

HISTORIC AND DESIGN REVIEW COMMISSION

November 01, 2023

HDRC CASE NO: 2023-425
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 and Elaine Lutton
OWNER: Richard and Elaine Lutton
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: October 17, 2023
60-DAY REVIEW: December 16, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

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

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 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.

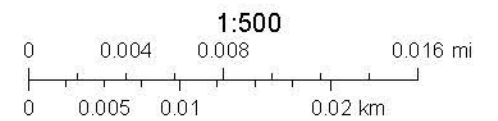
RECOMMENDATION:

Staff recommends approval based on findings a through c.

City of San Antonio One Stop



October 18, 2023











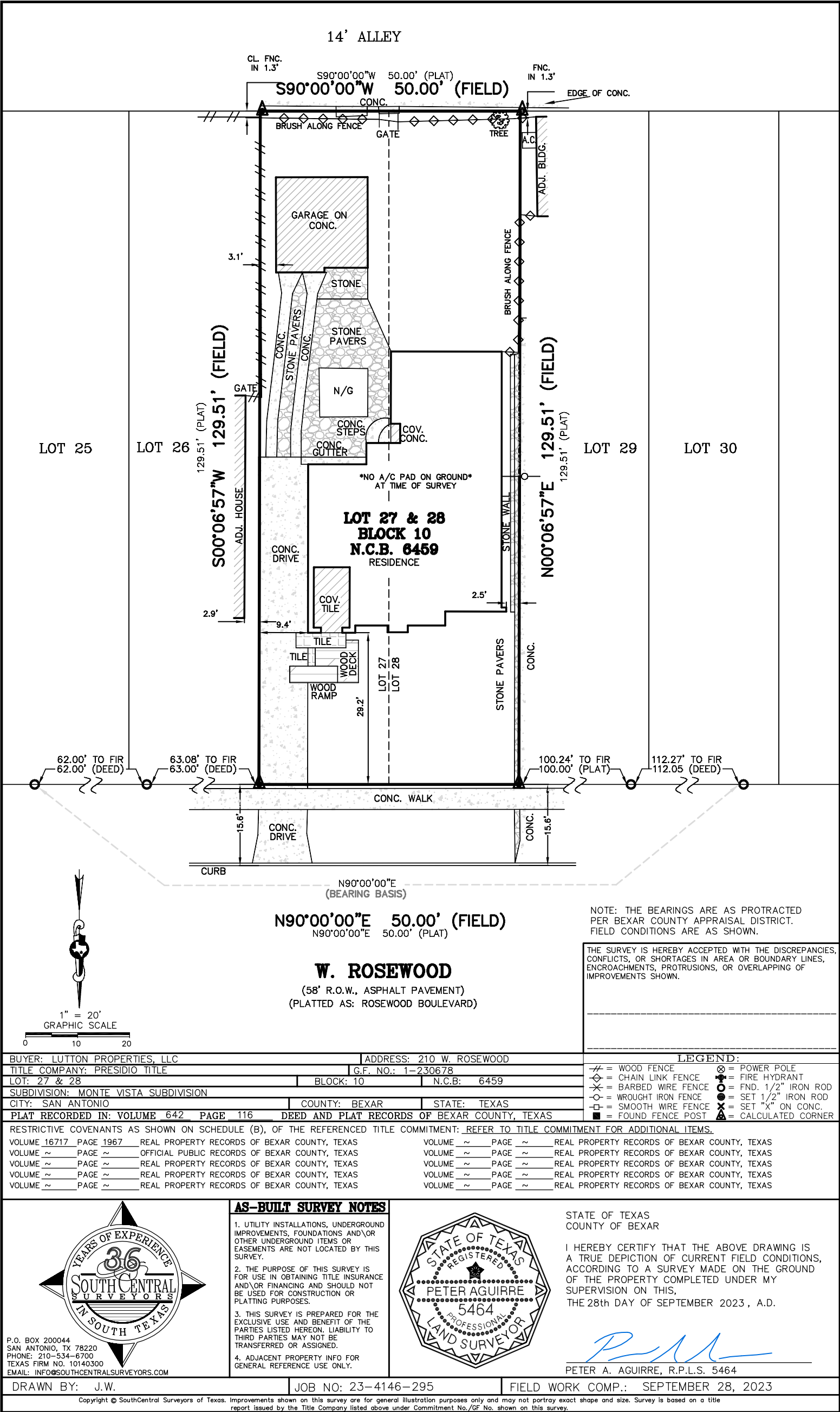












Detailed Written Narrative
210 W Rosewood, San Antonio, TX 78210

This home is to be repaired completely, with all new electrical, plumbing, HVAC, paint, baths and kitchen. We will remove wheelchair ramp at front of house, repair stucco cracks on exterior, remove dead trees and tree invading foundation. Steps at entrance will be repaired as needed, and garage will be reframed on interior and repaired. Floors will be restored and new tile in bathroom. Roof and foundation will be inspected and repaired or replaced if needed.

Estimated Associated Costs
210 W Rosewood, San Antonio, TX 78210

HVAC replaced.
Plumbing replaced
Electrical Replaced
Flooring wood refinished
New Kitchen
New Primary Bath
New Laundry Room
Repair Stucco on exterior
Repair Garage
Remove dead and invasive tree
Remove wheelchair ramp, repair front steps if needed
All new paint
Dumpster

Total

Itemized List of Work
210 W Rosewood, San Antonio, TX 78210

HVAC replaced
Plumbing replaced
Electrical Replaced
Flooring wood refinished
New Kitchen
New Primary Bath
New Laundry Room
Repair Stucco on exterior
Repair Garage
Remove dead and invasive tree
Remove wheelchair ramp, repair front steps if needed
All new paint

Projected Time Schedule
210 W Rosewood, San Antonio, TX 78210

Begin November 2023, End April 2024