

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2024-017
ADDRESS: 225 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3969 BLK 4 LOT 8, 9 & 10
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Bradley & Georgie Tipper
OWNER: Bradley & Georgie Tipper
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: January 09, 2024
60-DAY REVIEW: February 4, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 225 W Elsmere.

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.

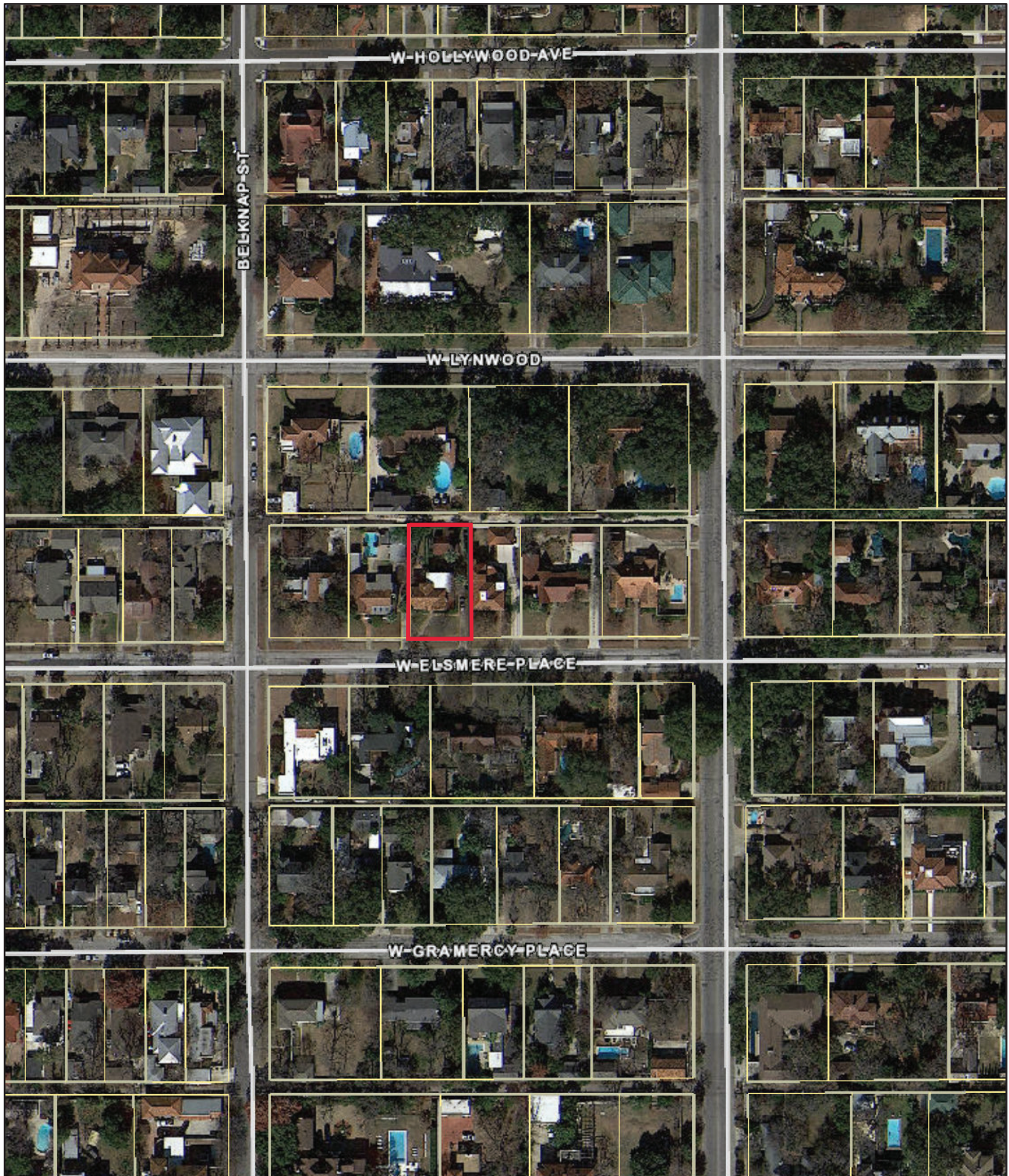
FINDINGS:

- a. The primary structure at 225 W Elsmere is a 2-story, single-family residence constructed circa 1923 in the Spanish Revival style. The property features a clay tile front gable roof, stucco cladding, a second story front porch, original divided lite windows, and a recessed arched entry way. The property is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, a sunroom enclosure, the construction of a side addition, the installation of a rear outdoor kitchen, stucco repair, balcony repair, roof repair and replacement, landscaping modifications, driveway and walkway repair, and repainting.
- c. Staff completed a site visit on January 9, 2024, and verifies that the scope of work has been completed and there are no existing 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 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

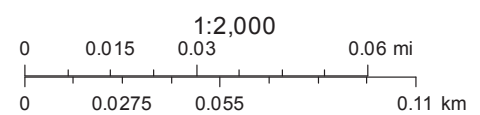
Staff recommends approval based on findings a through e.

City of San Antonio One Stop

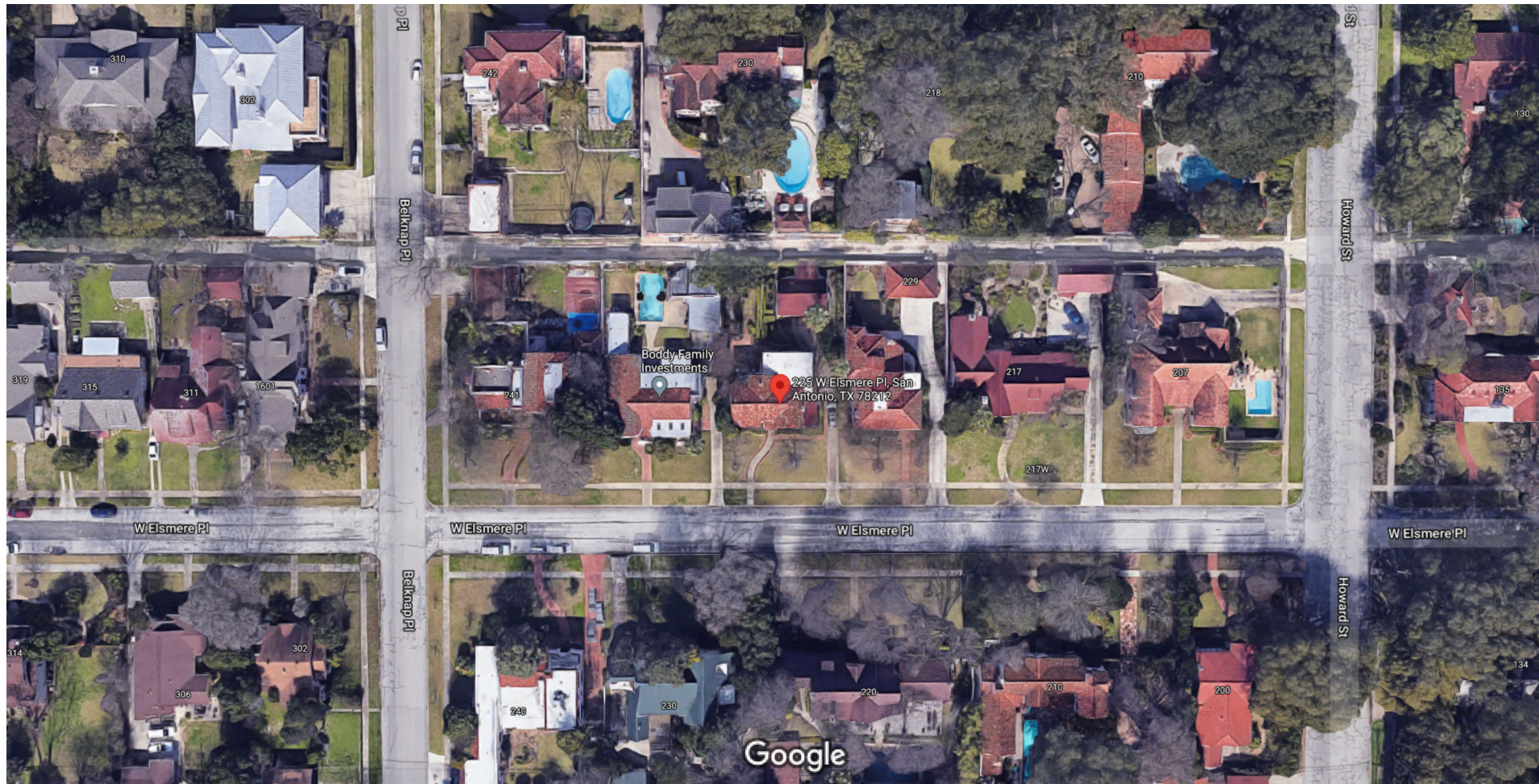


April 21, 2021

 User drawn lines

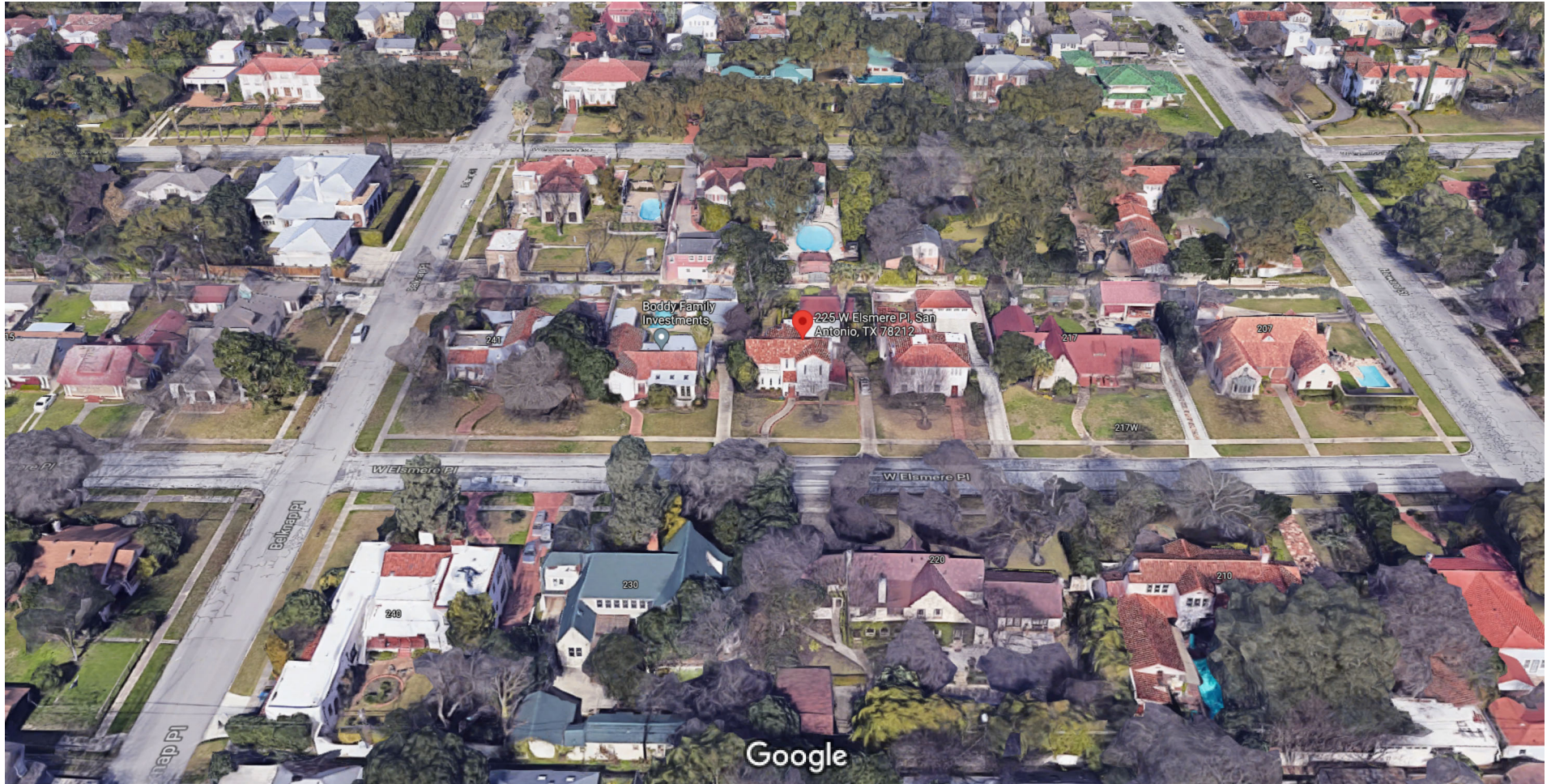


Google Maps 225 W Elsmere Pl



Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft

Google Maps 225 W Elsmere Pl



Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft

Google Maps 225 W Elsmere Pl



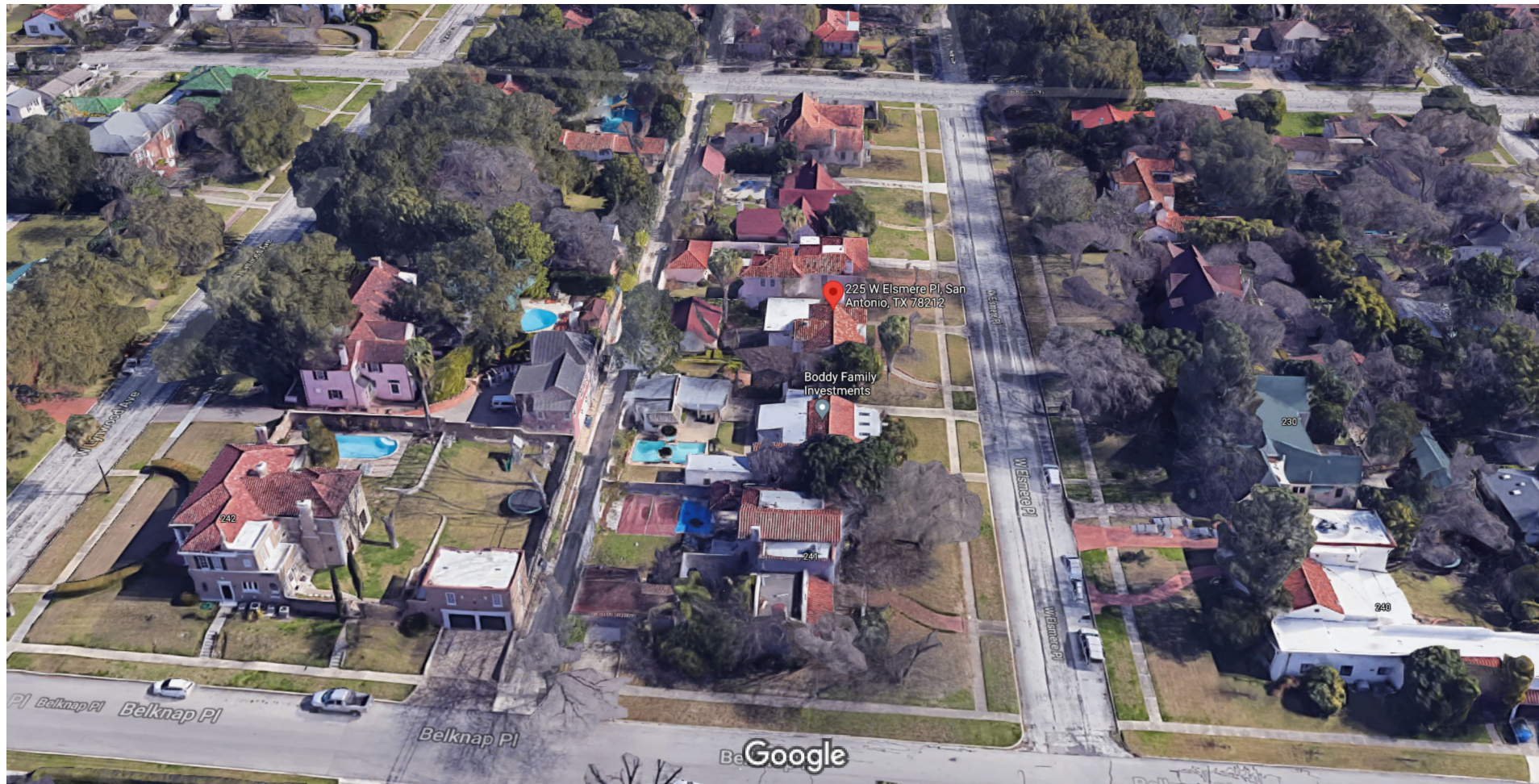
Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 225 W Elsmere Pl

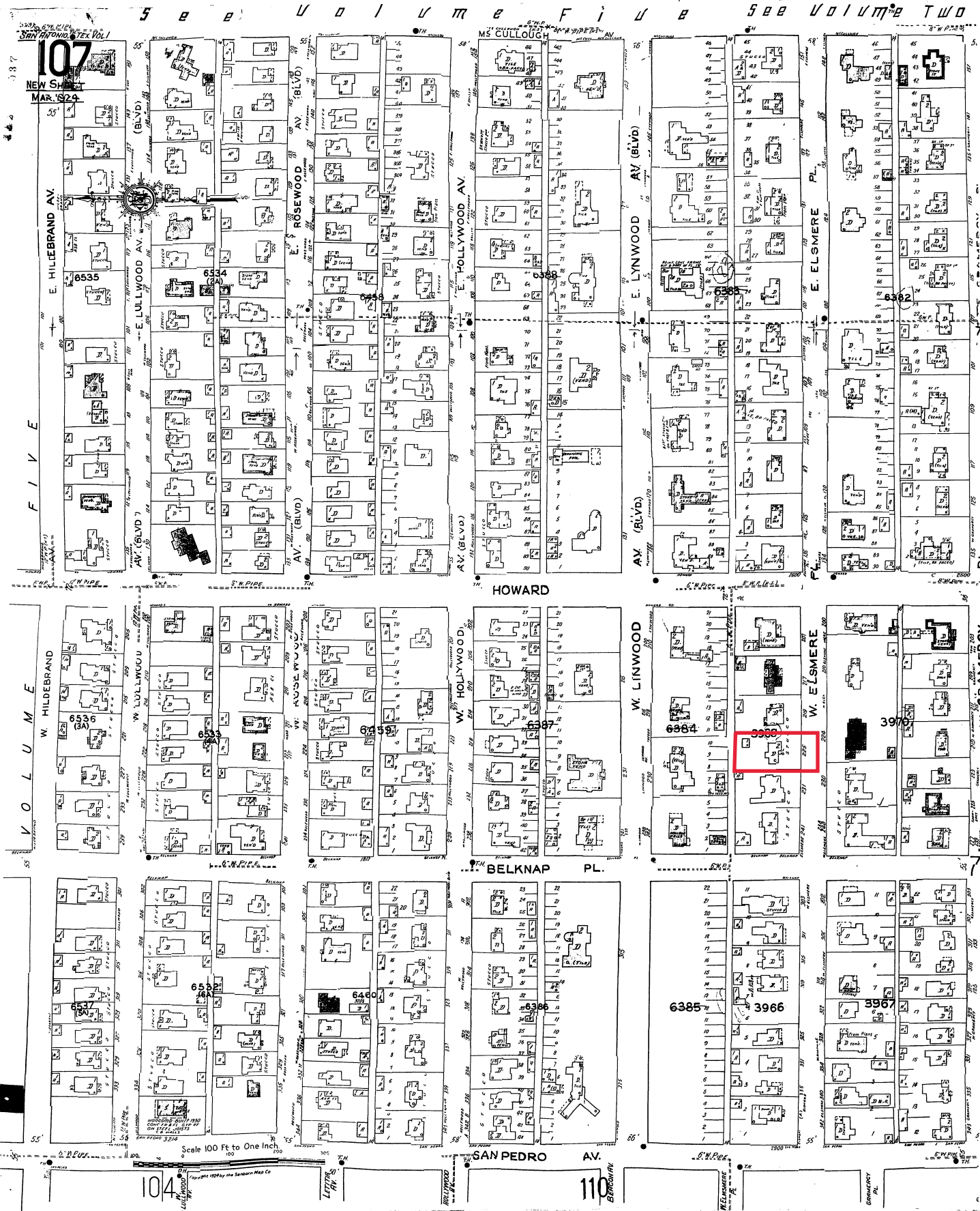


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Google Maps 225 W Elsmere Pl



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft



OHP Historic Rehabilitation Application Part 2 of 2 for 225 W Elsmere Place

Detailed written narrative explaining the completed work

The primary structure at 225 W Elsmere is a 2-story, single-family residence constructed circa 1923 in the Spanish Revival style. The property features a clay tile front gable roof, stucco cladding, a second story front porch, original divided lite windows, and a recessed arched entryway.

The owners of 225 W Elsmere Place, Bradley & Georgie Tipper, received a Certificate of Appropriateness from the City of San Antonio's Office of Historic Preservation to: (1) construct an approximately 295- square-foot, 1-story side addition, (2)construct an approximately 305-square-foot rear covered patio enclosure, (3) complete rear fenestration modifications, (4) construct an approximately 110-square-foot addition on the second story of new rear covered patio enclosure.

Brad & Georgie Tipper received a Certificate of Appropriateness on September 1, 2021, received a Residential Accessory and Additions Permit on November 8, 2021 (permit number RES-RMB-PMT21-36705782) and officially received a Letter of Completion on August 11, 2023.

The owners of 225 W Elsmere purchased the home on February 25, 2021. At the time of purchase, the Bexar County Appraisal District assessed the value of the home at [REDACTED]. From the time the renovation on the property began in November 2021 until receiving the Letter of Completion on August 11, 2023, the owners successfully constructed the 295- square-foot, 1-story side addition, (2) construct an approximately 305-square-foot rear covered patio enclosure, (3) complete rear fenestration modifications, (4) construct an approximately 110-square-foot addition on the second story of new rear covered patio enclosure. The cost to complete this work was \$[REDACTED] as detailed in the items construction schedule which is approximately 56% of the pre-appraised value of the home at \$[REDACTED]. The owners also installed a new pool under a separate permit for \$[REDACTED] bringing the total renovation and improvement budget to \$[REDACTED] or 64% of the pre-appraised home value. The attached construction schedule included an itemized list of final costs and work completed to both interior and exterior. Additional information on the work completed to both the interior and exterior can be found in the attached PDF that includes color photos of all work completed.

We sincerely appreciate the Office of Historic Preservations commitment to supporting the thoughtful renovation of the historic homes in the Monte Vista neighborhood and thank you for your support of our project at 225 W Elsmere Place.



HDRC Part 2 Application Submitted on December 6, 2023

Certificate of Appropriateness



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

September 1, 2021

1. Approval to remove the existing side patio and awning on the east elevation
2. Approval to construct an approximately 295-square-foot, 1-story side addition
3. Approval to construct an approximately 305-square-foot rear covered patio enclosure.
4. Approval to construct an approximately 110-square-foot addition on second story of new rear covered patio enclosure.

HDRC CASE NO: 2021-414
ADDRESS: 225 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3969 BLK 4 LOT 8, 9 & 10
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
APPLICANT: Bradley Tipper/TIPPER BRADLEY STOCKTON & GEORGIE - 225 W ELSMERE PL
OWNER: Bradley Tipper/TIPPER BRADLEY STOCKTON & GEORGIE - 225 W ELSMERE PL
TYPE OF WORK: Addition, Awnings, Balcony, Exterior alterations, Exterior lighting, Repair and Maintenance, Non-contributing demolition

REQUEST:

The applicant is requesting a Certificate of Appropriateness for final approval to: (1)construct an approximately 295-square-foot, 1-story side addition, (2)construct an approximately 305-square-foot rear covered patio enclosure, (3) complete rear fenestration modifications, (4)construct an approximately 110-square-foot addition on the second story of new rear covered patio enclosure.

FINDINGS:

- a. The primary structure at 225 W Elsmere is a 2-story, single-family residence constructed circa 1923 in the Spanish Revival style. The property features a clay tile front gable roof, stucco cladding, a second story front porch, original divided lite windows, and a recessed arched entry way. The property is contributing to the Monte Vista Historic District.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. The applicant received conceptual approval from the HDRC on June 16, 2021, with the following stipulations:
 - i. That the applicant proposes a side addition that is set back from the front façade and is subordinate to the principal façade based on finding d and that the applicant incorporates an offset or reveal to distinguish the addition from the historic structure. The applicant is required to submit updated elevation drawings to staff for review prior to returning to the HDRC for final approval. This stipulation has been met.
 - ii. That the windows proposed for removal are salvaged and used in the new addition or stored on the property for future use. This stipulation has been met.
 - iii. That the applicant submits final material specifications for the proposed new windows and doors to staff for review prior to returning to the HDRC for final approval. Windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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

Letter of Completion



City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78204

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit



PERMIT NUMBER	RES-RMB-PMT21-36705782
PERMIT NAME	Residential Accessory and Additions Permit
PERMIT ISSUANCE DATE	11/08/2021
LOC ISSUANCE DATE	08/11/2023
ADDRESS	225 ELSMERE PLACE City of San Antonio TX 78212
DESCRIPTION OF WORK	<p>***ALL PROPOSED WORK IS FOR THE MAIN (PRIMARY) STRUCTURE***</p> <p>MULTIPLE ADDITIONS ON THIS APPLICATION:</p> <p>1. New two story addition located to the rear of the existing structure. Approximately 110-square-foot master bath addition on the second story and construct an approximately 305-square-foot rear covered patio enclosure with rooftop terrace.</p> <p>2. New one story addition located at the front of the existing structure. Construct an approximately 295-square-foot living/sunroom area.</p> <p>3. Interior remodeling as identified on plans and complete rear fenestration modifications.</p>

Street View of 225 Elsmere

Pre-Renovation



Post-Renovation



Existing Side Patio

1. Approval to remove the existing side patio and awning on the east elevation
2. Approval to construct an approximately 295-square-foot, 1-story side addition



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295-Square-Foot 1 Story Addition Exterior



295-Square-Foot 1 Story Addition Exterior



Existing Rear Exterior & Backyard

- 3. Approval to construct an approximately 305- square-foot rear covered patio enclosure.
- 4. Approval to construct an approximately 110-square-foot addition on second story of new rear covered patio enclosure.



Existing Rear Exterior & Backyard

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Post-Renovation Exterior



305-Square-Foot Rear Covered Patio Exterior



305-Square-Foot Rear Covered Patio Interior



305-Square-Foot Rear Covered Patio Balcony



305-Square-Foot Rear Covered Patio Balcony View





Thank You!

Detailed Construction Schedule & Costs for 225 W Elsmere Place, San Antonio, Texas

Item Name	Totals	
Soft Costs (plans, permits, sewer tap fees, surveys)	\$	
Site Prep/Excavation/Demolition	\$	
Foundation/Foundation Walls	\$	
Slab	\$	
Wall Framing & Sheathing	\$	
Framing Rough-In	\$	12,634.50
Framing Finish		\$12,635
Sheetrock	\$	
Insulation	\$	
Roof Framing & Sheathing	\$	
Exterior Doors & Windows	\$	
HVAC Rough	\$	
HVAC Rough-In		\$8,026
HVAC Finish		\$8,026
Plumbing		
Plumbing Rough-In	\$	8,850.00
Plumbing Finish	\$	5,087.50
Plumbing Fixtures	\$	
Electrical	\$	
CPS Electrical	\$	1,743.00
Electrical Rough-In	\$	18,000.00
Electrical Finish	\$	22,057.00
Electrical Fixtures Set	\$	
Chimney Repair	\$	
Fireplace Repair (Gas Pipe)	\$	
Interior Paint (Prime & Finish)	\$	
Cabinets (Kitchen, Master Bath, Family Bath)	\$	
Countertops (Kitchen & Bath)	\$	
Tile (Bath & Flooring)	\$	
Flooring Hardwoods (Finish + Installation)	\$	
Flooring Hardwoods (Materials)	\$	
Appliances	\$	
Exterior Veneer (Brick/Stucco)	\$	
Exterior Paint (Repair, Prime & Finish)	\$	
Screen, Gutters & Downspouts	\$	
Septic System Installed	\$	
Concrete Drives & Walks (Excavate & Finish)	\$	
Landscaping/Final Grade/Irrigation	\$	
SUB TOTALS	\$	
GRAND TOTAL	\$	



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Thank you for your business

The City of San Antonio

Partnering with our community to build and maintain a safer San Antonio