

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 21

HDRC CASE NO: 2016-340
ADDRESS: 342 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3967 BLK 2 LOT 1 & W 25 FT OF 2
ZONING: R5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Robert McGoldrick
OWNER: Texas Quest Funding Trust
TYPE OF WORK: Historic Tax Certification, porch and driveway modifications
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace front driveway with two concrete ribbon strips and fill in with decomposed granite
2. Remove existing tiles and install Saltillo tiles on the concrete front porch
3. Remove existing front door and install new wood door
4. Remove existing side lights install new side lights
5. Remove existing front walkway and install flagstone walkways
6. Receive Historic Tax Certification for the property at 342 W Elsmere.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

B. DRIVEWAYS

- i. *Driveway configuration*—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. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

UDC Section 35-618. Tax Exemption Qualifications:

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
 - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
 - (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.Each application shall contain sufficient documentation confirming or supporting the information submitted therein.
- (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.
 - (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.
- (g) Eligibility.
 - (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The home at 342 W Elsmere was identified as contributing in the Monte Vista National Register Nomination in 1990. The home is a Spanish eclectic style, built in 1923.
- b. The existing driveway is concrete and 8' wide from the sidewalk to the rear of the porte cochere; beyond the port cochere the drive increases in width, is made of asphalt and extends to the rear garage. The applicant is proposing to remove the existing driveway and install two concrete ribbon strips with 24" wide ribbons and fill in the center with decomposed granite, from the sidewalk to the rear of the porte cochere. Beyond the porte cochere, the applicant is requesting to install decomposed granite where the current asphalt driveway exists. According to the Guidelines for Site Elements 5.B.i., new driveways should incorporate a similar driveway configuration that is historically found and be no wider than 10 feet; also, pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff finds the proposed ribbon configuration, concrete and decomposed granite materials consistent with the Guidelines.
- c. The existing porch is covered with ceramic tiles. The applicant is proposing to remove existing tiles and install Saltillo tiles on the front porch. According to the Guidelines for Exterior Modification and Alterations 7.A.iii., only cover porches with tile when historically used. Staff found examples of historic Spanish eclectic style homes with tile porches. Staff finds the proposal consistent with the Guidelines.
- d. The existing front door is a non-original wood door with spindles in the window light, and two matching side lights filled with wood inset and spindle detail. The applicant is proposing to remove and replace with a solid wood door with 6 divided lights and a craftsman style dental molding, and remove the two side lights and install clear glass. Staff finds the replacement of the non-original front door appropriate. Staff finds that the front door's location is not visible from the public right of way; however, staff finds that a door lacking craftsman elements would be more appropriate.
- e. There is an existing square brick walkway connecting the front porch with the driveway. The applicant is proposing to remove the bricks and install a curved walk made of flag stones and decomposed granite. According to the Guidelines for Site Elements 5.A.iii., walkways and sidewalks should follow the historic alignment, configuration, and width of those in the district. Staff finds the proposed flagstone walkway not consistent with the Guidelines. Staff recommends the existing walkway configuration be retained.
- f. There is not a front walkway from the sidewalk to the front porch, separate from the driveway. The applicant is proposing to install an angled walkway from the sidewalk to the front porch made of flagstone and decomposed granite. According to the Guidelines for Site Elements 5.A.iii., walkways and sidewalks should follow the historic alignment, configuration, and width of those in the district. Staff finds that historically homes in Monte Vista have no front walkway or straight, concrete walkways from the sidewalk to the front porch. Staff finds the proposed flagstone material and configuration not consistent with the Guidelines. Staff recommends the applicant propose a straight front walkway made of concrete.
- g. The applicant is requesting Historic Tax Certification for the property located at 342 W Elsmere. The scope of work consists of various items including repairs approved administratively, such as repairs to the windows, as well as interior work including refinishing hardwood, insulation, exterior repair and repairs to plumbing and electrical.
- h. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.
- i. Staff visited the site August 30, 2016.

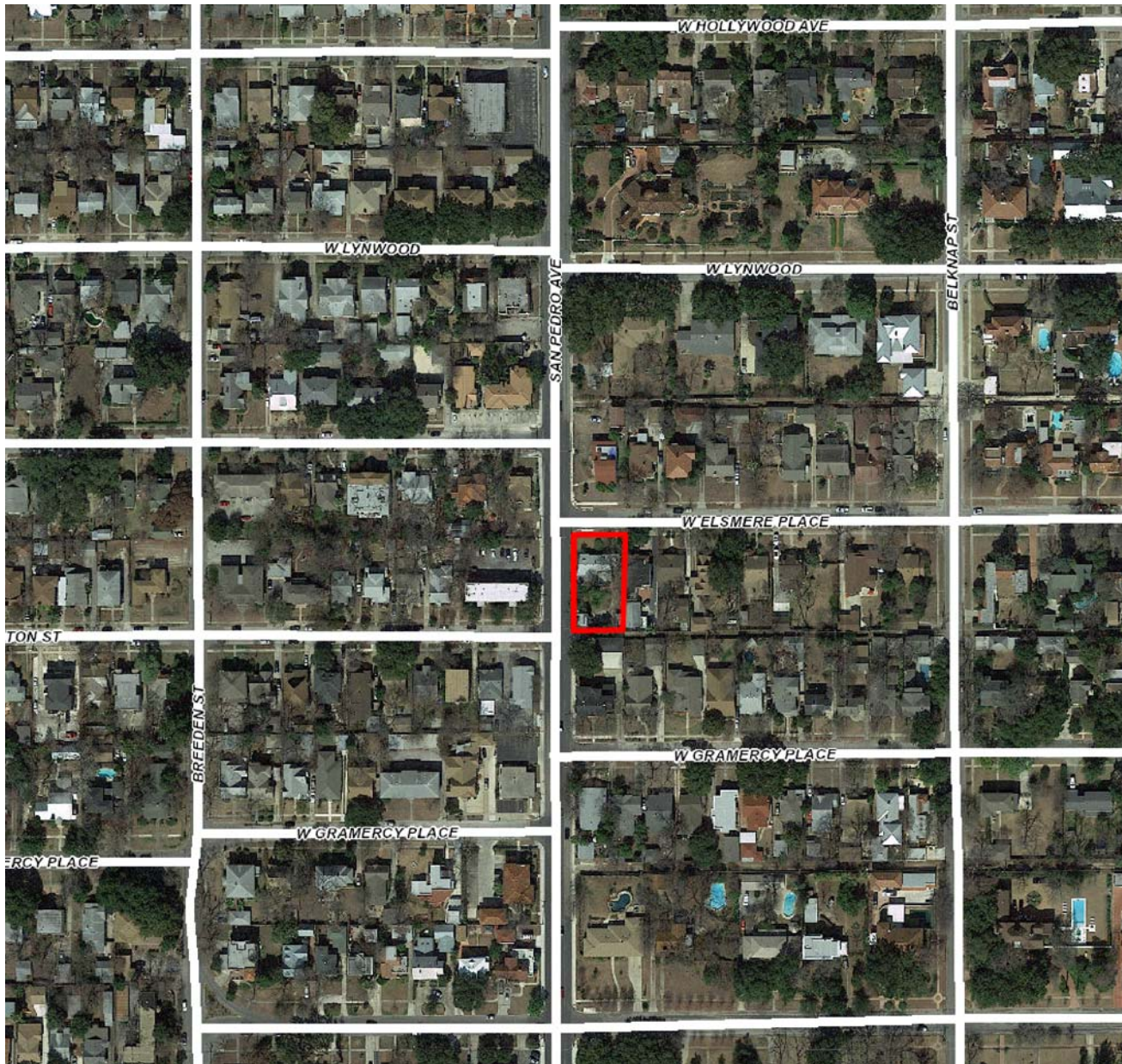
RECOMMENDATION:

Staff recommends approval of items #1 through #6 based on findings a through f with the following stipulations:

1. That the applicant propose a front door that complements the style of the historic structure and submit the new door details to staff before receiving a Certificate of Appropriateness.
2. That the applicant provide a detailed landscaping plan with each material labeled prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 14, 2016

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 342 W. ELAMORE PL.
REQUEST: ☐ DEMOLITION ☐ REPAIR/RECONSTRUCTION ☐ REPAIR/RECONSTRUCTION ☐ REPAIR/RECONSTRUCTION
HEARING DATE: 9-7-20
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO























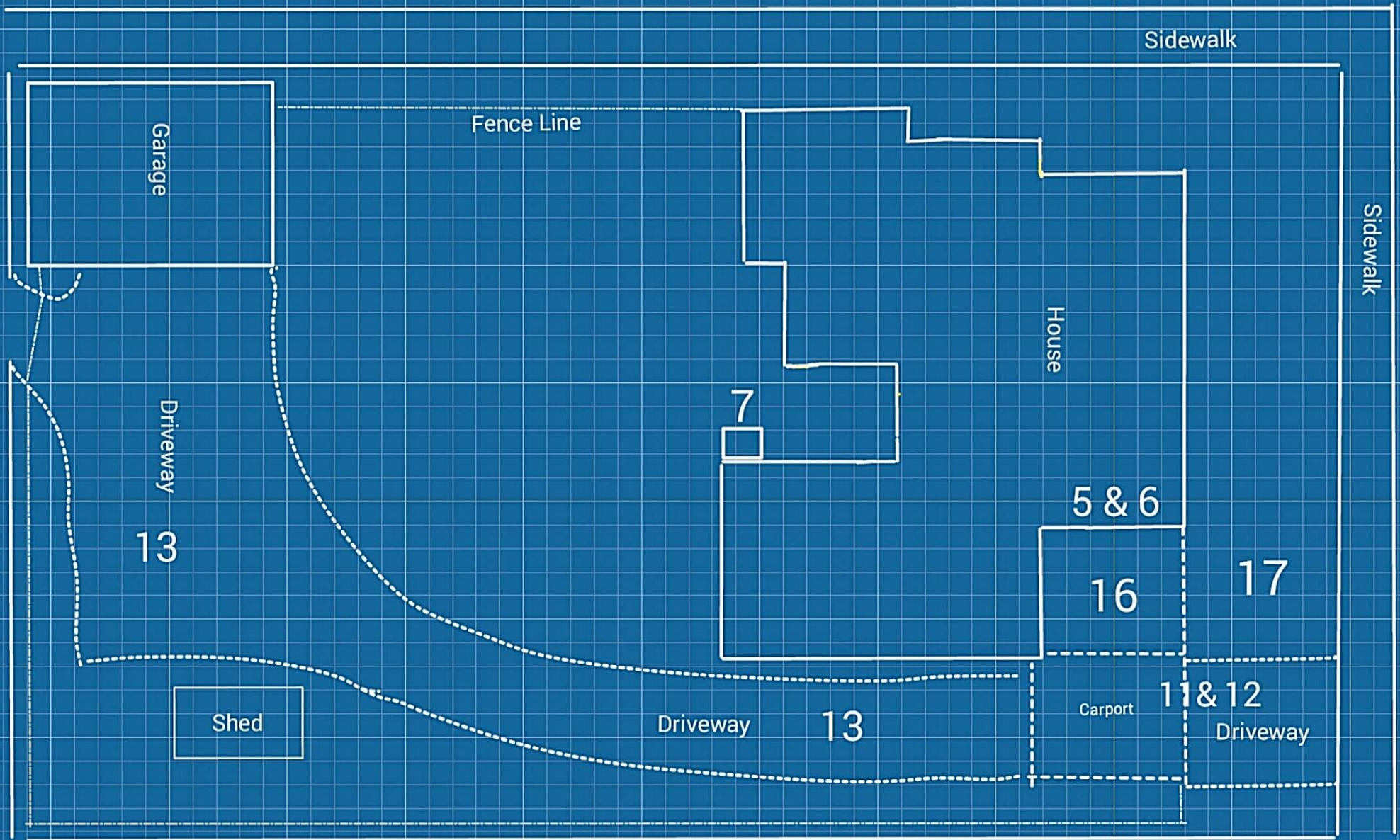


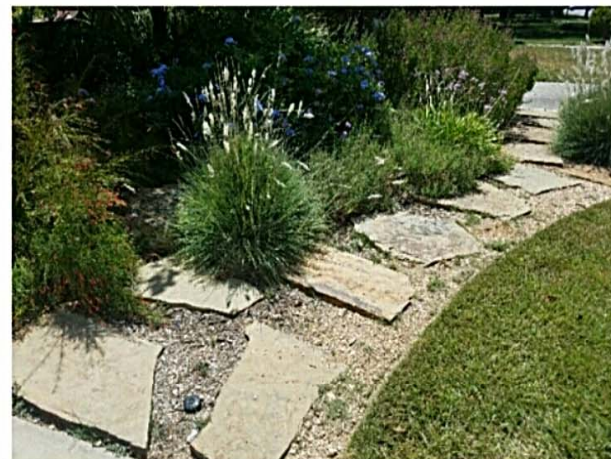
Proposed changes concerning 342 W. Elsmere Place.

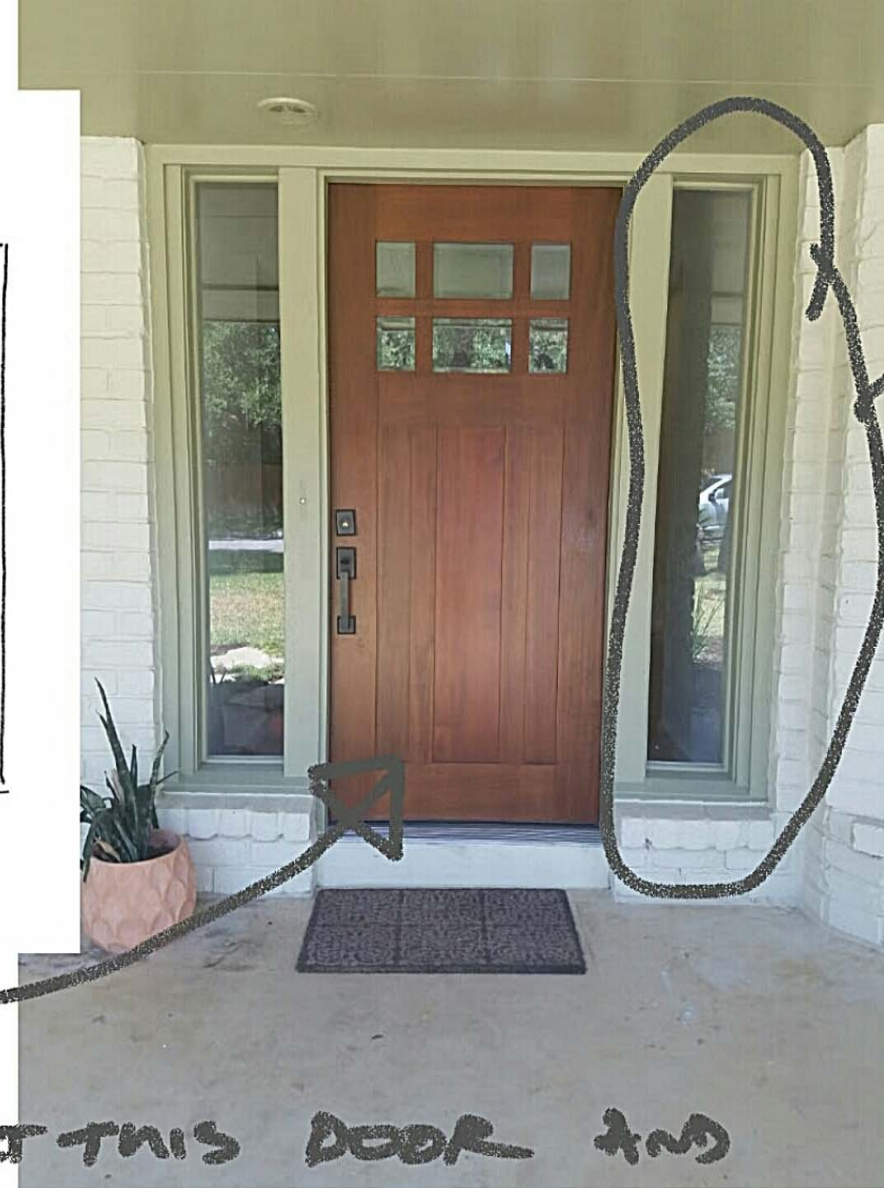
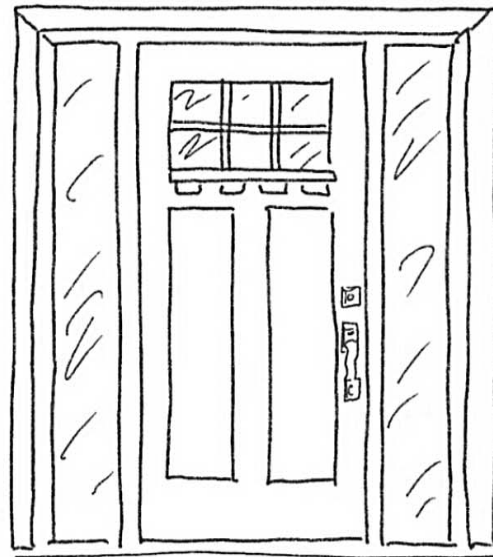
1. Replace front door with a period solid wood door.
2. Replace the side lights with solid glass at front door.
- ~~3. Build water heater closet outside the master bathroom.~~
- ~~4. Paint the exterior of the house with a bright white color on the body and a light gray on the trim.~~
- ~~5. Refurbish all the windows, rebuild and repair as needed,~~
- ~~6. and replace glass with double strength – single pain as needed.~~
7. Replace front driveway concrete with two concrete ribbons (from the sidewalk to the back of carport),
8. and fill the middle and either side in with a crushed granite. (from the sidewalk to the back of carport),
9. Cover the rear driveway with a crushed granite.
10. Install Saltillo tiles on the front porch.
- ~~11. Convert 25% of the front yard to xeriscaping to include crushed stone, bolder and low water plants. Two or three boulders <2ft in size, Crushed granite, 2-3 inch stones, 1-2 inch stones, Low water ornamental grasses, Evergreen Miscanthus and Eliza Blue Fescue~~

12. Flagstone walkway

San Pedro Ave.







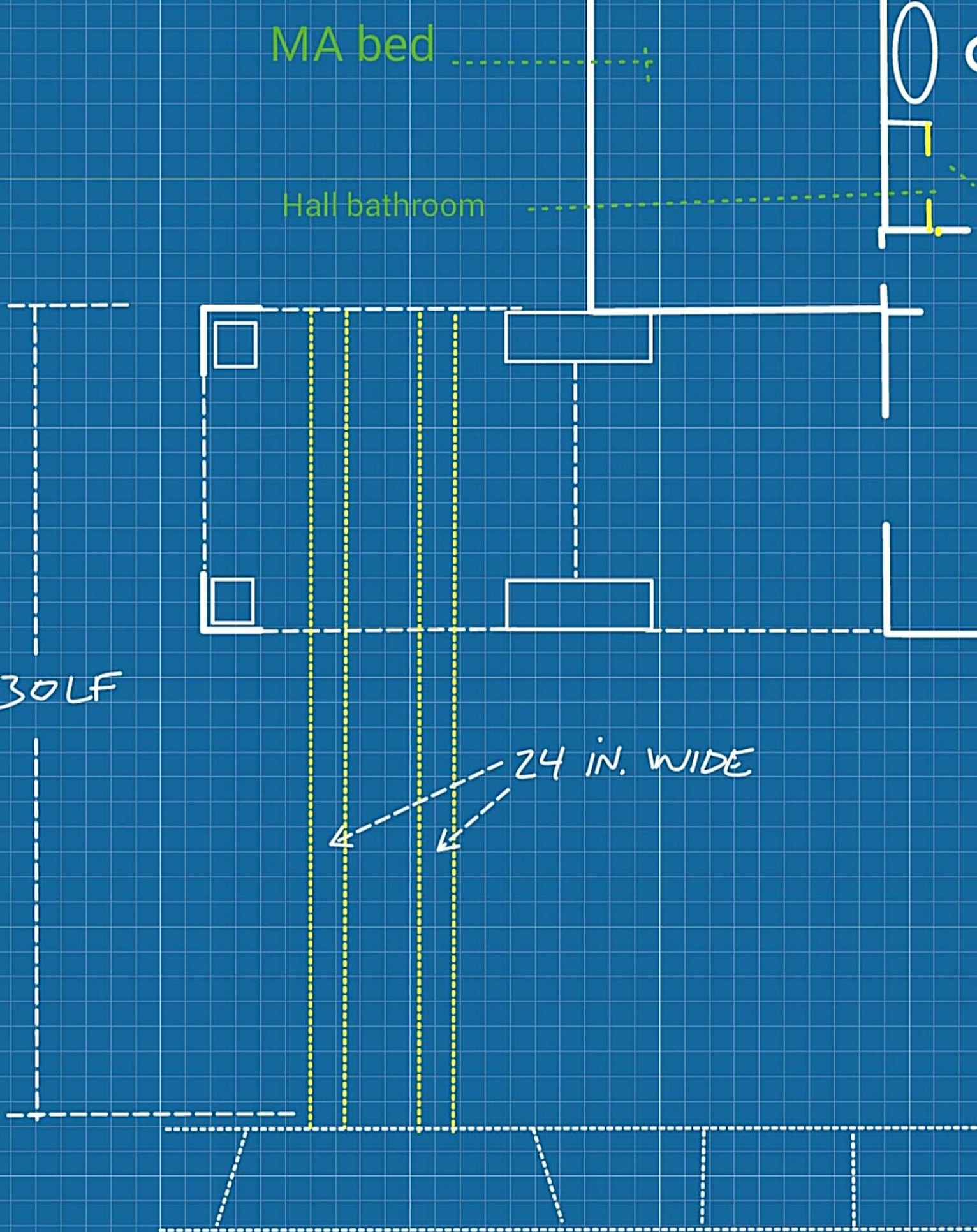
- I BUILT THIS DOOR AND
SIDE LIGHTS BACK IN JAN 16

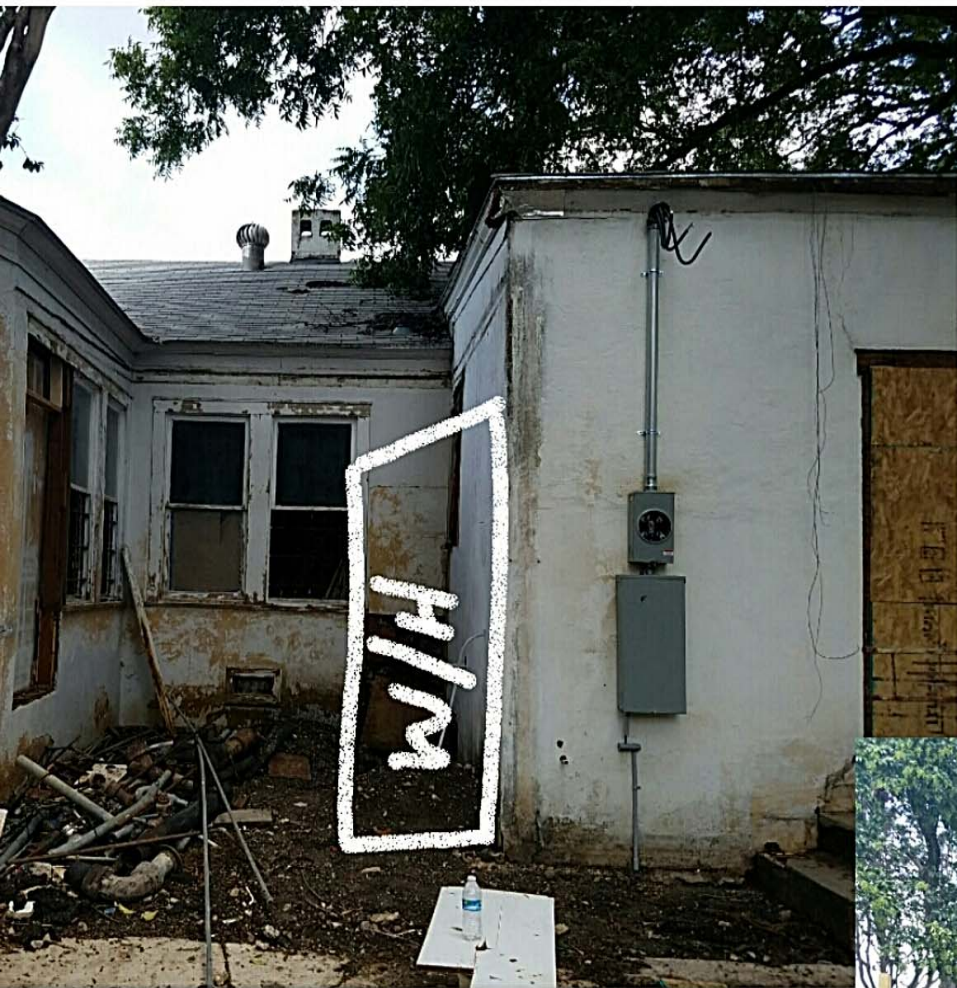
MA bed

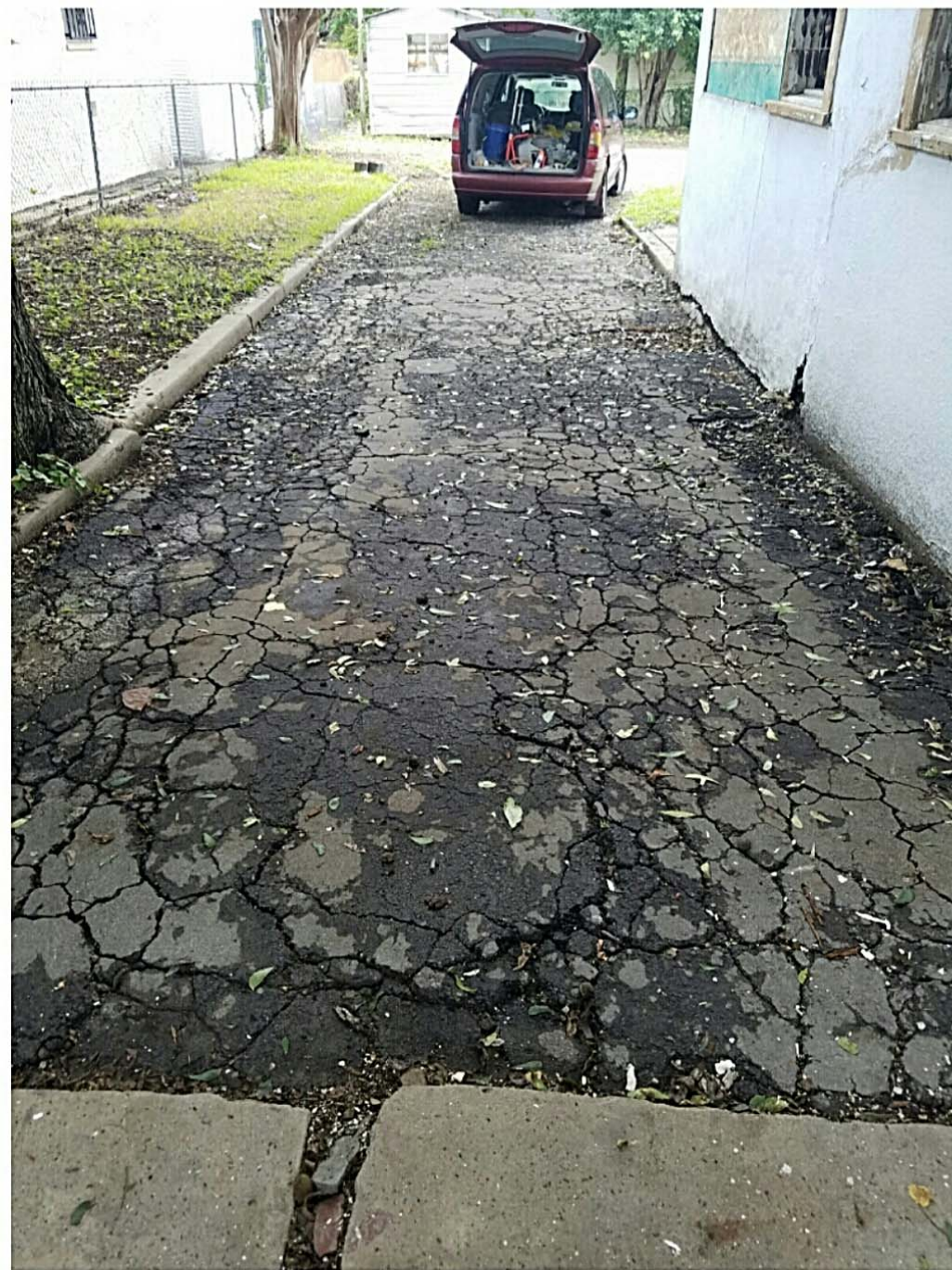
Hall bathroom

30 LF

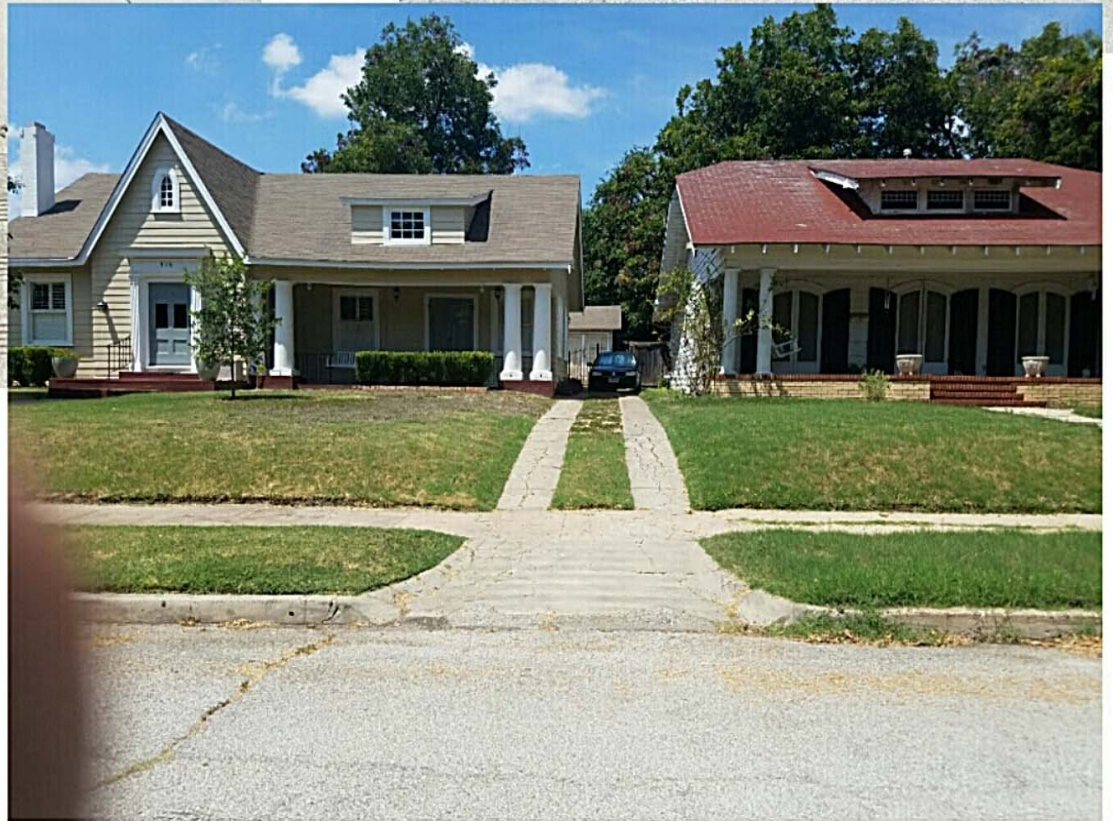
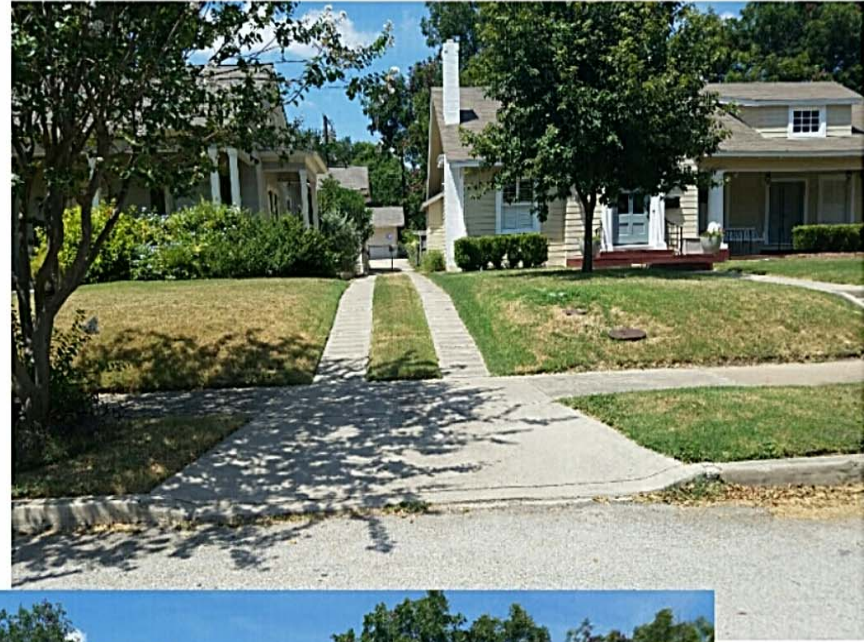
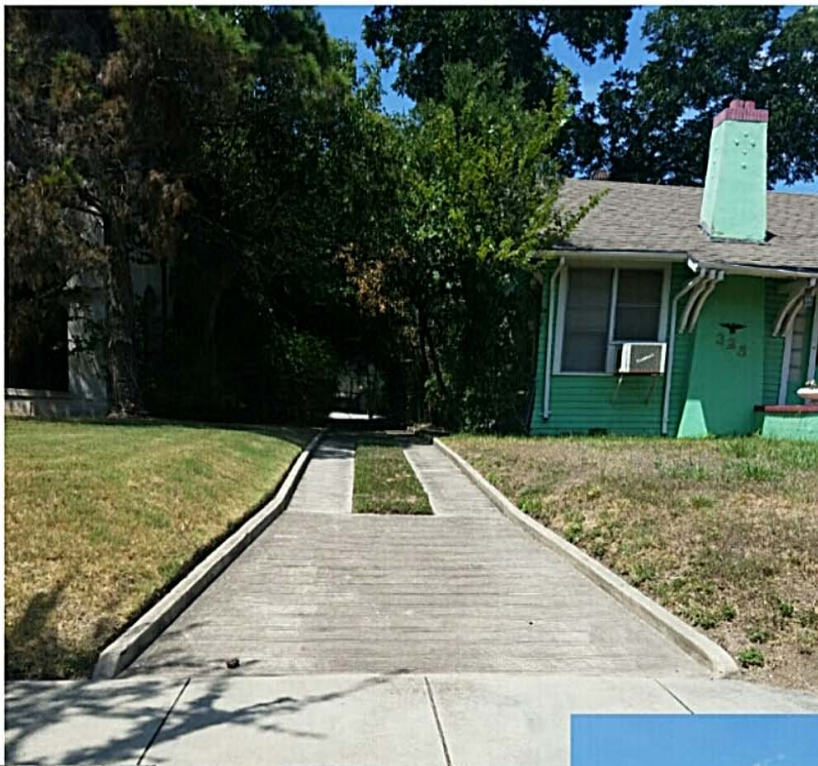
24 IN. WIDE







1756 sf



All plans

Kitchen remove door to outside create a water heater closet outside at back door

Raised ceiling in back of kitchen to match front of kitchen

Open up wall to dining room about 6 feet wide

Clothes off entryway to new wine closet

Move outlets at new opening

add Outlets along the long wall

Redo floor with doors ceramic

Insulate outside wall

Install new electric for built-in oven and microwave

Master bathroom

Indented wall and door

New switches and outlets at entrance

Remove switches and door at bathroom to the outside

Insulate outside walls and ceiling

Finish subfloor

Install duraceramic

Plumb for toilet shower and 2 vanities

Build linen closet next to toilet

Master bedroom

Remove small closet door so that the whole bathroom has a closet

Remove 5 windows in master bedroom and closet

Drywall ceiling of master bedroom closet and bathroom

insulate all outside walls

Install 4 can lights and one ceiling fan

Install crown molding in master bedroom

Living room with fireplace

Convert fireplace to Electric

Keep original shape of fireplace

Inspect and cap off chimney

Install new wide front door

Install 6 or 8 can lights

Refinish hardwood floors

Install crown molding

Stained ceiling wood dark

Dining room

Now open to Kitchen

Install threshold install crown molding

Install new trim around opening matching other Square openings

Make a wine closet with iron gate at hallway built in

Convert parts of hallway built-in into a wine closet

Refinish hardwood floors stained ceiling wood dark

Middle room bedroom

Swing one closet into laundry room as Pantry for kitchen

Close off Doorway to laundry room

Stain ceiling dark

Refinish hardwood floors

remove wall block to repair other ceilings

Laundry room

Convert one window to a doorway

Install Plumbing and Electric for laundry hookup

make new new Doorway to Kitchen

Make new Doorway to pantry

install Plumbing for laundry room sink

Beck new bedroom

Remove two windows and install a closet

Install a new bathroom with a single vanity toilet and stand up shower

Insulate all walls and ceiling

Install drywall on ceiling

remove 3 windows and 1 door

Master bath

Bed 3

remove 2 windows

laundry / mud rm

W/D

MA cl

pan

Sink

ID

bathroom

MA bed

Bed 2

7
15

Hall bathroom

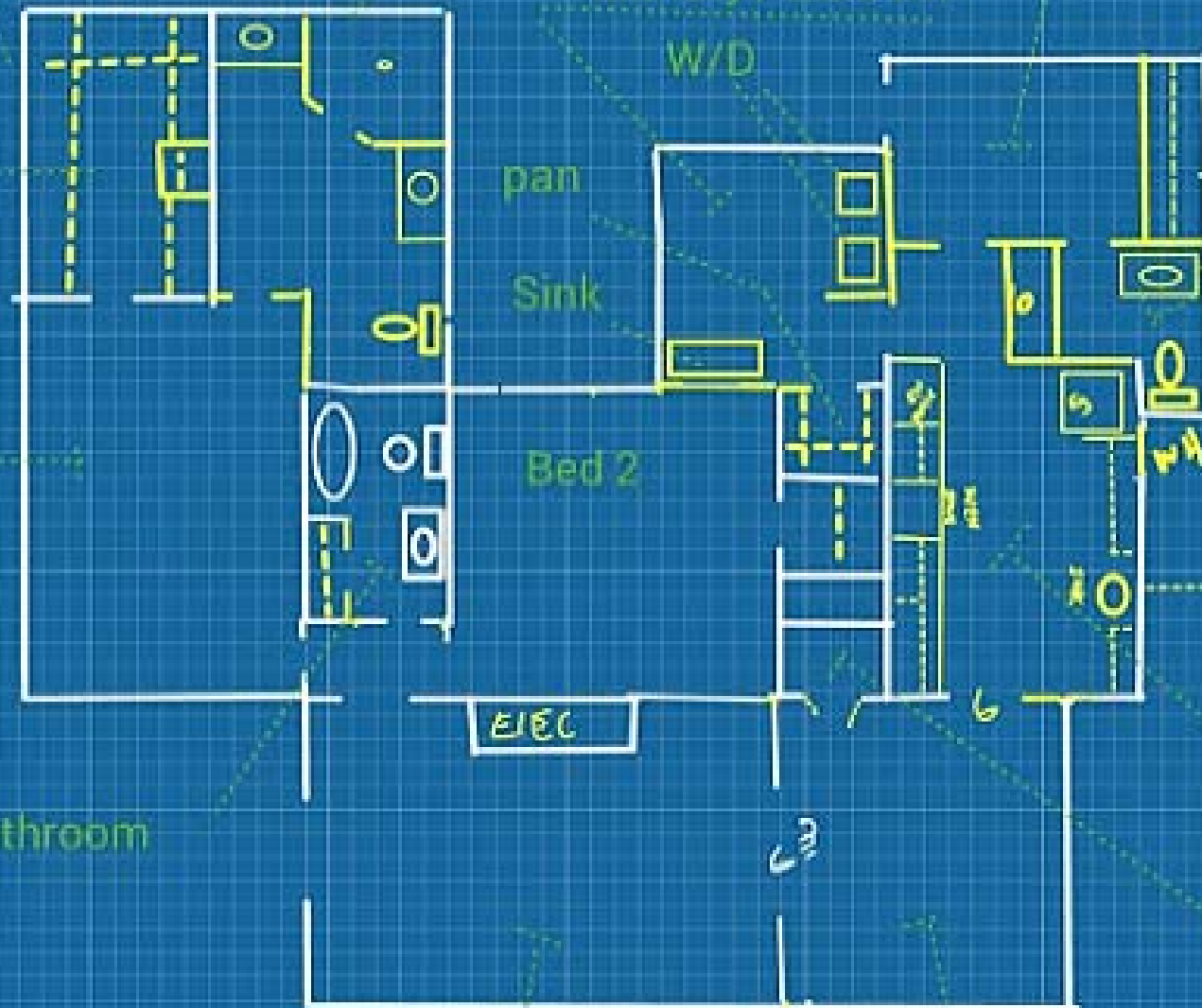
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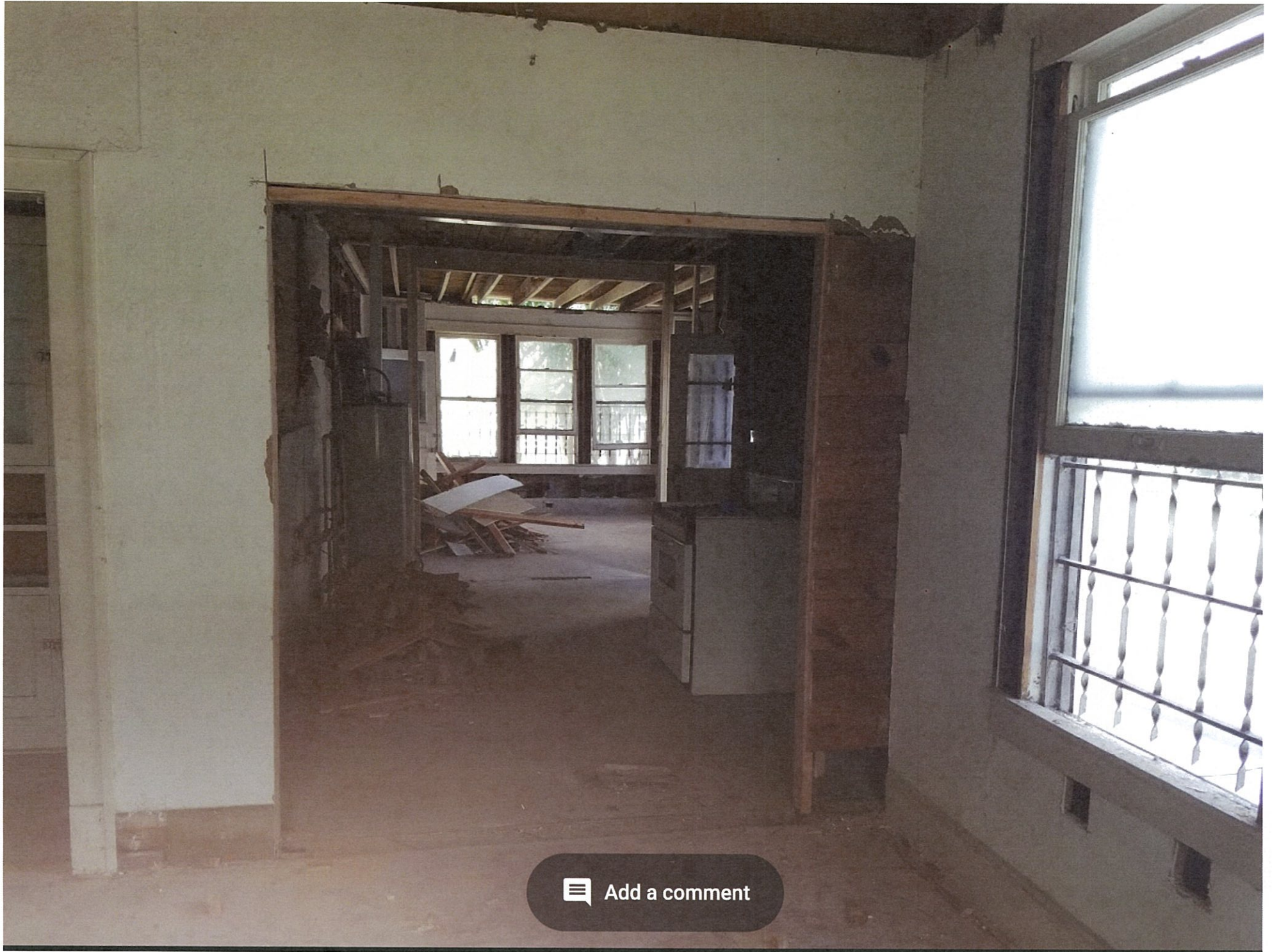
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wine cl

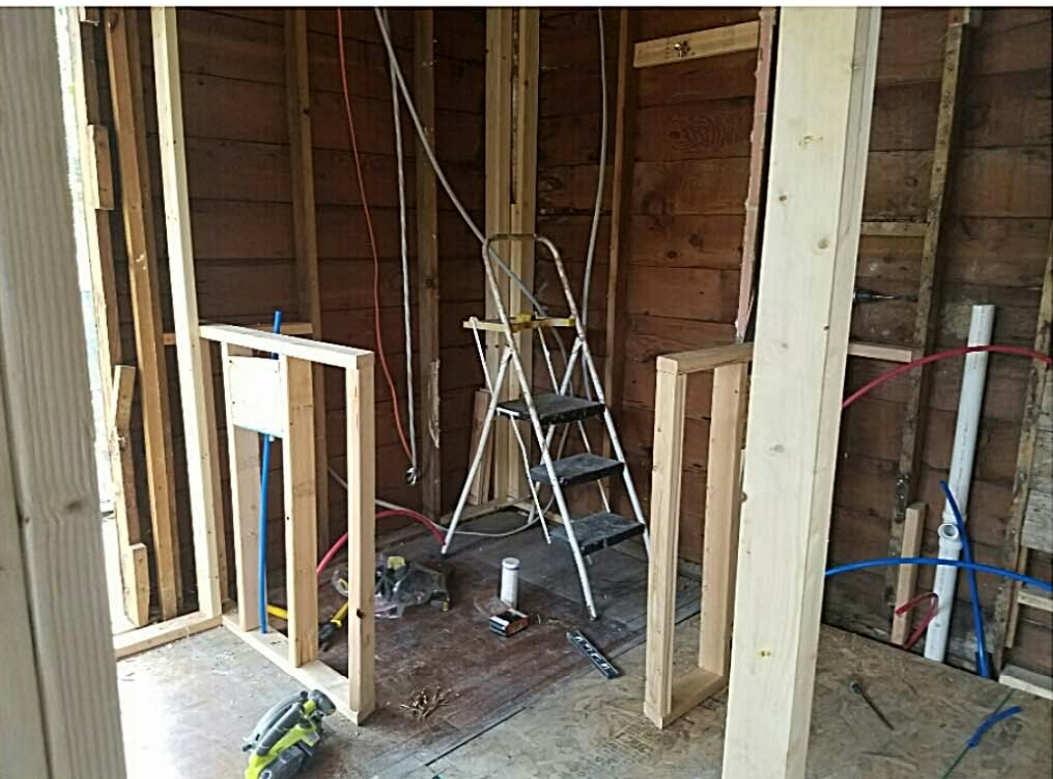
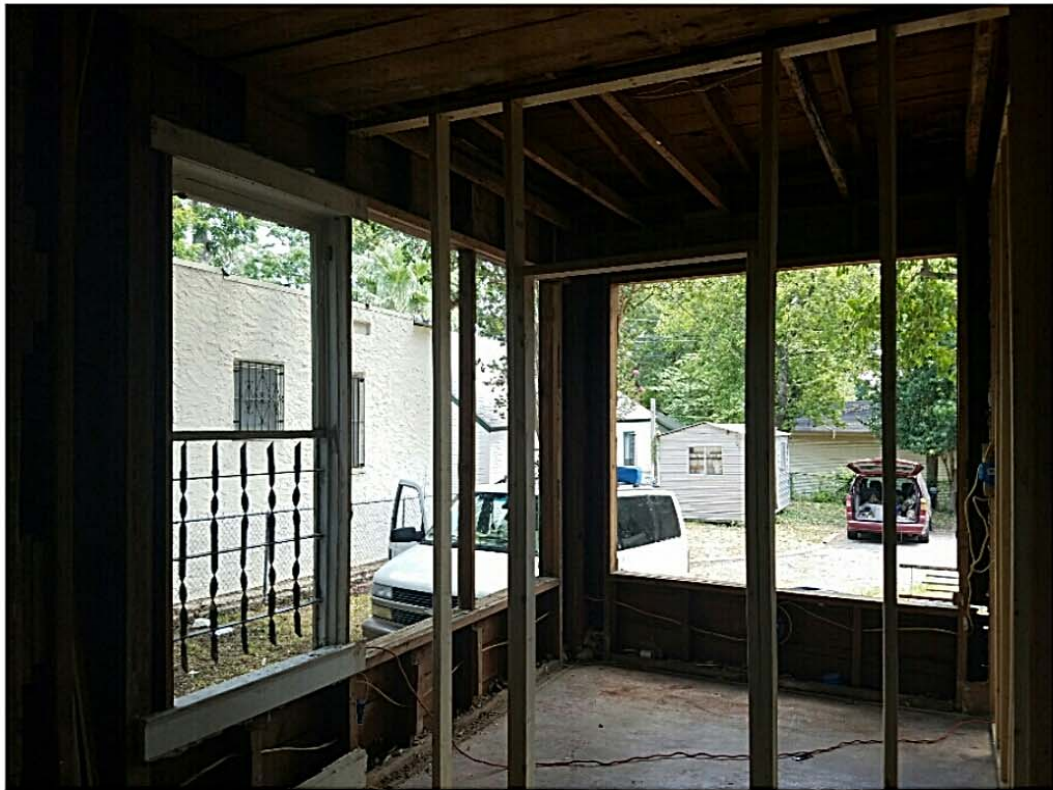
living

din





 Add a comment





rough dining



dining wine closet



dining through living room