

# HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2024

**HDRC CASE NO:** 2024-195  
**ADDRESS:** 210 W ROSEWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6459 BLK 10 LOT 27 AND 28  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Richard & Elaine Lutton  
**OWNER:** Richard & Elaine Lutton  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** May 28, 2024  
**60-DAY REVIEW:** July 12, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Verification for the property at 210 W Rosewood.

## 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 structure located at 210 W Rosewood is a 1-story, single-family residence constructed circa 1928 in the Spanish eclectic style. The structure makes its first appearance on the 1931 Sanborn Map. The home features a flat roof, a covered side roof with an arched entryway, one-over-one windows, and stucco cladding. The property is contributing to the Monte Vista Historic District. The property received Historic Tax Certification on November 1, 2023. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, electrical, mechanical, and plumbing upgrades, and exterior repair and maintenance.
- c. Staff completed a site visit on May 31, 2024, and verifies that the scope of work has been completed and 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 2024 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

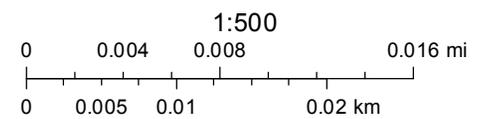
**RECOMMENDATION:**

Staff recommends approval based on findings a through e.

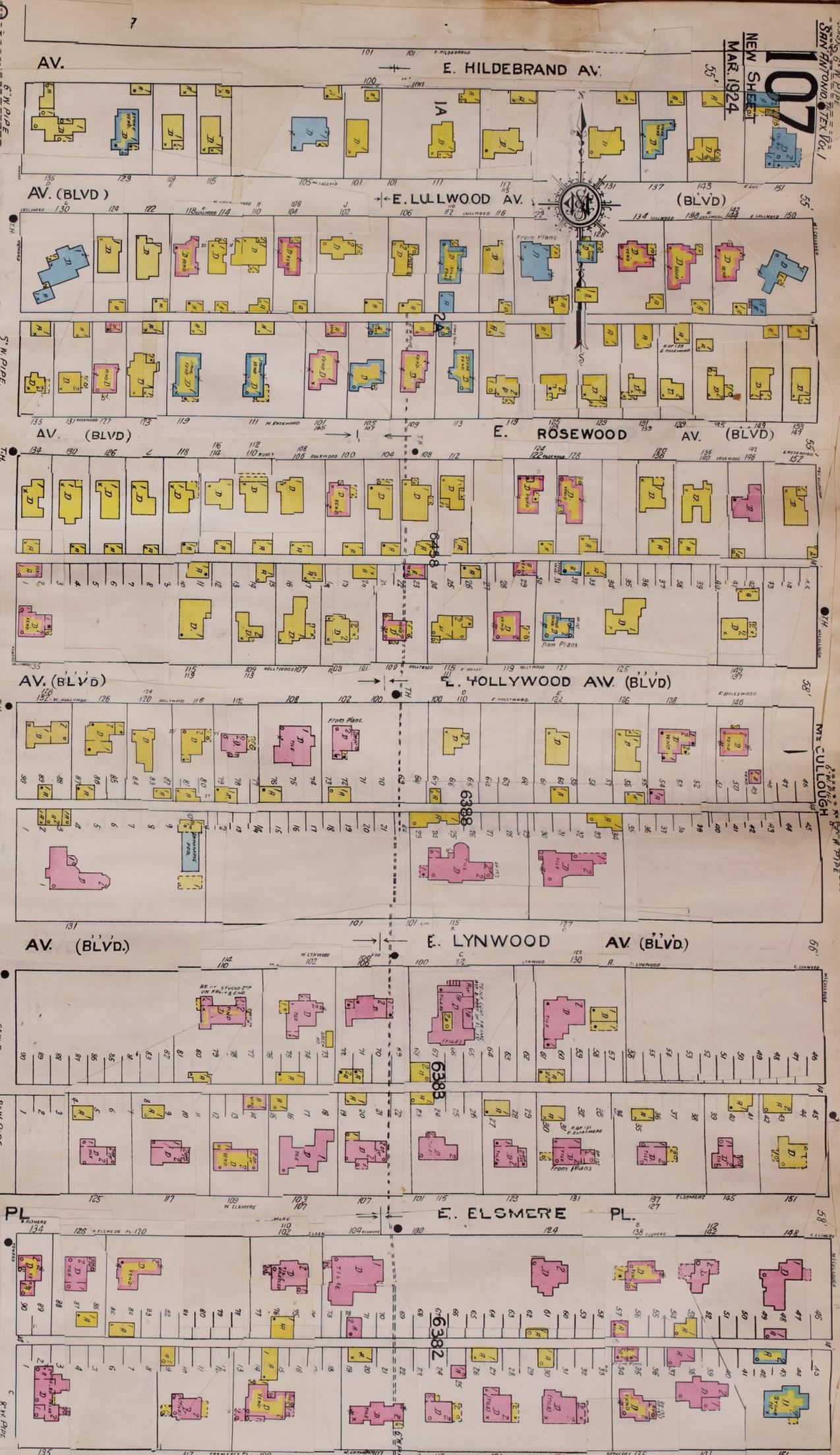
# City of San Antonio One Stop



October 18, 2023



NEW SHEET  
MAR. 1924



Scale 100 Ft. to One Inch.

104  
W. LULLWOOD AV.

LETITIA AV.

HOLLYWOOD AV.

SAN PEDRO AV.

110  
BEACON AV.

W. ELSMERE PL.

GRAMERCY PL.

Original Located at San Antonio Public Library Special Collections



210

















**2210 W Rosewood, San Antonio, TX**

**Closed Permits**

**T**

Building/ Foundation Repair

REP-FND-PMT23-35102612

Residential Repair Permit

REP-RRP-PMT-24-3530034

Gas Permit

MEP-GAS-PMT24-34205951

Electrical Permit

MEP-ELE-PMT24-33304741

Plumbing General Permit

MEP-PLM-PMT24-34303655

**210 W Rosewood, San Antonio, TX 78212**  
**Completed Time Schedule**

Construction began in October 2023, and was completed on April 30, 2024.  
Inspections were completed in early May 2024.

**210 W Rosewood, San Antonio, TX**  
**Detailed Written Narrative of Completed Work**

The home was restored completely, beginning with extensive exterior stucco repair, removal of wheelchair ramp, repair of front tile on steps and exterior rotten wood was replaced. A portion of the roof that was not draining properly was replaced. All knob and tube electrical wiring was removed and replaced, including all plugs. Most original light fixtures were rewired, cleaned and restored and re hung. New primary bath was added, and new wood flooring and tile were added where carpet and vinyl had been. All wood floors were refinished, and original windows were repaired. Exterior and interior were painted, with a lot of repair to damaged sheetrock. The front bathroom shower was in disrepair, and was removed and replaced with a new bath tub and new tile surround. The original tile and cabinets remain, with repairs, cleaning and painting. Plumbing and gas were totally replaced with new, and all plumbing fixtures are new. All new custom kitchen cabinets were added, with a gas stove and tankless gas water heater. Every original detail in the home was preserved to include pocket door, beautiful front door, dining room arched cabinet, wood beams and original wood trim. All of the stained wood trim, doors and cabinets were refinished in original stain color. The garage was painted, rotten siding replaced, and windows repaired. Some grass was laid in the front and back yards, with landscaping. A huge tree was growing from under the rear of the home and was removed. New insulation was placed in attic and every wall that was opened, and the HVAC unit was cleaned, checked and some parts replaced, as well as some new duct work and all new duct covers.

**210 W Rosewood, San Antonio, TX**  
**List of Completed Work**

All new electrical wiring, plugs  
All new plumbing and gas lines  
New Custom kitchen cabinetry  
New appliances  
New or restored lighting throughout home and exterior  
New or repaired sheetrock  
Repaired all stucco exterior  
Repaired all wood exterior and garage  
Repaired all original windows  
Painted entire exterior and interior  
Insulated attic and some walls where accessible  
Refinished original wood floors  
New primary bath was installed in original space by adding a wall  
New tiled shower in primary bath  
New tub and surround in original bath  
New vanity, toilet and tile in half bath  
Restored front porch and removed wheelchair ramp  
Rebuilt original front porch gates and added wrought iron railing on porch  
Hvac repair and some new ducts added for efficiency  
Landscaping, with removal of tree growing under rear of house  
Foundation repair  
Fireplace repair and mantel added  
All woodwork and doors were refinished to match original  
New custom primary closet

**210 W Rosewood, San Antonio, TX. 78212**  
**Itemized List of Costs**

Project	Cost
Insurance	[REDACTED]
Exterior Paint Labor	[REDACTED]
Drywall Repair	[REDACTED]
New Drywall	[REDACTED]
Interior Paint Labor	[REDACTED]
Electrical	[REDACTED]
Plumbing	[REDACTED]
Gas	[REDACTED]
Cabinetry	[REDACTED]
Tile Labor	[REDACTED]
Wood Floors Labor	[REDACTED]
Carpenters	[REDACTED]
Countertops	[REDACTED]
HVAC Repair	[REDACTED]
Roof	[REDACTED]
Foundation	[REDACTED]
Tree Removal	[REDACTED]
Stucco Repair	[REDACTED]
Dirt Removal	[REDACTED]
Utilities	[REDACTED]
Attic Insulation	[REDACTED]
Supplies & Materials	[REDACTED]
Total	\$ [REDACTED]



City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78204

## DEVELOPMENT SERVICES

### LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

<b>PERMIT NUMBER</b>	<b>REP-RRP-PMT-24-35300348</b>
<b>PERMIT NAME</b>	<b>Residential Repair Permit</b>
<b>PERMIT ISSUANCE DATE</b>	<b>02/06/2024</b>
<b>LOC ISSUANCE DATE</b>	<b>05/02/2024</b>
<b>ADDRESS</b>	<b>210 ROSEWOOD AVE City of San Antonio TX 78212</b>
<b>DESCRIPTION OF WORK</b>	<p><b>2/15/2024 Amending permit to include: Frame 2 new non-load bearing walls. CGarcia</b></p> <p><b>"Minor Residential Repairs to include: Repair existing stucco with in kind materials where possible; Repair wood siding on garage with in kind materials where possible, Repair 2 garage windows with in kind materials.</b></p> <p><b>***Must comply with UDC and IRC. Home owner Contractor aware of inspections required. What's next handout issued.</b></p> <p><b>***Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.</b></p> <p><b>***All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5***</b></p> <p><b>***Inspection Scheduling: Please call 210-207-1111, Option 2, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account - <a href="https://aca.sanantonio.gov/CitizenAccess/Default.aspx">https://aca.sanantonio.gov/CitizenAccess/Default.aspx</a>"</b></p>



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

November 1, 2023

**HDCR CASE NO:** 2023-425  
**ADDRESS:** 210 W ROSEWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6459 BLK 10 LOT 27 AND 28  
**HISTORIC DISTRICT:** Monte Vista  
**APPLICANT:** Richard and Elaine Lutton -  
**OWNER:** Richard and Elaine Lutton -  
**TYPE OF WORK:** Repair and Maintenance

#### REQUEST:

The applicant is requesting Historic Tax Certification for the property at 210 W Rosewood.

#### FINDINGS:

- a. The primary structure located at 210 W Rosewood is a 1-story, single-family residence constructed circa 1928, in the Spanish eclectic style, and makes its first appearance in the 1931 Sanborn map. The home features a flat roof, a covered side roof with an arched entryway, traditional one-over-one windows, and stucco cladding. The property is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, electrical, plumbing, HVAC, and exterior repair and maintenance. At this time, the applicant has an active Certificate of Appropriateness for the 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.

#### COMMISSION ACTION:

Approved.

A handwritten signature in black ink that reads "Shanon Shea Miller". The signature is written in a cursive, flowing style.

**Shanon Shea Miller**  
Historic Preservation Officer