

HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

HDRC CASE NO: 2022-124
ADDRESS: 114 E ELSMERE PLACE
LEGAL DESCRIPTION: NCB 6382 BLK 2 LOT 62 THRU 65.& E 12.5FT OF 66
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Randal Smith
OWNER: Randal Smith
TYPE OF WORK: Historic Tax Certification and Verification
APPLICATION RECEIVED: February 17, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification and Verification for the property at 114 E Elsmere.

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.

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:

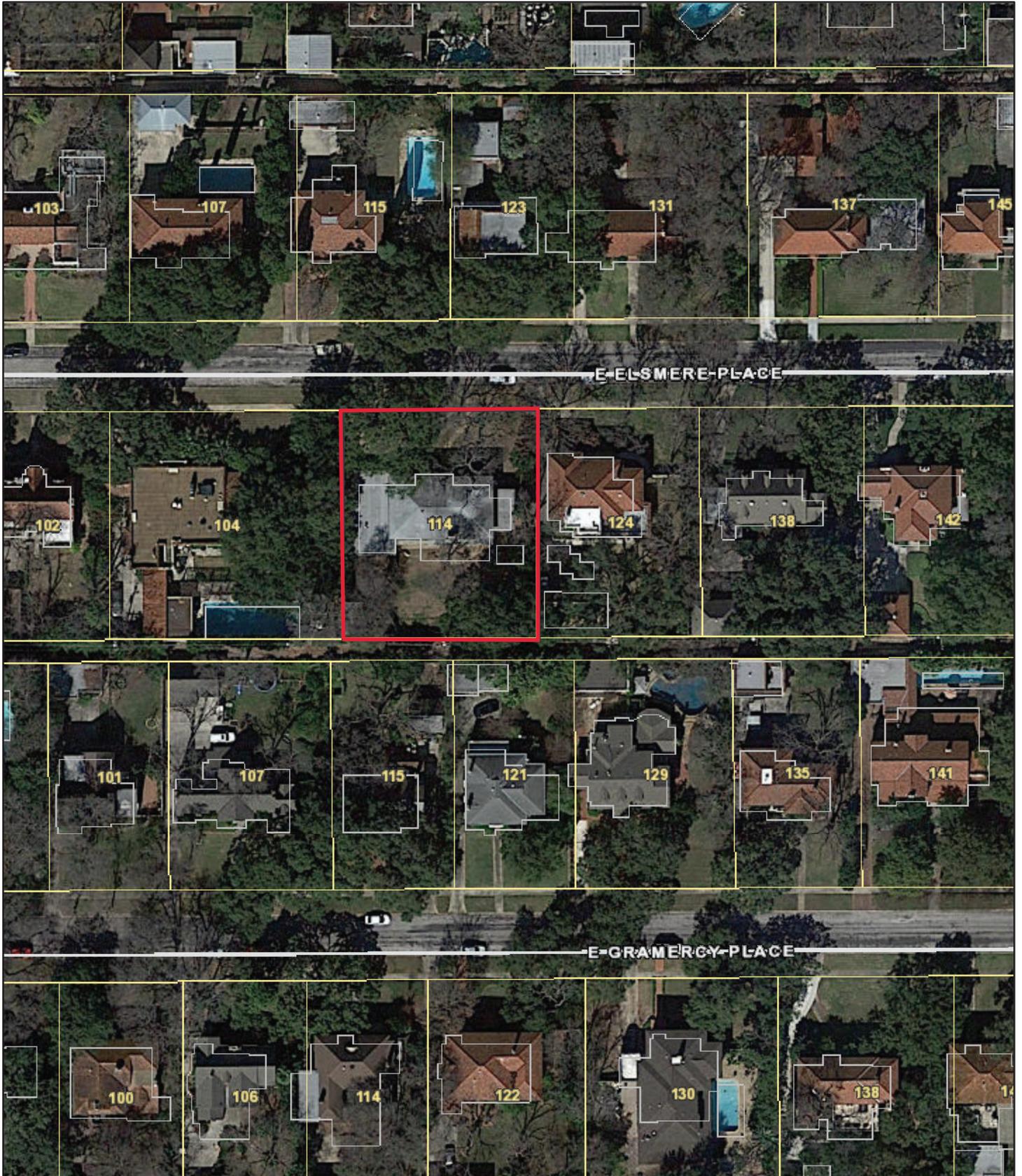
- a. The primary structure located at 114 E Elsmere is a 2-story residential structure constructed circa 1955 in the Midcentury style. The structure features a brick façade, steel windows, and a 1-story front porch that extends above the connected garage. The property is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes interior repainting, electrical, mechanical, and plumbing upgrades, kitchen cabinet repair, interior trim repair, new floor installation, bathroom grout work repair, exterior lighting and hardware restoration, exterior brick restoration, window replacement, irrigation system installation, exterior painting, site work and landscaping
- 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.

- d. Staff conducted a site visit on February 24, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. 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.
- f. Approval of Tax Verification by the HDRC in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

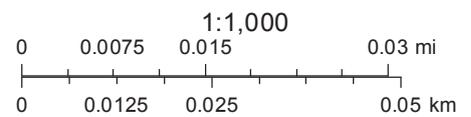
Staff recommends approval based on findings a through f.

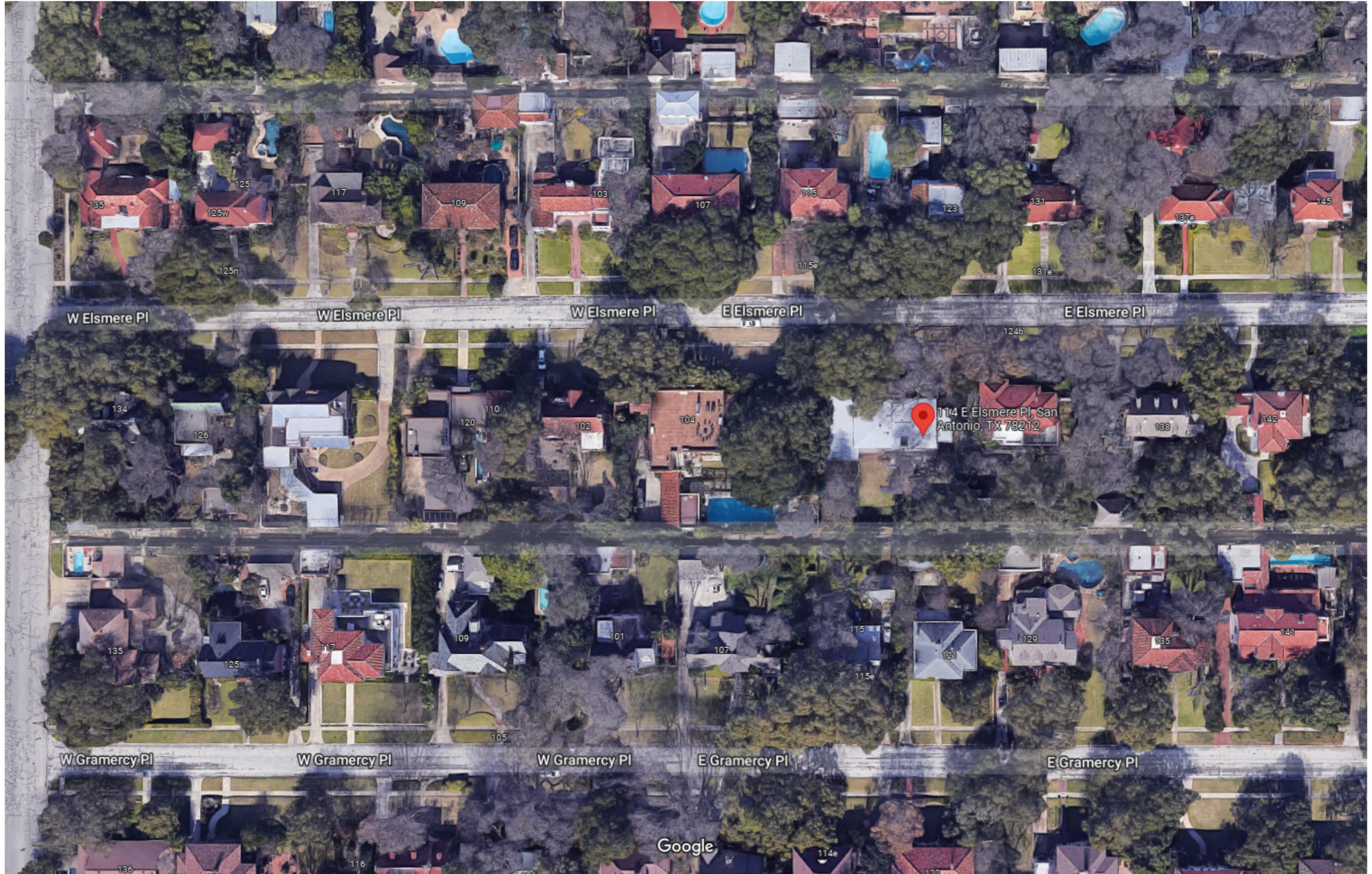
City of San Antonio One Stop



February 25, 2022

— User drawn lines



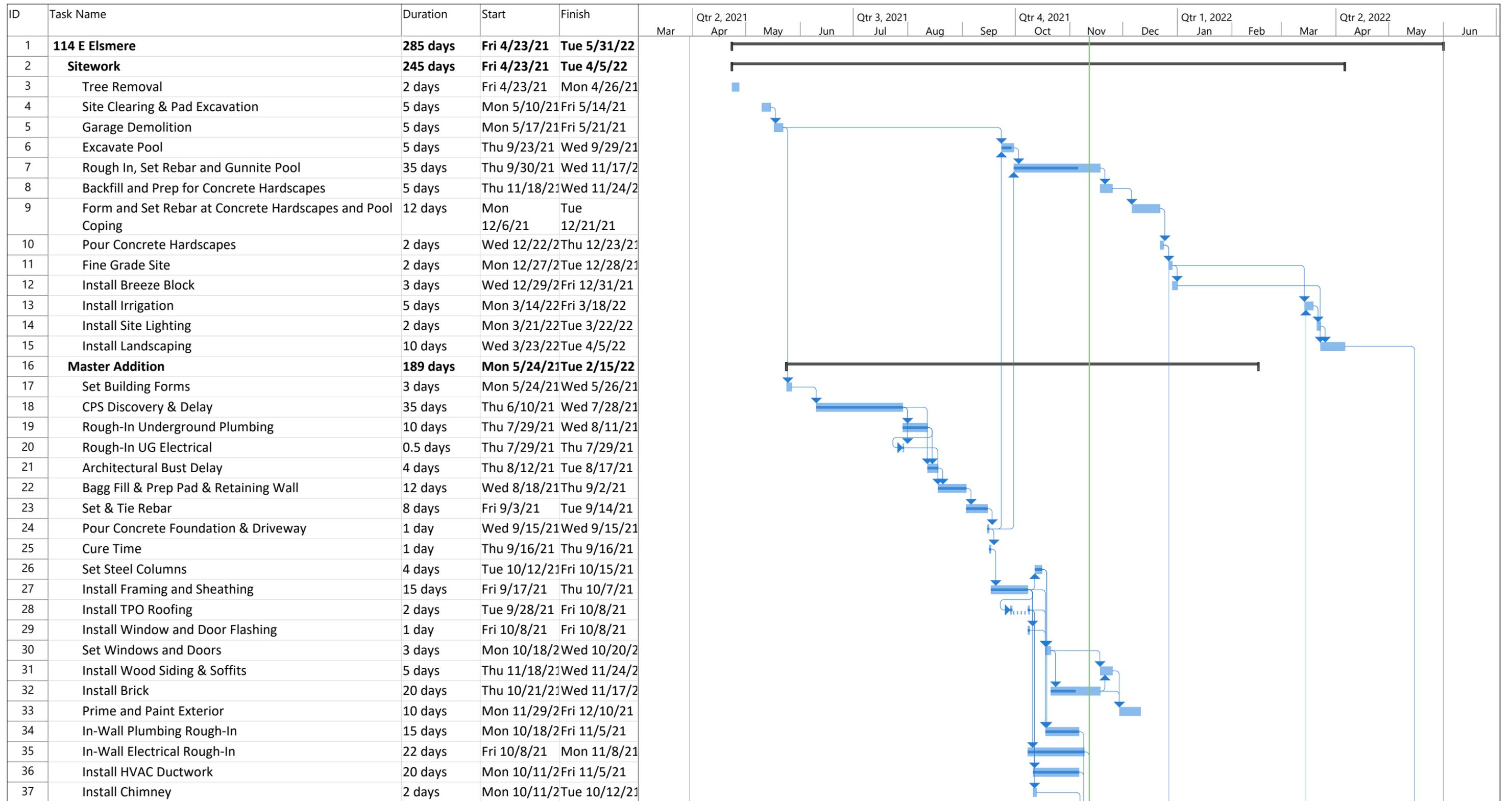


114 E Elsmere Pl, San Antonio, TX 78212









Project: 114 E Elsmere Project S Date: Fri 11/12/21	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

ID	Task Name	Duration	Start	Finish	Qtr 2, 2021			Qtr 3, 2021			Qtr 4, 2021			Qtr 1, 2022			Qtr 2, 2022		
					Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
38	MEP Inspection	0 days	Mon 11/8/21	Mon 11/8/21															
39	Insulate Walls and Roof	1 day	Tue 11/9/21	Tue 11/9/21															
40	Install Sheetrock	5 days	Wed 11/10/21	Tue 11/16/21															
41	Install Interior Brick Veneer	10 days	Wed 11/10/21	Tue 11/23/21															
42	Tape and Float	7 days	Wed 11/17/21	Mon 11/29/21															
43	Install Window Casing	5 days	Tue 11/30/21	Mon 12/6/21															
44	Prime and Paint 1st Coat	12 days	Tue 12/7/21	Wed 12/22/21															
45	Install tile floors and showers	12 days	Tue 11/30/21	Wed 12/15/21															
46	Install pre-finished wood flooring	7 days	Thu 12/23/21	Mon 1/3/22															
47	Install cabinets	5 days	Tue 1/4/22	Mon 1/10/22															
48	Install Countertops	10 days	Tue 1/11/22	Mon 1/24/22															
49	Install trim / millwork	5 days	Tue 1/11/22	Mon 1/17/22															
50	Prime and Paint Final Coat	8 days	Tue 1/18/22	Thu 1/27/22															
51	Install Plumbing Fixtures	2 days	Fri 1/28/22	Mon 1/31/22															
52	Trim Out Electrical Fixtures	3 days	Fri 1/28/22	Tue 2/1/22															
53	Install Cabinet Hardware	2 days	Tue 1/18/22	Wed 1/19/22															
54	Substantial Completion	0 days	Tue 2/1/22	Tue 2/1/22															
55	Punch List	10 days	Wed 2/2/22	Tue 2/15/22															
56	Final Completion	0 days	Tue 2/15/22	Tue 2/15/22															
57	Casita Addition	112 days	Mon 12/27/21	Tue 5/31/22															
58	Set Building Forms	2 days	Mon 12/27/21	Tue 12/28/21															
59	Rough-In Underground Plumbing	5 days	Wed 12/29/21	Tue 1/4/22															
60	Rough-In UG Electrical	1 day	Wed 1/5/22	Wed 1/5/22															
61	Bagg Fill & Prep Pad	4 days	Thu 1/6/22	Tue 1/11/22															
62	Set & Tie Rebar	6 days	Wed 1/12/22	Wed 1/19/22															
63	Pour Concrete Slab	2 days	Thu 1/20/22	Fri 1/21/22															
64	Cure Time	3 days	Mon 1/24/22	Wed 1/26/22															
65	Set Steel Columns	2 days	Thu 1/27/22	Fri 1/28/22															
66	Install Framing and Sheathing	12 days	Mon 1/31/22	Tue 2/15/22															
67	Grind and Polish Floors	5 days	Wed 2/16/22	Tue 2/22/22															
68	Install TPO Roofing	4 days	Wed 2/16/22	Mon 2/21/22															
69	Install Window and Door Flashing	1 day	Tue 2/22/22	Tue 2/22/22															
70	Set Windows and Doors	2 days	Wed 2/23/22	Thu 2/24/22															
71	Install Wood Siding & Soffits	4 days	Fri 2/25/22	Wed 3/2/22															
72	Install Brick	7 days	Thu 3/3/22	Fri 3/11/22															
73	In-Wall Plumbing Rough-In	7 days	Wed 2/23/22	Thu 3/3/22															
74	In-Wall Electrical Rough-In	10 days	Wed 2/23/22	Tue 3/8/22															
75	Install HVAC Ductwork/Refrigerant	2 days	Wed 2/23/22	Thu 2/24/22															

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	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

December 16, 2020

HDRC CASE NO: 2020-542
ADDRESS: 114 E ELSMERE PLACE
LEGAL DESCRIPTION: NCB 6382 BLK 2 LOT 62 THRU 65.& E 12.5FT OF 66
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
APPLICANT: Randal Smith - 114 E ELSMERE PL
OWNER: Randal Smith - 114 E ELSMERE PL
TYPE OF WORK: Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness to replace all existing aluminum windows with new steel windows to match in proportion, configuration, detailing, and inset.

FINDINGS:

- a. The primary structure located at 114 E Elsmere Pl is a 2-story residential structure constructed circa 1955 in the Mid Century Modern style. The structure features a brick façade, aluminum windows, and a 1-story front porch that extends above the connected garage. The structure is contributing to the Monte Vista Historic District.
- b. In general, the use of aluminum windows in new construction became more prevalent during the post-war construction boom and grew in popularity into the mid-20th century. The quality, durability, and reparability of these windows is less than their wood predecessors which were constructed by hand using quality, old-growth lumber. Wood windows were designed to be integral to the structure in which they were installed and were intended to be repaired and maintained over time. In contrast, aluminum windows cannot be easily spot-repaired once they fail, were factory-produced, and were generally not integral to the overall intentional design of the structures in which they were installed. Aluminum windows are also more susceptible to condensation as a result of their materiality which can contribute to long-term damage of other elements. A proposed replacement window product that is in keeping with the architectural style or construction period of the house and maintains a similar visual appearance could be considered consistent with the Guidelines, even in circumstances where original aluminum windows are present.
- c. WINDOW REPLACEMENT – The applicant has requested to replace all existing aluminum windows in the primary structure with new steel windows, with the exception of the double-height windows located to the right of the front door. The steel windows will match the proportion, configuration, detailing, and inset of the existing windows as closely as possible, but will be black in color instead of the existing aluminum silver finish. On December 3, 2020, staff performed a site visit to assess the existing condition of the windows. Staff determined that the windows are most likely original to the circa 1955 structure. Staff noted that several of the windows exhibited evidence of improper repairs, painting of the exterior frames, and the deterioration or loss of functional elements. Based on these observations, staff finds that the replacement with the requested product is acceptable and will not result in the loss of character defining features or high-quality historic material.

RECOMMENDATION:

Staff recommends approval based on findings a through b with the following stipulations:

- i. That the replacement product matches the existing proportion, dimensions, proportion, configuration, and inset of the existing windows as closely as possible. Existing openings on the structure should not be enlarged or minimized to accommodate a replacement product. A window schedule and detailed product specifications shall be submitted to staff for review and approval that indicates all configurations to be installed in the structure.

COMMISSION ACTION:

Approved with staff stipulations.

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

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with