

HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2022

HDRC CASE NO: 2022-322
ADDRESS: 250 E GRAYSON ST
LEGAL DESCRIPTION: NCB 14164 BLK 1 LOT 3 (RIO PERLA DEVELOPMENT)
ZONING: IDZ, HS
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Mesha Millsap/Rio Perla Properties, LP
OWNER: Rio Perla Properties, LP
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: June 03, 2022
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 250 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.

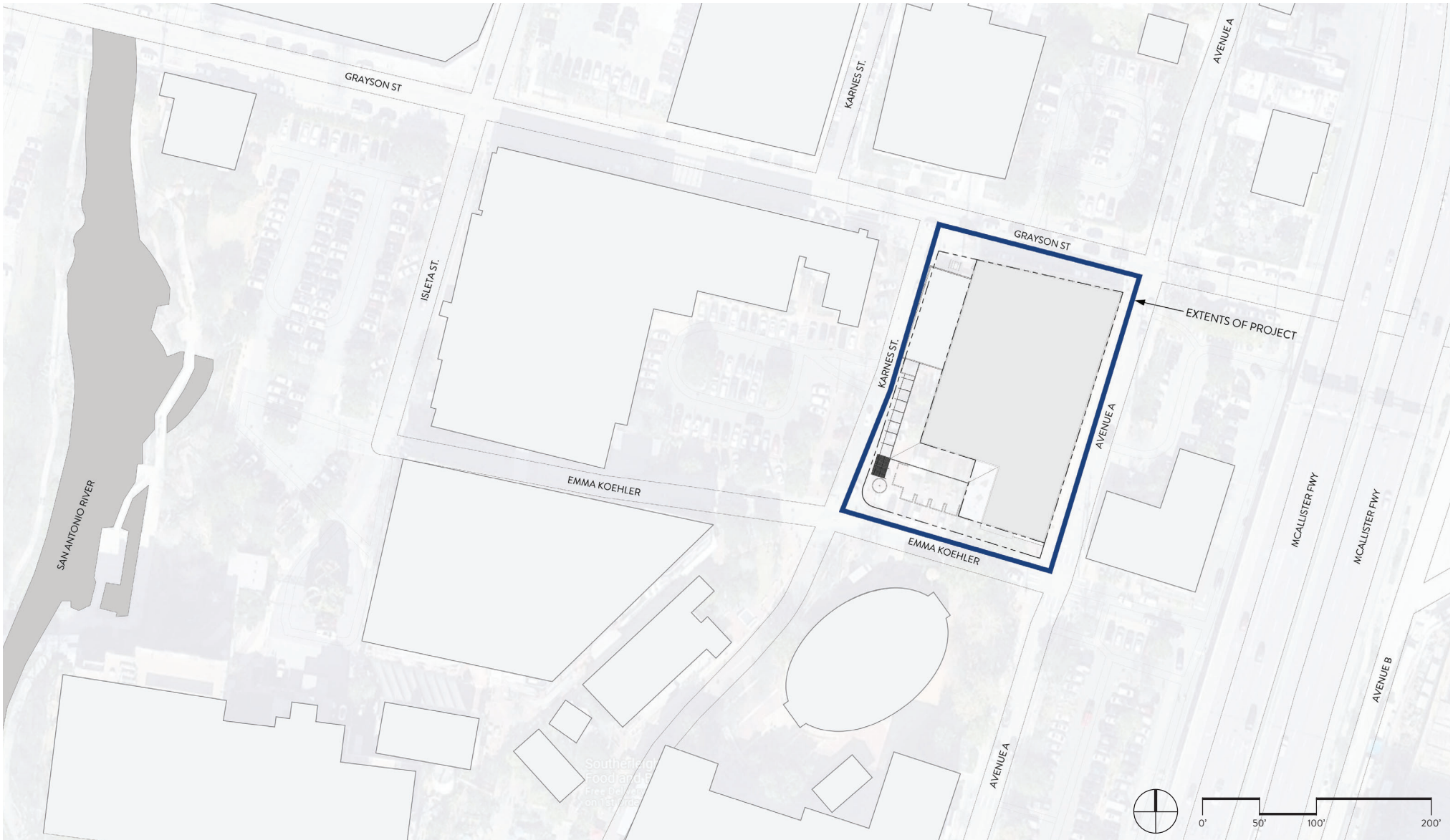
FINDINGS:

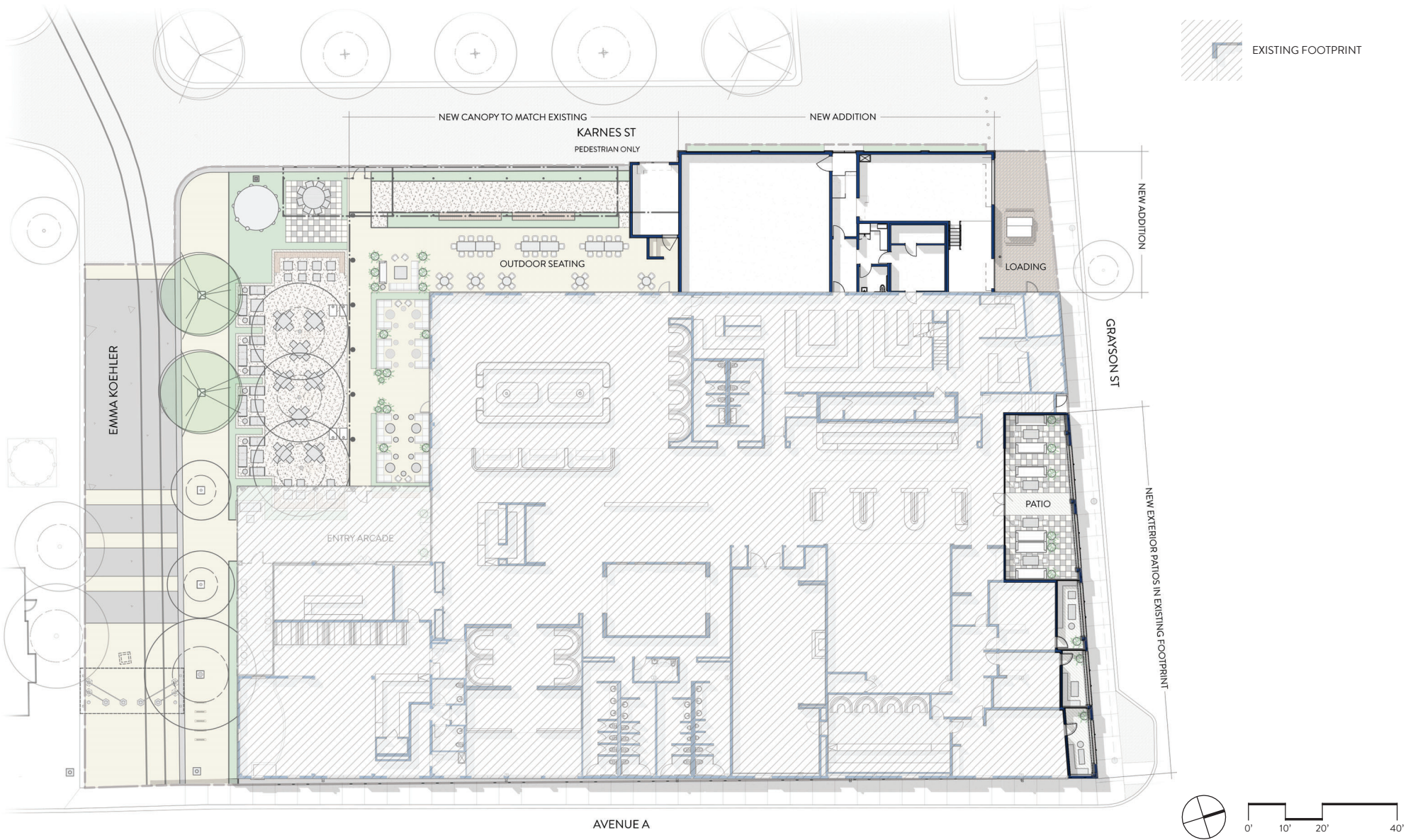
- a. The structure located at 250 E Grayson is commonly known as the Pearl 1939 Garage. The property is an individual landmark. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes selective demolition of non-original partitions, mechanical, electrical, and plumbing upgrades, fire sprinkler system modification, a comprehensive interior remodel, new construction of a storage addition, roof replacement, masonry restoration, window restoration and repainting, fenestration modifications, and the installation of a new mechanical and storage mezzanine. 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. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete.

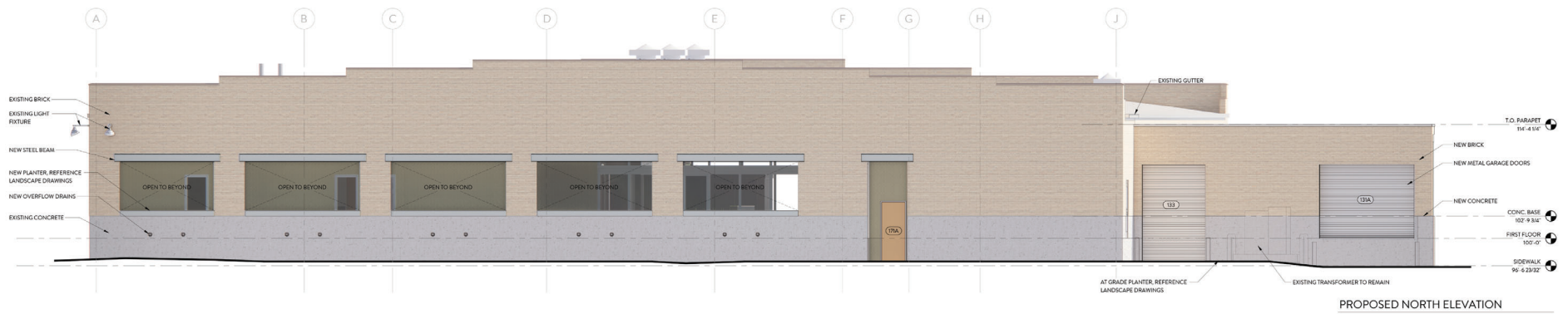
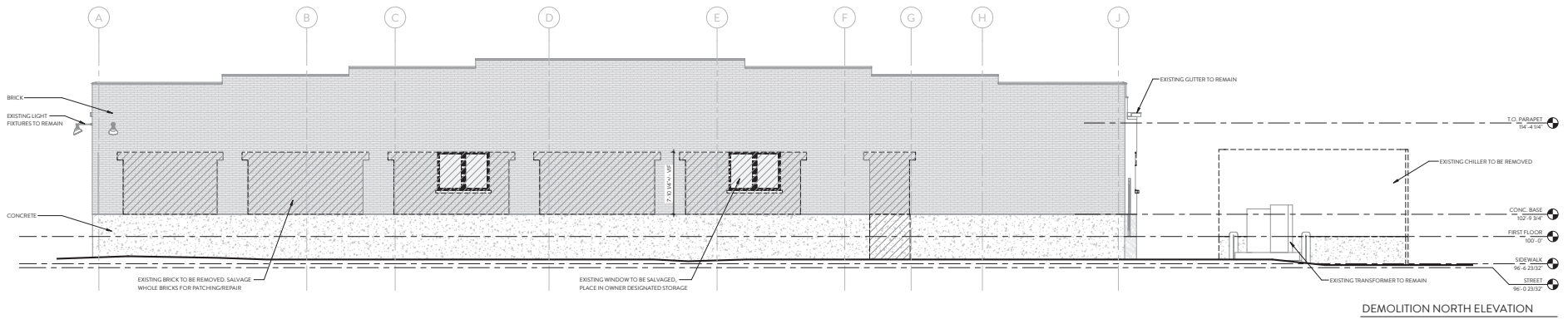
RECOMMENDATION:

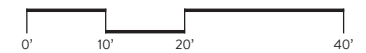
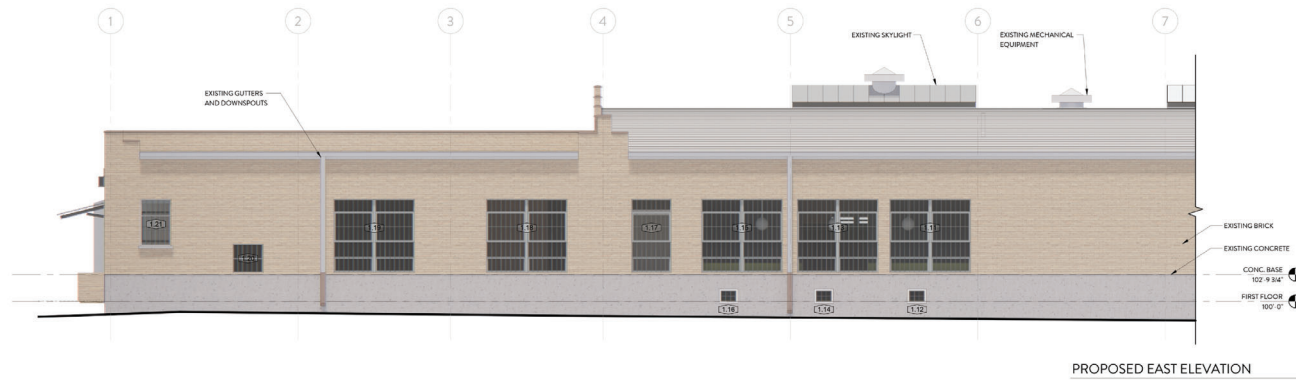
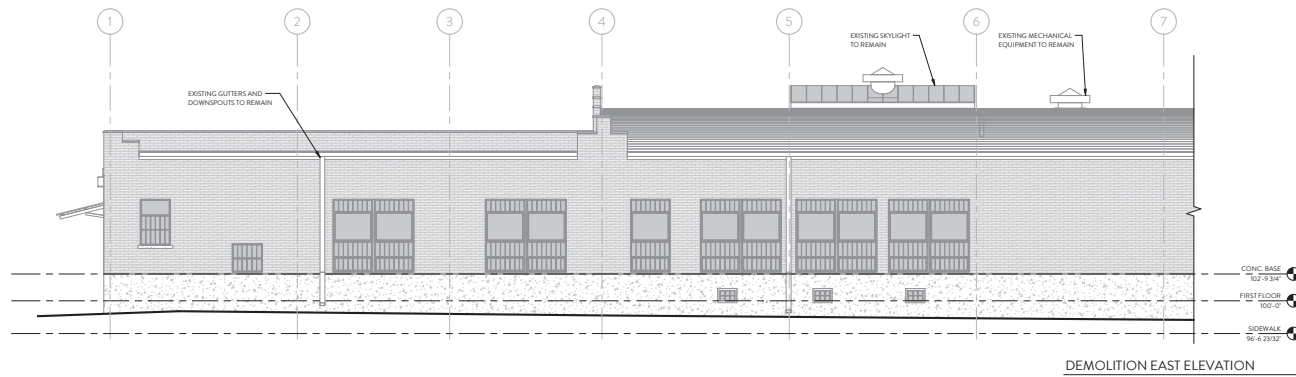
Staff recommends approval based on findings a through c.

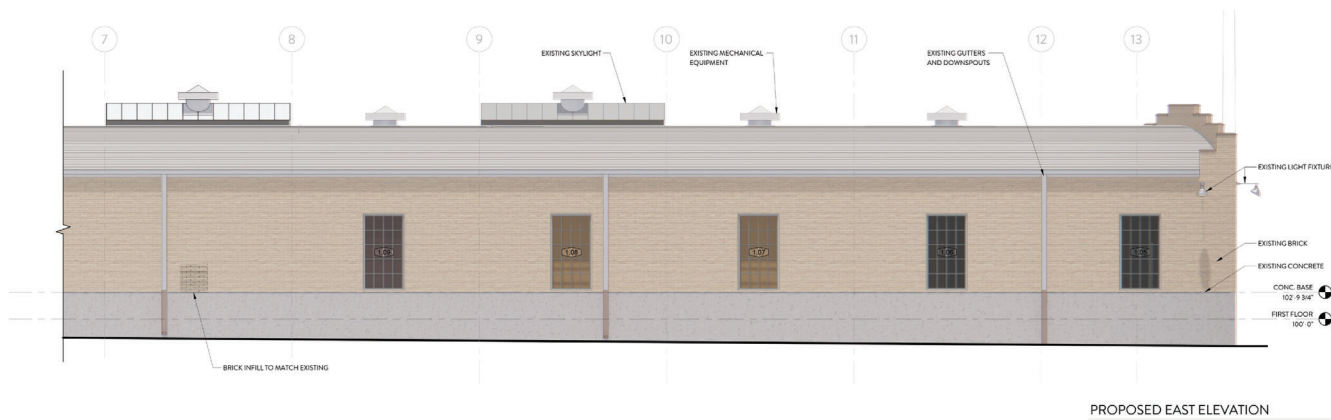
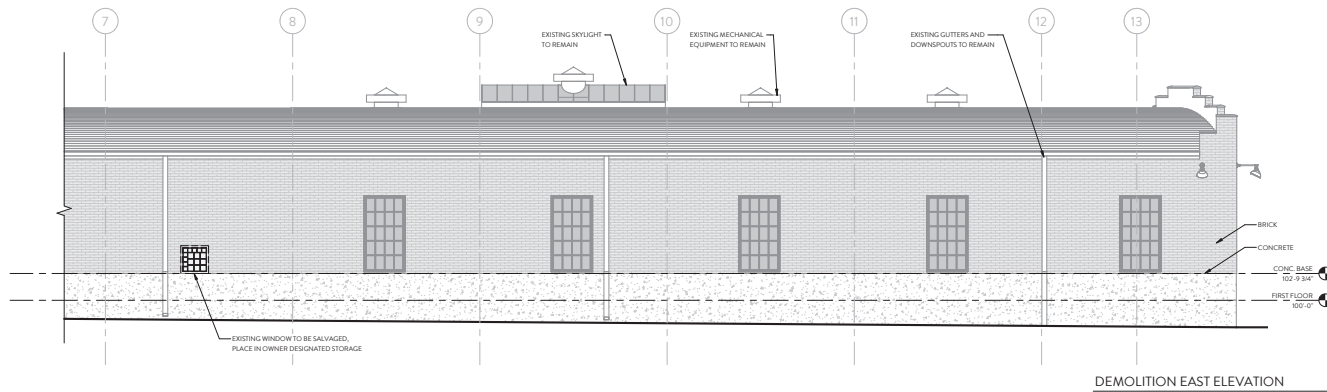
1939 GARAGE

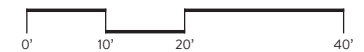
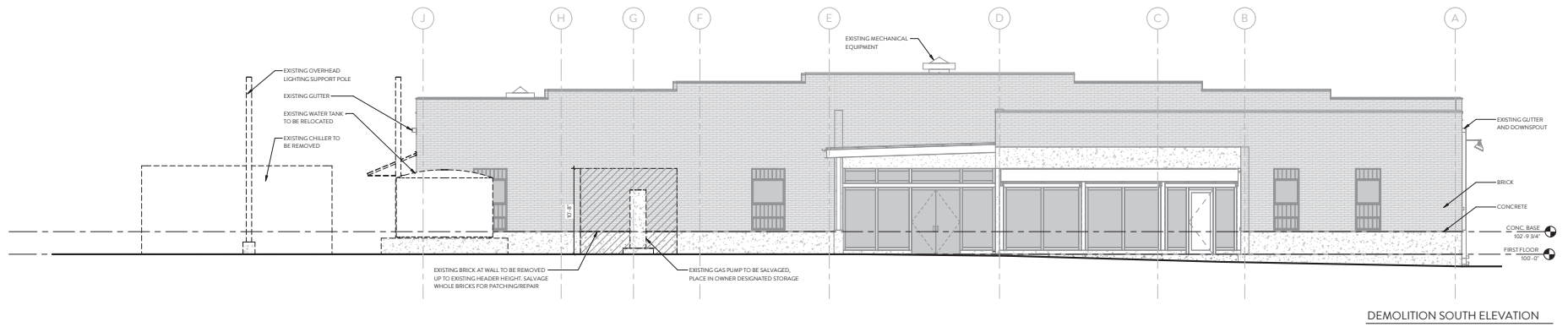


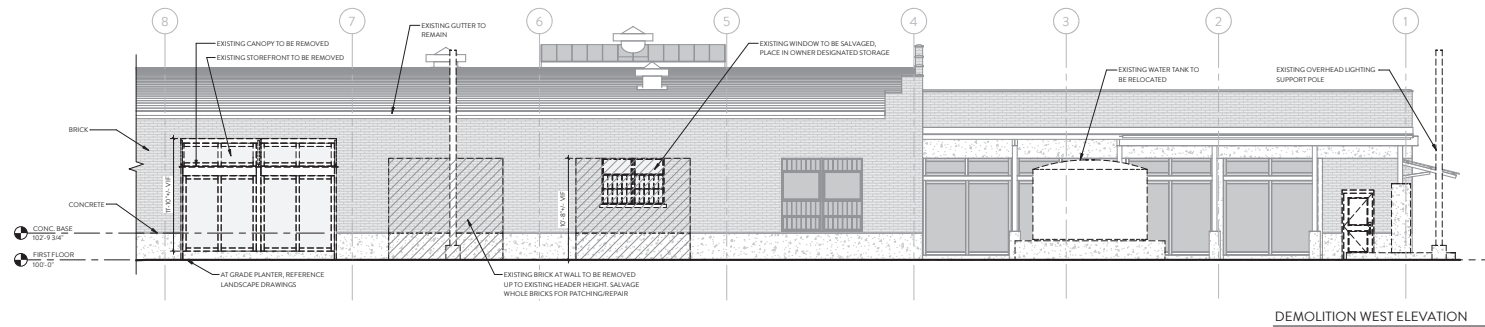




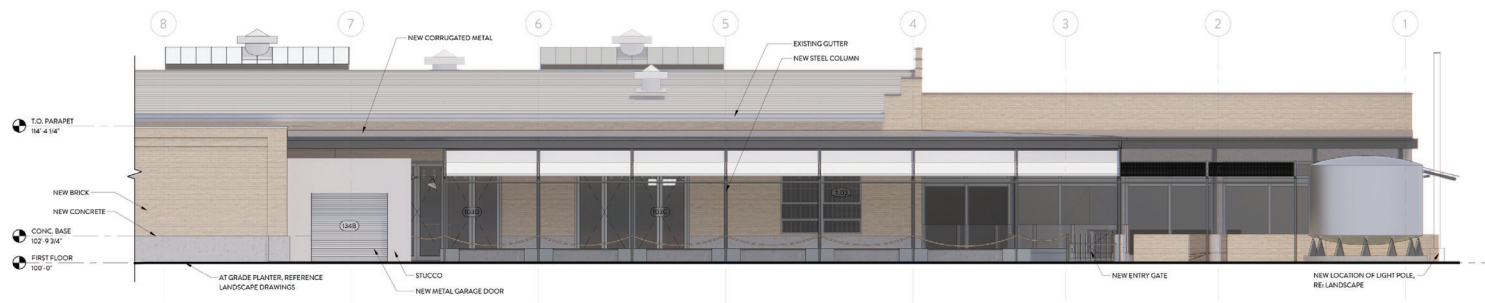




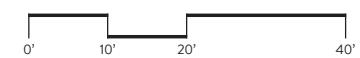


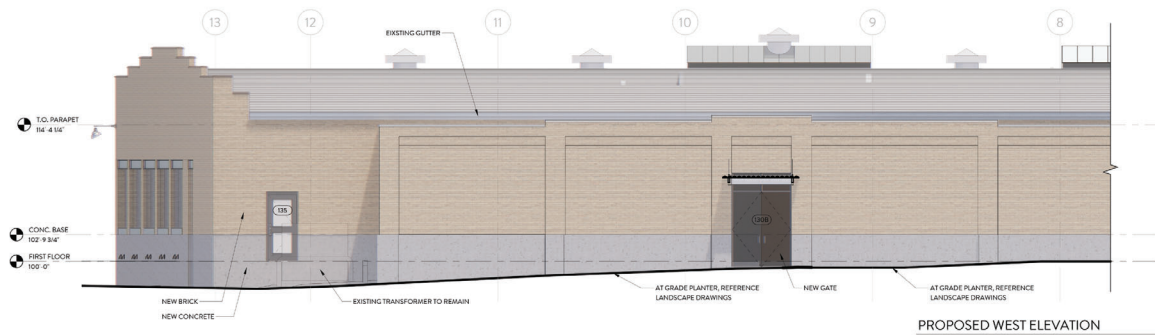
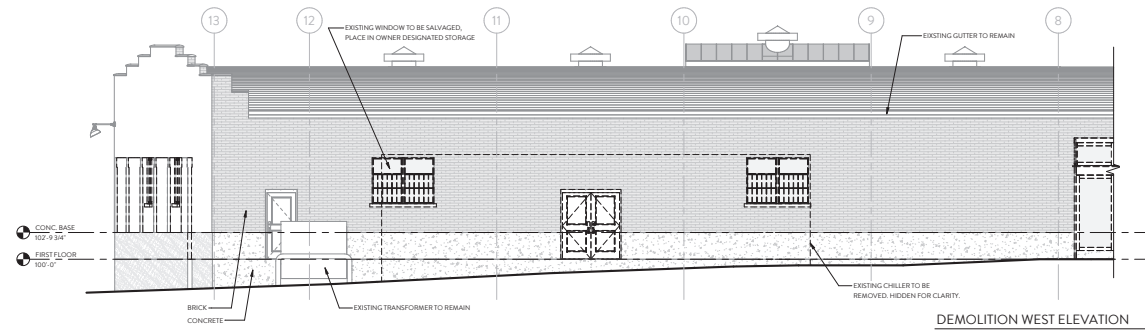


DEMOLITION WEST ELEVATION



PROPOSED WEST ELEVATION









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NO PARKING
ANYTIME
IN THIS ZONE
PERMITS ARE REQUIRED
FOR ALL OTHER VEHICLES
EXCEPT FOR THE
VEHICLES LISTED BELOW
PERMITS ARE AVAILABLE
AT THE CITY CLERK'S
OFFICE, 100 N. 1ST ST.,
SUITE 100, DENVER, CO 80202
(303) 222-2222

PEARL IS
SCOOTER
FREE















205 E. Grayson (PEARL 1939 GARAGE)

City of San Antonio Historic Rehabilitation Application Part 1

Projected Time Schedule

12/2021 – 10/2023

Estimated Associated Costs

\$

Scope of Work

Selective demolition – non-original interior partitions, mechanical, electrical, plumbing systems

New mechanical, electrical, plumbing systems

Modify existing fire sprinkler system

New interior partitions and finishes

New Back-of-House addition for storage, trash, chillers on west side of building

Repair/replace existing modified bitumen roofing as required

Masonry restoration – exterior and interior

Restore/repaint existing steel sash windows and steel storefront systems

New exterior openings with steel sash storefronts on north, south and west sides

New mechanical / storage mezzanine