

HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2024

HDRC CASE NO: 2024-314
ADDRESS: 2055 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 1932 BLK 39 LOT 15
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Lajla Metzler/ESSEX MOON LLC
OWNER: Lajla Metzler/ESSEX MOON LLC
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: September 05, 2024
60-DAY REVIEW: November 04, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 2055 W Gramercy.

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.

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 2055 W Gramercy is a 2-story, single-family residence constructed circa 1930. The structure features a composition shingle side gable roof with a front gable and two front gable dormers and a hip-roof volume, a central porch entry, painted brick cladding, stucco and timber detailing in the gables, and one-over-one wood windows. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes roof replacement, window repair, a comprehensive interior remodel, electrical, mechanical, and plumbing upgrades, fence replacement, and exterior painting.
- 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.

- d. Staff conducted a site visit on September 05, 2024, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. 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.
- f. Approval of Tax Verification by the HDRC in 2024, means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. 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 f, with the following stipulation:

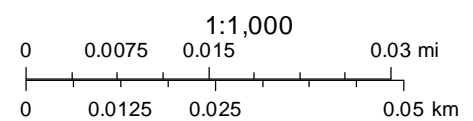
- i. That the applicant reinstall or fabricate new wood window screens to be verified by staff. The applicant has stated this work will be complete by the end of the calendar year.

City of San Antonio One Stop



September 5, 2024

— User drawn lines



Narrative and Proposed work for 2055 W. Gramercy Place.

When we purchased the property in May 2023, the interior was gutted down to the studs, the plaster and lathe was removed in the main living areas, and shiplap was present in a few bedrooms. There were no floors in the kitchen or bathroom areas. Many of the existing wood windows were either broken or in need of repair. The exterior rear consisted of a rear porch, and utility closet. This area was a mishmash of open and closed rooms, some screened in (possibly used to house animals). The exterior of the house was the original brick and needed to be repaired and painted. The garage was not functional and the garage door was screwed shut, the side entrance doors were missing, and the stucco on the exterior was cracked and peeling. The fence was falling down and there was no landscaping or grass present.

What we proposed was to keep the existing floor plan, including bathroom placement, with the exception of expanding the kitchen footprint. We plan on keeping anything original to the house that's possible and repairing anything, such as the fireplace, stairs, and wood doors. We plan on refinishing the existing wood floors and adding matching white oak to any areas (besides kitchen and bath) to match the original floors. We will add insulation to the house and install central heat and air, as well as ceiling fans. We will rebuild and repair all original wood windows. We will rewire the house and bring it up to code. We will repair and replace plumbing and gas lines. We will rebuild the back porch area and make it an open patio area. We will move the washer and dryer inside and add a tankless hot water heater. We will add new drywall throughout the house and paint the interior. We will replace the existing roof, and replace with the same color architectural shingles. We will repair the exterior brick and wood trim and paint it. We will repair the stucco on the garage and paint it, as well as repair the doors. We will replace the fence and add landscaping and grass. We propose that this work will take about 12-14 months, and cost between, \$ [REDACTED] .

Cost/Paid Sheet: 2055 W. Gramercy Place

E [REDACTED] Mario, MLH Electric
\$ [REDACTED]

A [REDACTED] nzalez/Aguilar
\$ [REDACTED]

In [REDACTED] tion: Gaona Insulation
\$ [REDACTED]

R [REDACTED] JR Guerrero Roofing
\$ [REDACTED]

P [REDACTED] g: Carolina Plumbing
\$ [REDACTED]

D [REDACTED] TX Rod Drywall
\$ [REDACTED]

W [REDACTED] s: DV Metzler
\$ [REDACTED]

F [REDACTED] : DV Metzler
\$ [REDACTED]

F [REDACTED] /Framing: Victor Chavez
\$ [REDACTED]

F [REDACTED] Materials: Lowe's order
\$ [REDACTED] #920383881

M [REDACTED] n: Robert Montoya
\$ [REDACTED]

T [REDACTED] stallation: Rene Mendoza
\$ [REDACTED]

Tile & wood materials:

[REDACTED]

E [REDACTED] or Paint: Kody, American Made
\$ [REDACTED]

[REDACTED] r Paint: Americo
\$ [REDACTED]

C [REDACTED] ers: MGI Granite
\$ [REDACTED]

K n: Kitchen Cabinet Kings

\$

F Sofucor

\$

A i nces: Lowes & Home Depot

Refrigerator

\$

Hot water heater

\$

Total: \$ * Major expenses

-not including miscellaneous materials and costs associated with the renovations



DEVELOPMENT SERVICES

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	REP-RRP-PMT-23-35302134
PERMIT NAME	Residential Repair Permit
PERMIT ISSUANCE DATE	05/17/2023
LOC ISSUANCE DATE	08/08/2024
ADDRESS	2055 GRAMERCY PLACE City of San Antonio TX 78201
DESCRIPTION OF WORK	<p>Minor Residential Repairs to include: FULL Remodel interior - 10 walls repaired/modified; Structural work to walls, windows, and or doors; installation of insulation; paint exterior, repair broken windows.</p> <p>***Must comply with UDC and IRC/ Home owner/Contractor aware of inspections required/ What's next handout issued.</p> <p>***Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.</p> <p>***All permits EXPIRE after 180 days with no activity. Reference IRC Sec. R105.5***</p> <p>***Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account.</p>











































