

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-049
ADDRESS: 204 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 3971 BLK 6 LOT 8 AND E 55 FT OF 7
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Rene & Vanilla Macias-Rodriguez
OWNER: Rene & Vanilla Macias-Rodriguez
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: January 12, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 204 W Gramercy.

APPLICABLE CITATIONS:

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:

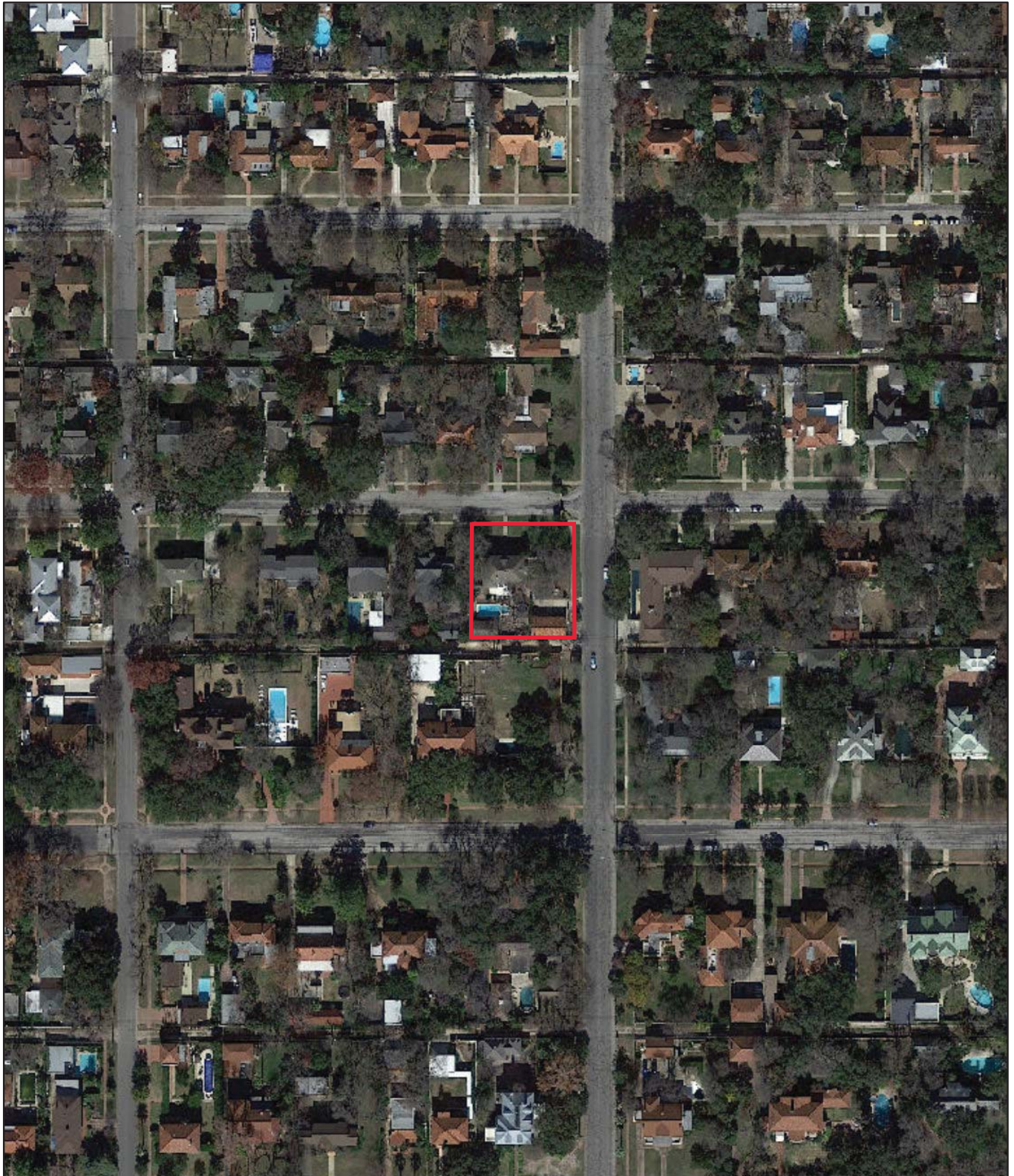
- a. The primary structure located at 204 W Gramercy is a 2-story, single-family residence constructed circa 1920 in the Mediterranean Revival style. The structure features a composition shingle hip roof, a decorative front roof parapet, stucco cladding, one-over-one wood windows, arched window surrounds on the front façade, and a front-gable portico with Tuscan columns. The property contributing to the Monte Vista Historic District and received Historic Tax Certification on October 21, 2020. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, electrical upgrades, new plumbing and interior and exterior painting.
- c. Staff conducted a site visit on January 11, 2022, 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 violations on the property.
- d. 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.

- e. Approval of Tax Verification by the HDRC for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

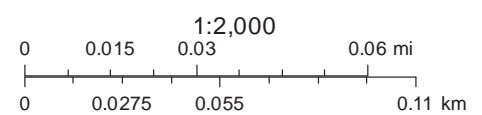
Staff recommends approval based on findings a through e.

City of San Antonio One Stop

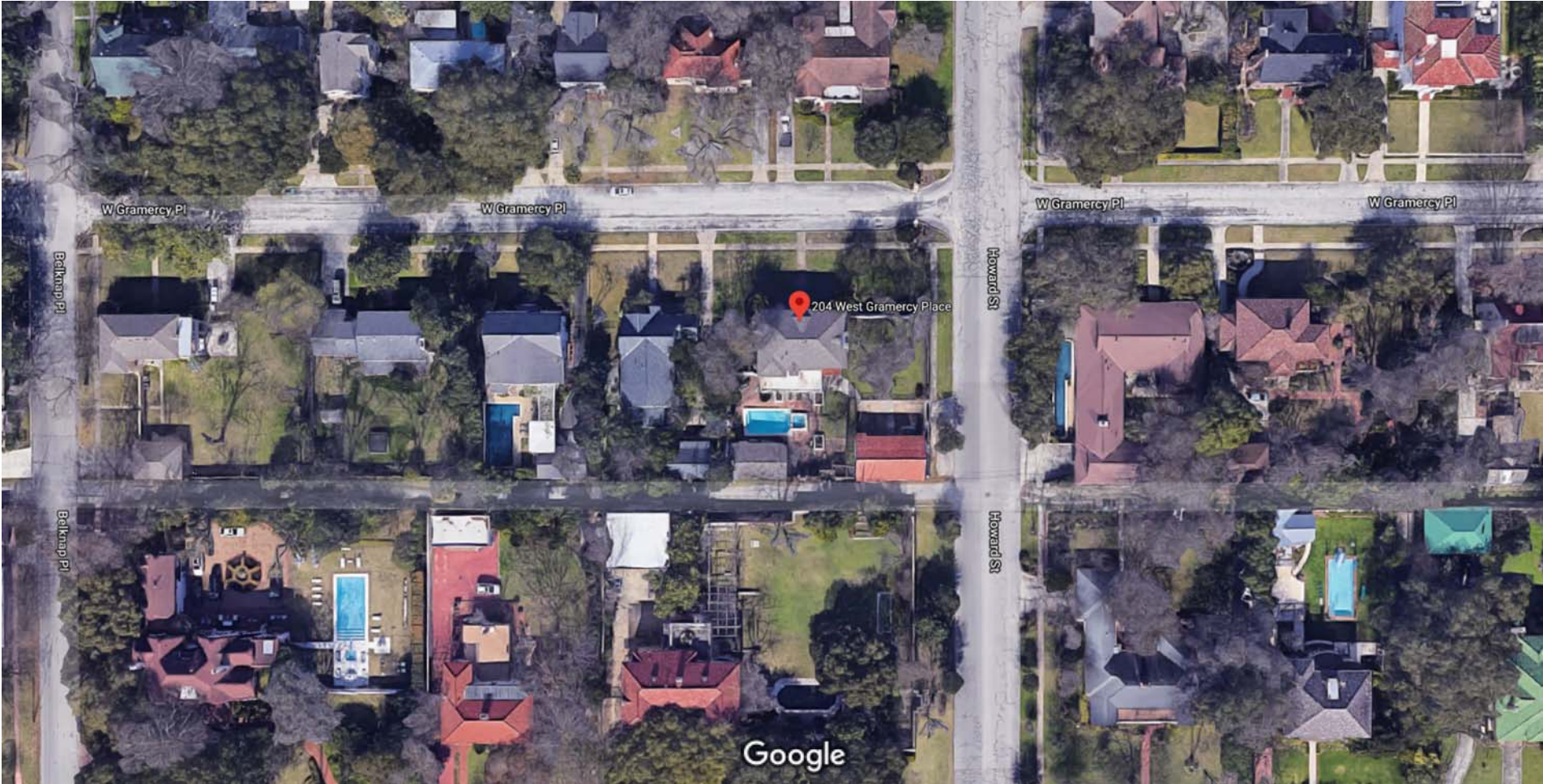


October 7, 2020

— User drawn lines



Google Maps 204 W Gramercy Pl



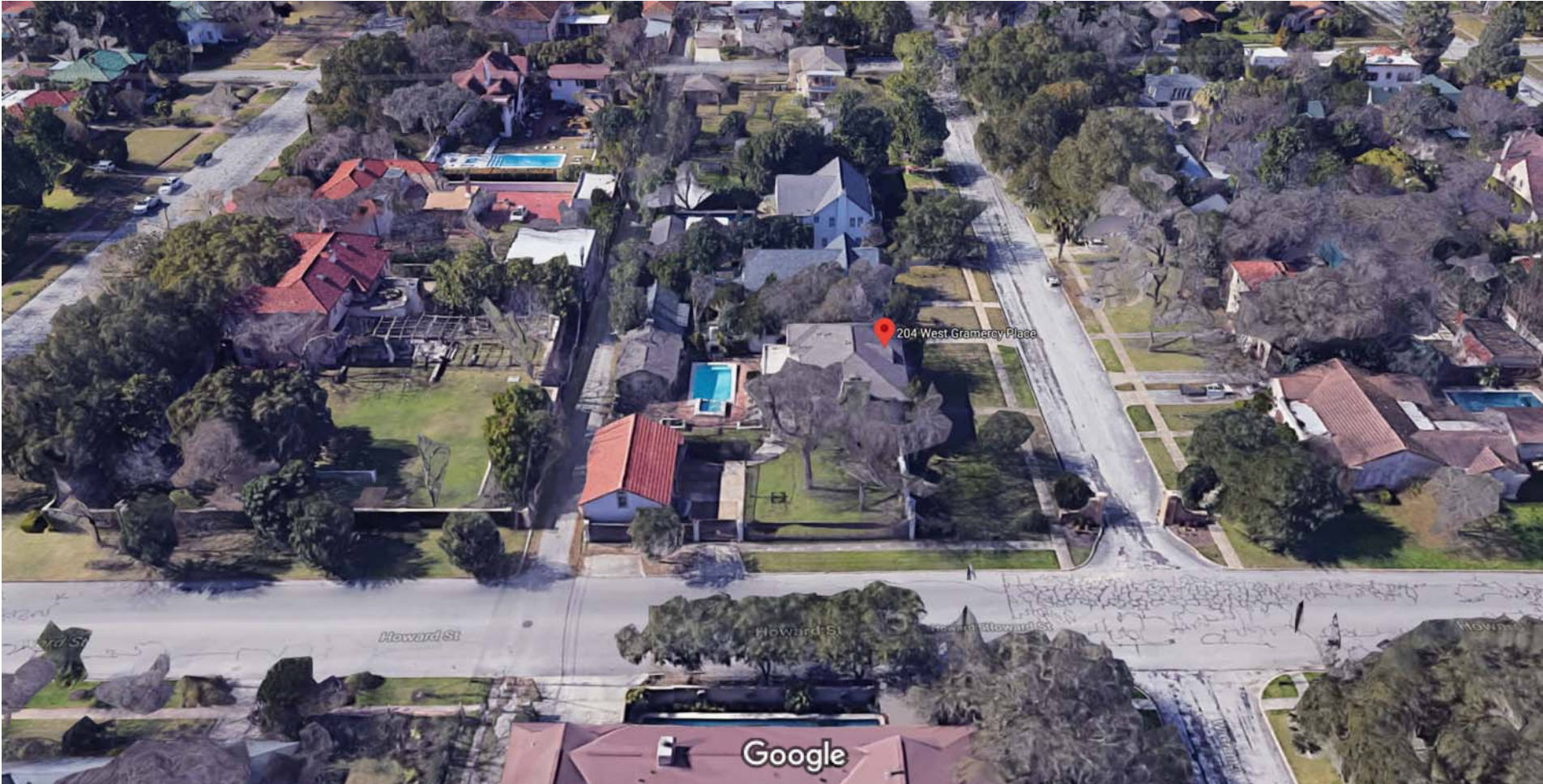
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Google Maps 204 W Gramercy Pl



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Google Maps 204 W Gramercy Pl



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Google Maps 204 W Gramercy Pl



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Historic & Design Review Commission,

This letter is to describe the work done to 204 W Gramercy Pl San Antonio TX 78212.

After receiving appropriate approval from the SA Office of Historic Preservation (OHP), we started renovation on our home. The idea for the renovation for the home was to give the home a more updated floor plan for today's lifestyle while trying to maintain some of the original charm with keeping doors and hardware and using choices in tile, hardware, and fixtures as an homage to the 1920's when the home was built. We knocked out a lot of the walls and used support beams to give a wide open floor plan and moved the kitchen to a more central location with a large island to allow for entertaining. The kitchen cabinets were changed to a classic shaker cabinet in white with quartz counters. Large windows and doors with windows were installed to allow for extra natural light and views of the backyard. Although the home had hardwood flooring, the hardwood was mismatched and in different directions so we installed European oak wide planked engineered hardwoods throughout. The ornate stair railing was removed and replaced with a more modern look. The bathroom tile was removed and given a more classic look with dolomite white shower tiles in the hall and junior suite baths, porcelain tile was used on all bathroom floors and master shower. New white vanities were installed with quartz countertops in all three full baths. Glass shower enclosures were installed in the master and junior suite baths. Chrome fixtures were installed in all upstairs bathrooms while the first floor bathroom and kitchen were given champagne brass fixtures. The home was painted in a neutral creamy white color for most rooms with the exception of the bathrooms (greyish blue) and the pink sitting room (pink) and movie room (khaki tan). To help with the darkness of the home, we installed recessed lighting in all rooms with dimmers for a large amount of the lights. Due to the changing of the piping for the HVAC exhaust, we changed the HVAC on the first floor at the city's recommendation. With all of the work done, the home is brighter, updated, and all new for us to live in.

The renovation to the exterior of the home included:

painting the home and fence

making two small doors into 3 large windows looking into the backyard as per OHP direction

enlarging two entry doors in the backyard to match existing patio doors as per OHP directions

expanding dining area by taking extra square footage from an outdoor alcove

The interior renovation included:

moved the kitchen and butlers pantry to a more central location

removed existing walls and placed support beams to give an open floor plan

moved the powder room into where the original kitchen had been

placing new engineered hardwood flooring on all floors except the

kitchen/restrooms/laundry/dining/butler's pantry

new stair railing

wallpaper in the elevator and powder bath

new bathroom vanities

new tile in all showers

new tile flooring in kitchen/restrooms/laundry/dining/butler's pantry

installed a stand alone tub in the master bath

enlarged showers in master and junior suite

new bathroom fixtures for all sinks and showers

new kitchen and butler's cabinets

new hardware and fixtures for kitchen

new paint throughout the home

updated fireplace mantels

installed recessed lights in all rooms

removed knob and tube wiring

new HVAC unit for the downstairs

new plumbing throughout the home including sewage line

The work started at the beginning of September 2020 and the final permits were closed and therefore work was completed on December 23, 2021

Permits

There are permits open on 204 W Gramercy Pl on the old Legacy System. From what I have been told by the permits department, because the permits were pulled on the old system, they are unable to update the status to say passed.

I have personally been involved with getting the remaining inspections passed and permits closed. Due to issues with the contractor and subcontractor, George Medina was let go from the job and because of this didn't have the final inspections or permit closed. I hired another gentleman to pull a closing permit for the plumbing and this passed inspection on December 21, 2021. Also on December 21, 2021, the final walk-through inspection was completed for King's Construction with Jacob Cuellar. He was emailed the engineer's letter and said the job was complete and we passed inspection. The HVAC system had its final inspection on December 23, 2021 and we were told that we passed inspection and we could have the permit closed.

Again, due to issues with the old system and being unable to go back to it, I have been told that they will continue to say open on the Legacy System.