

## HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2025

**HDRC CASE NO:** 2025-016  
**ADDRESS:** 203 W GRAMERCY PLACE  
**LEGAL DESCRIPTION:** NCB 3970 BLK C LOT 22 & E 29.3 FT OF 23  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Abraham Alecozay  
**OWNER:** Abraham Alecozay/ALECOZAY FAMILY LIMITED PARTNERSHIP  
**TYPE OF WORK:** Garage door installation  
**APPLICATION RECEIVED:** January 18, 2025  
**60-DAY REVIEW:** March 19, 2025  
**CASE MANAGER:** Bryan Morales  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to install a garage door on a detached garage.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, New Construction*

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

##### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### FINDINGS:

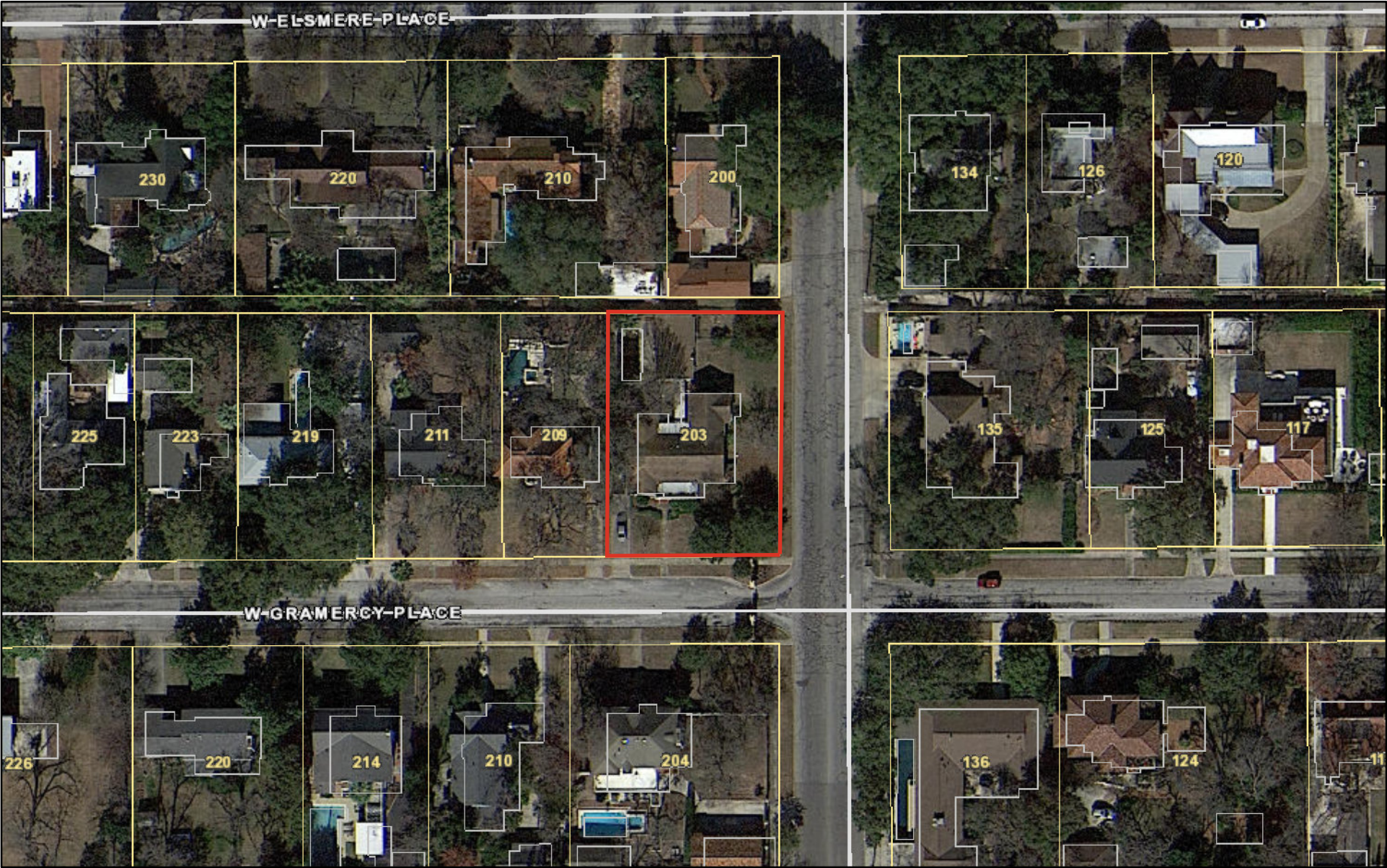
- a. The property at 203 W Gramercy includes a single-story Spanish Revival-style residence built c. 1942. It first appears in the city directory in 1942, and on Sanborn Fire Insurance maps in 1950. The property is located on the northwest corner of E Gramercy Pl and Howard St. The primary structure is clad in stone with a cross-gabled tile roof and one-over-one wood windows. There is an in-ground pool at the northwest corner of the property, on the west side of the detached garage. The property contributes to the Monte Vista Historic District.
- b. CASE HISTORY – On June 5, 2024, the property owner received conceptual approval from the HDRC for detached garage construction with the stipulation that the applicant would submit manufacturer specifications for a wood or wood-look garage door. As noted in finding c, the applicant met the HDRC's stipulation and received final approval on August 21, 2024.
- c. VIOLATION – Between receiving conceptual approval and obtaining final approval from the HDRC, the property owner met the HDRC stipulation by providing staff a drawing of the garage door's appearance after staff provided wood and wood-look garage door examples. In email, the property owner confirmed with staff that the garage door will be wood look. OHP staff did not review nor approve the currently installed garage door. The property owner is seeking HDRC approval for the existing garage door as installed.

- d. GARAGE DOOR INSTALLATION – The applicant is requesting approval for the installation of a metal garage door featuring a faux wood grain finish. The Historic Design Guidelines for New Construction 5.A.v. states to incorporate garage doors with similar proportions and materials as those traditionally found in the district. Staff finds the installation of a metal garage door with a faux wood grain finish does not conform to Guidelines.

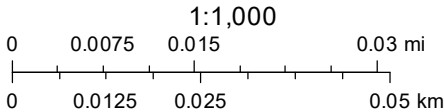
**RECOMMENDATION:**

Staff does not recommend approval of the request, based on findings a through d. Staff recommends the applicant install a garage door that features a wood-look and is traditionally found within the Monte Vista Historic District.

City of San Antonio One Stop



August 16, 2024



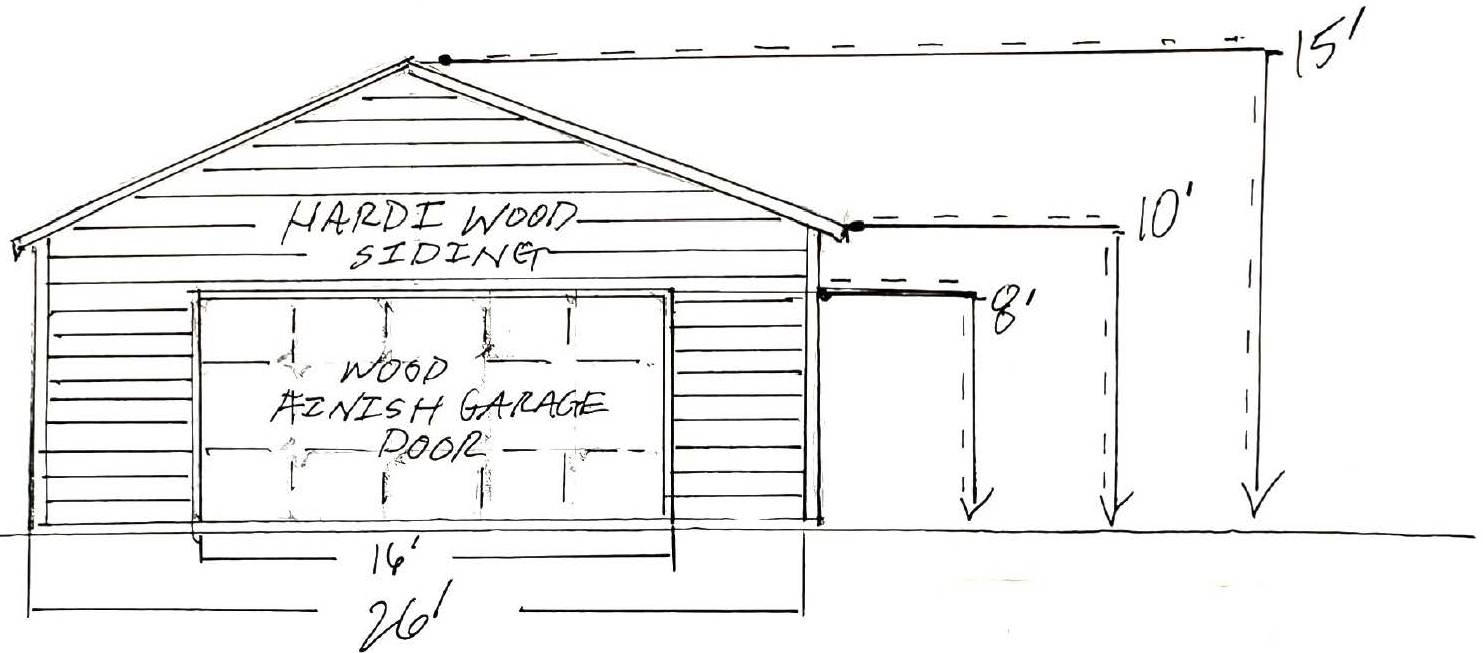


Dec 16, 2024 at 5:00:04 PM  
135 W Gramercy Pl  
San Antonio TX 78212  
United States





# 203 W. Gramercy Front Elevation



Scale: 60=1'0"



2024

# CONTEMPORARY

COLLECTION



**C.H.I.**   
A NUCOR company

The Quality Garage Door.™



## Original Style. Endless Options.

Explore infinite possibilities with the Contemporary Collection from C.H.I. Overhead Doors.

A perfect complement to both traditional and modern architecture, the Contemporary Collection brings simplistic styling and bold originality to your home's exterior.



Planks shown in accents woodtones cedar with optional plain stacked black frame windows and plain glass.

## Find Your Perfect Match

Modern flush exteriors and custom window placement for a distinctive look in any neighborhood.



### STERLING

The embodiment of minimalist design, Sterling doors uniquely combine glass and steel for an ultra-sleek profile.



### PLANKS

Horizontal grooves lend texture and interest to Planks doors, creating depth and subtle dimension.



### SKYLINE FLUSH

Elevate your home's style with crisp, clean lines and a geometric silhouette.





# STERLING



## Sterling Model Comparison Chart

	BETTER	BEST
Panel Style / Model Number	2783	2717
Section Construction	2in. Thick - 2 Sided Steel	2in. Thick - 2 Sided Steel
Section Material	24" Gal. Steel	24" Gal. Steel
Insulation Type	Polystyrene	Polyurethane
		
Thermal Rating	R-10.29	R-15.07
Personalizing Options		
Colors <sup>1</sup>	35 Colors are available on all Models.	
Window Style	Infinity <sup>2</sup> is available on all Models.	
Glass	Tinted is available on all Models.	
Warranty	Limited 5-Year Warranty on all Models.	

<sup>1</sup> Refer to your local C.H.I. Dealer for exact color match. <sup>2</sup> Lower steel gauge (ga.) number indicates stronger steel.  
<sup>3</sup> Glass sections are available with or without cutouts.  
<sup>†</sup> Slight uneven surface on steel sections is not considered an imperfection.

### Section Detail

Flush steel surface for a completely smooth surface. Available with option for frameless tinted glass on any section, providing a seamless transition from one surface to the next.



### Personalizing Options<sup>†</sup> For all options see page 15

#### Sterling STANDARD COLORS<sup>1</sup>



#### Sterling CUSTOM COLORS<sup>1</sup>









## Section Detail



Recessed horizontal accent lines on a textured surface provide a linear plank appearance with the flexibility of multiple window size, placement, and glass options.

Pictured above: Shown in accents woodtones: natural oak.  
Picture left: Shown in white.





SECTIONS  
Limited Lifetime

SPRINGS  
3 Years

HARDWARE  
6 Years

## Planks Model Comparison Chart

BETTER				BEST		
Panel Style / Model Number <sup>1</sup>						
Model	2327	2347	2357	2328	2348	2358
Section Construction	2in. Thick - 2-Sided Steel			2in. Thick - 2-Sided Steel		
Section Material	27" Gal. Steel			27" Gal. Steel		
Insulation Type	Polystyrene			Polystyrene		
						
Thermal Rating	R-10.29			U-Factor .19 / R-17.54		
Personalizing Options						
Colors <sup>2</sup>	White, Almond, Sandstone, Brown, Bronze, Gray, Black, and Graphite <a href="#">are available on all Models.</a>					
Desert Tan				• • •		
Powder Coating <sup>3</sup>	188 colors <a href="#">available on all Models.</a>					
Accents Woodtones <sup>4</sup>	<a href="#">All Accents Woodtones are available on all Models.</a>					
Windows <sup>5</sup> / Inserts	Short	Long	Oversized <sup>6</sup>	Short	Long	Oversized <sup>6</sup>
Inserts	Short	Long	Oversized <sup>6</sup>	Short	Long	Oversized <sup>6</sup>
Glass	Plain, Frosted, Tinted, Obscure, Glue Chip, and Seeded <a href="#">are available on all Models.</a>					
Designer Glass	<a href="#">All Designer Glass are available on all Models.</a>					
Warranty	Limited Lifetime Warranty <a href="#">is available on all Models.</a>					

<sup>1</sup> Model 2358 is a 10' x 7' 6" door. <sup>2</sup> Desert Tan is not available for each color and woodtone match. <sup>3</sup> Lower steel gauge (ga.) number indicates stronger steel. <sup>4</sup> Model number indicates construction, window and panel style.  
<sup>5</sup> 10' x 7' 6" x 1 1/2" windows will be substituted in doors with windows of 10' x 7' 6" sections.

## Personalizing Options

### COLORS<sup>1</sup>



White Almond Sandstone Brown Bronze Gray Desert Tan Black Graphite

### ACCENTS WOODTONES<sup>2</sup>



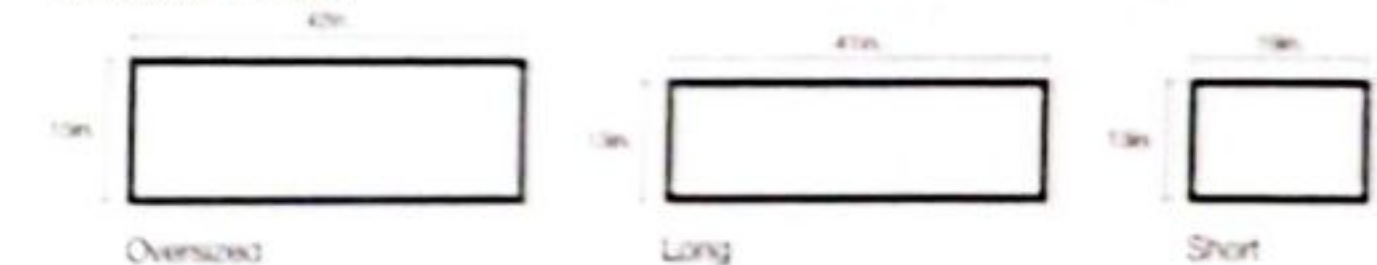
Walnut Driftwood Mahogany Cedar Dark Oak Natural Oak Carbon Oak

### POWDER COATING<sup>3</sup>



Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

### WINDOW TYPES



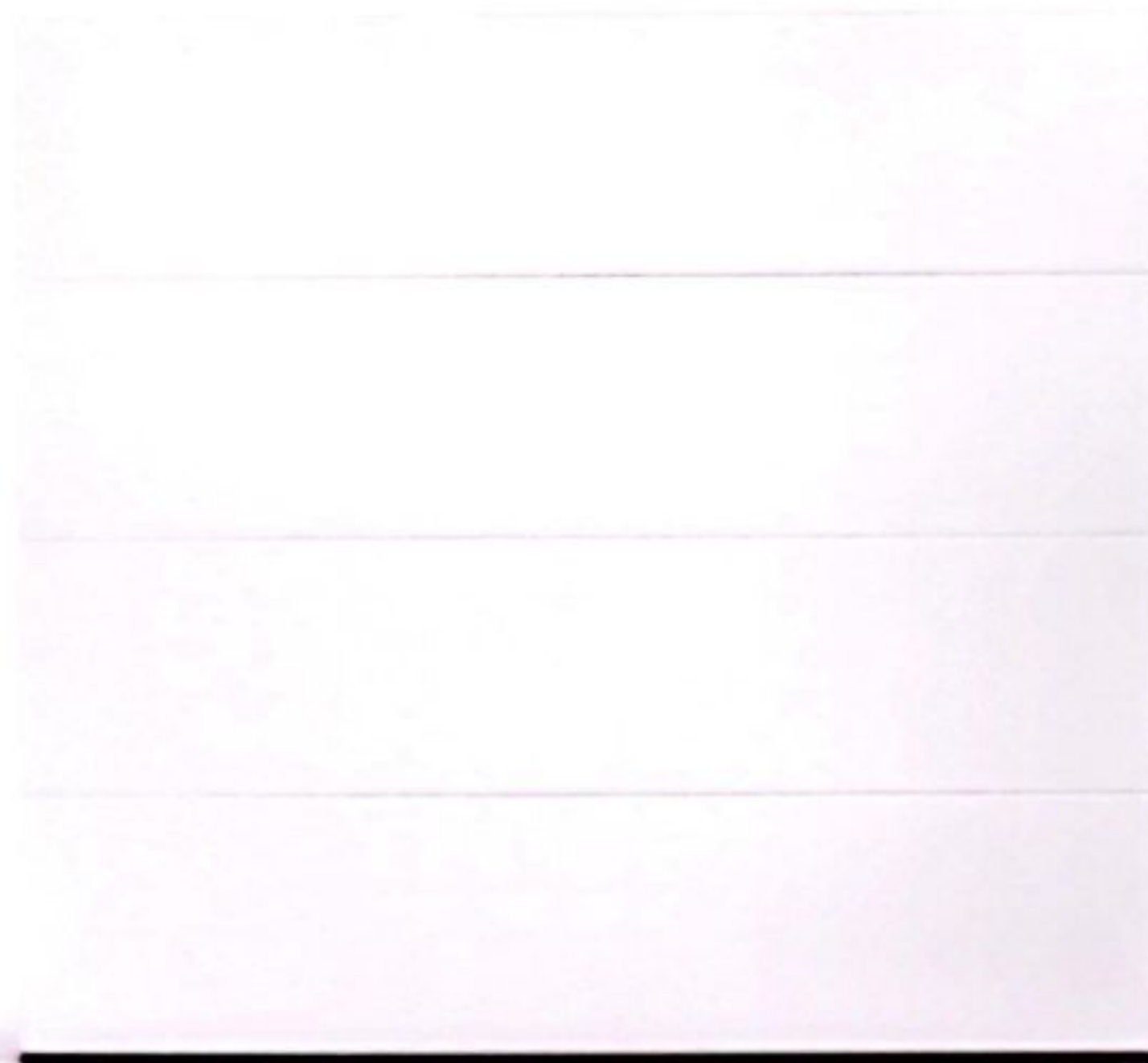




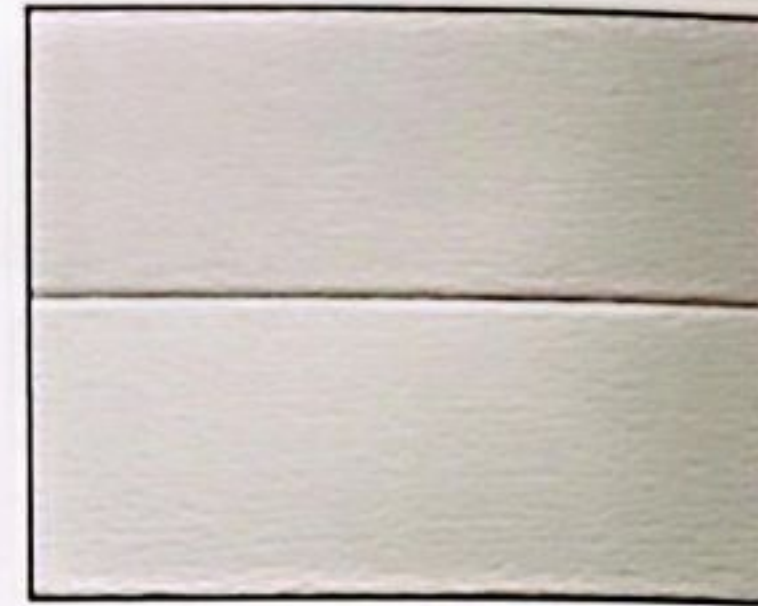
## SKYLINE FLUSH







## Section Detail






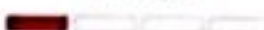




Design free, textured surface available in solid colors and Accents Woodtones highlight the style and placement of multiple window size and glass options.



SECTIONS Limited Lifetime  
SPRINGS 3 Years  
HARDWARE 3 & 6 Years

## Skyline Flush Model Comparison Chart

GOOD					BETTER					BEST				
Panel Style / Model Number <sup>3</sup>														
Flush	2150	4150	2140	4140	2151	4151	2141	4141	2127	2147	2157	2128	2148	2158
Section Construction	2in. Thick - 1-Sided Steel				2in. Thick - 1-Sided Steel with Vinyl Back				2in. Thick - 2-Sided Steel			2in. Thick - 2-Sided Steel		
Section Material	25 <sup>2</sup> Ga. Steel		24 <sup>2</sup> Ga. Steel		25 <sup>2</sup> Ga. Steel		24 <sup>2</sup> Ga. Steel		27 <sup>2</sup> Ga. Steel			27 <sup>2</sup> Ga. Steel		
Insulation Type	No Insulation				Polystyrene				Polystyrene			Polyurethane		
														
Thermal Rating	—				R-7.94				R-10.29			U-Factor .19 / R-17.54		
														
Personalizing Options														
Colors <sup>1</sup>	White, Almond, Sandstone, and Brown are available on all Models.													
Bronze	•	•			•	•			•	•	•	•	•	•
Gray	•	•			•	•			•	•	•	•	•	•
Desert Tan	•	•			•	•			•	•	•	•	•	•
Black	•	•			•	•			•	•	•	•	•	•
Graphite									•	•	•	•	•	•
Powder Coating <sup>1</sup>	188 colors available on all Models.													
Painted Woodtones <sup>1</sup>	•	•			•	•								
Accents Woodtones <sup>1</sup>									•	•	•	•	•	•
Windows / Inserts	Short	Long	Short	Long	Short	Long	Short	Long	Short	Long	Oversized <sup>4</sup>	Short	Long	Oversized <sup>4</sup>
Glass	Plain, Frosted, Tinted, Obscure, Glue Chip, and Seeded are available on all Models.													
Designer Glass									•	•	•	•	•	•
Warranty	Limited Lifetime Warranty is available on all Models.													

<sup>1</sup> Refer to your local C.H.I. Dealer for exact color and woodtones match. <sup>2</sup> Lower steel gauge [ga.] number indicates stronger steel. <sup>3</sup> Model number indicates construction, window, and panel style. <sup>4</sup> Long [41" x 13"] windows will be substituted in doors with windows in 15" sections.

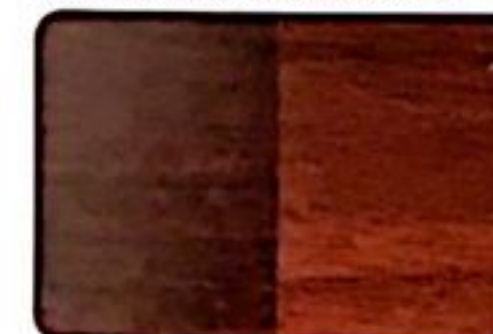
## Personalizing Options For all options see page 15.

### COLORS<sup>1</sup>



White Almond Sandstone Brown Bronze Gray Desert Tan Black Graphite

### PAINTED WOODTONES<sup>1</sup>



Modern Classic

### ACCENTS WOODTONES<sup>1</sup>



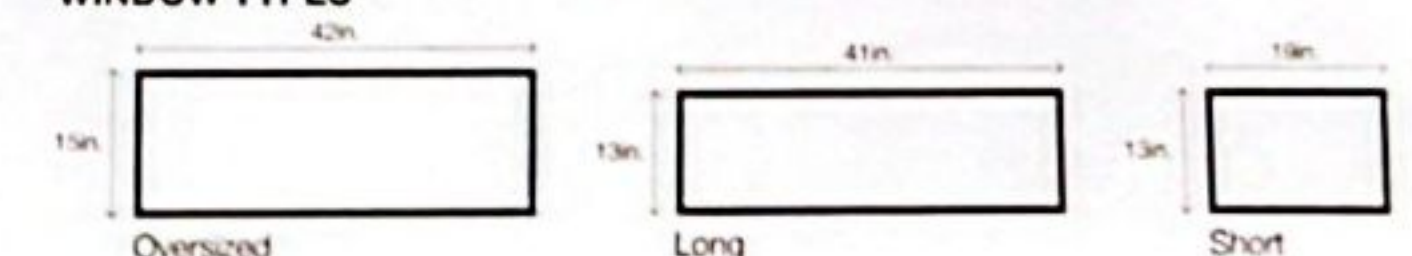
Walnut Driftwood Mahogany Cedar Dark Oak Natural Oak Carbon Oak

### POWDER COATING<sup>1</sup>



Our in-house powder coating provides multiple color options while providing a maintenance free, durable finish.

### WINDOW TYPES



Oversized

Long

Short



# PERSONALIZING OPTIONS

Not all options shown are available with every style.

We offer a variety of personalizing options to help your home stand out in your neighborhood. After choosing your door's style and color, add glass, window designs, or hardware to dramatically change the overall look of your door and add to your home's appeal.

## Sterling STANDARD COLORS\*



## Sterling CUSTOM COLORS\*



## Planks and Skyline Flush COLORS\*



## Planks and Skyline Flush ACCENTS WOODTONES\*



\*Refer to your local C.H.I. Dealer for exact color and woodtone match.



### Planks and Skyline Flush POWDER COATING

Our in-house powder coating provides 188 color options while providing a maintenance free, durable finish.

Powder Coating is not available on all models, refer to your local C.H.I. Dealer for more information.

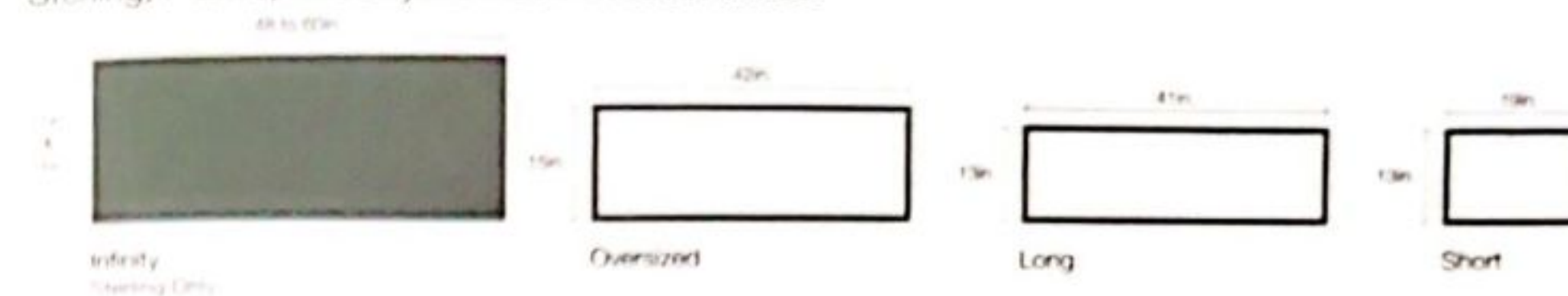


### Contemporary Collection WARRANTY

Part of owning a C.H.I. garage door is knowing that you can rely on the industry's best warranty.

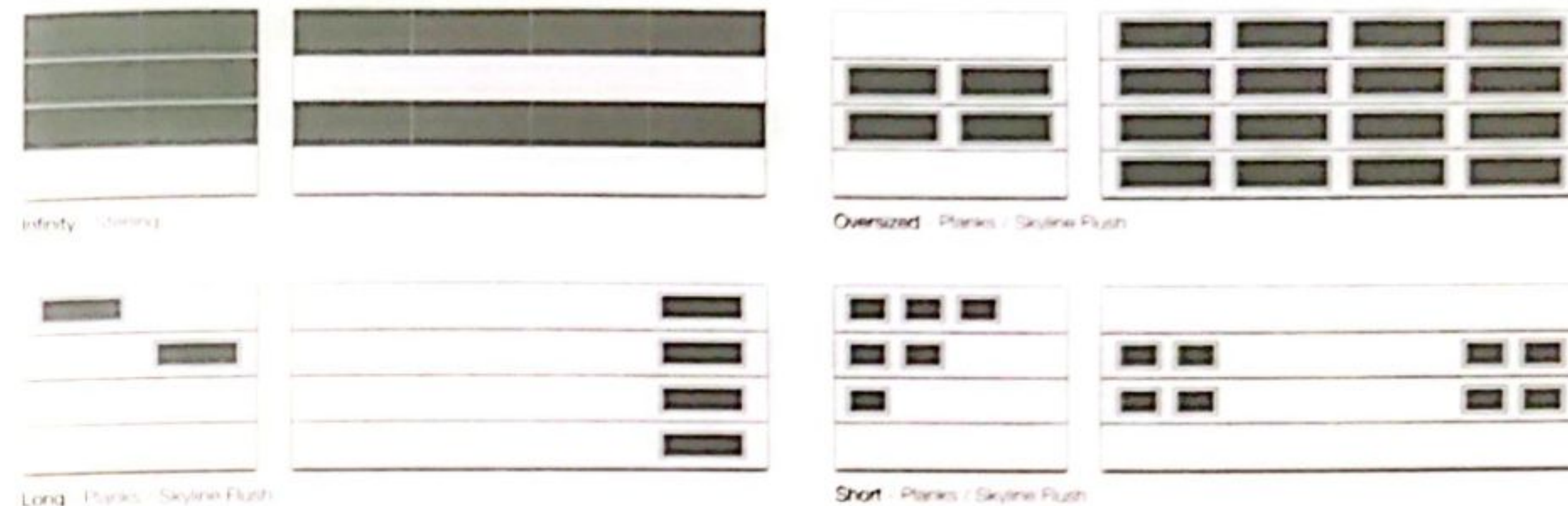
For more information visit, [chiohd.com/support/warranty](http://chiohd.com/support/warranty)

## Sterling, Planks, and Skyline Flush WINDOW TYPES

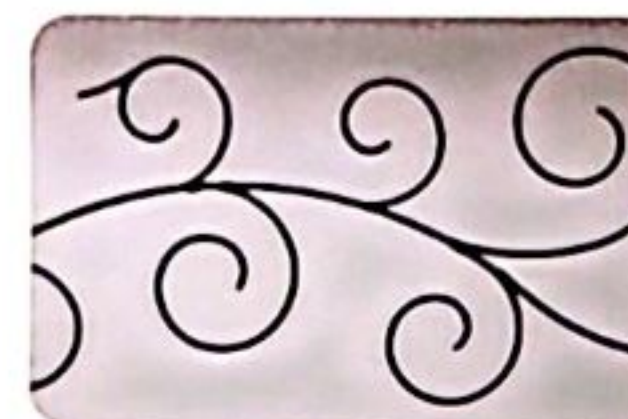
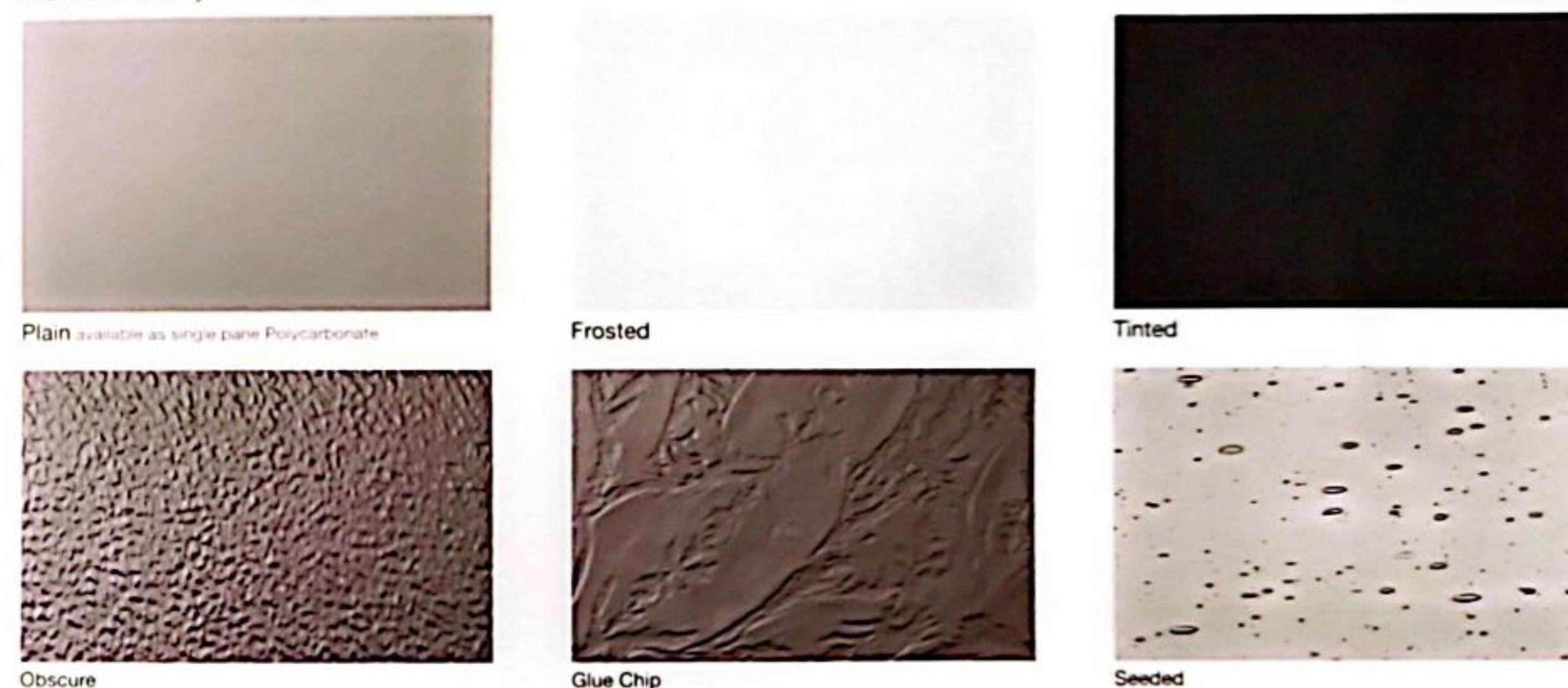


## Sterling, Planks, and Skyline Flush WINDOW PLACEMENT INSPIRATION

Contemporary Collection doors offer customizable window placement for endless potential in unparalleled appearance and design.



## Planks and Skyline Flush GLASS



### DESIGNER GLASS

Bring life to your garage door with a wide selection of designer glass options.

### DECORATIVE INSERTS

An impressive addition to your garage door, decorative inserts give the illusion of divided-lites.







DOORVISIONS  
*Bring your vision to life.*

C.H.I. DEALERS

## A BETTER BUYING EXPERIENCE

All C.H.I. doors, replacement parts, and accessories are sold only through our network of C.H.I. dealers: dedicated professionals who install and service our doors with the same quality and workmanship we use to manufacture them.

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Your Local Garage Door Professional