

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

HDRC CASE NO: 2023-206
ADDRESS: 122 PRINCESS PASS
LEGAL DESCRIPTION: NCB 3094 BLK 10 LOT 8
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Eva Marie and William Eric Green
OWNER: Eva Marie and William Eric Green
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: May 26, 2023
60-DAY REVIEW: July 25, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 122 Princess Pass.

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 122 Princess Pass is a 2-story, single-family structure constructed circa 1930. The structure features a flat roof with a red clay barrel tile parapet and a cross gable red clay barrel tile front volume, stucco-cladding, a prominent mission-style chimney on the front façade, an open front porch landing with a side-facing staircase, an arched entry way, and arched and one-over-one windows. The property is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes the repair of 36 wood windows and driveway repair and resurfacing. 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:

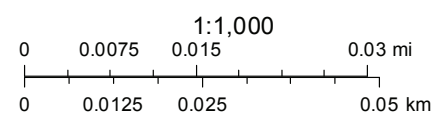
Staff recommends approval based on findings a through c.

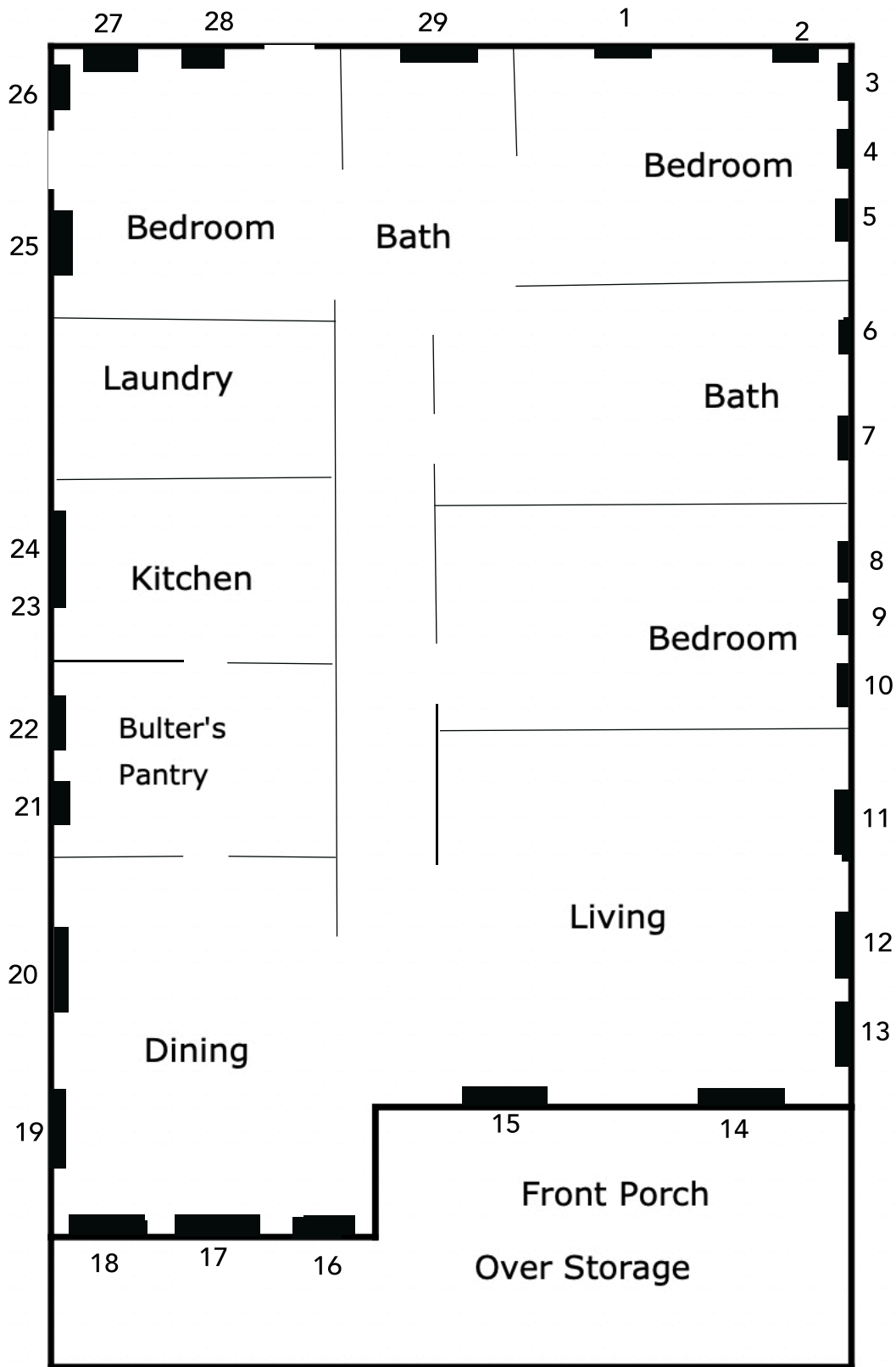
City of San Antonio One Stop



June 1, 2023

— User drawn lines













122 Princess Pass, San Antonio 78212



Windows 1 and 2



Windows 3, 4, and 5



Windows 6 and 7



Window 6 int



Window 7 int.



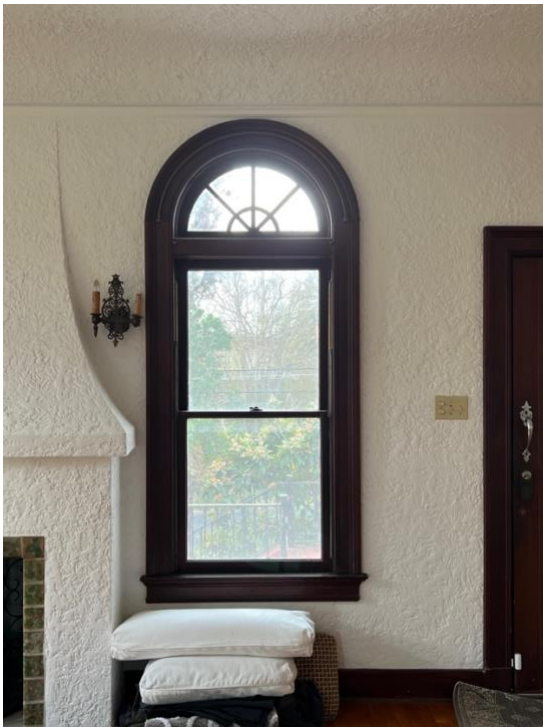
Windows 8, 9, and 10



Windows 11, 12, 13



Window 14



Window 15



Windows 16, 17, 18 (L to R)



Window 19



Window 20



Window 21, 22



Windows 23, 24



Window 25



Window 26



Window 27



Window 28



Window 29

Wood Window Makeover

1706 W. Cypress Street

Tampa, FL 33606 US

813-404-6498

info@woodwindowmakeover.com

http://woodwindowmakeover.com

Estimate**ADDRESS**

Eva Marie

122 Princess Pass

San Antonio, TEXAS 78212

United States

SHIP TO

Eva Marie

122 Princess Pass

San Antonio, TEXAS 78212

United States

ESTIMATE #

1178

DATE

08/30/2022

ACTIVITY**QTY****RATE****AMOUNT****2 Restoration:Total Window Makeover DH**

One over one double hung window with six lite radiused transom. Restore entire window unit. Package to include Sash Makeover, Frame Makeover and Mechanical Makeover. On site crew restores the frames, the mechanics and either delivers sash to shop for restoration, or sash will be restored on site. Once frames, mechanics and sash are restored, window will be reassembled, fine tuned, adjusted and detailed.

10

2 Restoration:Total Window Makeover DH

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24

1 Replicate / Manufature:Radius set up

15% additional for radiused transoms, frames and mechanics.

1

SUBTOTAL

TAX

TOTAL

0.00