

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

HDRC CASE NO: 2024-093
ADDRESS: 1522 E GRAYSON ST
LEGAL DESCRIPTION: NCB 1258 BLK LOT W 55.85 FT OF 1-2-3-4 & 5
ZONING: C-2 IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: LCP-SNAKE HILL LLC
OWNER: LCP-SNAKE HILL LLC
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: February 28, 2024
60-DAY REVIEW: April 28, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 1522 E Grayson.

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:

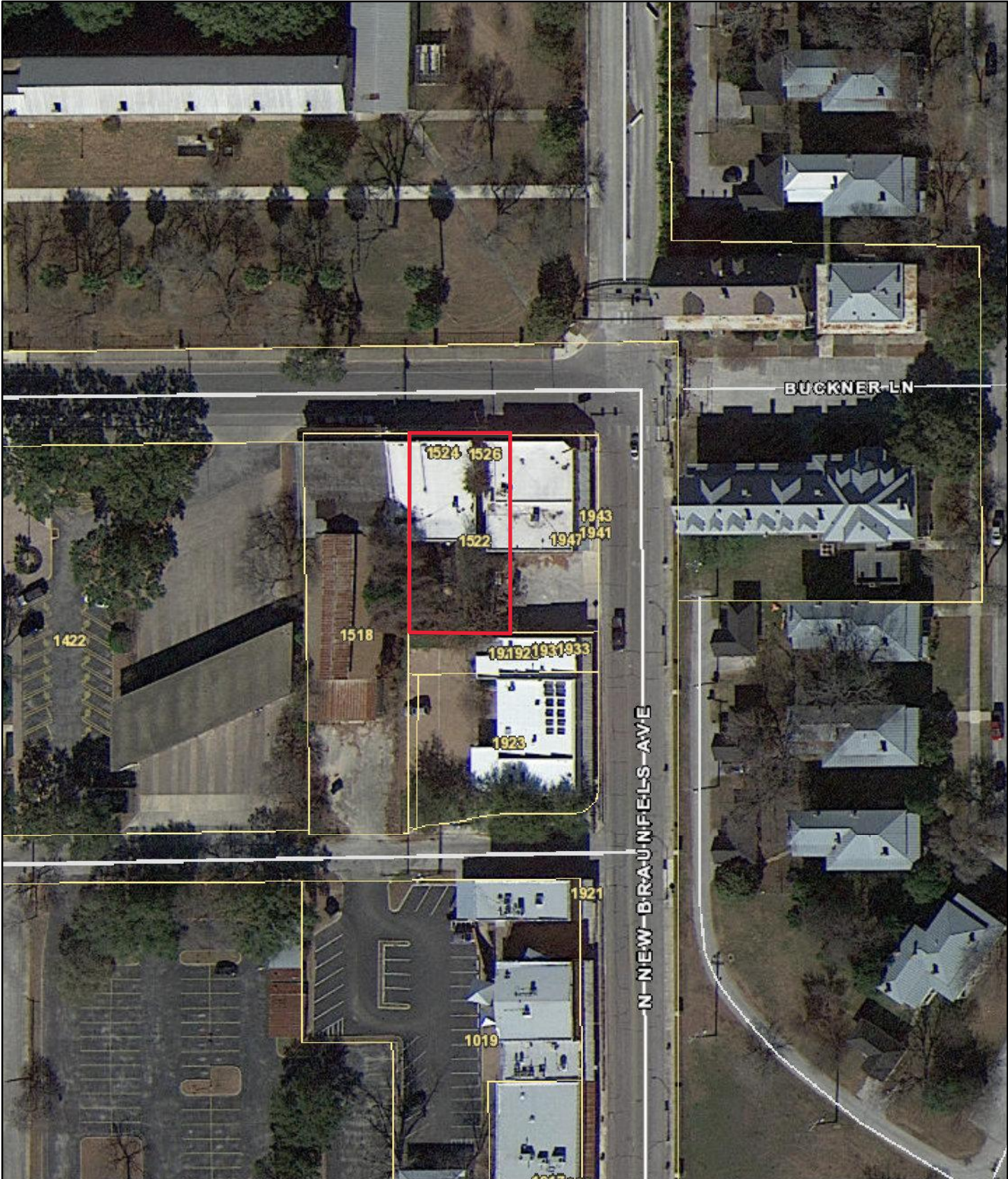
- a. The structure at 1522 E Grayson is a 1-story commercial structure constructed circa 1910. The structure features historic facades consisting of primarily brick with decorative brick work, a metal awning, and a flat roof with a parapet, and storefront windows and doors. The structure is contributing to the Government Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes stucco repair, awning repair, mechanical upgrades, fence installation, and 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 February 27, 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:

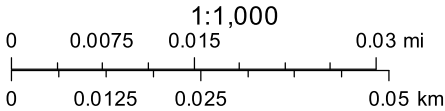
Staff recommends approval based on findings a through f.

City of San Antonio One Stop



February 29, 2024

— User drawn lines



AERIAL



Shoppes at Government Hill

LONG CAP + PARTNERS

Long Cap Partners is excited to complete the Substantial Rehabilitation of this historic in-fill retail property, with a long operating history in the Government Hill neighborhood of San Antonio, TX. We believe we are unlocking property value by modernizing the building and grounds through new paint, a resurfaced parking lot, new signage and renovating the 2,500 square foot patio with decking, seating, landscaping and lighting.

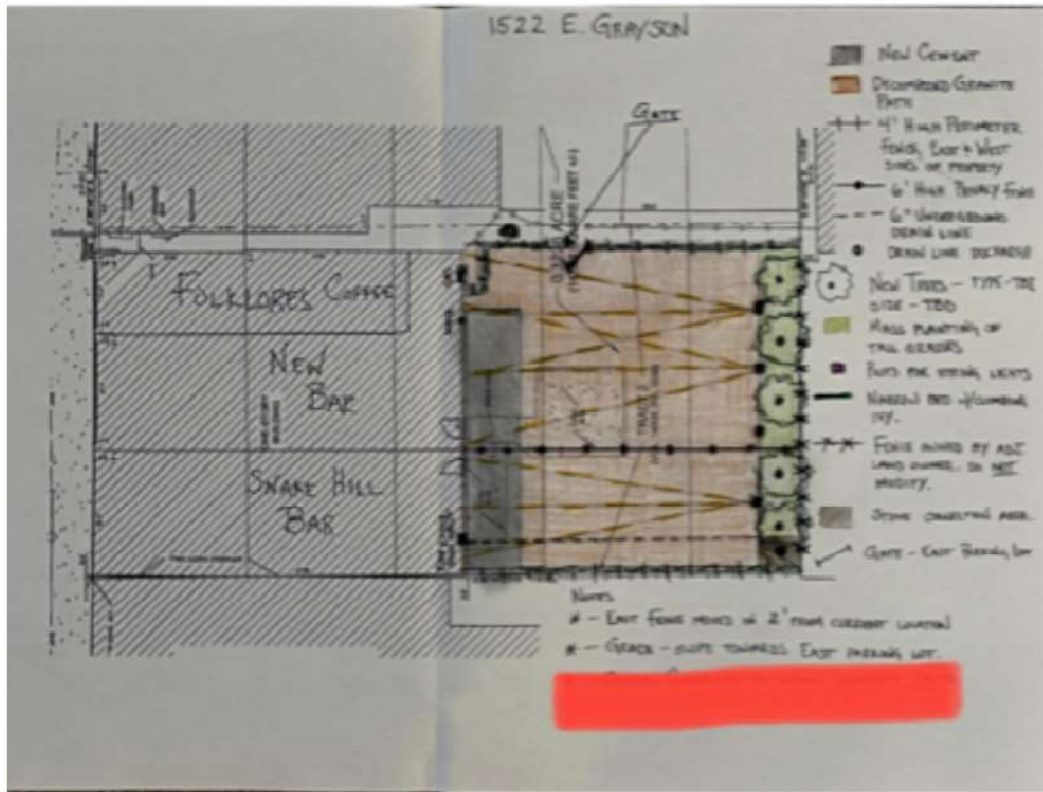
The property's proximity to The Pearl, Hotel Emma and all the exciting new development occurring 1 mile to the West of the property provide for future growth for the Government Hill neighborhood, as can be seen by the recently redeveloped Class A office complex and 280 planned apartments.

Sincerely,

Long Cap Partners

Chris, Gabriel, Byron and Darren

Plan:



Property info:

One Stop Map CITY OF SAN ANTONIO

Identify Results
COA Parcel Key: 7616
Click on a layer for more info.

| Layer | Description |
|--|--|
| Airport Hazard Overlay Districts (AHOD) | Name: AHOD |
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| BCAD Parcels | Site: 1522 E GRAYSON ST, SAN ANTONIO, TX 78208 |
| CoSA Addresses | Address Key: 495716 |
| CoSA City Limit Boundary | Name: City of San Antonio |
| CoSA Parcels | Parcel Key: 7616 |
| Historic Districts | Name: Government Hill |
| Historic Districts | Name: Government Hill |
| Military Lighting Overlay Districts (MLOD) | Name: MLOD-3 - Martindale Army Air Field |
| Military Lighting Overlay Districts (MLOD) | Name: MLOD-3 - Martindale Army Air Field |
| Military Notification Area (MNA) | Name: Fort Sam Houston MNA |
| Military Notification Area (MNA) | Name: Fort Sam Houston MNA |
| Tax Increment Reinvestment Zones (TIRZ) | Name: Inner City |
| Zoning | Zoning Detail: C-2 IDZ |
| Zoning Overlay Label | Zoning Overlay: H |

1:1,000 X: 2139802 Y: 13708709

47°F Cloudy 5:09 AM 2/12/2024

One Stop Map CITY OF SAN ANTONIO

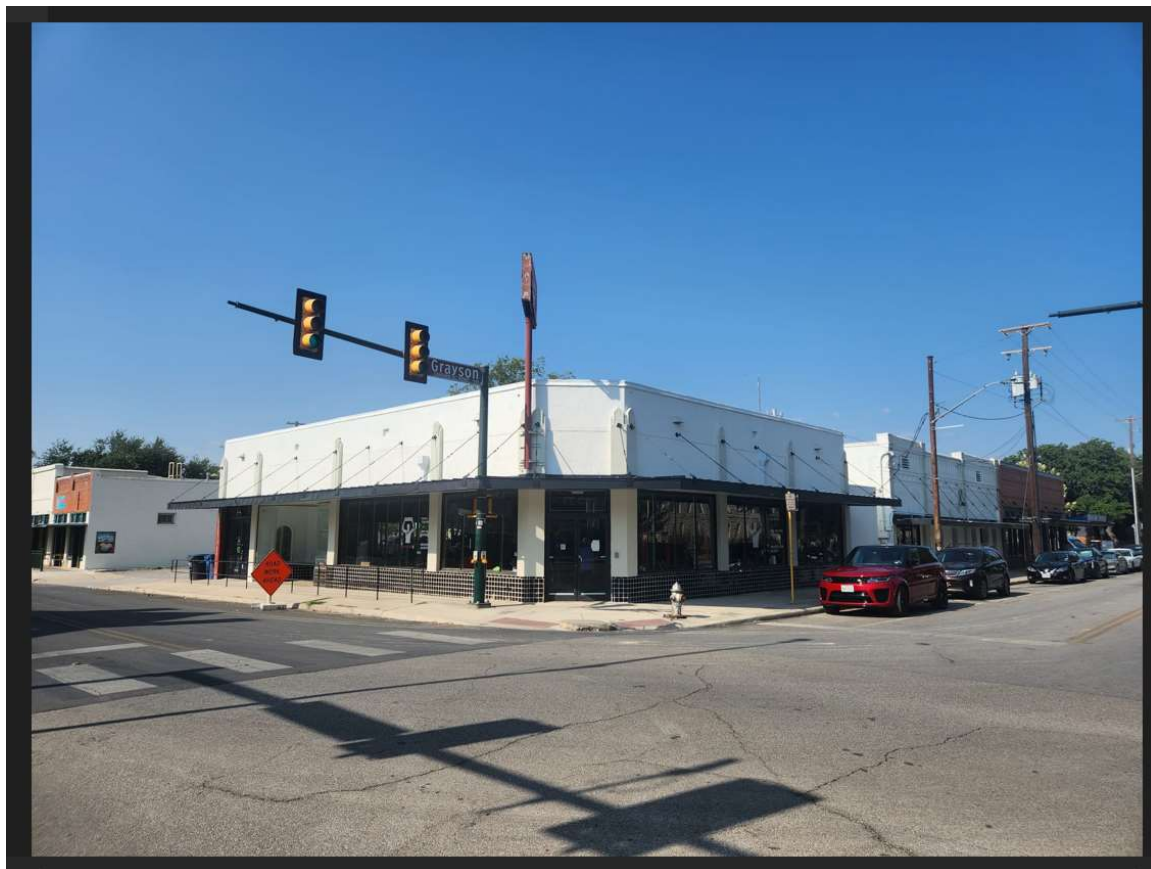
Identify Results
 COSA Parcel Key: 7615
 Click on a layer for more info.

| Layer | Description |
|--|--|
| Airport Hazard Overlay Districts (AHOD) | Name: AHOD |
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Quitmand Multi Family
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Completed rehabilitation:



SNAKE HILL RENOVATION BUDGET

| ITEM # | OPTION | DESCRIPTION |
|--------|--------|---|
| 1 | A | EXTERIOR PAINT: INCLUDES PAINT OF CHOICE. All brick and stucco surfaces painted with a white color TBD as per rendering |
| 2 | A | EXTERIOR PAINT: Paint all accents shown on historic preservation document and rendering with a light gray color TBD |
| 3 | A | AWNING STRUCTURE: Repair wood frames structures, paint to match accents |
| 4 | A | AWNING ROOF: Remove existing plywood and asphalt shingles. Replace with metal roofing material |
| 5 | A | AWNING LIGHTING: Add an estimated lights as per rendering and sconces |
| 6 | A | TILE CLEANUP: repair caulking, remove concrete splash, power wash. |
| 7 | A | WINDOW MOULDING: SAND AND REPAINT EXTERIOR MOULDING OF WINDOWS. Dark color to match tiles |
| 8 | A | STUCCO REPAIR IN EXTERIOR WALLS. Match paint color to white used on brick |
| 9 | A | PATIO: remove chain link fence, replace with 4 ft fence matching existing metal fence on the perimeter. Remove wood shed, remove concrete foundation of |
| 10 | | Create patio as per drawing, not including tree |
| 11 | A | PARKING AREA : Repair pot holes, grade, asphalt, stripe parking spots |
| 12 | A | Roof repairs: patch TPO roof, caulk and seal caps |
| 13 | A | HVAC: Add a 14000 BTU split unit to the Skate shop space, maintenance of all existing units |
| 14 | A | Signage: update existing sign as per rendering |
| 15 | A | Oversight- permits, inspections, scheduling, finalizing, traffic controls, etc. |

Total
Profit 10%
Total after profit

| | | |
|----|---|-------------------|
| 16 | B | Changes as listed |
|----|---|-------------------|

Prince Contracting Services - Total after changes

| | | |
|----|---|------------------------|
| 17 | B | Welding Brothers Patio |
|----|---|------------------------|

Total Rehabilitation

Changes - Detail Item # 16

| Removal and replacement of failed stucco system above awnings | | |
|---|--|--|
| | | Demolition, and haul off of failed stucco system sheathing, rotten wood, and broken glass |
| | | Framed in studs on 16" centers added on 16" replaced headers and footers as needed |
| | | Insulated all areas with R19 insulation, no insulation to begin with |
| | | Re-sheathed and waterproofed with Forcefield sheathing system |
| | | reapply lathing and stucco |
| Replace plywood, insulate, lath, and stucco old Bettys | | |
| | | Demo existing plywood |
| | | reframe 2"x6" on 16" centers replacing headers and footers, and boxed out window boxing out window |
| | | Re sheathing, added vapor-barrier, and lathed |
| | | Stucco |
| Garage door removal, repair and strengthening of historic double door. | | |
| | | Remove Garage door |
| | | Adjust all hinges for proper closure, and add HD hinges with Three new lower and two uppers |
| | | Disassemble, clean, and rekey deadbolt and handle |
| | | Replace closure trim with new door trim, weatherstripping, and door sweep |
| | | Replace glass and properly putty glaze in windows |
| | | |
| Adjustments to Sikes door | | |
| | | |
| Additional Electrical needed for Siempre so far and burial of conduits to reroute future electrical needs | | |
| | | burring conduits 2x1" and 2x3/4" |
| | | Power ran to inside and outside units |
| Replace stucco above Ejolitos with like decking to awning paint and trim | | |
| | | Carefully demo stucco above ejolitos |
| | | Add recessed light center of opening |

| | | |
|--|--|--|
| | | Install T 1-11 |
| | | Trim |
| | | Paint |
| Move condenser from ground to roof and electrical, build new curbs and di properly seal pitch pan | | |
| | | Mechanical cost to disconnect unit on ground and reconnect in air |
| | | Electrical movement |
| | | Add runners and seal unit with proper pitch pan |
| Tile removal, replace as needed and existing tile polishing grout cleani | | |
| | | |
| | | removal and disposal of nonrepairable tiles |
| | | installation of flat tile and bull nose |
| | | Polish remaining existing tile and grout |
| Removal of over 10" of roots and gravel between buildings to alleviate w | | |
| | | |
| Replacement of turnbuckles in downrods supporting awnings to allow pr | | |
| | | |
| | | |
| Downspouts and vent cover remove and replacement | | |
| Painted wall facing parking lot | | |
| replaced window and stucco behind Siempre | | |
| | | |
| | | |
| | | |

| | Sqft BCAD | | Rehab Cost Pro Rata |
|--------------------------|-----------|----|---------------------|
| 1947 N NEW BRAUNFELS AVE | 3662 | \$ | |
| 1522 E Grayson Bldg | 3348 | \$ | |
| | | | |
| Total Rehabilitation | 7010 | \$ | |

| | | |
|---|--|--|
| Property Identification #: 112992 | Property Information: 2024 | Owner Identification #: 3386270 |
| Geo ID: 01258-000-0020 Situs Address: 1522 E GRAYSON ST SAN ANTONIO, TX 78208 Property Type: Real State Code: F1 | Legal Description: NCB 1258 BLK LOT W 55.85 FT OF 1-2-3-4 & 5 Abstract: S01258 Neighborhood: NBHD code11290 Appraised Value: N/A Jurisdictions: 08, 11, 21, CAD, 06, 09, 10, SA011, 57 | Name: LCP-SNAKE HILL LLC Exemptions: DBA: STRIP CENTER |



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| Bexar CAD Map Search |
| This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith. |



1522

51%

FELONY NOTICE



COFFEE

HOUSE

1526
FOLKLORES
A SUBCULTURE COFFEE HOUSE
EST. 2018

MISFITS

1524













CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

September 21, 2023

ADDRESS: 1522 E GRAYSON ST
LEGAL DESCRIPTION: NCB 1258 BLK LOT W 55.85 FT OF 1-2-3-4 & 5
HISTORIC DISTRICT: Government Hill
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Kevin Prince/Prince Contracting Services - 210-868-40 301 E Cevallos St #444
OWNER: LCP-SNAKE HILL LLC - 927 STUDEWOOD ST
TYPE OF WORK: Exterior alterations, Exterior lighting, Fencing, Landscaping/hardscaping/irrigation, Porch/Patio

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)install a new 564-square-foot concrete patio at the rear of the structure, (2)install 4-foot-tall metal cattle panel fencing on the east and west property lines, (3)install a 6-foot-tall wood privacy fence on the property line between the two commercial properties, and (4)complete landscaping modifications including the installation of planting beds, decomposed granite mulch, and posts for cafe lighting.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 9/21/2023 2:29:09 PM

ADMINISTRATIVE APPROVAL TO:

1. Install a new 564-square-foot concrete patio at the rear of the structure.
2. Install 4-foot-tall metal cattle panel fencing on the east and west property lines.
3. Install a 6-foot-tall wood privacy fence on the property line between the two commercial properties.
4. Complete landscaping modifications including the installation of planting beds, decomposed granite mulch, and posts for cafe lighting.

The final construction height of the approved gate and fencing may not exceed the maximum height of 6 feet as approved by the HDRC at any portion of the fence. Additionally, the gate and fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

APPROVED BY: Rachel Rettaliata

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with