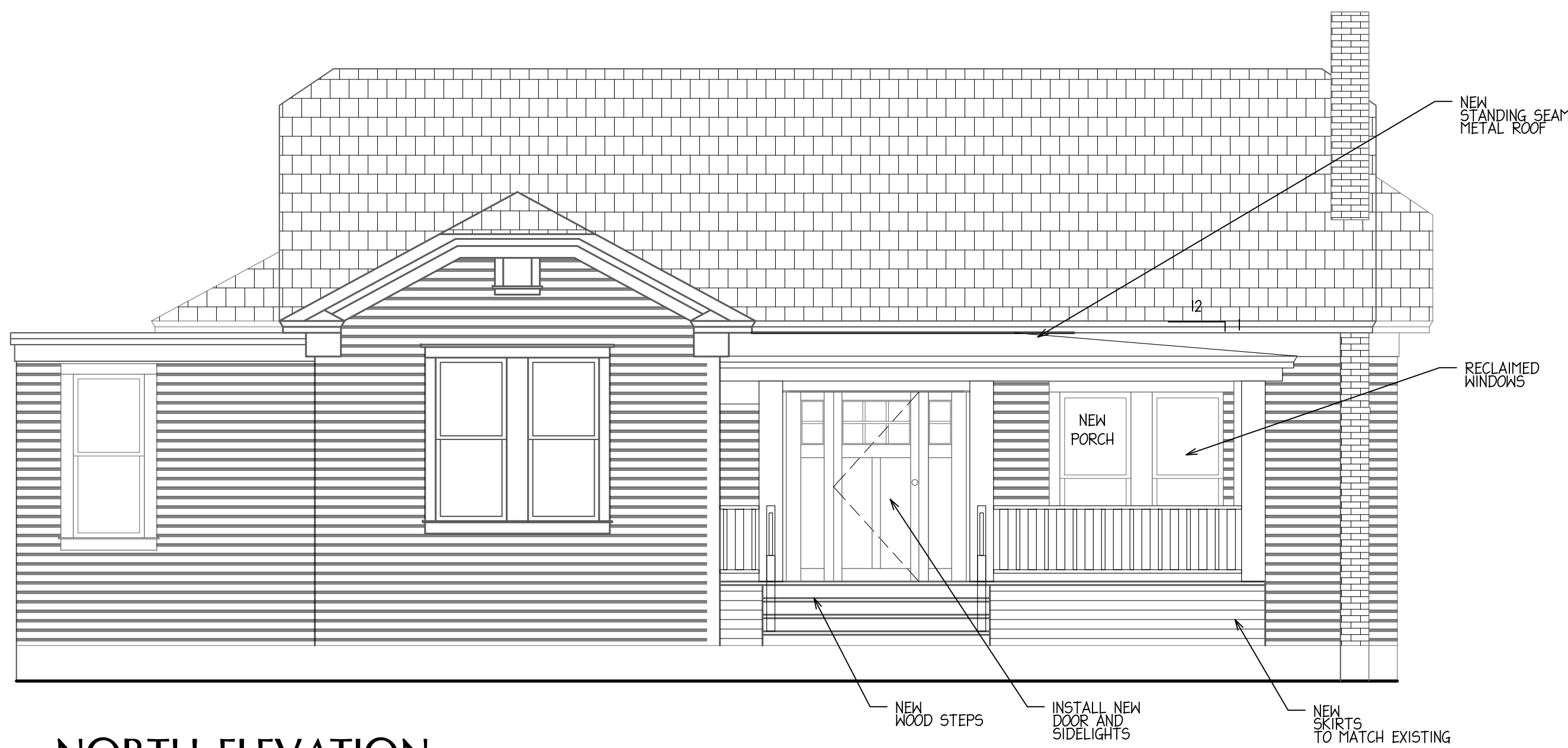




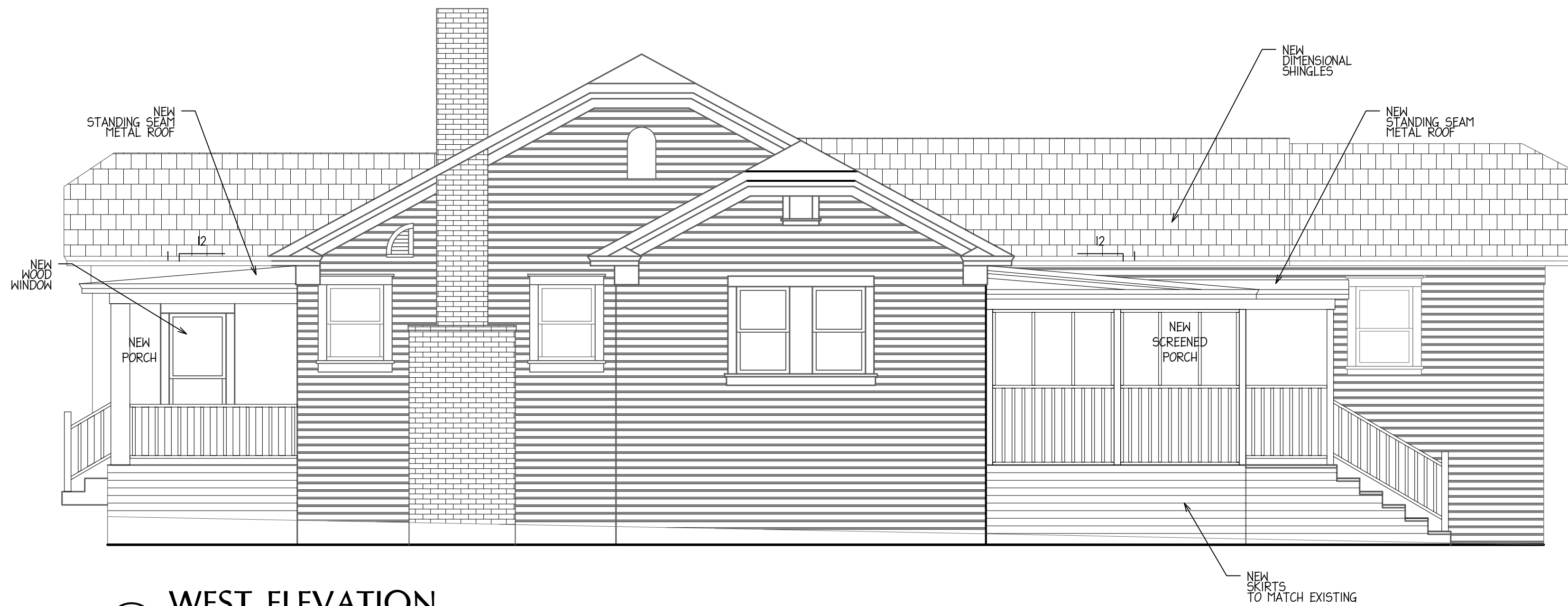




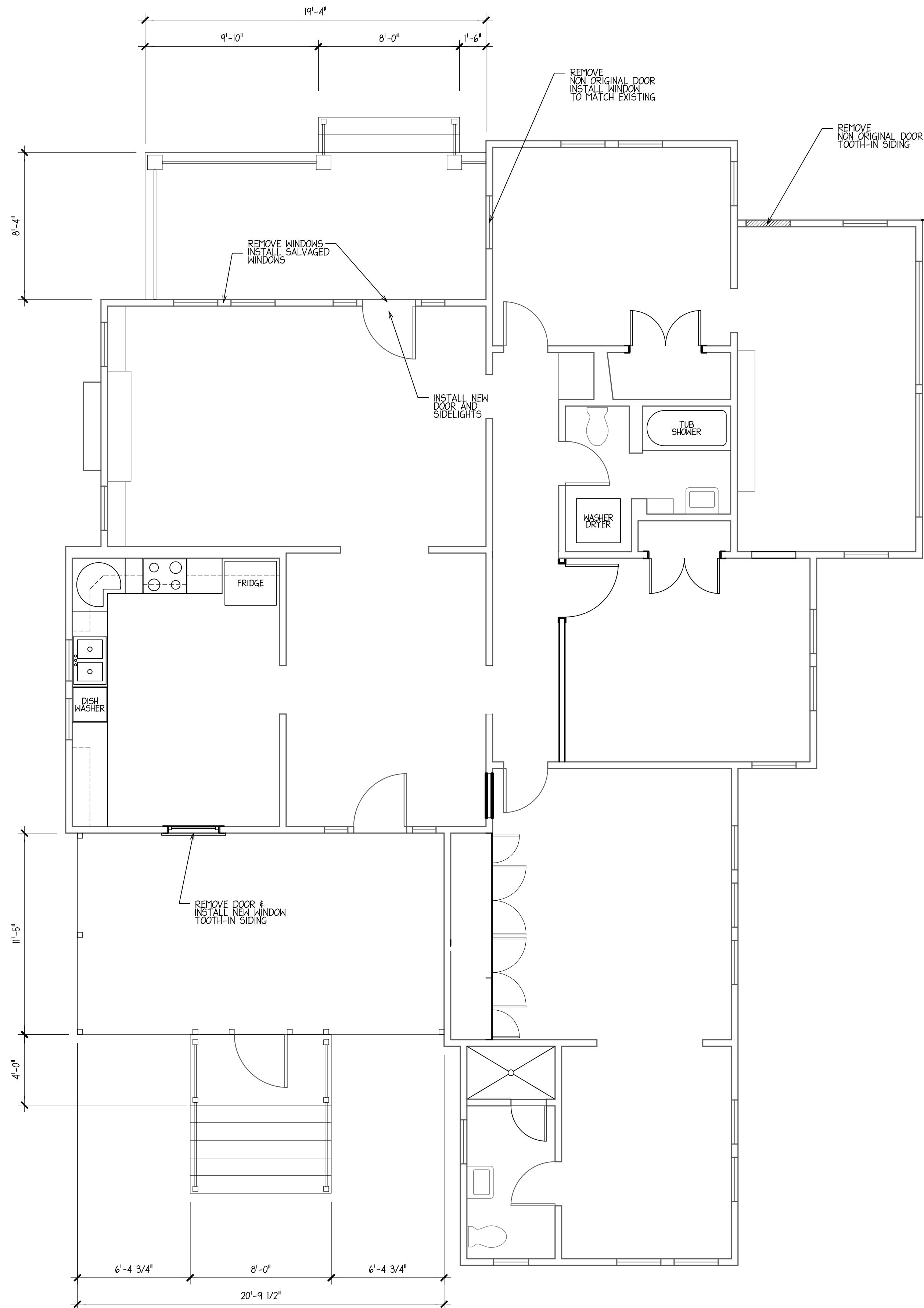
104 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



103 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



102 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



101 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PRELIMINARY  
NOT FOR REGULATORY  
APPROVAL, PERMIT, OR  
CONSTRUCTION  
MAINSTREET  
ARCHITECTS INC.  
SUE ANN PEMBERTON  
#8330

MAINSTREET  
ARCHITECTS INC.  
709 AVENUE E. SAN ANTONIO, TEXAS 78215 210.732.9268

REVISIONS	BY

328 E HUISACHE AVENUE  
PORCHES 2

Date: xxxx  
Scale:  
Drawn by:  
Job Number:  
Sheet Number:  
2  
Sheet ## of



## **328 E. Huisache**

### **Scope of Work**

#### **Background**

This house has been vacant for a number of years and suffered from gaping holes in the roof which rotted much of the interior, including the flooring and floor joists. There have been not utility connections for years. Photographs indicated the amount of deterioration on both exterior and interior of the house. Previous remodeling had changed the front entrance and original openings and a poorly constructed addition was added over a porch to the east.

This project will be a complete rehabilitation both inside and out. Some area will need to be reconstructed due to the amount of deterioration discovered. All deteriorated exterior wood will be replaced and interior structure will be replaced. Rehabilitation will include new composition shingle roofing, new electrical, plumbing and mechanical systems, new insulation, new wallboard, new bathrooms and kitchen, new flooring, new front door unit, window repair, reinstall salvaged baseboards and trim. and new paint inside and out. The new front and rear porch will be constructed and roofed with metal.

#### **Expected Work/Trades**

New foundation and floor structure

Demolition

Roofing

Framing and wood repairs

New front and rear porch

Window repair

Electrical, CPS electrical service, totally new wiring, and fixtures

Plumbing, water supply and sewer, totally new plumbing in house

Mechanical, totally new heating and air conditioning system

Insulation, wall and attic

Interior wall finish

Tile in bathrooms and kitchen backsplash

Cabinetry and totally new kitchen

New flooring

New front door unit

General wood repairs

New paint

#### **Estimated Cost**

\$280,000



## Rachel Rettaliata (OHP)

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**Sent:** Thursday, July 30, 2020 12:50 PM  
**To:** Rachel Rettaliata (OHP)  
**Subject:** [EXTERNAL] RE: 328 E. Huisache - Incomplete Application Notice  
**Attachments:** Tax.applicaion.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Time line:  
Foundation complete  
Roof and roof framing complete  
Rough-in electrical, plumbing, and mechanical complete.  
Renovation underway  
Exterior repairs and painting underway

Expected completion is November.

Thank you.

Sue Ann

Sue Ann Pemberton, FAIA, FAPT

### **MAINSTREET Architects Inc.**

709 Avenue E  
San Antonio, Texas 78215

[mainstreetarchitectsinc.com](http://mainstreetarchitectsinc.com)

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**Sent:** Thursday, July 30, 2020 10:01 AM

**Subject:** 328 E. Huisache - Incomplete Application Notice

Hello Sue Ann,

Thank you for submitting the scope and budget for the Part 1: Historic Tax Certification application for 328 E Huisache. Following review by Office of Historic Preservation staff, the application has been determined to be **incomplete**.

Staff identified the following items that are currently required in order to complete your application:

- The completed Tax Certification application form (attached to this email)
- The projected time schedule for the scope of work