

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-047
ADDRESS: 344 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Mark Olivares
OWNER: Mark Olivares
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: January 12, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 344 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:

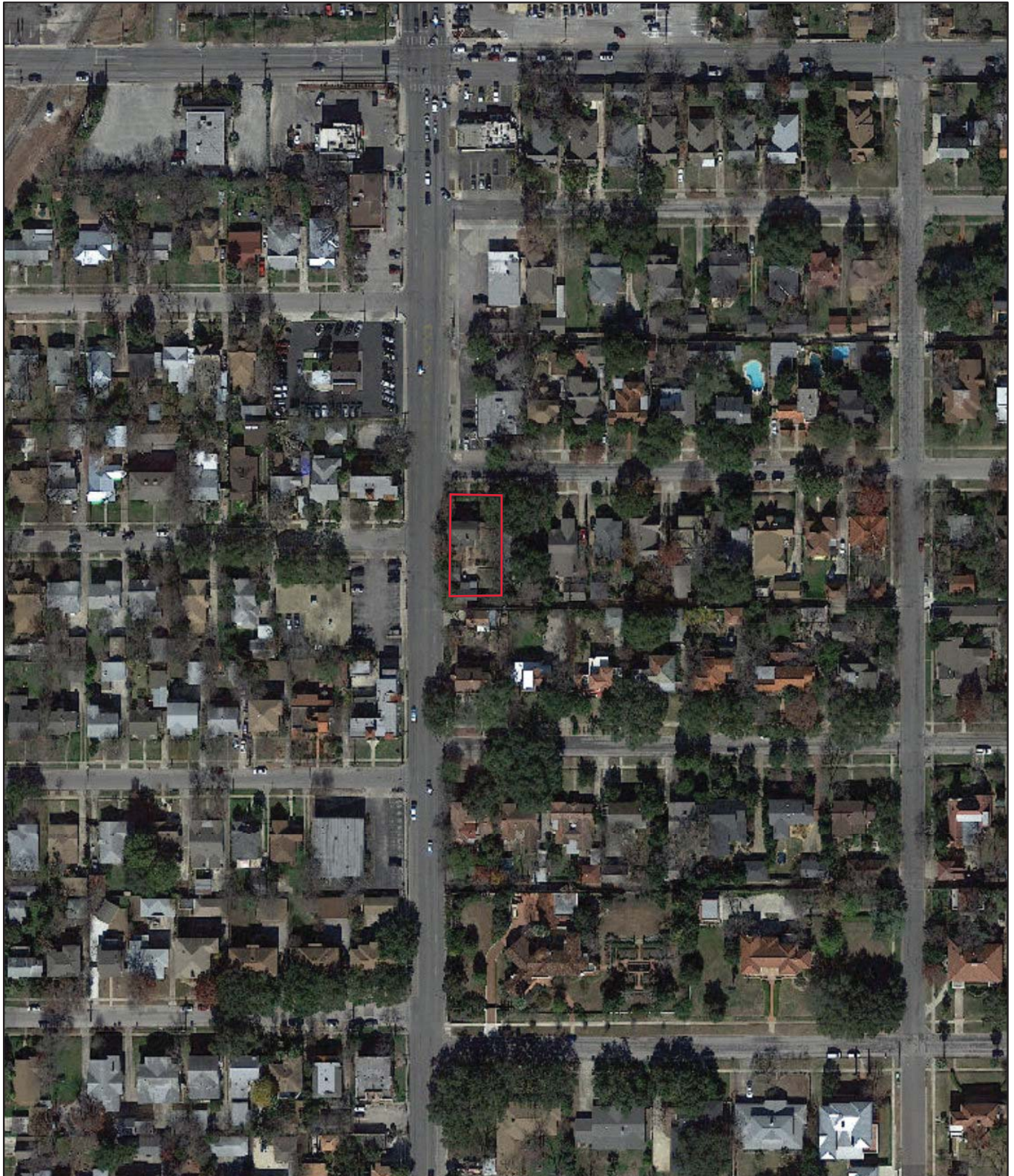
- a. The primary structure at 344 W Rosewood is a 2-story, single-family structure and was constructed circa 1920. The property first appears on the Sanborn maps in 1924. The house features a side gable composition shingle roof, a front gable porch roof with gable end returns, one-over-one replacement windows, and composition cladding. The property contributing to the Monte Vista Historic District and received Historic Tax Certification on October 7, 2020. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior and exterior remodel, new driveway installation, roof replacement, siding replacement, foundation repair, interior painting, kitchen, bathroom, and bedroom remodeling, and the construction of an addition.
- c. Staff conducted a site visit on January 11, 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 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 for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. 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

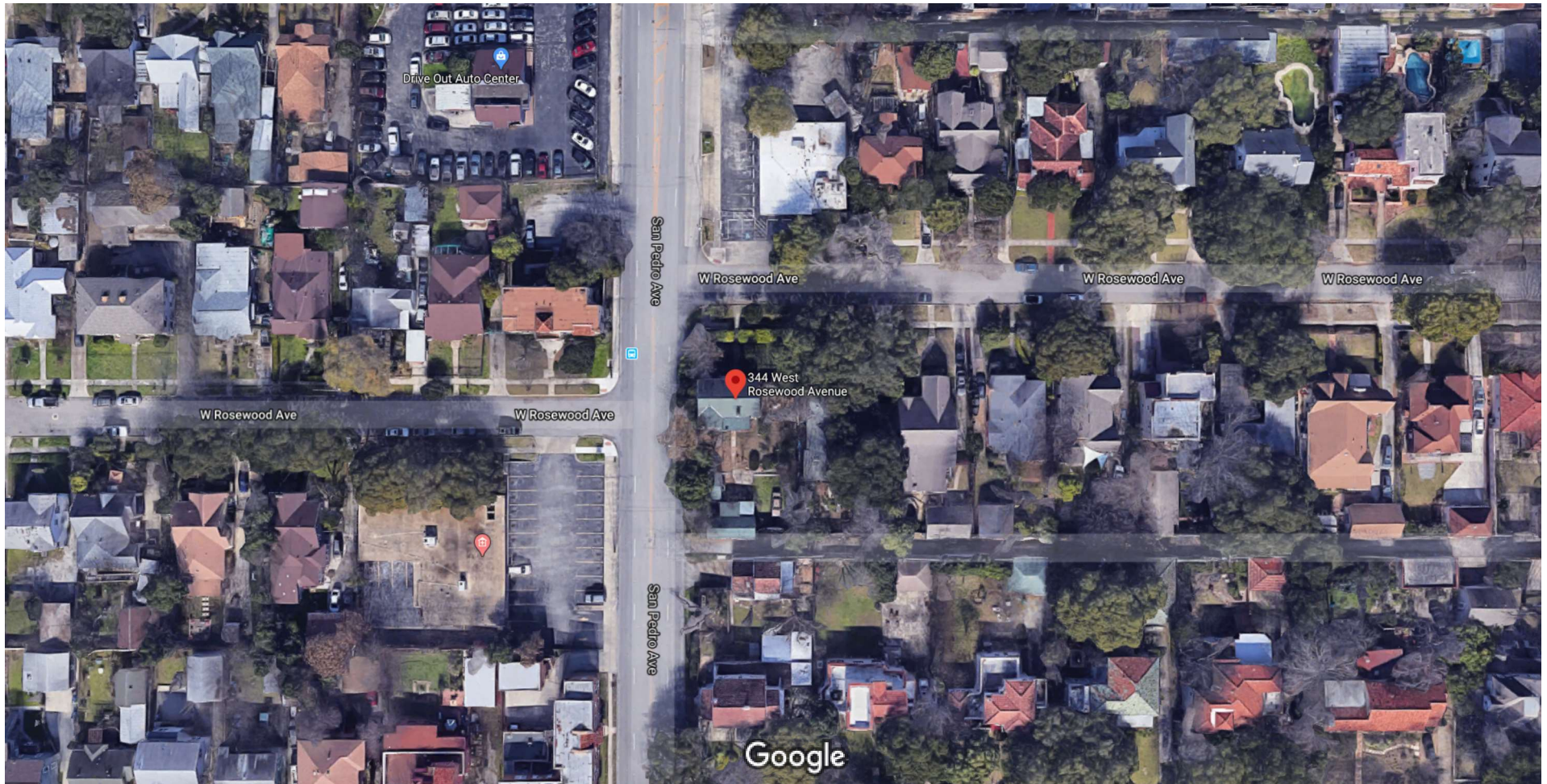


March 18, 2020

 User drawn lines

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0 0.015 0.03 0.06 mi
0 0.0275 0.055 0.11 km

Google Maps 344 W Rosewood Ave



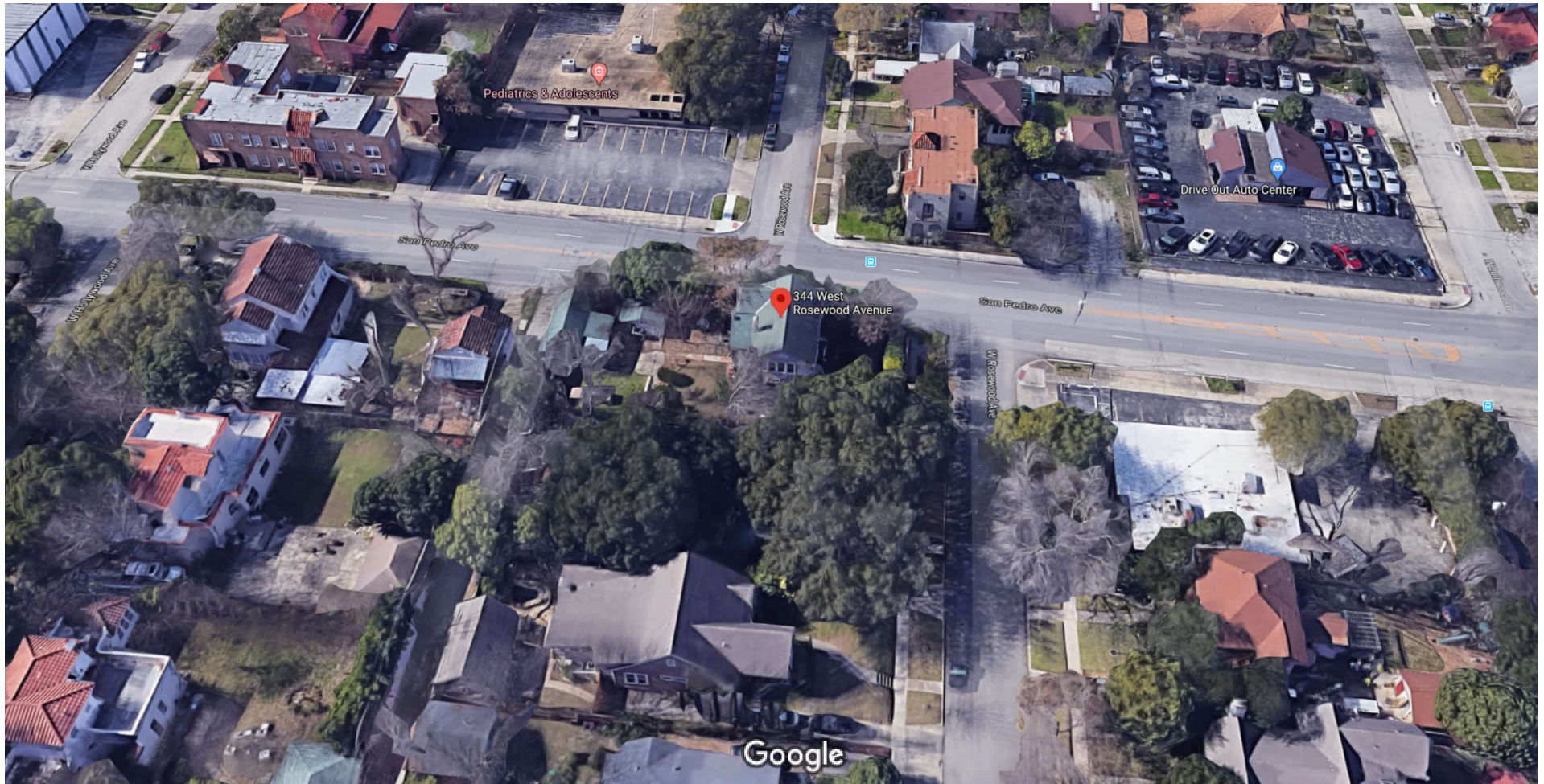
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Google Maps 344 W Rosewood Ave



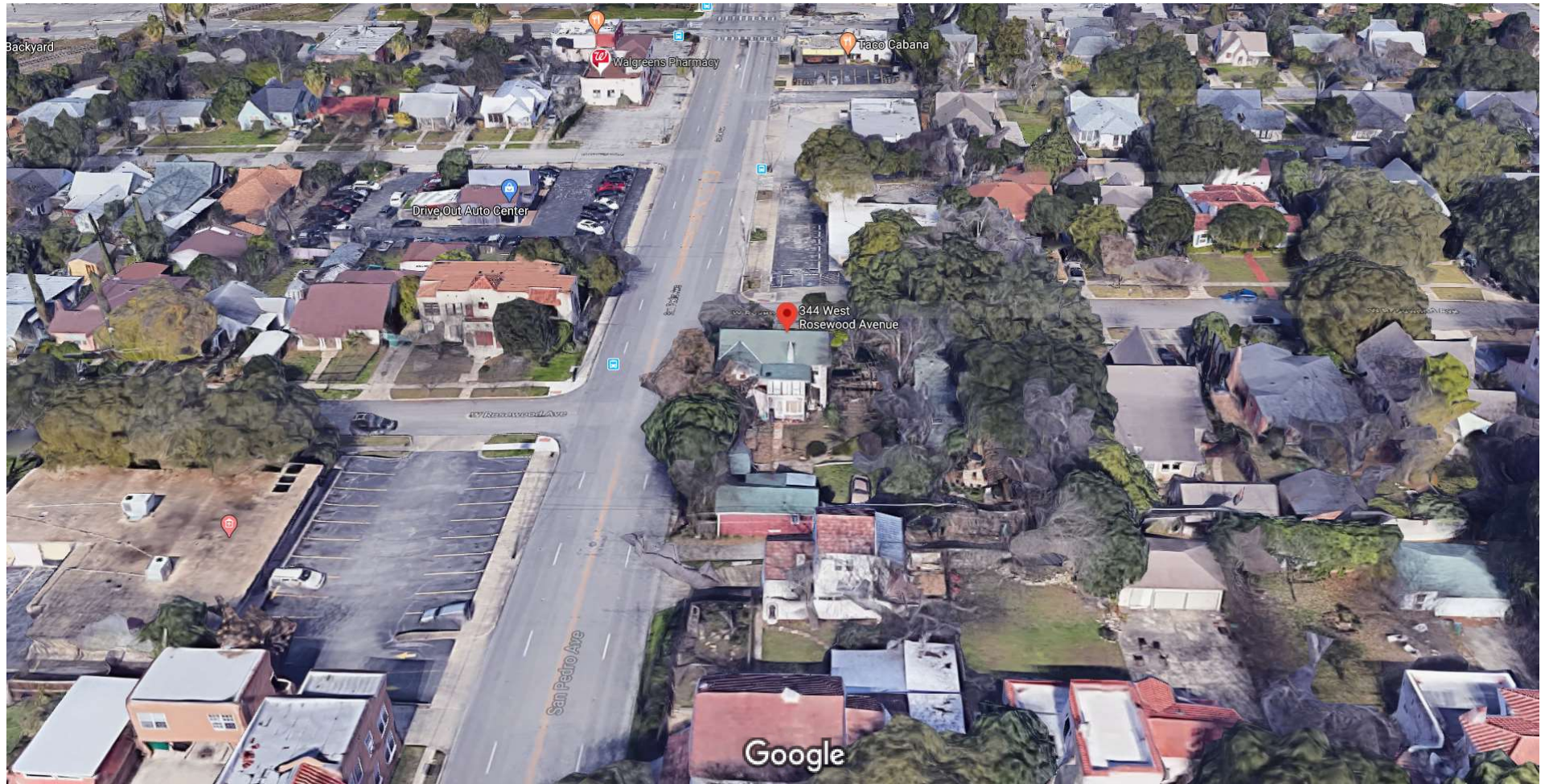
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Google Maps 344 W Rosewood Ave



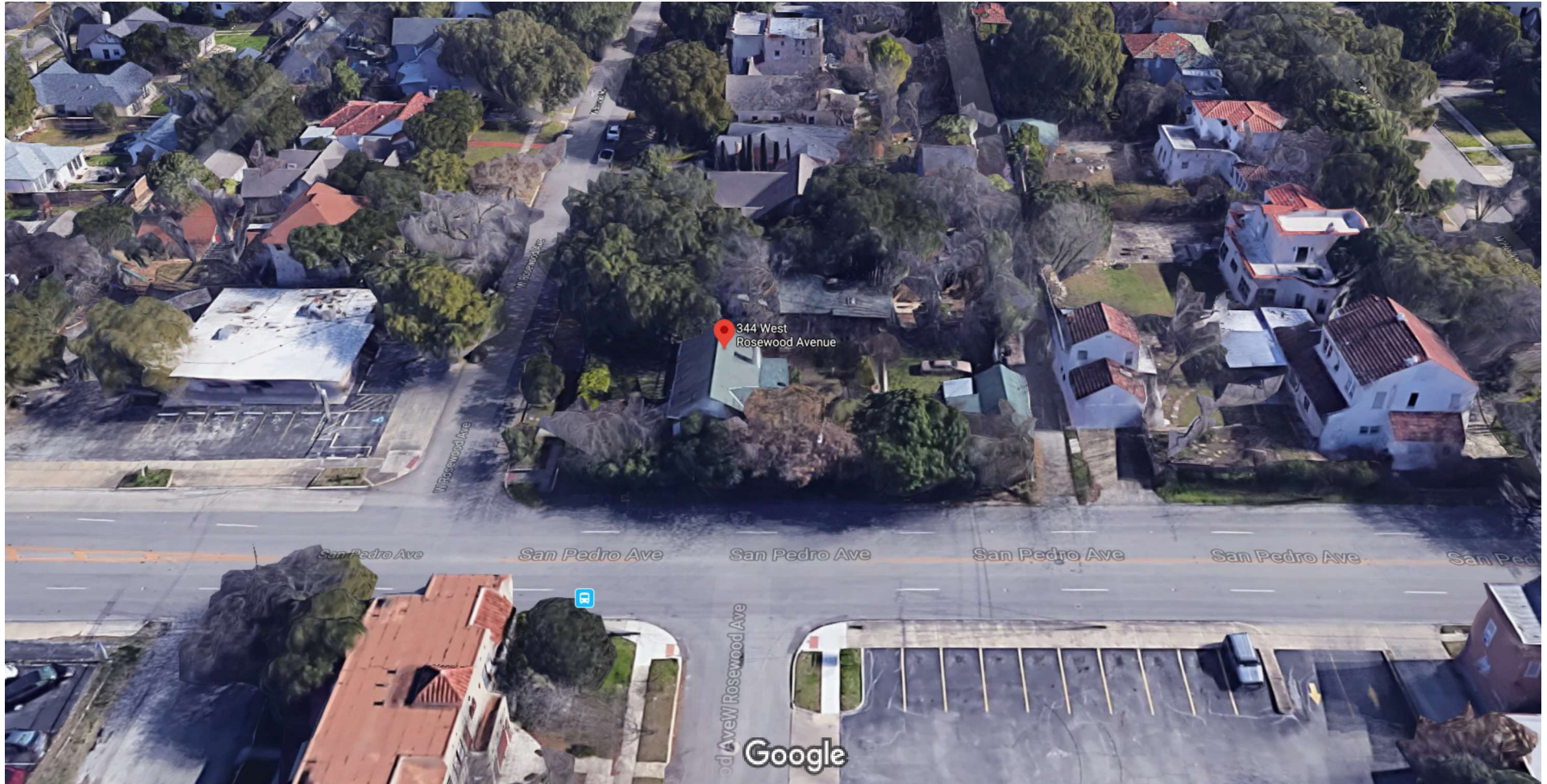
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Google Maps 344 W Rosewood Ave



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Google Maps 344 W Rosewood Ave



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1924

See Volume Five See Volume Two



45 San Antonio Yards Entered In Competition

Each Day's Mail Brings Additional Entries For Event

Forty-five entries in the San Antonio Real Estate Board's Beautiful Yards Contest were received during the first 10 days of the contest, Chairman Joe Lucchese of the Entries Committee reported last week.

Each day's mail brings in additional entries, the realtor reported. Yards entered in the contest represent all three classes. Many persons have made inquiries about the contest and have signified their intentions of entering. In some instances entry blanks have been mailed out but not returned as yet to the board.

The committee chairman urged all persons to enter the contest immediately, clipping entry blanks from the real estate sections of the last two weeks and mailing them to "Beautiful Yards Contest, San Antonio Real Estate Board, 616 Western National Building, City."

Those who failed to clip the coupons may secure entry blanks and a score card by which the lots will be judged by phoning Crockett 3435.

The contest runs until May 15. List of entries received during the first 10 days follows:

Mrs. Alex L. Adams, 146 East Aguirre Avenue.
Fred Basenberg, 709 East Ashby Place.

R. L. Benham, 334 West Elmwood Avenue.

C. A. Collier, 732 North Palmetto Street.

John E. Cox, 902 Canton Street.

H. E. Elley, 1023 South New Braunfels Avenue.

Mrs. Curtis P. Fritsch, 176 Harman Place.

L. J. Flume, 228 Peck Avenue.

F. E. Gerth, 411 Broadview Drive.

Frank C. Giltner, 420 East Courtland Place.

P. T. Goetting, 250 East Lullwood Avenue.

Mrs. A. A. Grenrod, 527 West Mulberry Avenue.

Paul Hamrick, 817 West Magnolia Avenue.

J. F. Hair, 309 West Summit Place.

Louis W. Hartung, 124 West Woodlawn Avenue.

Mrs. Roscoe C. Houser, 1133 W. Woodlawn Avenue.

A. W. Herbst, 1611 West Mulberry Avenue.

George Herzog, 812 Carson Street.

J. E. Hickey, 902 Mason Street.

H. Horner, 705 Camden Street.

Mrs. Nettie Kolodzie, 234 Rosborough Avenue.

Mrs. A. W. Kuntz, 212 Harlan Avenue.

E. T. Laubscher, 1119 Camden Street.

Mrs. Sam Lucchese, 102 Armour Place.

E. L. Mannen, 323 Bushnell Place.

Miss Moline Miller, 515 West Elmira Avenue.

Mrs. Joe Murphy, 1503 Highland Boulevard.

Mrs. Henry L. Murray, 207 West Summit Place.

John M. Newton, 1603 Monterey Street.

Arthur Pfeil, 307 Furr Drive.

A. E. Rector, 2017 West Mulberry Avenue.

Alfred W. Rohde, 302 Carnahan Avenue.

Mrs. E. R. Rum, 503 Harman Place.

R. V. Rust, 522 East Mulberry Avenue.

Charles J. Schneider, 1650 West Mistletoe Avenue.

H. C. Schilleper, 320 Hammond Avenue.

Mrs. Sam Stack, 826 Avenue B.

Mrs. Lillian Stuart, 201 Uvalde Street.

Mrs. J. C. Talcott Jr., 217 East Huff Avenue.

Mrs. E. B. Thompson, 335 Army Boulevard.

Harry E. Trall, 634 Patterson Avenue.

E. L. Wehe, 2333 East Houston Street.

A. C. Wilkinson, 927 Cottonwood Avenue.

L. C. Woody, 310 Carnahan Avenue.

Mrs. Will Zuercher, 525 Highland Boulevard.

DICKINSON OPENS NEW DEPARTMENT

New Offices of Concern on Fredericksburg Road

Opening new offices and launching a new department, N. S. Dickinson & Co., Realtors, plan to make the spring of 1932 one of their most aggressive sales periods, with special attention given the lease and sale of business property along Fredericksburg Road.

New offices of the concern are now located in their own building on Fredericksburg Road, on the corner immediately south of the new Sommers Drug Store. Offices were formerly maintained at the corner of West Summit Avenue and Fredericksburg Road.

A house sale and rental department will be operated by N. S. Dickinson & Co., under the management of Edwin B. Parrish, associated with Dickinson for many years and widely known in real estate circles. Parrish announces a specialty of Woodlawn District properties with which he has been familiar since the development of the district first began.

Dickinson, who has specialized in subdivisions and Fredericksburg Road business property, believes the ensuing months will see many changes wrought in the appearance of this thoroughfare. Present inquiries indicate that leasing for business purposes along the road will be unusually active, he declares, and that many new buildings will, in all probability, be constructed either for lessors or owners.

PEAK TO OFFER LECTURE SERIES

Course in Philosophy and Salesmanship Free to Public

H. C. Thorman, developed of Olmos Park Terrace, announces that he has arranged with his director of sales, Howard Peak, to give a course of public lectures in philosophy and salesmanship. This course will be free to those who enroll, and there will be no obligation whatsoever to the students.

The first lecture will be given Wednesday evening at 7:45 o'clock. Location for classes will not be selected until Monday, as this will depend on the number of people to be accommodated.

Peak states, however, he or his office will advise each interested party in ample time. The location will probably be either at the Little Theater in San Pedro Park or the auditorium of the Main Avenue High School.

Mr. Peak's course will be in two parts, the "Science of Life" and "Practical Thought Control and Salesmanship." The first is a practical philosophy of abundant life, divided into three introductory lectures Wednesday, Thursday and Friday, followed by seven evenings of regular instruction. The second part of the course, on Salesmanship, will be a logical outgrowth of the philosophy course.

Thorman anticipates this class will be city-wide, as a great number of people have followed Peak's radio addresses over WOAI, and have wished to enroll in a private course. Peak's work as sales director for Olmos Park Terrace has prevented his giving any private work, and it was only in according to a demand that Thorman and Peak worked out arrangements to give the course without cost and to as many people as wished to enroll.

In commenting on this course, Thorman stated:

"I simply wish to state that this course will be given without any obligation or fee to those who enroll. I am firmly convinced that such a course will be of distinct benefit to the people of San Antonio, and am happy to have arranged with Peak to give this course without expense to the students who wish to take it. The people of San Antonio have been very kind to me in the 25 years I have lived and worked here; they have accepted and supported every home building and real estate subdivision development I have offered them, and this course of lectures is in small way an expression of my appreciation."

Enrollments are now being accepted at 113 Main Avenue, or by telephoning Peak at Crockett 6342.

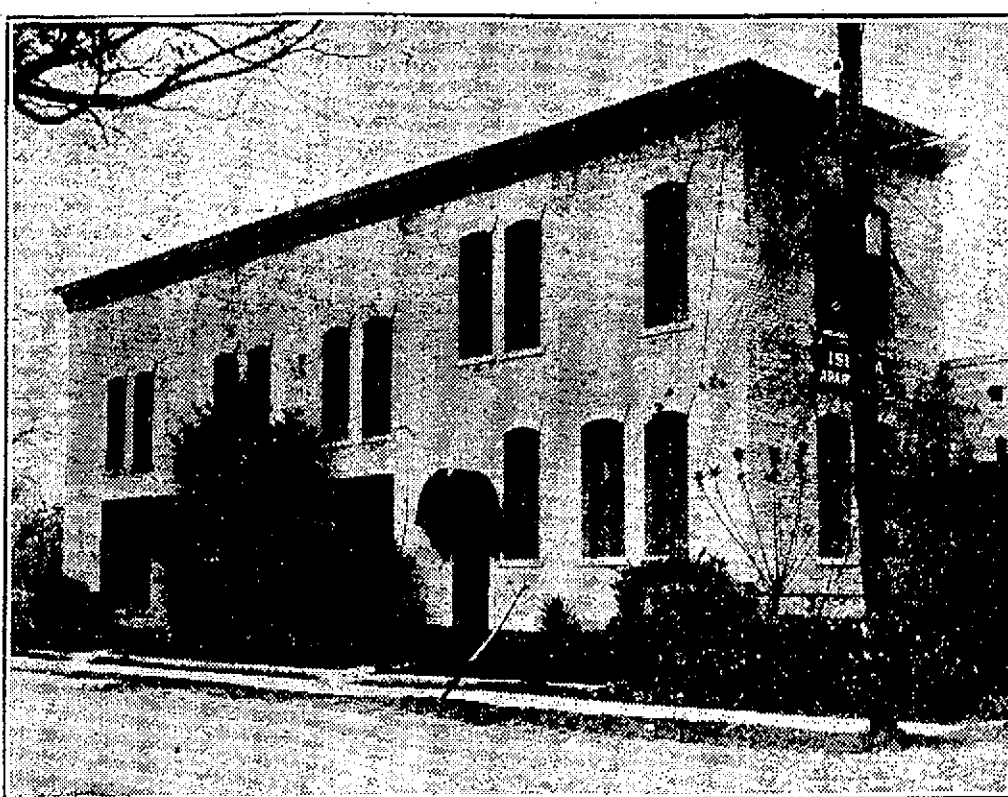
BEEVILLE TO GET FOUR NEW HOUSES

BEEVILLE, Tex., Feb. 27.—Four residences are being erected in Beeville, three of them for home owners and one a rent cottage. It is the first real building of the new year. There are rumors of a number of other residences to be erected soon.

SEPTIC TANK.
Southern Company was low at \$19.40 for a septic tank, not less than 200-gallon capacity, for the United States Airways Radio Station nine miles from the city on the South Flores Street Road. Contract will be awarded the lowest bidder, it was announced.

WARD BUILDING.
Plans will be completed about August for a \$105,000 ward building at the Wichita Falls State Hospital.

PROPERTIES involved in two recent deals are pictured below. At the top is shown the Isleta Apartments at Isleta and Grayson Streets, acquired by El Jardin Investment Company in a deal handled by R. L. Dickinson of the C. W. Fenstermaker Company. The Cattle Raisers Loan Company of Fort Worth sold the two-story frame residence at 346-331 West Rosewood Avenue, shown at the bottom, to Creston King. Frank Hicks of Adams and Freeborn was agent.



\$131,217 SCHOOL AWARDS PENDING

Bids Opened on Vocational Training School Building Job

Bids have been received and awards are pending on school construction work totaling \$131,217, it was revealed last week.

Joseph E. Morgan & Sons were low at \$55,668 for general contract in converting the Main Avenue Senior High School into a vocational school.

Martin Wright Electric Company was low on electrical with a base bid of \$24,987, and A. J. Monier low on plumbing and heating combined at \$17,938.

Bids were opened Wednesday. Plans call for remodeling of three present buildings and construction of two new structures, as follows: Remodeling of Building No. 1 into an administration building with all facilities for commercial training; No. 2, vocational training building for girls and women; No. 3, industrial training building for boys and men, and construction of a shops building and acetylene general building.

Harvey P. Smith is architect and W. E. Simpson & Co., engineers. Martin Wright Company was low at \$2,664 on electric fixtures and installation in various schools.

Plans will be completed this week for the Phyllis Wheatley Negro Senior High School building, to be erected on a site bounded by Harrison, Burleson, Gevers and Hudson Streets. Emmett T. Jackson and Harvey P. Smith are associate architects. W. E. Simpson & Co. are engineers.

AUSTIN LIBRARY.
Plans are in progress, to be completed after April 1, for a municipal library building at Austin. It will cost approximately \$150,000.

ALAMO RESIDENCE.
Plans have been completed by R. Newell Waters of Weslaco for a residence for Carl Bressett of Alamo. It will be nine rooms, of structural clay tile faced with brick.

JAIL BUILDING.
Bids will be opened March 15 in Longview for construction of a two-story and basement court-house and jail building for Gregg County.

Local and Out-of-City Contestants Split Prizes in \$500 Cash Contest

Announcement of prize winners in the \$500 cash prize contest conducted by W. A. Crawley, who conducted an auction of homes here last week for the Reserve Realty Company of Fort Worth, was made Saturday.

D. M. McGavin, 321 Patterson Avenue, won the first prize of \$250.

Second prize—\$100—went to Helen B. Vance, 17-year-old girl living at 133 King Roger Street.

Mrs. D. Van Pelt of Truscott, Texas, netted the third prize of \$75. Fourth prize of \$50 went to Gertrude A. Brownlee, 1126 West Robinson Street, Oklahoma City, Okla.

Edmund T. Williams, 921 Main Avenue, won the fifth prize of \$25.

The contest was for best letters of 200 words describing the advantages of San Antonio as a residential city, the prospects for future enhancement of values and advantages of buying houses in the Crawley auction.

Judges were Robert Coulter, advertising man; Harry Martyn of the Southwestern Bell Telephone Company, and H. W. Connell, classified advertising manager of the San Antonio Express.

OLMOS TERRACE BUYERS NAMED

Visitors to Property Gaining, Says Thorman

H. C. Thorman announces the following recent purchasers of homesites in Olmos Park Terrace under his "investment sale":
H. B. Anderson, Mrs. R. G. Feigenbaum, I. Fanarou, Mrs. Marguerite W. Harvey, L. B. Horn, Philip Shoop, R. M. Jackson, Elizabeth Jakerst, Mrs. Elizabeth Pyne, Albert Steves III, Annette B. Specht, Mrs. John M. Steinfeldt, Nina L. Hamilton and Louis Witt.

Thorman states that each Sunday more and more people are visiting the property, and that Wednesday they had more people come out than on any previous day. Sunday or otherwise. This followed the circulation of 15,000 copies of a facsimile newspaper which Thorman published, and so definite were the results of giving out this complete story of the property that 15,000 additional papers were ordered to make a total circulation of 30,000.

CONTRACT LET.
National Construction Co. of Washington, D. C., was awarded contract at \$1,042,000 for construction of the superstructure for the Army and Navy Hospital Building at Hot Springs, Ark.

MATERIALS.
Bids will be opened at Fort Clark Monday morning for furnishing of miscellaneous materials.

REALTORS PLAN MEMBERS' MEET

Directors of Board Hold Session Tuesday

Final plans for the March general membership meeting of the San Antonio Real Estate Board will be made Tuesday at a session of the board of directors in the board office, 616-17 Western National Building.

Other business will be attended to by the directors.

The membership affair will be "An Evening of Fun," to be held in the auditorium of the Mayfield Park Hatchery, 3500 Pleasanton Road, Tuesday evening, March 3. Realtor Thurman Barrett will be the host.

Fried chicken and rabbit will head the bill of fare. Following the eats there will be a short program of fun and entertainment, followed by dancing through the courtesy of Bob Skiles and his "Haywire Orchestra."

Realtors, their sales and office organizations, associate members of the Real Estate Board and families of all are to be invited.

\$33,789 Total Sales Reported By Biard Firm

Rock-Bottom Prices Aiding Market, Owner of Concern Says

Rock-bottom prices are encouraging San Antonio's real estate market as indicated by increased sales of the past few weeks, according to Arthur E. Biard. Biard reported that sales made during the last few weeks by his sales organization include houses, acre tracts, homesteads and farm lands, and the considerations reach \$33,789. Twenty-five different deals were included.

Nogalitos Heights, new South Side addition, in which Biard is offering homesteads with all improvements at prices which barely exceed the actual cost of the improvements, contributed a large portion of the deals in the last Biard reported.

"Nogalitos Heights, Biard said, 'presents home lover and thrifty persons with an opportunity to move their homesteads their 'savings accounts.'"

Improvements include city sewers, paved streets, cement sidewalks and curbs as well as all utilities.

The 25 sales totaling \$33,789 are reported by Biard as follows:
M. A. Salazar, acre tract, \$800; E. T. Street and H. J. Douglas, two lots, \$910; J. Ferro, two lots, \$298; Joe G. and Ramos S. Ramos, one lot, \$249; F. G. Valdez, one lot, \$349; Mrs. Anna E. H. Taggart, three lots, \$747; J. K. Ridgway, one lot, \$499; Oscar and Alberta Fearnman, one lot, \$249; J. A. Kelley, one lot, \$249; Beattie B. Krandal, house, \$2,350.

W. C. Cassin, one lot, \$299; R. L. Dozer, one lot, \$380; J. E. Tiner, two lots, \$1,040; John W. Pennington, house, \$3,000; Augustus S. de Desreets, lot, \$395; H. E. Spears, lot, \$395; W. H. Hashert, lot, \$395; A. J. Sanders, lot, \$395; N. Fulling, lot, \$550; Herman C. Stolle, lot, \$595; E. J. Davis, house, \$2,550; Henry J. Small, 23-acre farm, \$14,400; Walter I. Walker, lot, \$590; F. M. Davis, acre tract, \$750; Roy C. Cannon, lot, \$350.

\$21,000 ARMY CONTRACTS LET

Awards on Four Miscellaneous Jobs Announced

Four contracts for army furnishings and supplies aggregating more than \$21,000 have been awarded.

Barker Brothers of Houston were awarded contract for furnishing the Bachelor Officers' Mess building and Officers' Club at Randolph Field at \$19,000.

Contract for surfacing roadways at Fort Sam Houston was awarded Rogers & Stewart at \$395.75.

Contracts for cement, sand, gravel and reinforced bars for use at Fort Sam Houston have been let as follows: 400 sacks cement, to Turner Gravel Company, at \$262; 60 cubic yards coarse sand, Turner Gravel Company, \$96; 10,000 pounds concrete reinforcement bars, Feden Company, \$231; 32 cubic yards washed gravel, Mission Wood and Coal Company, \$138.

A. H. Hatfield was awarded contract at \$700 for loading and hauling approximately 2,000 one and one-half yards loads of pulverized Bermuda sod from nearby veterinary stables at Fort Sam Houston to yards around officers' quarters.

Bids to be opened within the next two weeks are:
Wednesday, for repairs to steam shovel at Fort Sam Houston.

Thursday, construction of electric underground distribution and street lighting system, Fort Sam Houston.

March 15, construction and completion of insulation and cooling system in photographic department, Administration Building, Randolph Field.

RANCH INTEREST BRINGS \$71,000

Robert Real Buys Half in 9,000-Acre Tract

KERRVILLE, Tex., Feb. 27.—One of the biggest ranch deals recorded here in the past year was transacted when a half interest in over 9,000 acres was transferred for a consideration of more than \$71,000. S. A. Orenti and wife sold the half interest to Robert Real.

The land is in 27 tracts and is out of the Live Oak ranch, northwest of Kerrville. Part of the land lies in Kerr County and part in Kimble County. The exact acreage was 9,356.67, and the stated consideration was \$71,700.91.

\$5,000 SUNDAY SCHOOL BUILDING JOB LET

Contract has been awarded John Westerhoff at approximately \$5,000 for a Sunday school building at the Highland Park Presbyterian Church. The building will be one story, frame construction, and contain assembly and class rooms.

R. H. Huggan prepared sketches for the building. Rev. B. D. Greer is pastor.

SIX CARLOADS SPUDS BEING PLANTED BY ONE TRUCK FARMER HERE

Potatoes promise to be a major crop in the "gardens" adjacent to the city limits on the southwest.

With the truck farmers in that section busily engaged in planting "spuds" at the present time, it appears that between 1,200 and 1,500 acres will be planted within the next few weeks.

One farmer is planting six carloads of potatoes on his truck farm and has employed a large number of persons to cut them up and drop them in the rows.

William F. Schutz, realtor, who reported this incident, pointed out that the labor attached to cutting up and dropping the potatoes in the rows was resulting in the employment of many persons at the present time, thus aiding the unemployment situation here.

The potatoes that are being planted are being shipped into San Antonio from North Dakota and Maine.

Closing of 12 Deals Reported By Rogers-Son

Business, Residential Properties and Farm Lands Are Included

Twelve deals involving residential properties, building lots, business properties and farm lands have been closed by B. B. Rogers of Wallace Rogers & Son in recent weeks, the Rogers company reported last week.

A list of the deals follows:
640 acres farmland in Dimmit County, to Charles Williams.

One-acre tract with store and residence, 1009 Picasanton Road, to Koger Stokes.

Building lots on Olmos Drive and on Cavalier Street, to H. G. Pichl.

80-acre tract in Atascosa County to J. L. Irvin.

Property at 1128-32 South San Marcos Street, to M. G. Strayer.

House at 100 Peck Avenue, to Lewis Lacey.

House and five lots at 1615 South Zarzamora Street, to Nathalie Schroeder Scheffel.

Store building at corner San Jacinto and Oriental Streets, to J. M. Kimmons.

House and one-acre tract on El Paso Street, to A. E. Pierce.

Brick residence at 1011 Kayton Avenue, to B. A. Herring.















Required documents for historic rehabilitation tax exemption part 2 :

- **Written narrative explaining the completed work**
 - Work on this home took a lot longer than expected given the fact that we had COVID going on which meant losing several workers due to the virus. Supplies were also very scarce and rather expensive due to the pandemic. Last but not least I had the pleasure of welcoming my first born child this year so that took a lot into consideration given the fact that I was helping with that.
 - The entire interior of the home was stripped down to the studs and replaced with all new materials. I wanted to take down everything because I am sure with this being an older home that this has seen its fair share of improvements that may not have been up to code.
 - As soon as you come up to the front of the house you can see that there is an actual driveway to park a car in the front of the home now. There was no parking at all for this home besides on the front of the street that posed as a safety hazard given its close proximity to San Pedro. The entire exterior of the house did get a fresh coat of paint as well as a new-shingled roof. A new set of sprinklers was installed on the property to allow for lush vegetation to flourish. Entering into the home, walls were taken down in the front room to accommodate an open floor plan to expand the small space. The fireplace was totally redone. It looked like the previous owner had enclosed the whole fireplace because it was not functional so we ripped out the old bricks and replaced it with all new firebrick. The fireplace is now functional so that we can enjoy our cold evenings next to a cozy fire. The fireplace also got a new mantle that was selected from a local antique shop to match the old charm of the home. The hearth of the fireplace was in very bad shape so that was removed and replaced with a solid granite slab. The home also got a new foundation given the fact that the original was in such bad shape. When we started demoing we saw that a lot of the electrical work was not done properly so we ended up tearing out all the electrical in the home and put new wiring. Since everything was torn out to the studs I figured it would be best to do all new plumbing, electrical and gas in the house so that I wouldn't have any issues later down the road. A home entertainment speaker system was installed on the first floor of the home incase we wanted to host any gatherings or simply watch a movie. All the rooms through out the entire house were upgraded to recess lights to give it better lighting. HDMI cables were recessed to every wall and bedroom wall where the tv would go. This allows for easy hook up as well as no wires hanging out under the tv's. Insulation was added to the entire home since there was none prior. The home was very hot in the summer and very cold in the winter. You can actually feel a difference

now with the new insulation that was installed. All new interior and exterior doors were installed in the home to also help make sure there are no gaps causing an increase in electrical bills with the use of the ac or heater. All doors that were chosen are period related to the home so that they go with the style of the home. All the wooden floors throughout the home have been repaired and resealed to give it a fresh look. Entering into the kitchen everything is brand new. All cabinets throughout the home are custom made walnut cabinets with the soft close feature. A restroom was also added downstairs which was part of the 300 sqft addition to the home as well as adding an actual up to code laundry room. As you can see expenses were not spared when it came to cabinetry. We were looking for a custom clean look that complimented the home. A whole set of stairs was installed in the home because the old stairs were not up to code. A second restroom was added upstairs since there was only one. The existing restroom upstairs was made into an on suite master bath. Everything was redone in the restroom except for the old cast iron tub. We liked the character that it gave the restroom so we kept it and had it refinished. The new addition allowed us to add an extra foot to each bedroom since the new stairs took up atleast a foot of the 1st and second bedroom. The one thing that we didn't want to do was lose space in the bedrooms so this helped us to keep a descent size bedroom. The new addition also allowed us to add a walk in master closet with ample space compared to the one small existing closet. In order to accomadate the new addition we had to install a retaining wall under neath the ground. This retaining wall prevents the soil to be touching the house which would then cause rotting of the home materials over n the next few years. Our goal was to create a safe and updated home that still held on to historical features of the home. The one thing that I didn't rip out completely was the wooden floors. I liked the look of the old and distressed parts of the floor. Each discolored wood tells a different story of what the house was over the years and what it is today.

- **Itemized list of final costs both interior and exterior**

- **Exterior**

- New dri
 - New roc
 - Paint - \$
 - New sid
 - Architec
 - Enginee
 - Sprinkle
 - Foundat

- **Interior**

- Paint -

- Demo -
- Framin
- Brand 1

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- Fix and

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- Master
- In Hom
- 300 sq

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s upstairs

- New ce
- Door k1
- Reclain

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- **Completed time schedule**
 - May 2020 - November 2021
 - 19 months
- **Color photos of exterior and interior**
 - I have attached pictures
- **Color photo of the structure from the street**
 - I have also attached this photo with interior and exterior document



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 16, 2021

ADDRESS: 344 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: OLIVARES MARK & MARTINEZ STEPHANIE - 2403 WILLIMAS CT
OWNER: OLIVARES MARK & MARTINEZ STEPHANIE - 2403 WILLIMAS CT
TYPE OF WORK: Repair and Maintenance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing front door and sidelights with a new door with sidelights.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 3/16/2021 1:07:05 PM

ADMINISTRATIVE APPROVAL TO: replace the existing front door and sidelights with a new door with sidelights.
The new door will be wood and is comparable in design and size to the door that will be removed.

APPROVED BY: Katie Totman

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.

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 10, 2021

ADDRESS: 344 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Mark Olivares/OLIVARES MARK & MARTINEZ STEPHANIE - 2403 WILLIMAS CT
OWNER: Mark Olivares/OLIVARES MARK & MARTINEZ STEPHANIE - 2403 WILLIMAS CT
TYPE OF WORK: Repair and Maintenance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the rear door and sidelights with a new set of French doors.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 3/10/2021 2:50:04 PM

ADMINISTRATIVE APPROVAL TO: replace the rear door and sidelights with a new set of wooden French doors.

APPROVED BY: Katie Totman

Shanon Shea Miller
Historic Preservation Officer

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 25, 2020

ADDRESS: 344 W ROSEWOOD AVE

LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W

HISTORIC DISTRICT: Monte Vista

PUBLIC PROPERTY: No

RIVER IMPROVEMENT OVERLAY: No

APPLICANT: Mark Olivares/ANAYA JEAN LEE - 3950 S SHORE PKWY

OWNER: Mark Olivares/ANAYA JEAN LEE - 3950 S SHORE PKWY

TYPE OF WORK: Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1) paint the exterior of the primary structure Valspar Shark Fin, (2) paint the shutters with Valspar Quarry Pond, (3) paint the trim detail with Valspar Wave's Crest, (4) repaint the front door with Valspar Coffee Whip.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 6/25/2020 12:56:59 PM

ADMINISTRATIVE APPROVAL TO:

1. Paint the exterior of the primary structure with Valspar Shark Fin.
2. Paint the shutters with Valspar Quarry Pond.
3. Paint the trim detail with Valspar Wave's Crest.
4. Paint the front door with Valspar Coffee Whip.

APPROVED BY: Rachel Rettaliata

Shanon Shea Miller
Historic Preservation Officer

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

January 28, 2021

ADDRESS: 344 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: OLIVARES MARK & MARTINEZ STEPHANIE - 2403 WILLIMAS CT
OWNER: OLIVARES MARK & MARTINEZ STEPHANIE - 2403 WILLIMAS CT
TYPE OF WORK: Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: repaint the exterior of the structure in Valspar Sharkfin to match existing and cover graffiti.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 1/28/2021 9:48:54 AM

ADMINISTRATIVE APPROVAL TO: Repaint the exterior of the structure in Valspar Sharkfin to match existing and cover graffiti.

APPROVED BY: Rachel Rettaliata

Shanon Shea Miller
Historic Preservation Officer

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 25, 2020

ADDRESS: 344 W ROSEWOOD AVE

LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W

HISTORIC DISTRICT: Monte Vista

PUBLIC PROPERTY: No

RIVER IMPROVEMENT OVERLAY: No

APPLICANT: Mark Olivares/ANAYA JEAN LEE - 3950 S SHORE PKWY

OWNER: Mark Olivares/ANAYA JEAN LEE - 3950 S SHORE PKWY

TYPE OF WORK: Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: replace the existing composition shingle roof on the primary structure, shed, and casita with in-kind composition shingle roof material in Harbor Blue.

CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 6/25/2020 12:47:09 PM

ADMINISTRATIVE APPROVAL TO: Replace the existing composition shingle roof on the primary structure, shed, and casita with in-kind composition shingle roof material in Harbor Blue.

No modifications to the roof pitch or roof form of the primary structure, shed, and casita are approved at this time.

APPROVED BY: Rachel Rettaliata

A handwritten signature in black ink, reading "Shanon Shea Miller".

Shanon Shea Miller
Historic Preservation Officer

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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

October 7, 2020

HDRC CASE NO: 2020-428
ADDRESS: 344 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W
HISTORIC DISTRICT: Monte Vista
APPLICANT: Mark Olivares - 2403 Williams Court
OWNER: Mark Olivares - 2403 Williams Court

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 344 W Rosewood.

FINDINGS:

- a. The primary structure at 344 W Rosewood is a 2-story, single-family structure and was constructed circa 1920. The property first appears on the Sanborn maps in 1924. The house features a side gable composition shingle roof, a front gable porch roof with gable end returns, one-over-one replacement windows, and composition cladding. The property features an existing second story porch addition on the rear elevation that is not original to the structure. 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 and exterior remodel, new driveway installation, roof replacement, siding replacement, foundation repair, interior painting, kitchen, bathroom, and bedroom remodeling, the construction of an addition, wood floor refinishing, and the rehabilitation of the rear accessory structure.
- 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.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

COMMISSION ACTION:

Approved as submitted.

Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

June 17, 2020

HDRC CASE NO: 2020-245

ADDRESS: 344 W ROSEWOOD AVE

LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W

HISTORIC DISTRICT: Monte Vista

PUBLIC PROPERTY: No

APPLICANT: Mark Olivares/ANAYA JEAN LEE - 3950 S SHORE PKWY

OWNER: Mark Olivares/ANAYA JEAN LEE - 3950 S SHORE PKWY

TYPE OF WORK: Addition

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)demolish the existing non-historic second story rear addition, (2)construct a 352-square-foot 2-story rear addition.

FINDINGS:

- a. The primary structure located at 344 W Rosewood is a 2-story, single-family structure and was constructed circa 1920. The property first appears on the Sanborn maps in 1924. The house features a side gable composition shingle roof, a front gable porch roof with gable end returns, one-over-one replacement windows, and composition cladding. The property features an existing second story porch addition on the rear elevation that is not original to the structure. The property is contributing to the Monte Vista Historic District.
- b. DEMOLITION – The applicant has proposed to demolish the existing non-original second story porch addition at the rear of the structure. The existing non-original addition does not appear to be a finished element and staff finds the removal of this portion of the house appropriate.
- c. LOT COVERAGE – The applicant has proposed to construct a 2-story rear addition. The total square footage of the primary structure and the addition is 2,152 square feet. The total proposed lot coverage is less than 50 percent. Staff finds this consistent with the Guidelines.
- d. MASSING AND FOOTPRINT – The applicant has proposed to construct a 352-square-foot 2-story rear addition. The existing structure is currently 1,800 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principle façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. The proposed addition will not double the existing building footprint. Staff finds the proposal consistent with the Guidelines.
- e. ROOF – The applicant has proposed to install a front gable roof on the 2-story rear addition that will not be visible from the public right-of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. While the historic structure features a side gable roof form, staff finds that the proposed roof form on the addition is complementary to the existing front gable roof form on the rear of the structure. Staff finds the proposal appropriate.

- f. **ROOF MATERIAL** – The applicant has proposed to install a composition shingle roof on the rear addition to match the existing roof material on the historic structure. Guideline 3.A.i for Additions stipulates that additions use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal consistent with the Guidelines.
- g. **WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of three non-original fixed windows located on the front, rear, and east facades and two original windows on the second story of the rear elevation. One fixed window is located on the north (front) façade and the second fixed window is located on the east elevation. The applicant has proposed to fill the opening with Hardie board to match existing. The openings appear to have been original, according to a historic photo from 1932, when the house may have featured a screened porch. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when viewable from the public right-of-way. The fixed window openings on the rear and east elevation are not visible from the public right-of-way, while the opening on the north (front) façade is visible from the public right-of-way. The first-floor openings currently feature non-original fixed windows. Due to the fenestration pattern of the front façade and the location of the fixed window on the east elevation, staff finds the proposal appropriate. The existing windows on the second floor of the rear elevation that must be removed to accommodate the rear addition appear to be original to the structure. Staff finds that the original second-story windows should be salvaged and reused on the proposed addition.
- h. **NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install windows and doors with traditional proportions that match the existing window and doors. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed fenestration pattern to be appropriate.
- i. **NEW WINDOWS AND DOORS: MATERIALS** – The applicant has proposed to install Pella Architect Series wood windows and a Pella Architect Series full-lite wood door. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds the proposal appropriate.
- j. **MATERIALS: FAÇADE** – The applicant has proposed to install Hardie board siding to match existing. Guideline 3.A.i for Additions stipulates that additions should use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original. Staff finds the proposal consistent with the Guidelines.
- k. **ARCHITECTURAL DETAILS** – The applicant has proposed to construct a 2-story rear addition. Guideline 4.A.ii for Additions states that additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Guideline 4.A.iii for Additions states that applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Staff finds that the proposal is appropriate.

RECOMMENDATION:

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

- i. That the applicant incorporates the original windows to be removed for the addition into the new addition as noted in finding g. The applicant is required to submit updated elevation drawings that reflect the reuse of windows removed from the second story of the rear elevation in the addition.
- ii. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant submits window specifications to staff for review and approval. Wood or aluminum-clad

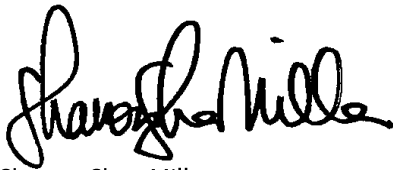
wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

COMMISSION ACTION:

Approved with stipulations:

- i. That the applicant incorporates the original windows to be removed for the addition into the new addition as noted in finding g. The applicant is required to submit updated elevation drawings that reflect the reuse of windows removed from the second story of the rear elevation in the addition.
- ii. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant submits window specifications to staff for review and approval. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

The applicant has met all stipulations as of July 16, 2020.



Shanon Shea Miller
Historic Preservation Officer

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

May 20, 2020

HDRC CASE NO: 2020-128

ADDRESS: 344 W ROSEWOOD AVE

LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W

HISTORIC DISTRICT: Monte Vista

PUBLIC PROPERTY: No

APPLICANT: Mark Olivares - 344 W ROSEWOOD AVE

OWNER: Mark Olivares - 344 W ROSEWOOD AVE

TYPE OF WORK: Driveway/sidewalk

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a curb cut and install a 12-foot-wide concrete driveway on the east side of the property.

FINDINGS:

- a. The primary structure located at 344 W Rosewood is a 2-story, single-family structure and was constructed circa 1920. The property first appears on the Sanborn maps in 1924. The house features a side gable composition shingle roof, a front gable porch roof with gable end returns, one-over-one replacement windows, and composition cladding. The property features rear accessory structures and rear parking accessible from alley. The property is contributing to the Monte Vista Historic District.
- b. **DRIVEWAY CONFIGURATION** – The applicant has proposed to install a fully concrete slab driveway at the east side of the property. The Historic Design Guideline 5.B.i. for Site Elements states that historic driveway configurations should be retained and repaired in place. Additionally, Guideline 5.B.ii for Site elements stipulates that applicants should avoid introducing new curb cuts where not historically found. The property has historically featured rear parking accessible from the alley. Staff finds the proposal is inconsistent with the Guidelines.
- c. **TOPOGRAPHIC FEATURES** – The applicant has proposed to install a fully concrete slab driveway at the east side of the property. The property features a character-defining sloped front lawn, installing a driveway on the east side of the property will impact this topographic feature. Guideline 1.A.i for Site Elements stipulates that applicants should avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Additionally, Guideline 1.A.iii for Site Elements stipulates that applicants should minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible. Staff finds the proposal inconsistent with the Guidelines.
- d. **DRIVEWAY MATERIAL** – The applicant has proposed to install a 12-foot, fully concrete driveway at the east side of the property. Guideline 5.B.i for Site Elements stipulates that applicants should retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. The applicant has submitted a photo of an adjacent property with a fully concrete driveway as precedent; however,

driveways on this block of W Rosewood historically feature ribbon driveways. Staff finds the proposal inconsistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend approval based on findings a through d.

If the HDRC finds the installation of a front driveway appropriate, staff recommends the following stipulation:

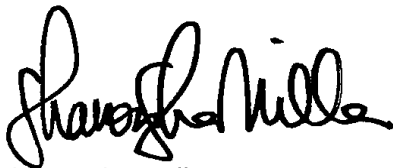
- i. That the applicant install a driveway no wider than 10 feet and submit a revised landscaping plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

COMMISSION ACTION:

Approved with stipulations:

- i. That the applicant install a driveway no wider than 10 feet and submit a revised landscaping plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

The applicant has met staff's stipulation as of May 21, 2020.



Shanon Shea Miller
Historic Preservation Officer

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