

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

HDRC CASE NO: 2019-384
ADDRESS: 322 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3967 BLK 2 LOT 6
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Peter B. and Julie A. Nyren
OWNER: Peter B. and Julie A. Nyren
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: July 03, 2019
60-DAY REVIEW: September 01, 2019
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 322 W Elsmere Place.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

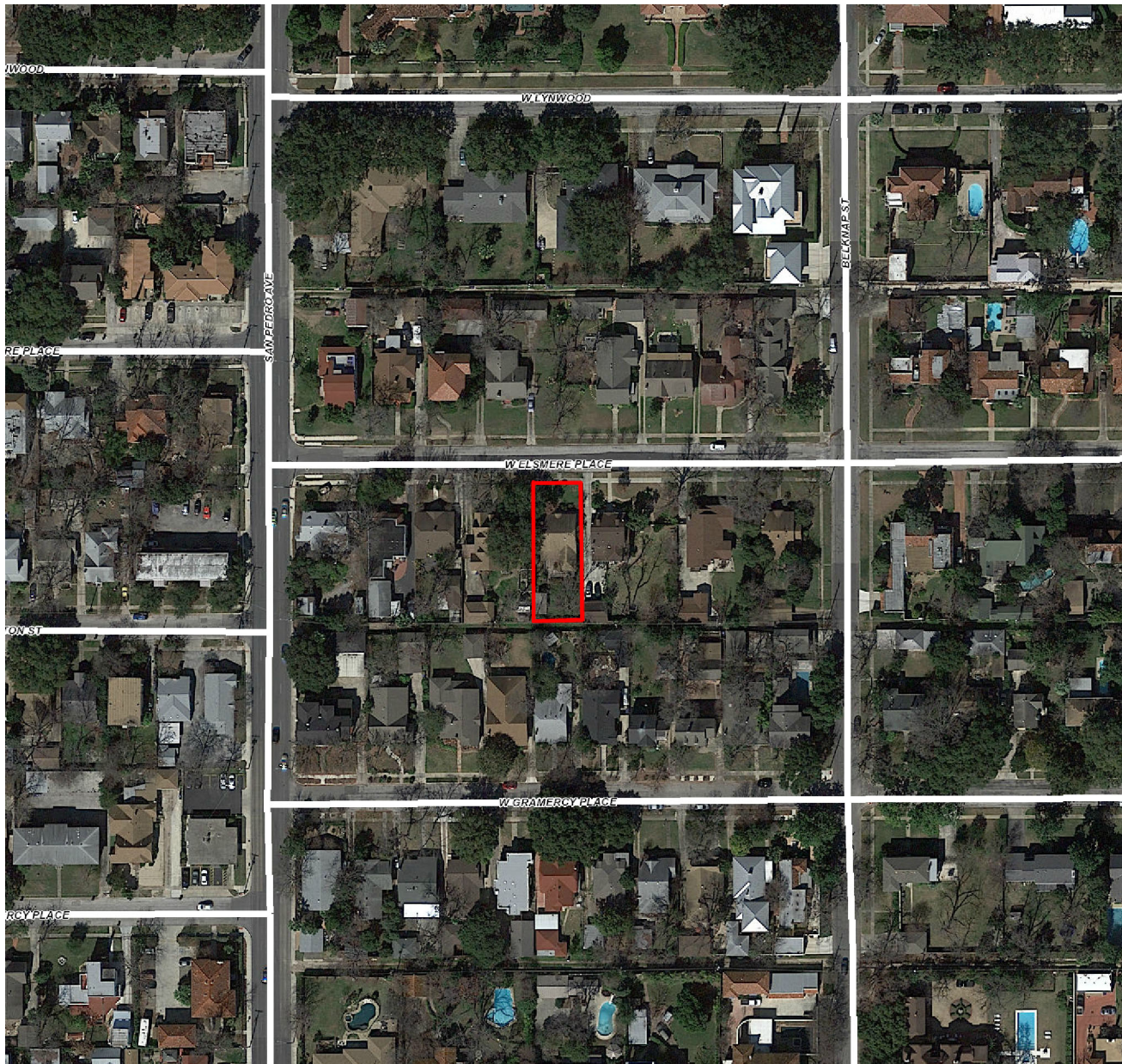
(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant 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 located at 322 W Elsmere is a 1-story single family structure constructed in approximately 1925 in the Craftsman style with Neoclassical influences. The home features a side gable configuration with jerkinheads, a symmetrical front façade with paired windows and an eyebrow porch covering, and an arched front door. The home is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Verification. The applicant has submitted an application for Historic Tax Certification to be concurrently heard on the July 17, 2019, HDRC agenda.
- b. The scope of work includes siding repair, gutter repair and replacement, fascia and trim repair, wood window repair and replacement, and a comprehensive interior remodel.
- c. Staff conducted a site visit on July 9, 2019, to examine the exterior conditions of the property. The work has been completed and is consistent with administrative and HDRC approvals.
- 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 in 2019 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2020. 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.



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 05, 2018

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Tax Certification & Tax Verification for Historic District Home for **322 W Elsmere Pl, San Antonio, TX, 78212**

Peter B. Nyren & Julie A. Nyren

319 W Elsmere Place
San Antonio, TX 78212

Overview

The following renovation documentation has been gathered and the forms Tax Certification and Tax Verification have been completed for the application for tax break benefits and permit reimbursement for substantial renovation of a home in the Historic District of Monte Vista. The home renovated is located at 322 W Elsmere Place, San Antonio, TX 78212.

In September 2018, we, Peter and Julie Nyren, purchased the home located at 322 W Elsmere Place, San Antonio, TX 78212. We purchased the home for \$249,000. The house was assessed at \$252,560 by Bexar County and taxes of \$7238 were paid on that amount in 2018. The home had original 1930 plumbing, flooring, and windows. Electrical was the old knob and tube wiring and the electrical panel was woefully inadequate to current lifestyles. Outlets were minimal throughout the house. The house was not insulated at all. The roof was old and needed full replacement. There was water damage throughout including along the roof overhang in front of the house and siding. A joist in the kitchen was rotted out also due to water damage. The house had one bath, two bedrooms, a sleeping room, and a heavily damaged deck.

House purchased - Sept 2018

Renovations begun - Oct 2018

Renovations completed - April 2019

We began renovating the house in October 2018 and completed the work in April 2019. City permits were obtained for all work done as required. The Monte Vista Historical Association was briefed in October as to the work to be done. The San Antonio Historical Association was provided the plans for the work to be done and changes to be done. Work done under the permits was inspected and approved throughout the renovation process. Work done was under permits A/P: [2414102](#), [2420438](#), [2420438](#), [2425134](#), [2425136](#), [2430990](#), [2437025](#).

The home was not enlarged in any way. The work performed did not change the original structure or style of the exterior except for the removal of an aluminum window (replaced with a wooden window in keeping with the existing windows which were not replaced). Upgrades were all performed on the interior of the house. The requested work performed was brought for approval before the City Development Services office and the San Antonio Historic Preservation Office.

Renovations performed:

Complete replacement of all plumbing

Complete replacement of all electrical including a new electrical panel, power outlets per code, new electric meter

New HVAC system (including all new ducts)

New roof

New insulation throughout

Renovation of original bath and addition of one and a half baths

Retrofitting a sleeping room into a 3rd bedroom

Replacement of a previously existing deck, which had significant rotting and structural problems

Installation of a completely new kitchen; new cabinets, new countertops, can lighting, all new appliances

Complete replacement of wood floors throughout the house with new $\frac{3}{4}$ " hardwood flooring

Repairs to windows as needed; new cording on weights, rotted sills and frames repaired

Repairs to siding and door frames as needed

Complete painting, both indoors and outdoors with Sherwin Williams paint designed to last 20+ years

Renovation Costs

\$13K - Demolition

\$16K - Plumbing

\$20K - Electrical

\$14K - Mechanical - HVAC

\$9K - New roof

\$4K - Insulation

\$32K - Baths (not including electrical and plumbing)

\$6K - Bedroom retrofitting

\$7K - Deck replacement

\$30K - Kitchen

\$18K - Wood floors

\$5K - Window repairs as needed

\$10K - Siding repairs/replacement

\$30K - Painting

Total renovation costs:

\$214,000

Assessed Values

I. Tax assessment for 2018: \$252,560

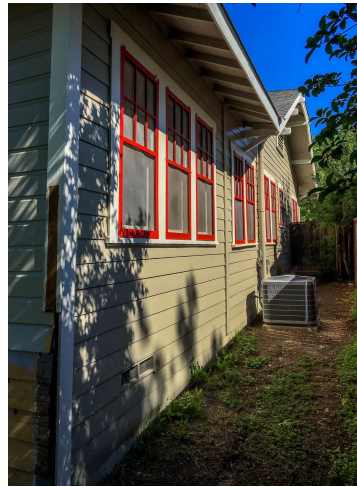
II. Tax assessment for 2019: \$300,890

Before Photos

New roof, repairs to rotted eaves, new paint



New HVAC system



Complete new Electrical System





New Deck, all rotted siding replaced, new kitchen and baths









City of San Antonio – Development Services – Mechanical Inspections



A/P Number 2437025 Address 322 W. Elsmore Inspection # _____

Your inspection was: Approved Partial/Complete (see comments summarization on back)

Your inspection type was: Residential Commercial

Inspector: Rough in Rodriguez #133 Final Date: 12/13/18 Time: AM C o O Phone: 215-1476

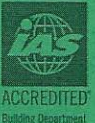
Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp>

Note: Please retain this slip for verification purposes.

Rev. Mar 2017



City of San Antonio – Development Services – Mechanical Inspections



A/P Number 2437025 Address 322 W. Elsmore Inspection # _____

Your inspection was: Approved Partial/Complete (see comments summarization on back)

Your inspection type was: Residential Commercial

Inspector: Rough in Rodriguez #133 Final Date: 3/8/19 Time: PM C o O Phone: 215-1476

Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp>

Note: Please retain this slip for verification purposes.

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City of San Antonio – Development Services – Plumbing Inspections



A/P Number _____ Address 322 W Elmore PL Inspection # _____

Your inspection was: Approved ~~Partial Passed~~ ~~Conditional Approval~~ (see comments summarization on back)

Your inspection type was: Plumbing ~~Gas~~ ~~Sewer~~ ~~IRR~~ ~~MRFPS~~ ~~C of O~~

Rough in ~~Top out~~ ~~Final~~ ~~Waterpipe in Slab~~ ~~Underground Waterline~~

Inspector: W. B. #174 2702 Date: 11/27/13 Time: _____ Phone: 416-7780

Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp>

Note: Please retain this slip for verification purposes.

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City of San Antonio – Development Services – Plumbing Inspections



A/P Number 2420136 Address _____ Inspection # _____

Your inspection was: Approved ~~Partial Passed~~ ~~Conditional Approval~~ (see comments summarization on back)

Your inspection type was: Plumbing ~~Gas~~ ~~Sewer~~ ~~IRR~~ ~~MRFPS~~ ~~C of O~~

Rough in ~~Top out~~ Final ~~Waterpipe in Slab~~ ~~Underground Waterline~~

Inspector: T. 55-171-222 Date: 3-4-13 Time: 2:40 Phone: 268801

Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp>

Note: Please retain this slip for verification purposes.

Rev. Mar 2017



City of San Antonio – Residential Combination Inspections



A/P Number 2430990 Address 3224 ELSMORE Inspection # 6474518

Your inspection: ~~Failed~~ (see comments summarization below) PASS

The following inspections were performed:

Okay to insulate? Y / N

Mechanical		Electrical		Plumbing			Building		
Rough-in		Rough-in	(TOPS)	Rough-in	Top out	(IRR)	Foundation	Frame	UDFrame
Final		Final	Reconnect		Waterpipe in Slab		Insulation	Final	UDFinal
		(TML)	(CEE)		Underground Waterline		Tree Final	Flatwork	Energy QCR
				Gas	Sewer	Final			

Comments summarization: OK- PASS- OUT OF GREEN TAGS



Inspector: #210616100A Date: 11/29/18 Time: Am Phone: 2841462

The summary above contains highlights of the official inspection record filed by the inspector. The official inspection record may be obtained by scanning the image on the right and entering your A/P Number or by contacting the Development Services Department at (210) 207-1111.

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City of San Antonio – Residential Combination Inspections



A/P Number 2420438 Address 322 ELSMORE PL Inspection # _____

Your inspection was: Approved Partial Passed Conditional Approval (see comments summarization below)

The following inspections were performed:

Okay to insulate? Y / N

Mechanical		Electrical		Plumbing			Building		
Rough-in		Rough-in	(TOPS)	Rough-in	Top out	(IRR)	Foundation	Frame	UDFrame
Final		Final	Reconnect		Waterpipe in Slab		Insulation	Final	UDFinal
		(TML)	(CEE)		Underground Waterline		Tree Final	Flatwork	
				Gas	Sewer	Final			

Comments summarization: _____



Inspector: Ramirez 159 Date: 12/14/18 Time: Am Phone: 2883827

The summary above contains highlights of the official inspection record filed by the inspector. The official inspection record may be obtained by scanning the image on the right and entering your A/P Number or by contacting the Development Services Department at (210) 207-1111.

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City of San Antonio – Residential Combination Inspections



A/P Number 2455908 Address 315 W. Elkmere Place Inspection # 7063241

Your inspection was: **Approved** **Partial Passed** **Conditional Approval** (see comments summarization below)

The following inspections were performed:

Mechanical	Electrical	Plumbing	Building	Foundation	Insulation	Tree Final	Flatwork
Rough-in	Rough-in (TOPS)	Rough-in Top out (IRR)	Frame	UDFrame	Final	UDFinal	
Final	Final Reconnect (TML) (CEE)	Waterpipe in Slab					
		Underground Waterline					
		Gas Sewer Final					

Comments summarization:

Sheathing on rear exterior
wall OK only.
Interior frame required when
ready.



Inspector: Cromwell/207 Date: 4-2-19 Time: PM Phone: 760 7241

The summary above contains highlights of the official inspection record filed by the inspector. The official inspection record may be obtained by scanning the image on the right and entering your A/P Number or by contacting the Development Services Department at (210) 207-1111.

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Rev. Oct 2018