

HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

HDRC CASE NO: 2021-204
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: Brad & Georgie Tipper
OWNER: Brad & Georgie Tipper
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: April 21, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

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.

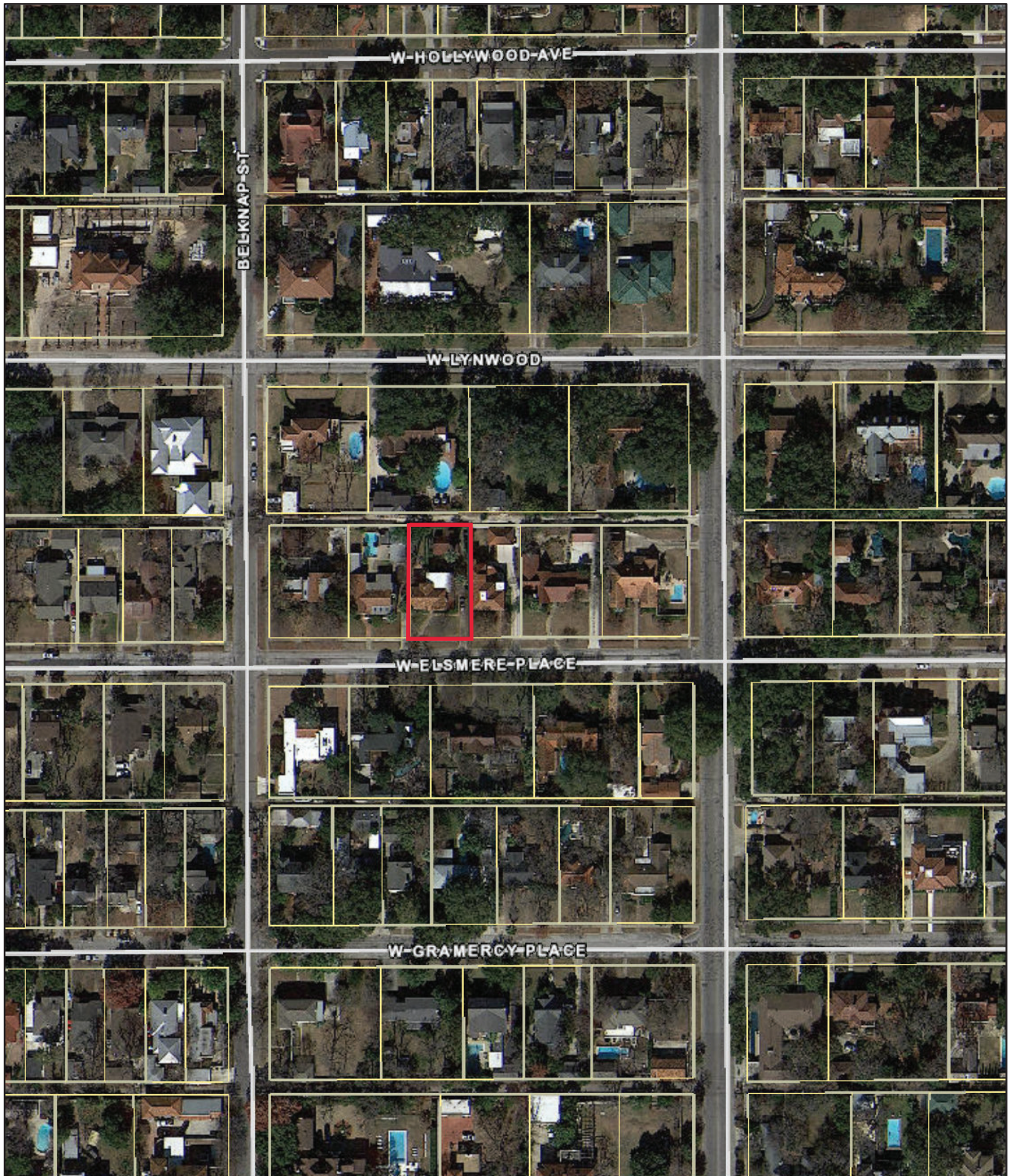
FINDINGS:

- a. The 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 Certification.
- 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. 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.

RECOMMENDATION:

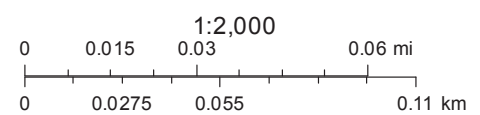
Staff recommends approval based on findings a through c.

City of San Antonio One Stop

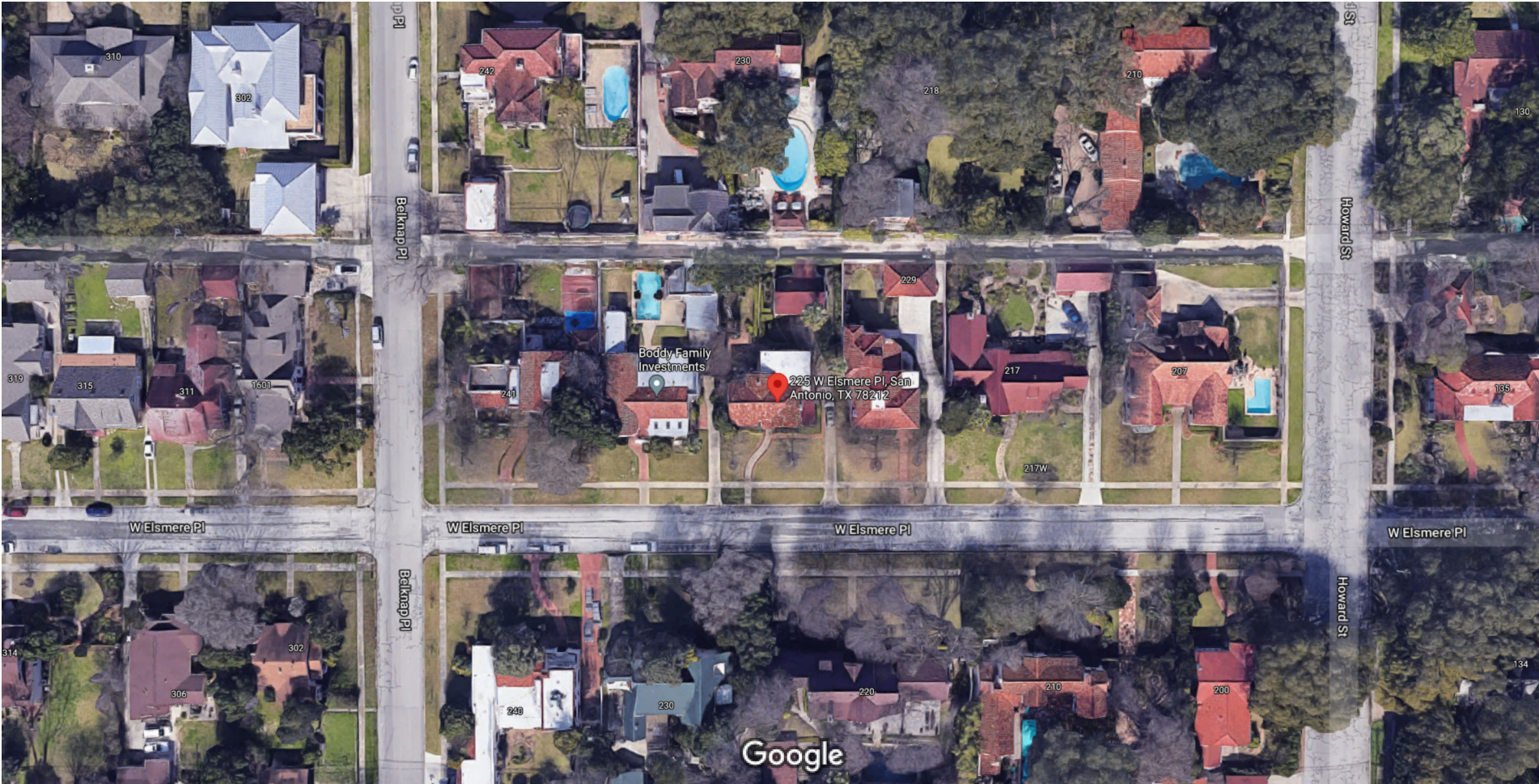


April 21, 2021

 User drawn lines

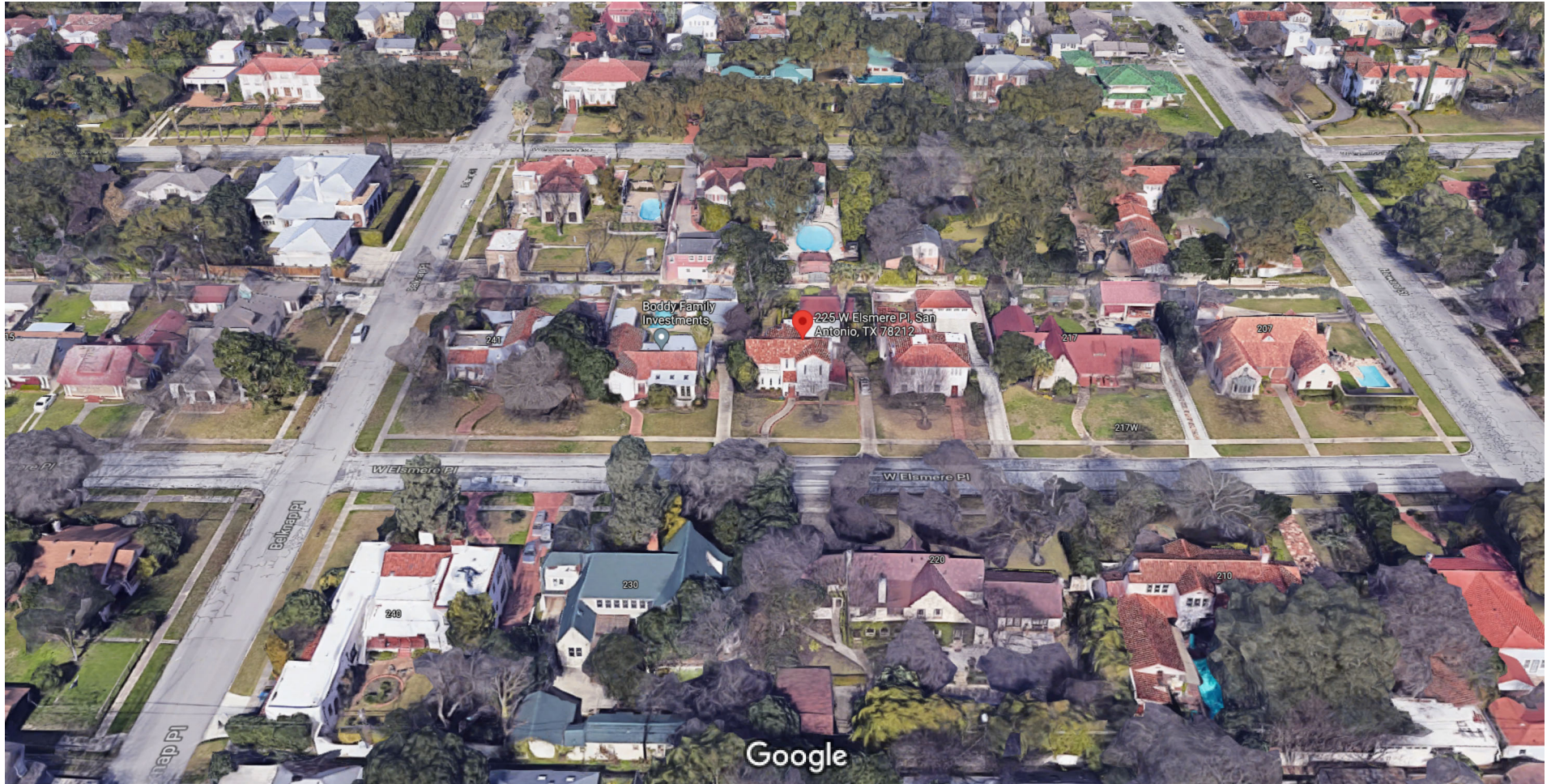


Google Maps 225 W Elsmere Pl



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



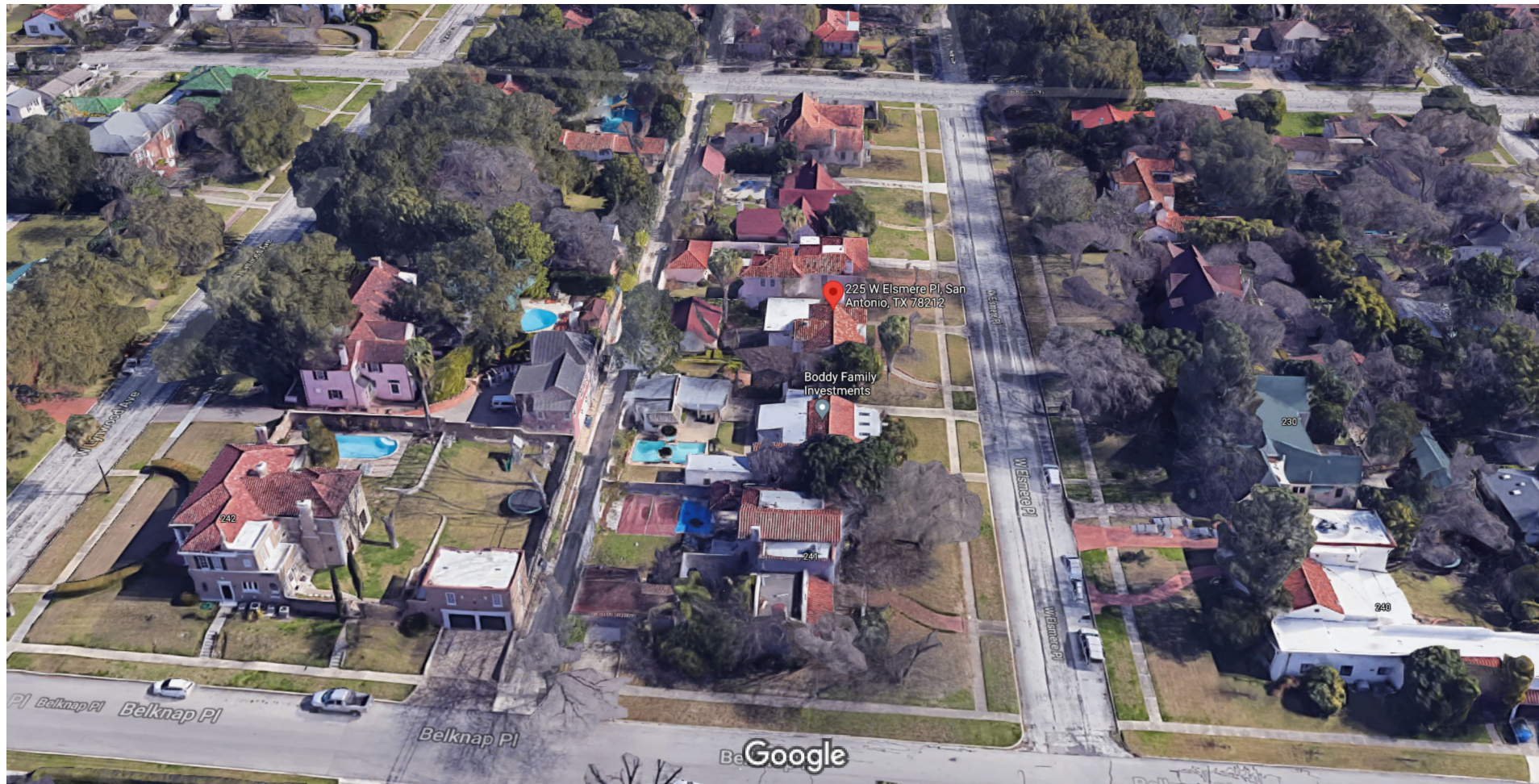
Imagery ©2021 Google, Map data ©2021 , Map data ©2021 20 ft

Google Maps 225 W Elsmere Pl



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

Google Maps 225 W Elsmere Pl



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

Restoration & Renovation Plans

It is a privileged to be able to lovingly renovate and restore this beautiful 1923 Spanish revival that was well loved by its prior owners for the past 50 years. Having studied decorative arts and historic preservation at UT Austin and Parsons in NYC it has always been our dream to live in, maintain and breathe new life into an older home. The original windows and other special architectural features such as the fireplace mantle and balcony are what attracted us to the home and the historic Monte Vista neighborhood, and we look forward to thoughtfully renovating the property.

Yours sincerely,

Brad & Georgie Tipper

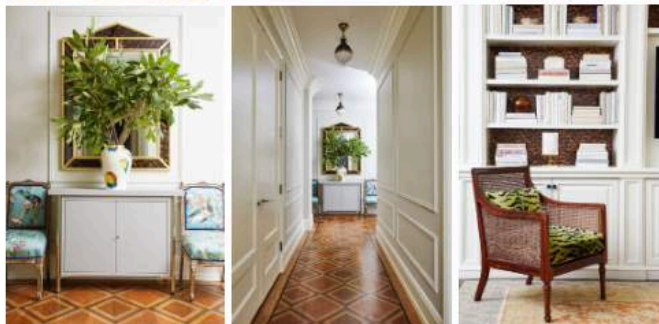




Georgie Tipper Design

Georgie Tipper Design is a residential interior design firm based in Manhattan serving clients in NY, NJ, CT and TX. Georgie Tipper has been featured in Elle Décor, House Beautiful, New York Magazine and Architectural Digest and honored as "Five Under 30" and "Next Big Names" by Lonny Magazine and highlighted as a "Rising Star" in New York Cottages & Gardens

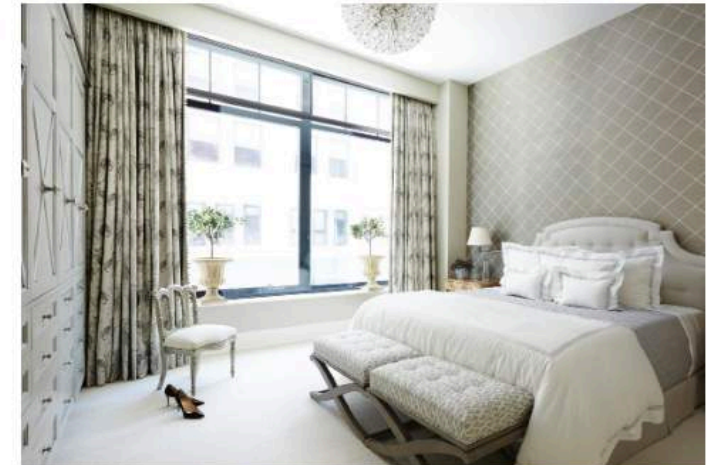
FLATIRON PROJECT
10 MADISON SQUARE WEST
3 Bedroom 3.5 Bath 2,500sqft



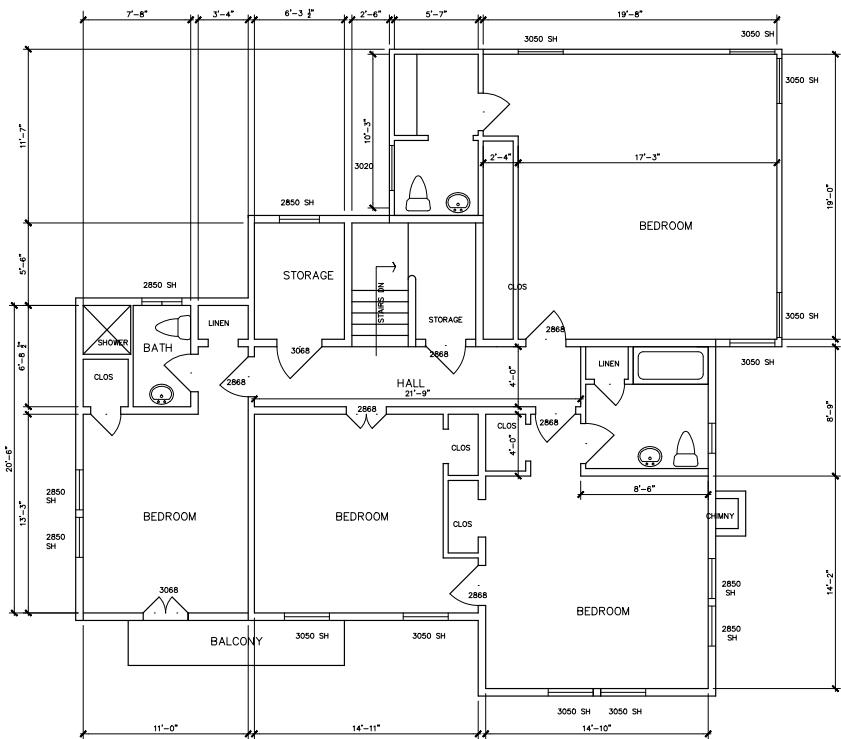
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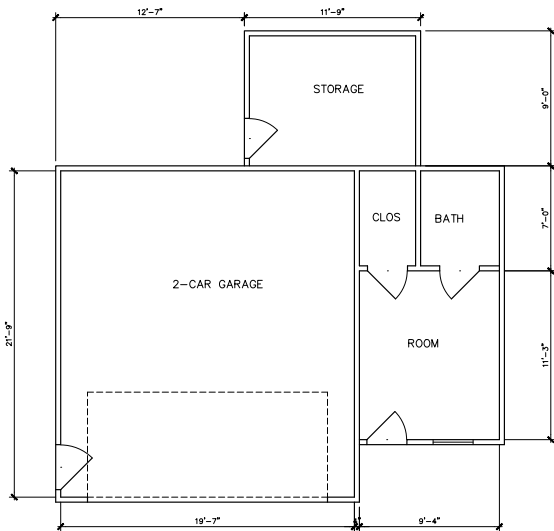
FLATIRON PROJECT
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Current Floor Plan

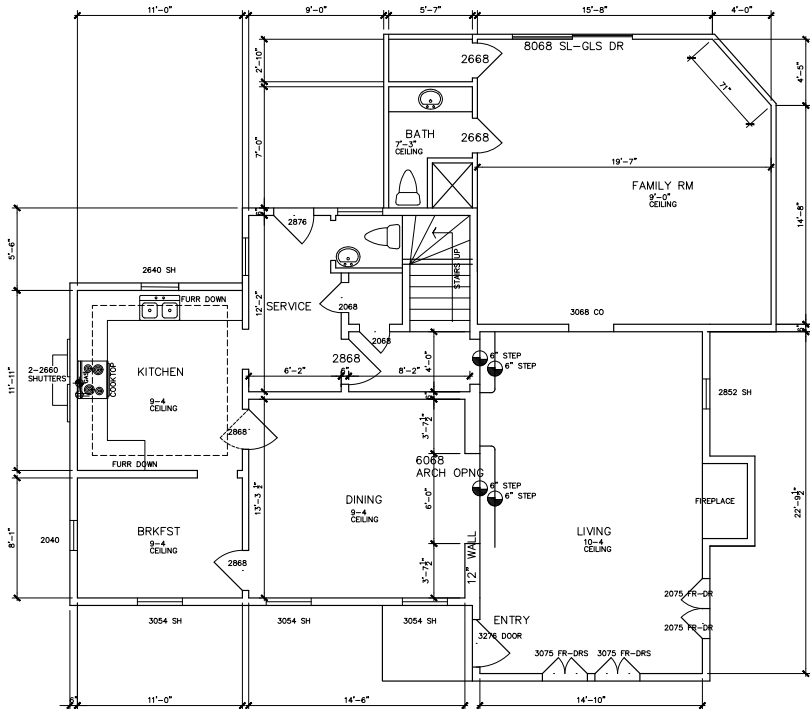


2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



GARAGE PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGES	
1ST FLOOR	1501.00S.F.
2ND FLOOR	1497.00S.F.
GARAGE/STORAGE /ROOM	739.00S.F.



1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

RENOVATION
225 W. ELSMERE PL.
SAN ANTONIO, TEXAS 78

BUILDER: MARTIN WEILBACHER
907 CLYDEVILLE
SAN ANTONIO, TEXAS 78216
PH- 210-486-1212 FAX-210-486-1208

RUBEN CANTU
231 HIRAM COOK
BLANCO, TEXAS 78606
RES. PH. (512) 531-4306

REVISIONS	
REVISION	
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REVISION	
REVISION	

SHEET NO.
A-1
OF
1

JOB NO.

DATE
01-27-21

DRAWING NO.

1st Floor Plan

Proposed Renovations:

Expand & Update Kitchen

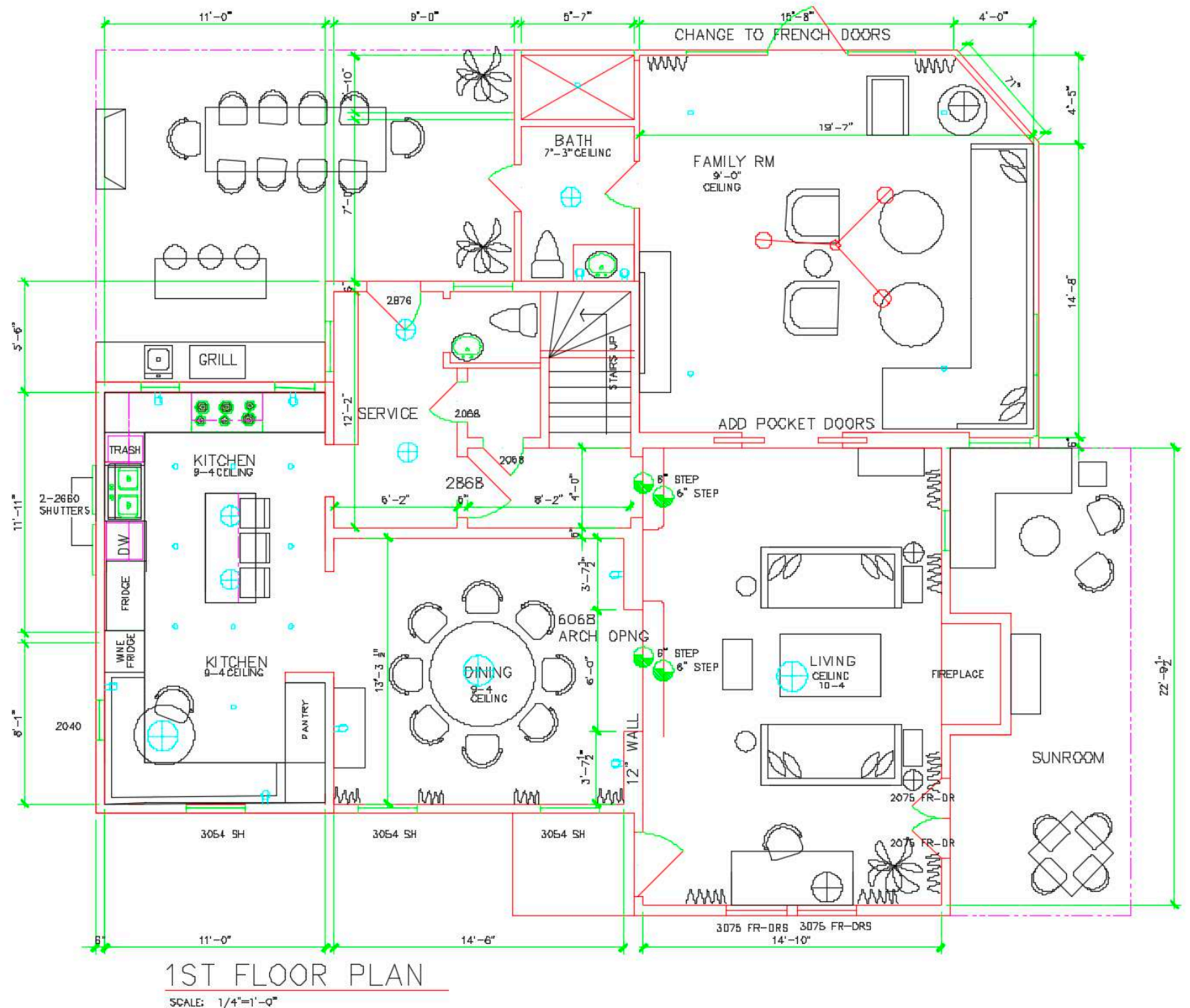
Expand & Enclose Sunroom

Expand Full Bathroom off Family Room

Update Half Bath

Replace Electrical Systems, Plumbing and Refinish floors

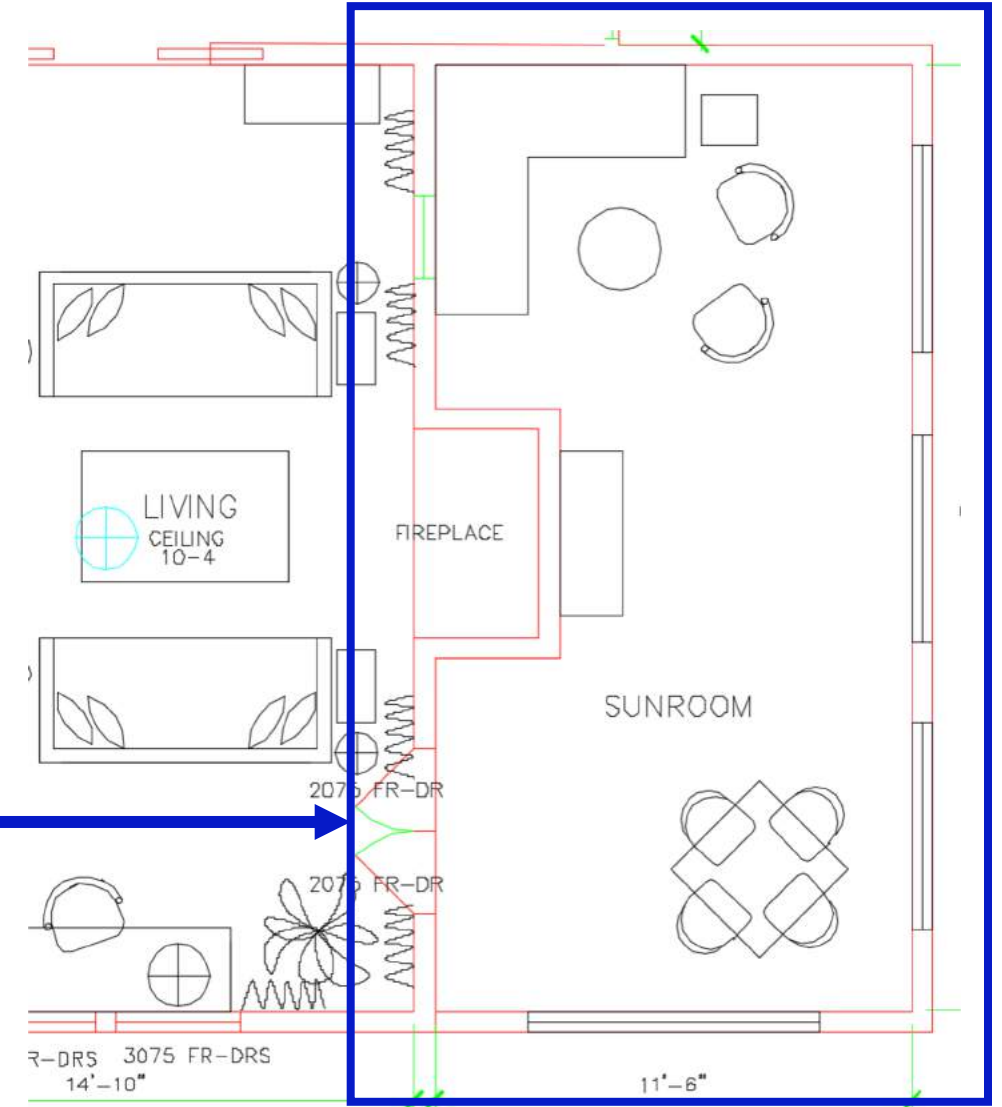
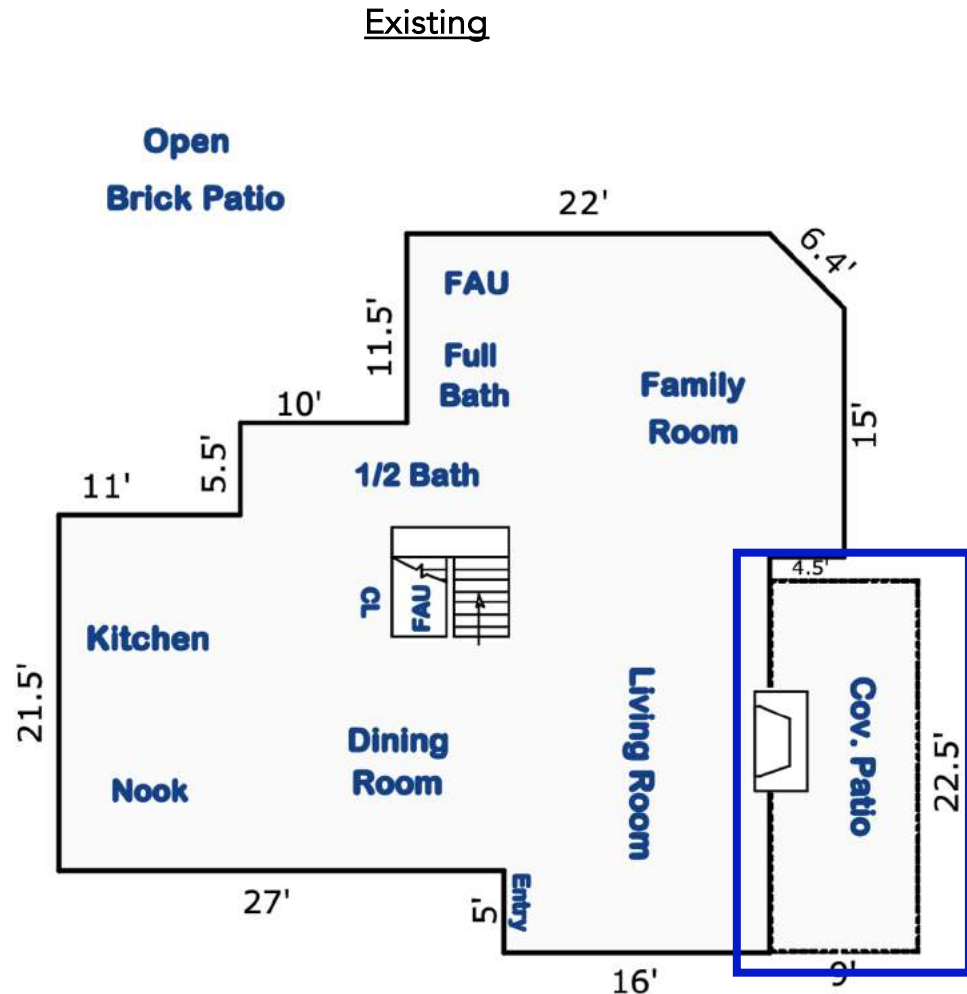
Add Covered Porch, Outdoor Kitchen & Entertaining Area



Sunroom Plan

Proposed Updates

- Expand the current footprint from 9 x 22.5 to 11.5 x 23.5 (~270 sqft)
- Extend the space to the Family Room wall and Remove south window
- Build structure and materials to match the exterior of the house
- Arched windows as drawn
- Sloped ceiling with white painted beams



Sunroom Design Exterior Rendering



Note: Designs are for illustrative purposes and may be revised prior to build.

Sunroom Design Exterior Rendering



Note: 3D Design Renderings are provided for illustrative purposes only.

Sunroom Design Interior Rendering



Note: Designs are for illustrative purposes and may be revised prior to build.

Sunroom Design Inspiration

Arched windows and wood beams

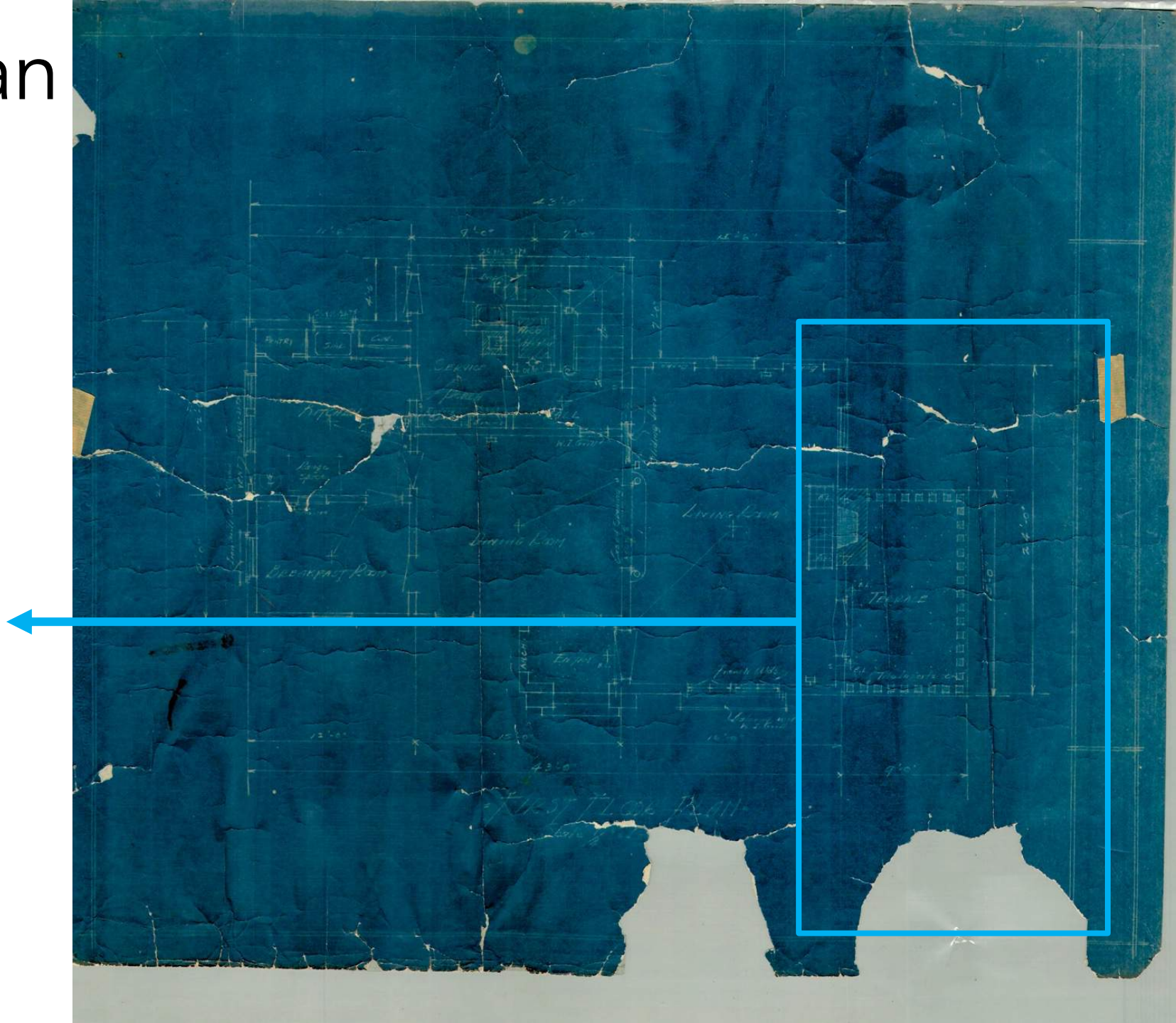


Tile floor



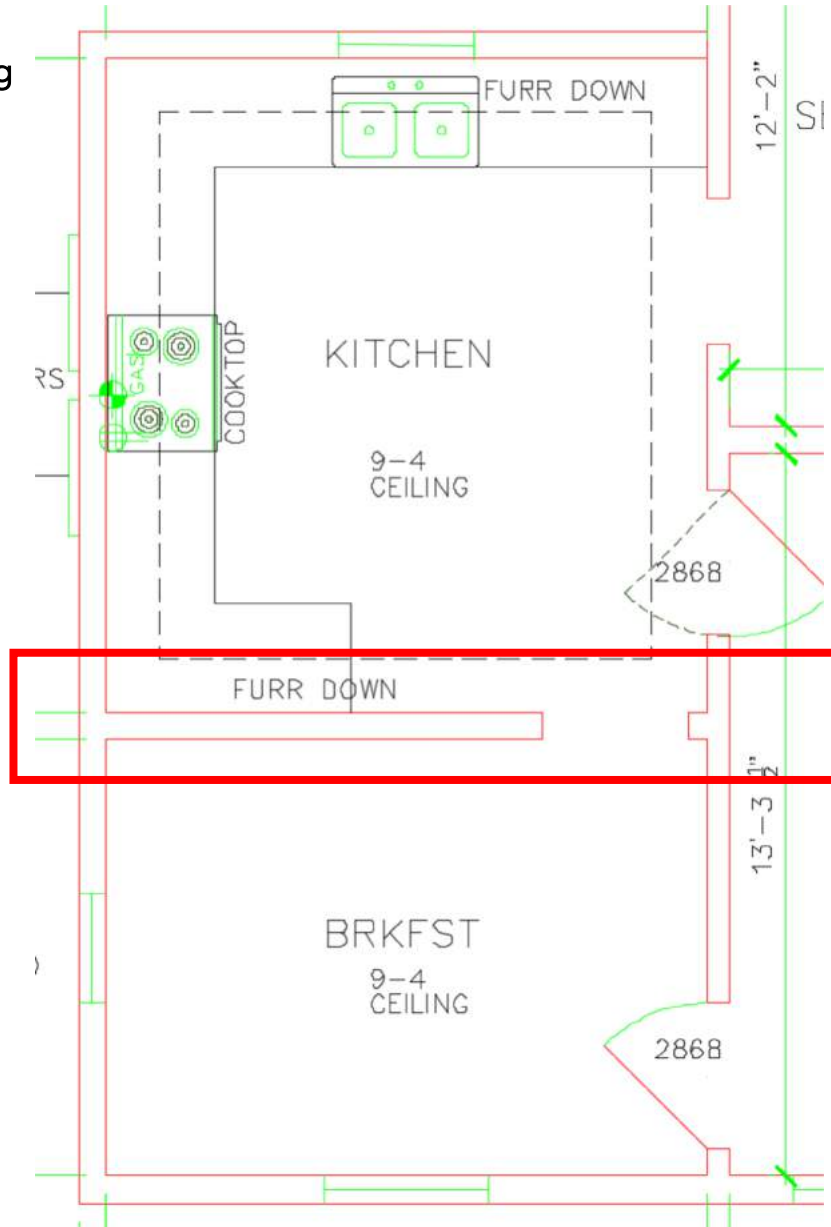
Existing Structure - *To be replaced*





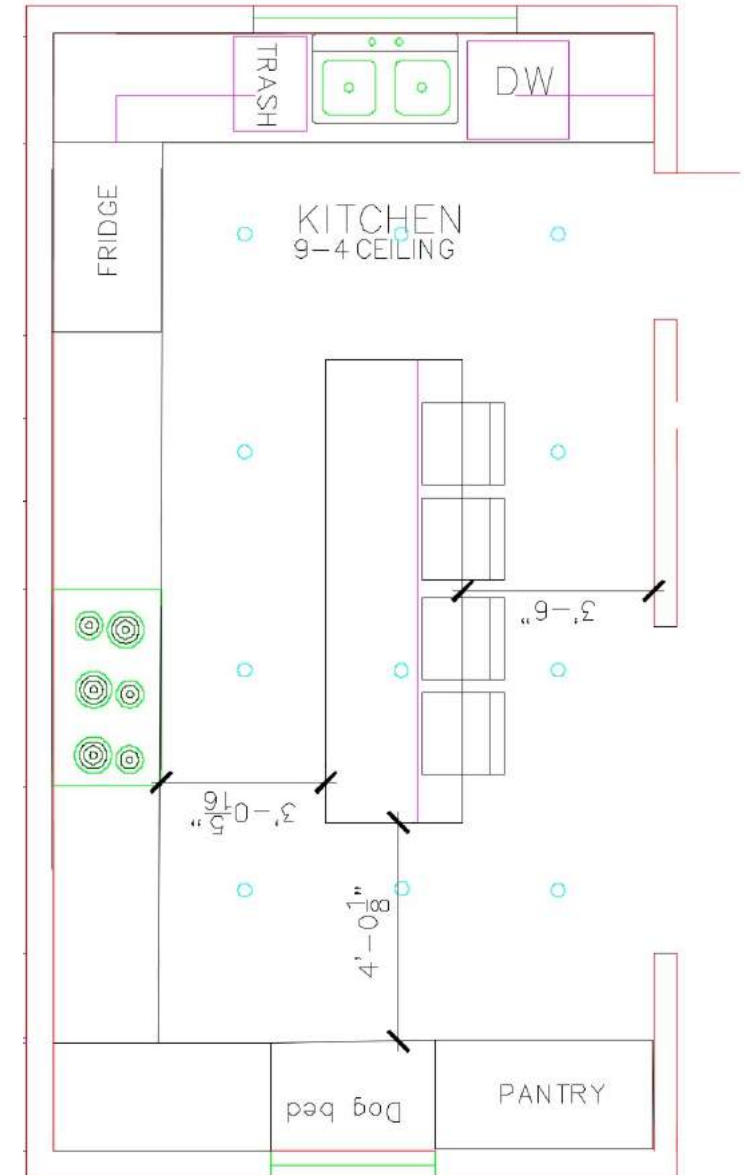
Kitchen Plan

Existing



Proposed Updates

- Remove wall between kitchen and breakfast room
- Widen opening to adjacent dining room, expanding footprint to 20'6" x 11' (225 sq/ft)
- Add recessed lighting by Tech Lighting
- All decorative fixtures by Visual Comfort
- Add 1 Large Window on North Wall facing Back Yard
- Painted maple cabinets
- Marble Countertops
- Viking appliances
- Add Large Kitchen Island

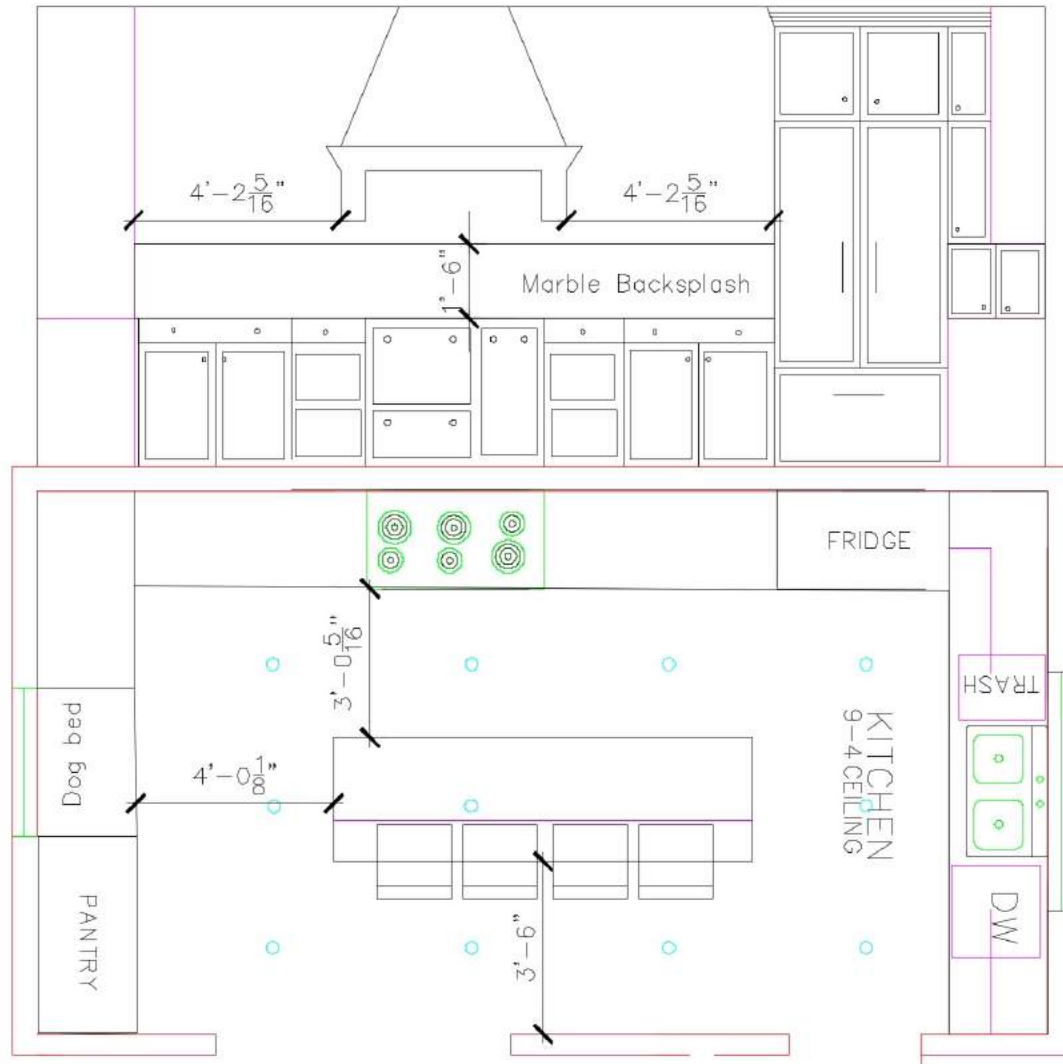


Existing Kitchen

To Be Renovated



Proposed Kitchen Plan Elevations



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Proposed Kitchen Plan Designs



Note: Designs are for illustrative purposes and may be revised prior to build.

Kitchen Plan Inspiration

- Shaker inset cabinets
- Nero Assoluto granite honed countertops and backsplash
- Plaster hood as shown
- White farmhouse sink
- Paneled appliances



- Island with counter overhang as shown
- Countertop material TBD
- Island paint color TBD

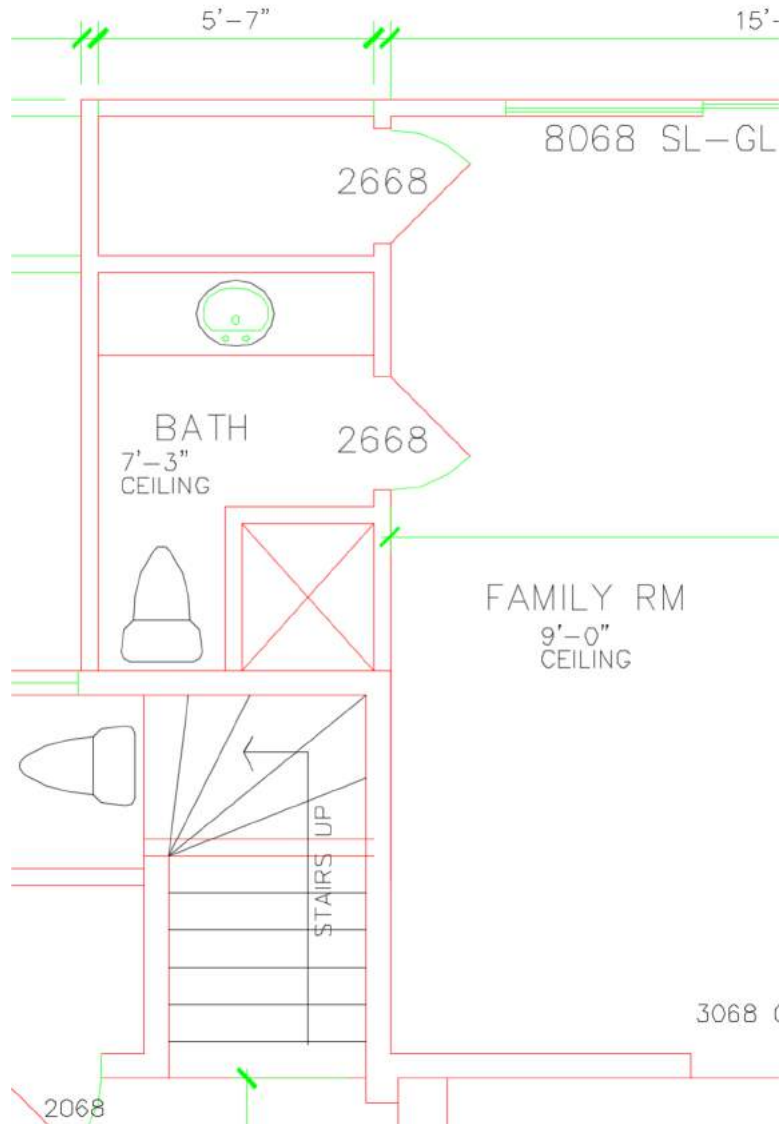


- Legs and drawers as shown



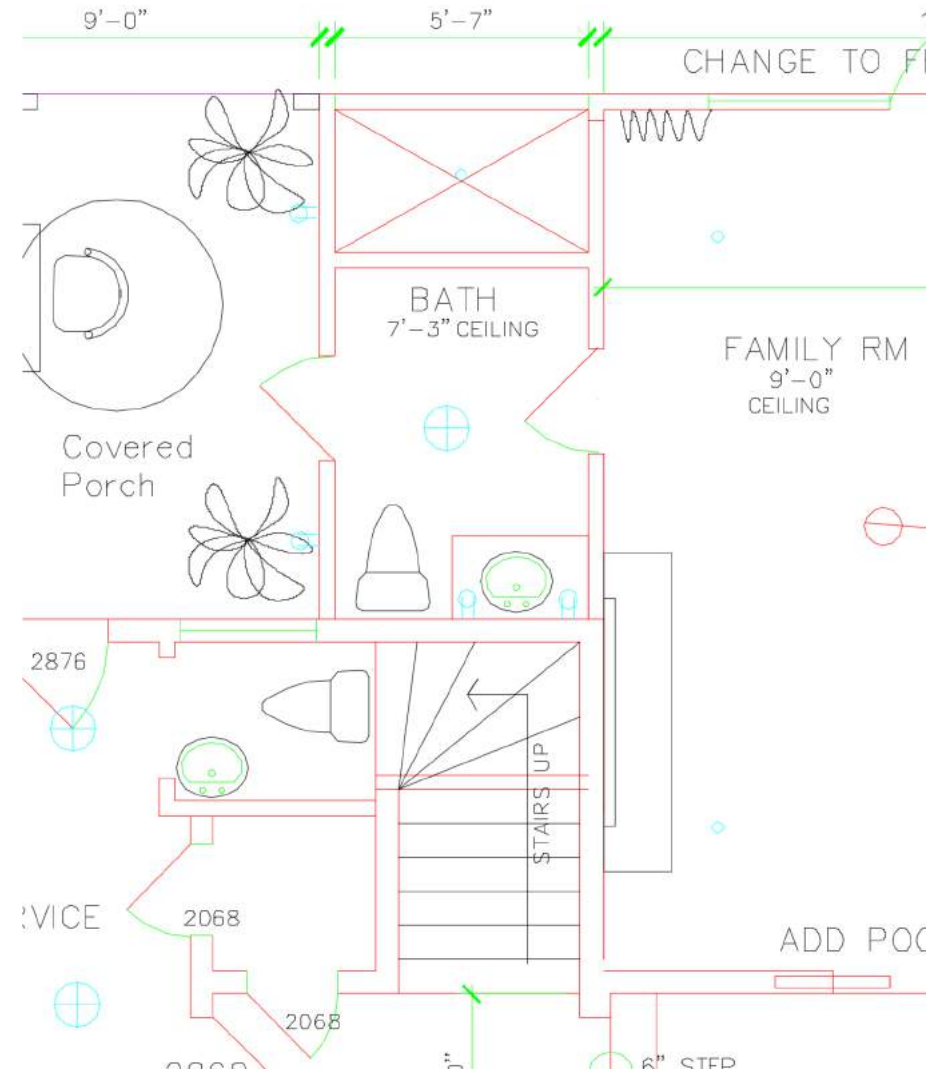
Family Room Bath

Existing



Proposed Updates

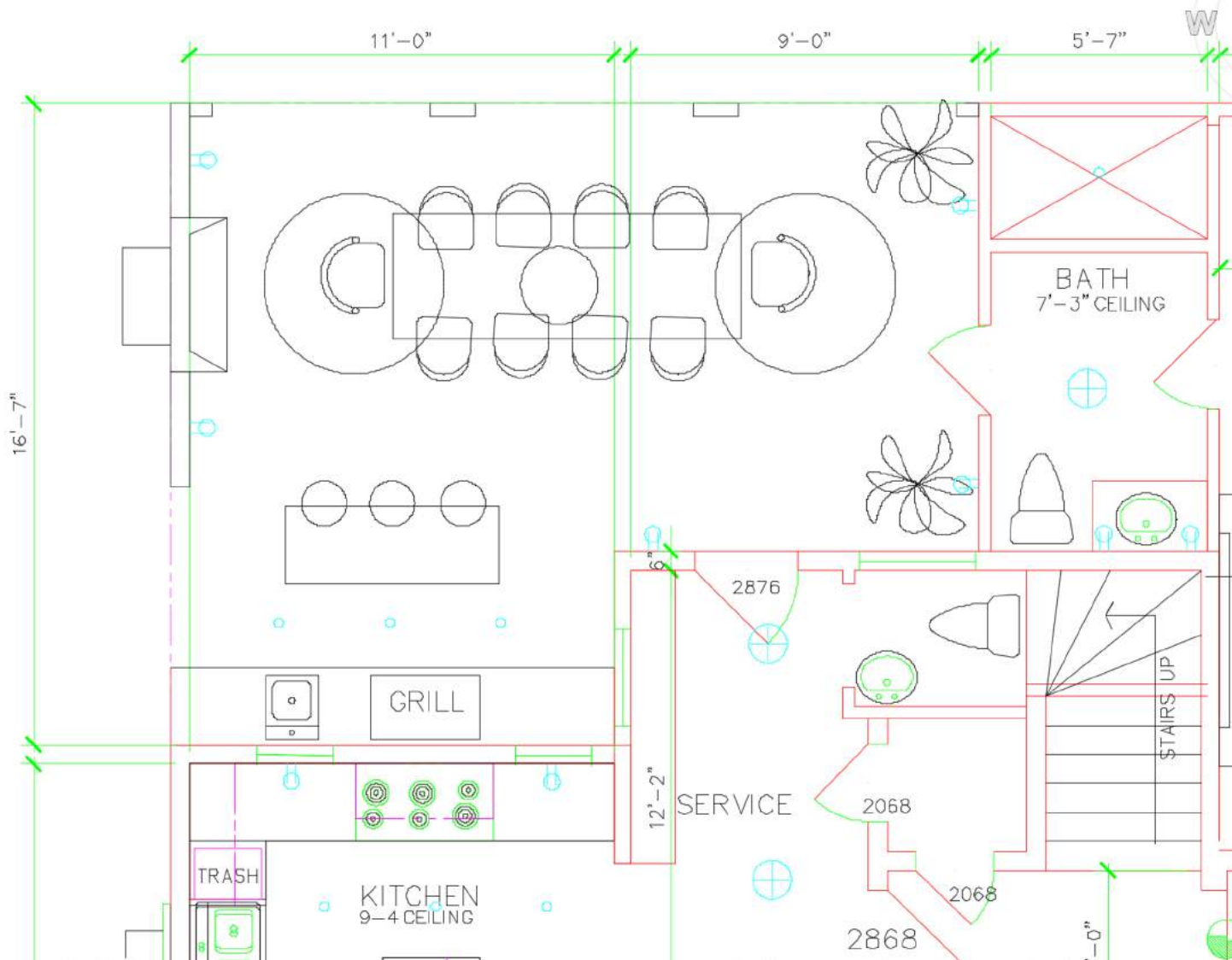
- Remove existing HVAC unit/closet to extend bathroom
- Move Shower to former HVAC closet
- Add exterior door to covered patio
- Reconfigure and replace all fittings and fixtures



Existing Family Room Bath



Covered Patio Plan



Proposed Updates

- Poured concrete elevation to meet the back door (tile selection TBD)
- Arched openings to mimic the new enclosed sunroom
- 1 ceiling lantern, 2 ceiling fans, exterior sconces
- Fireplace on west side
- Outdoor built-in kitchen: grill, 2 burners, bar fridge, ice machine, sink
- New ~285 sq/ft of covered outdoor living space

Covered Patio Design



Note: Designs are for illustrative purposes and may be revised prior to build.

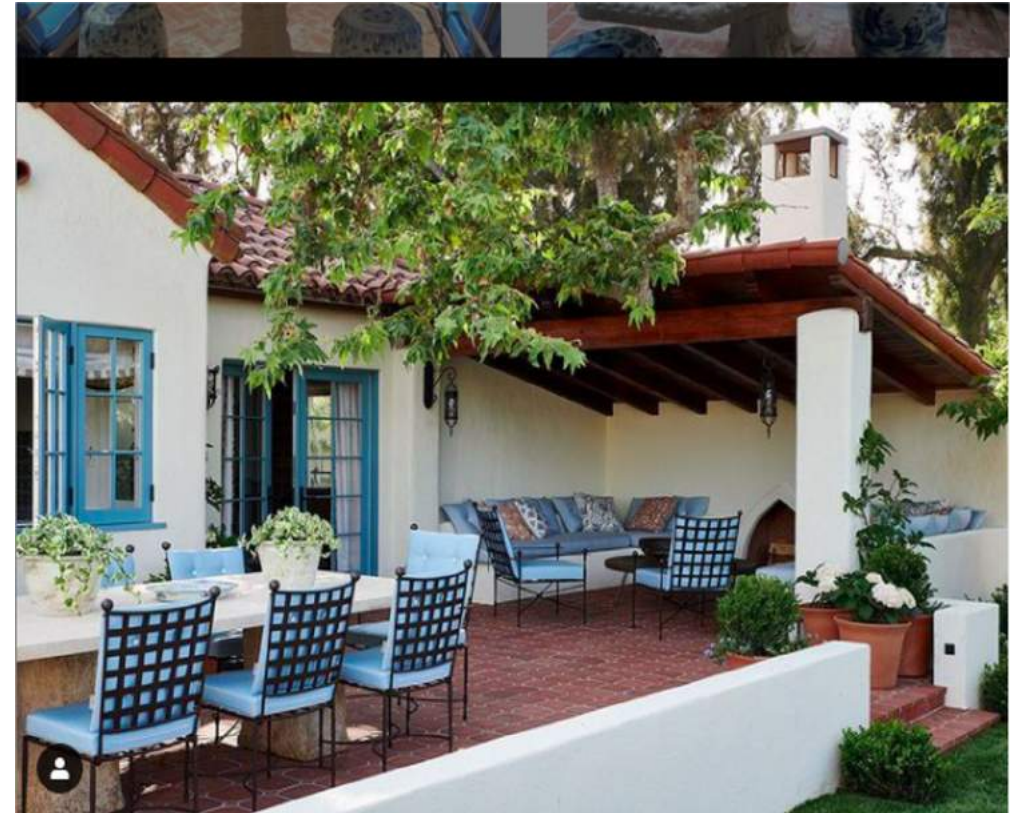
Covered Patio Design



Note: Designs are for illustrative purposes and may be revised prior to build.

Covered Patio Inspiration

- Poured concrete elevation to meet the back door (tile TBD)
- Arched openings to mimic the sunroom
- 3 ceiling lanterns & 2 ceiling fans
- Fireplace on one end
- Outdoor built-in kitchen: grill, 2 burners, bar fridge, ice machine, sink

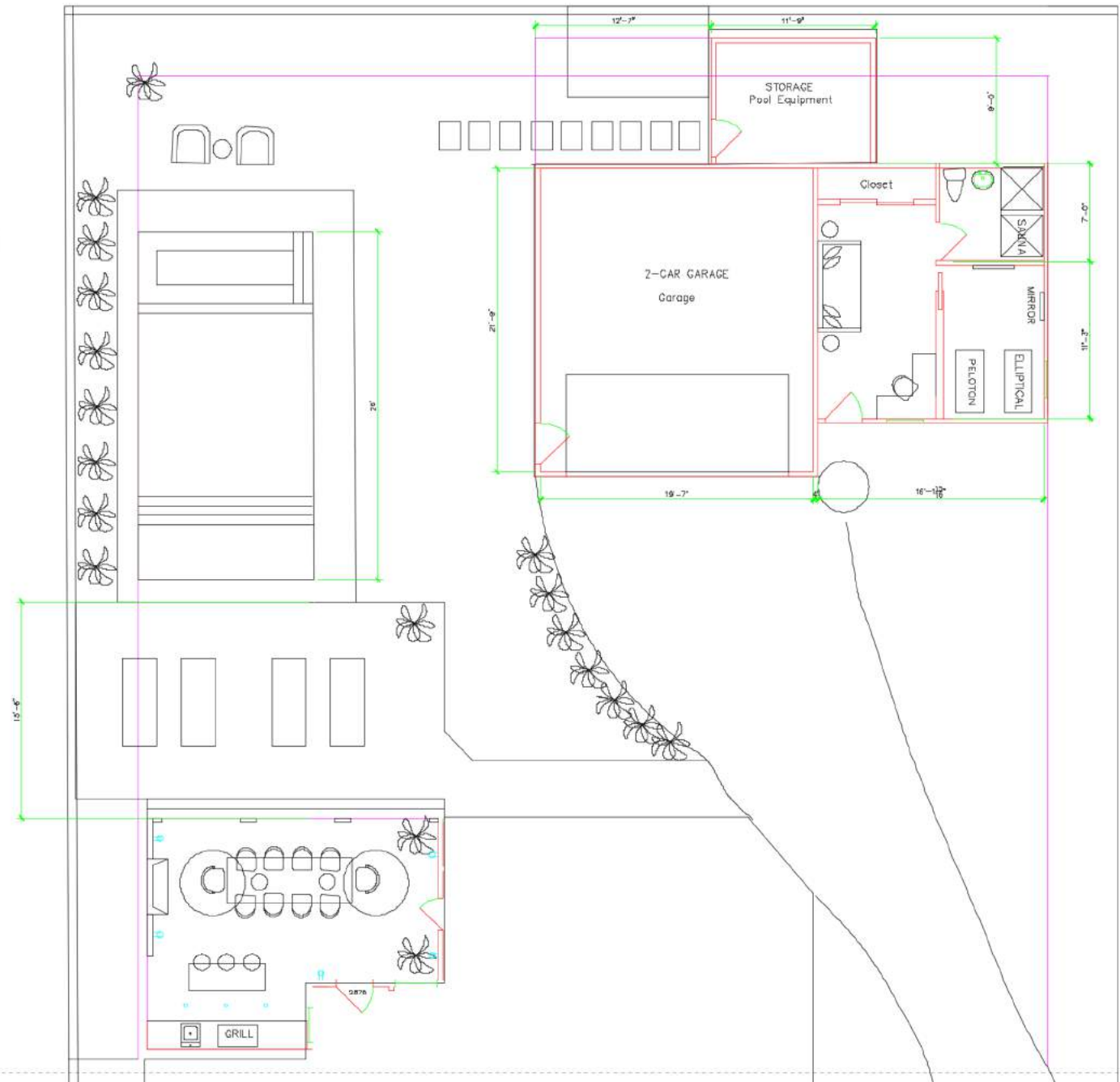


Current Backyard



Pool Plan

- 26'L x 12'6" W Gunite pool and spa with travertine cop
- 26'L x 15'6"W tiled patio area
- Electrical to be buried and new utility tree installed
- Cement brick wall continued on the west side



Pool Designs



Note: Designs are for illustrative purposes and may be revised prior to build.

2nd Floor Plan

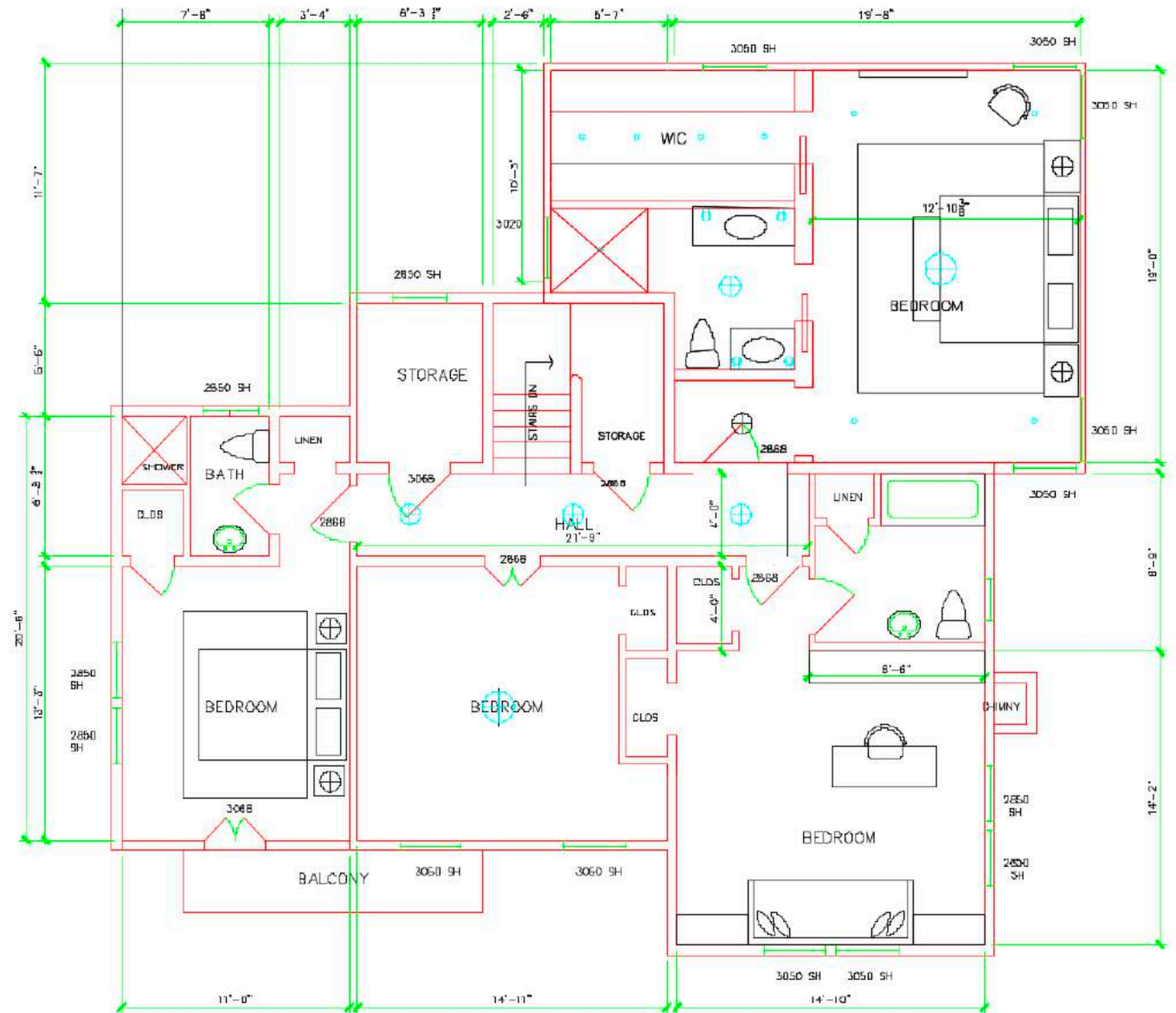
Renovations include:

Expand & Create Full Master Bathroom

Add Walk In Closet in Master Bedroom

Finish Laundry Room

Update Secondary Bedrooms

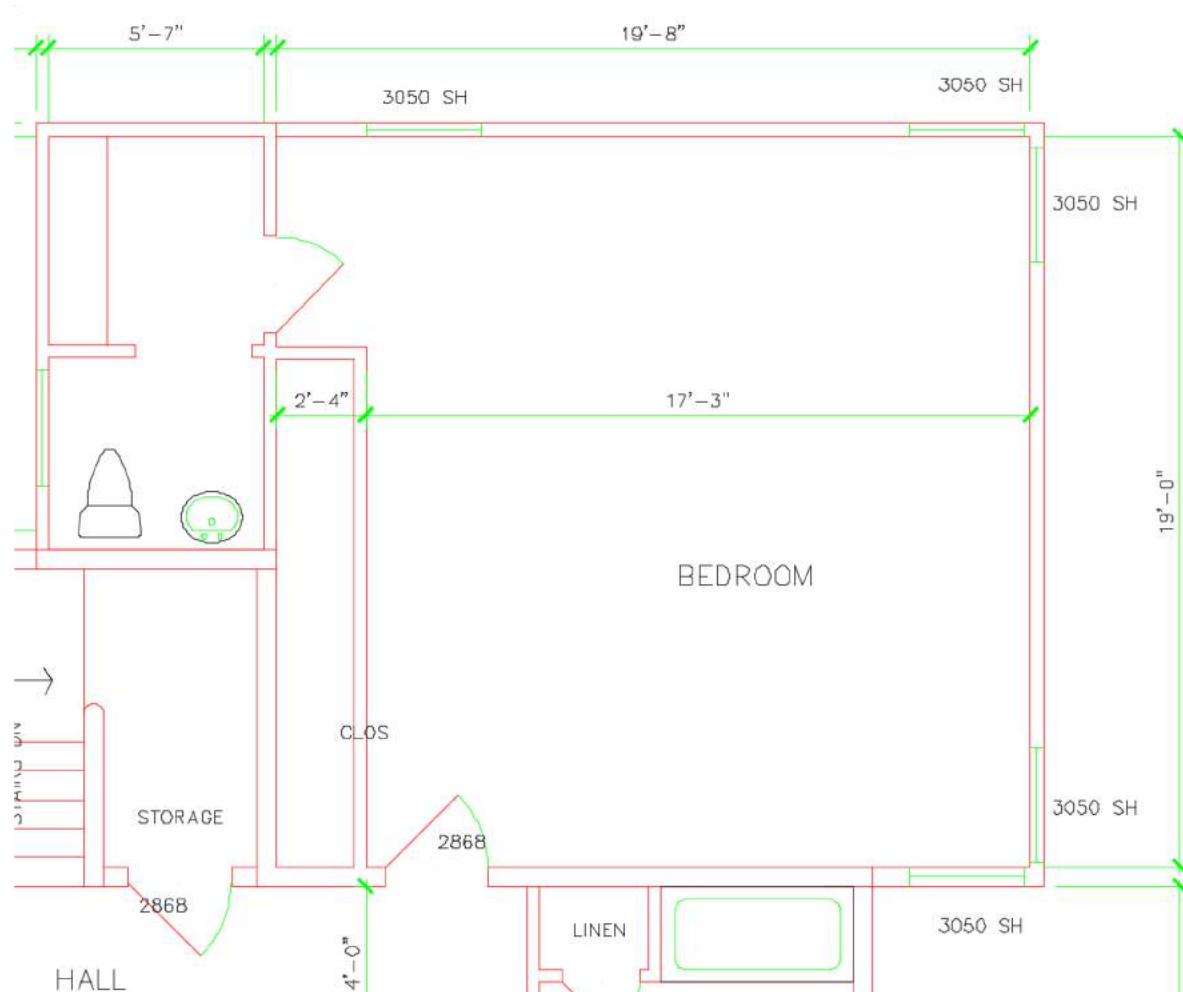


2ND FLOOR PLAN

SCALE: $1/4" = 1' - 0"$

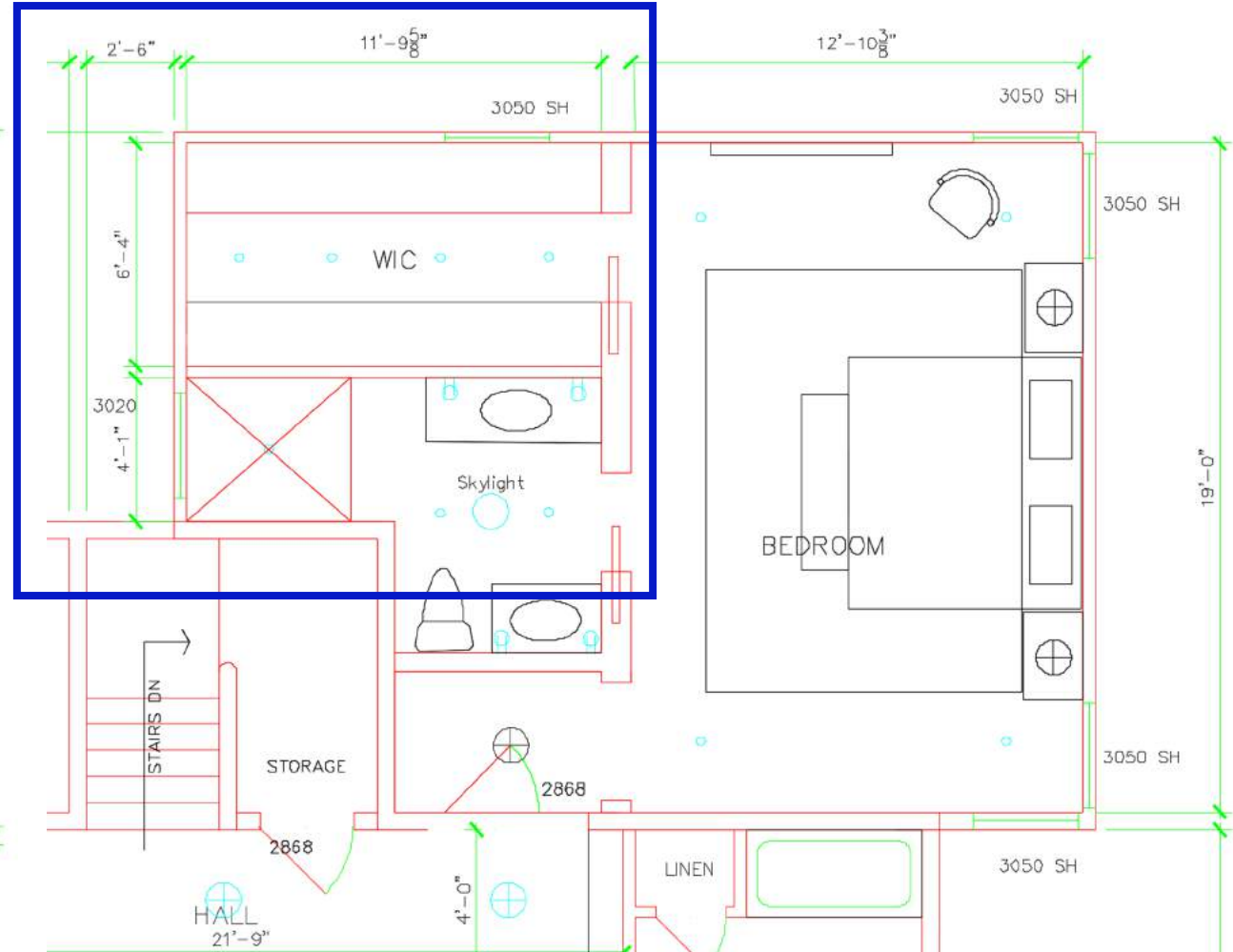
Master Bath Plan

Existing



Proposed Updates

- Build entry vestibule, bath and WIC
- 2 pocket doors
- Replace existing recessed lights with smaller 3"
- Add skylight in bathroom
- Remove existing window and replace with small circle window inside shower
- Keep window in WIC



Master Bedroom

Existing Half Bath & Closet



Primary Bath Inspo



- Custom wood vanities with Caesarstone countertops
- [Framed Medicine Cabinet](#) (Polished Nickel)
- [Rivet Medicine Cabinet](#) (large)
- [Bleeker Sconce](#) (24")
- [2x8 or 3x12 herringbone tile on floor](#)
- 6x12 brick on shower walls
- Small circle window in shower



Exterior Work

Expand & Enclose Sunroom (*Detailed in Presentation*)

Add Covered Porch, Outdoor Kitchen & Entertaining Area (*Detailed in Presentation*)

Patch & Repair Stucco

Paint Exterior (White)

Update & Paint Balcony

Repair Chimney Stack above Roof Life

Fix & Replace Roof Tiles

Refresh Landscaping

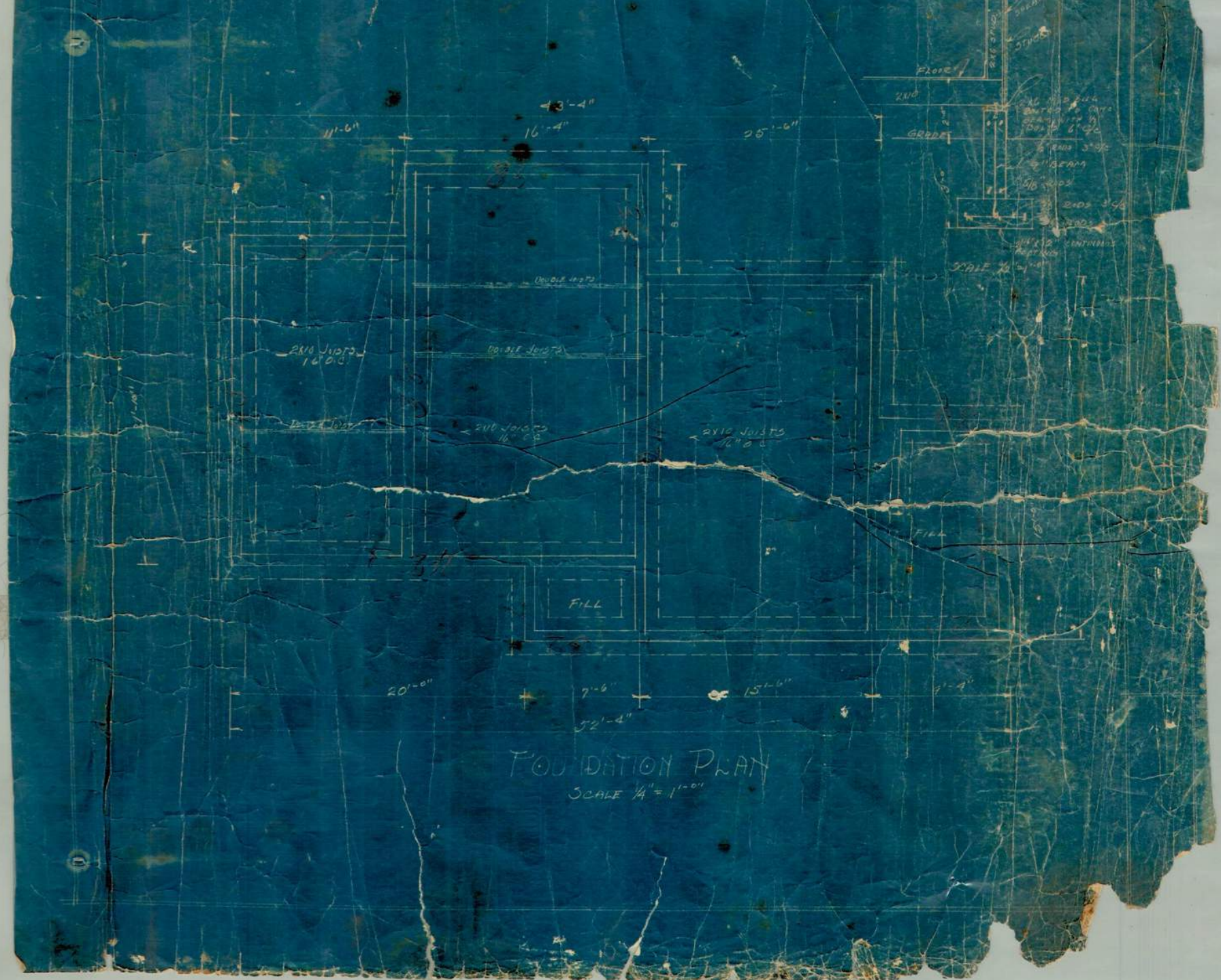
Patch & Repair Concrete + Brick Drive & Walkways



Original Blueprints

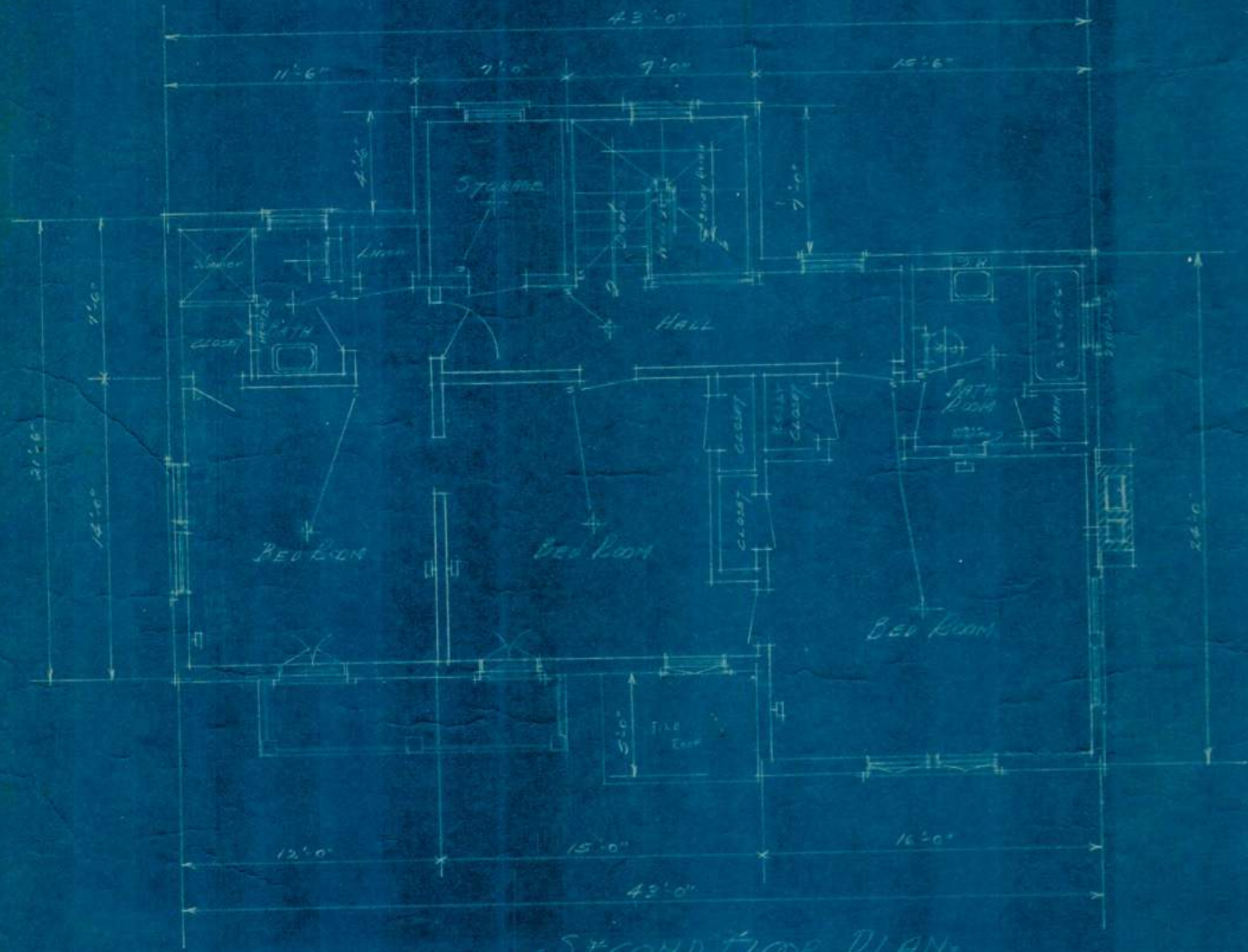


• FRONT ELEVATION •
Scale 1/4" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

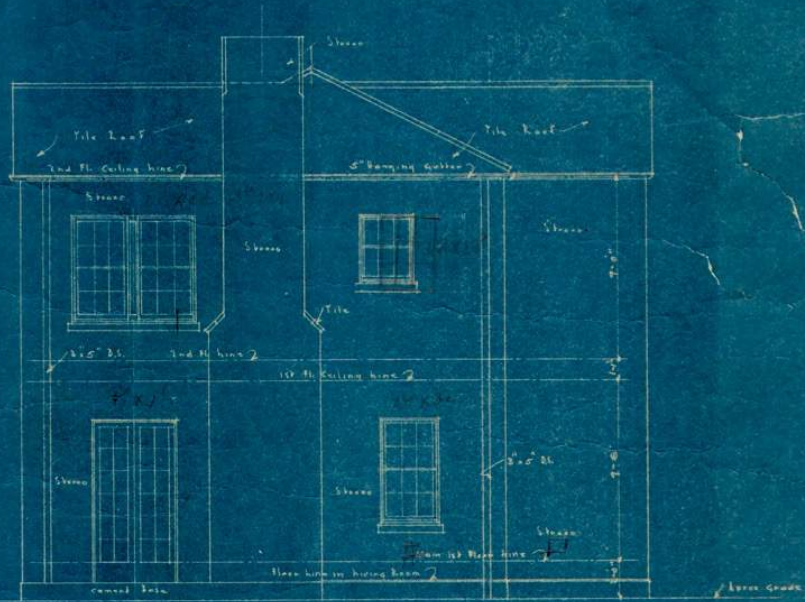
FIRST FLOOR PLAN



SECOND FLOOR PLAN.
Scale 1/4" = 1'-0"



FRONT ELEVATION



• RIGHT SIDE ELEVATION •
 1/4" = 1'-0"