

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2024

HDRC CASE NO: 2024-161
ADDRESS: 148 E ELSMERE PL
LEGAL DESCRIPTION: NCB 6382 BLK 2 LOT 46, 47, 48 & E 21 FT OF 49
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Sandra Dreyer
OWNER: Abdul W Makiya
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: April 12, 2024
60-DAY REVIEW: June 11, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 148 E Elsmere Place.

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.

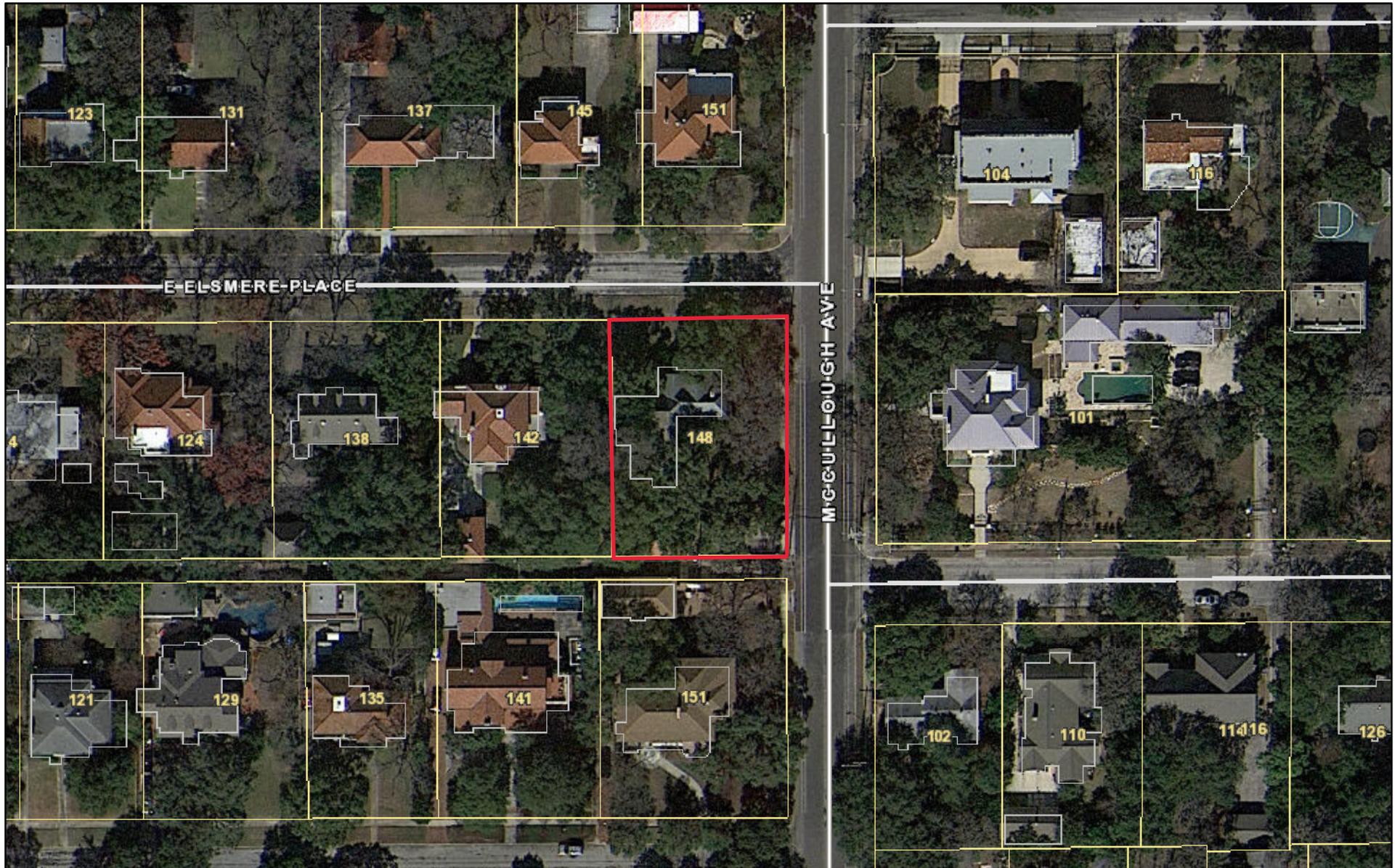
FINDINGS:

- a. The property located at 148 E Elsmere Pl is a one-story, single-family Colonial Revival structure with Craftsman influence constructed c. 1923 by Adams & Adams and first appears on the 1931 Sanborn Map. The structure features gable and hipped roof forms, a slate roof, nine-over-one wood window screens, a side porch, and dark brick exterior. This property contributes to the Monte Vista Historic District.
- b. The scope of work includes comprehensive interior remodeling, foundation repair, gutter replacement, slate roof repair, and site work. 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.

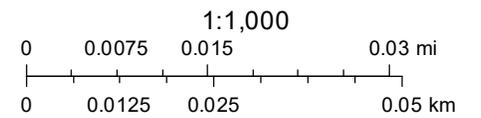
RECOMMENDATION:

Staff recommends approval of the request, based on findings a through c.

City of San Antonio One Stop



April 24, 2024



To: San Antonio Historical Commission
Attention: Mr. Bryan Morales

Project: Renovation of 148 East Elsmere, Monte Vista Historic Area, San Antonio, Texas, 78212.

History: Architects, Adams and Adams. Built 1923.

Projected
Timetable: Work to begin first week of April 2024, with completion in November 2024

Estimated
costs: 

Repairs will consist of the following:

1. Removal and replacement of 8" round gutters and 4" downspouts to home, garage and guesthouse. New system to be replicated and reapplied in original white color.
2. 35 cement piers to be added under home to level structure and floors.
3. Repainting and replacing of all exterior trim of house, garage and guesthouse. Color to be the same white as original. Iron handrailings and iron applications on house to be painted black.
4. Damaged front door to be repaired and painted black.
5. Interiors of house to be renovated and remodeled.
6. Kitchen, baths and breakfast room to be tiled, and new cabinetry to be installed.
7. New closets and bookshelves to be installed.
8. Hardwood floors to be refinished.
9. New heating and cooling systems to be installed in home and guesthouse.
10. Slate roof on home, garage and guesthouse to be checked and repaired.
11. Interior of guest house to be totally remodeled.
12. Repair, remove and replicate all sidewalks and paved areas which are cracked and broken.
13. Removal of all trees hanging on roof of house and causing damage to interior ceilings, walls and floors. Work to be done by licensed arborists.





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