

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.

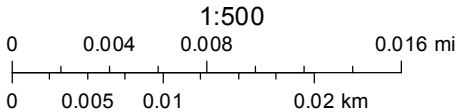
RECOMMENDATION:

Staff recommends approval based on findings a through e.

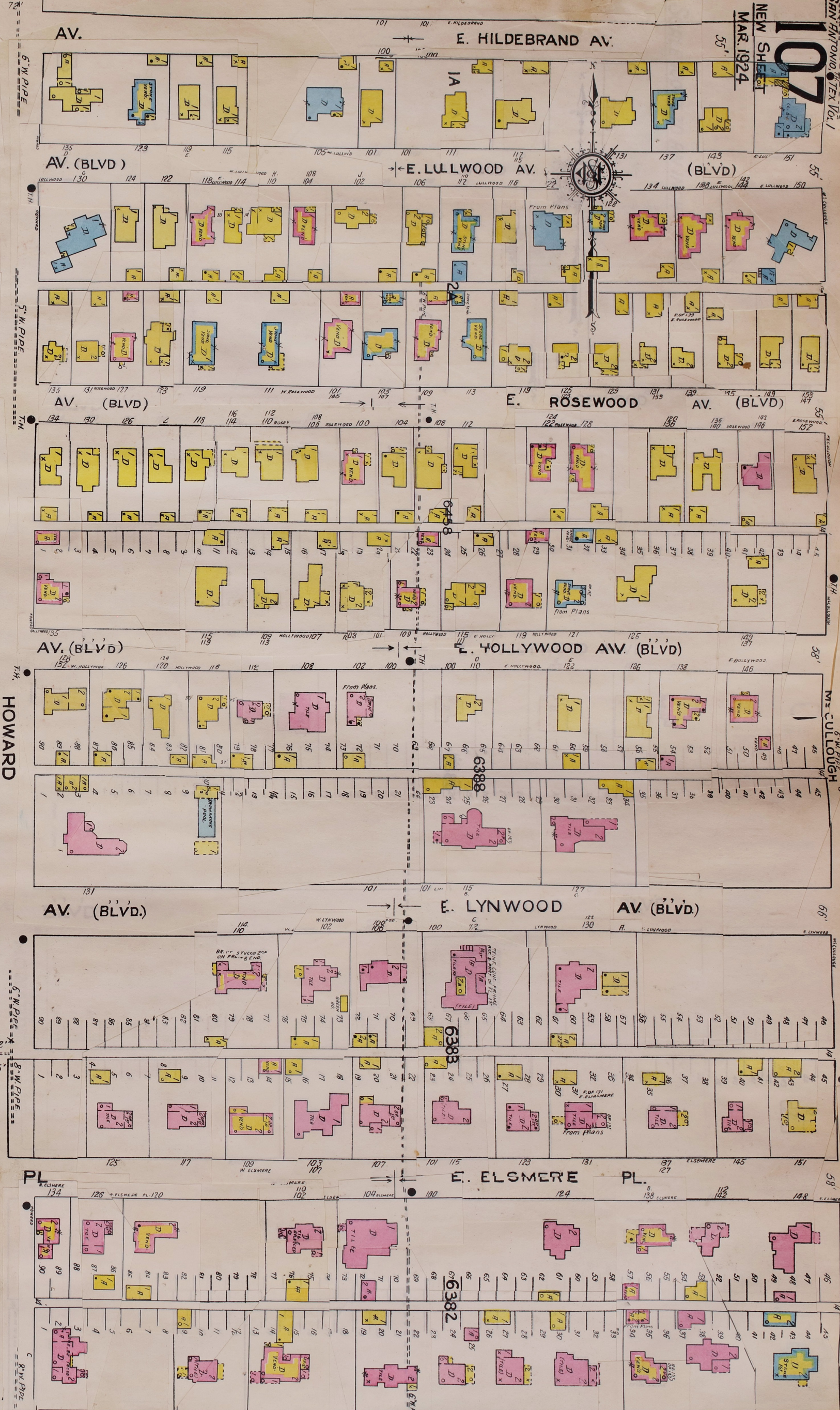
City of San Antonio One Stop



October 18, 2023



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2210 W Rosewood, San Antonio, TX

Closed Permits

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



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

PERMIT NUMBER	REP-RRP-PMT-24-35300348
PERMIT NAME	Residential Repair Permit
PERMIT ISSUANCE DATE	02/06/2024
LOC ISSUANCE DATE	05/02/2024
ADDRESS	210 ROSEWOOD AVE City of San Antonio TX 78212
DESCRIPTION OF WORK	<p>2/15/2024 Amending permit to include: Frame 2 new non-load bearing walls. CGarcia</p> <p>"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.</p> <p>***Must comply with UDC and IRC. Home owner Contractor aware of inspections required. What's next handout issued.</p> <p>***Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.</p> <p>***All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5***</p> <p>***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 - https://aca.sanantonio.gov/CitizenAccess/Default.aspx"</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

HDRC 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".

Shanon Shea Miller
Historic Preservation Officer