

HISTORIC AND DESIGN REVIEW COMMISSION

June 15, 2016

Agenda Item No: 1

HDRC CASE NO: 2016-197
ADDRESS: 2042 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 1933 BLK 31 LOT 18
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Thomas Bergo
OWNER: Thomas Bergo
TYPE OF WORK: Addition, Window replacement, window trim
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval:

1. To construction an addition to the rear of the existing structure
2. To repair and replace wood windows and trim
3. To replace aluminum windows with wood windows
4. For Historic Tax Certification for the property at 2042 W Gramercy Place

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the

district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

UDC Section 35-618. Tax Exemption Qualifications:

(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. **BACKGROUND** – This home is located in Phase 5 of the Monticello Park Historic District, which was designated May 16, 2010.
- b. **MASSING/SCALE** - At the rear of the primary historic structure, the applicant is proposing to construct an addition of 340 square feet with stucco siding and a flat roof. Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way and be subordinate to the historic structure.

Staff finds the construction of the addition to the rear and with a flat roof, which matches the roof form of the existing structure, will not impact the public right-of-way. No trees will be removed as part of this request.

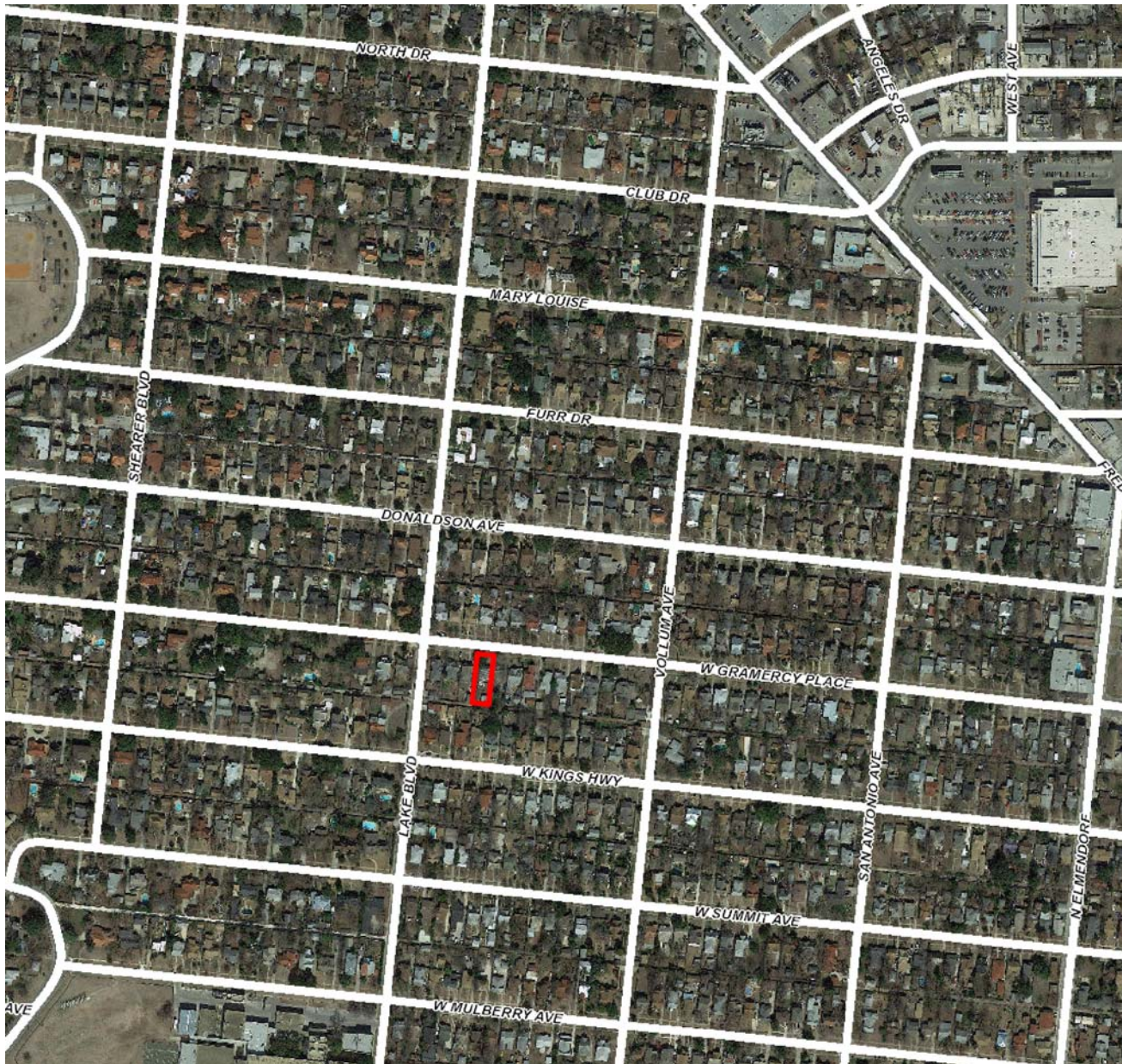
- c. **ROOF FORM** – Guidelines for Additions recommend additions and feature a roof form comparable to that of the primary historic structure. The existing structure has a flat roof, and the proposed roof of the addition extends the existing roof line. This is consistent with the Guidelines.
- d. **MATERIALS** – The proposed stucco siding is consistent with the Guidelines for Additions 3.A.i., which states the materials should complement existing.
- e. **TRANSITION** - A transition between the primary historic structure and the addition is needed in order to differentiate the addition from the existing structure. The proposal exhibits this distinction with the architectural detail of a vertical trim piece on both elevations. This is consistent with the Guidelines for Additions.
- f. **ARCHITECTURAL DETAILS** - On the addition's east facing façade, the applicant is proposing to install one, six over six, wood window to match the dimensions of the existing. According to the Guidelines for Additions 4.A.ii., architectural details that are in keeping with the historic structure should be featured throughout the addition. These window dimensions and material match those of existing on the same facade. This proposal is consistent with the Guidelines.
- g. **ARCHITECTURAL DETAILS** – On the rear façade, the application is proposing to install a triple window, with three six over six wooden windows. There will also be a square 6 over 6 wood window and a sliding glass door. According to the Guidelines for Additions 4.A.ii., architectural details that are in keeping with the historic structure should be featured throughout the addition. Staff finds the window proportion not appropriate for the style of the home.
- h. **WINDOWS** - The applicant is proposing to replace existing non-historic trim with trim and sill detail to match historic windows and replace non-historic aluminum windows with wood windows. This is consistent with the Guidelines for Exterior Maintenance and Alteration that states to replace non-historic windows and window details with ones that would be there historically.
- i. The applicant is requesting Historic Tax Certification for the property located at 2042 W Gramercy Place. The scope of work consists of window repair and refinish and replace wood floors.
- j. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval of items #1 through 4 as submitted based on findings a through j.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 03, 2016

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2042



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OFFICE OF PLANNING
COMMUNITY DEVELOPMENT
Housing & Community Development
1000 N. LOOP W. #100
SAN ANTONIO, TX 78207
781-388-1000
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2042 W. Gramercy Place – Addition Request

The following is a proposal to repair and update the residence at 2042 W Gramercy Place. I have outlined the basic concept of what I would like to do to make many needed repairs which will make the home more livable and extend the life of the dwelling without changing its historical sense.

The house has been remodeled by previous owners and not well maintained.

- Double hung wood windows were replaced with aluminum combination windows in some rooms. (See 3a, 4a, 4b, & 4f)
- When new windows were installed the trim was changed by nailing 1x4 boards to existing brickmold and stucco. The new trim was poorly installed and not sealed against the weather and currently is rotting (See Exhibits 4f – 4h). Further, the installation was done in such a way that water leaks into the house and will eventually compromise the plaster walls and interior framing.
- The kitchen was remodeled changing the location of the back door and rearranging the kitchen area in an attempt to make a laundry room. Installation of new door was poorly done and is causing problems in the structural integrity of the back wall. (See exhibits 3a – 3c)
- The “new” laundry room is small and the covering of the old door was poorly accomplished with plywood and drywall leaving the back of the house looking trashy. (See exhibits 3a – 3c)

I would like to do the following:

- I. Add 10 feet to the back of the dwelling and restore the kitchen and back of the house to the look before it was remodeled.
 - a. Stucco to match current stucco siding.
 - b. This should solve the structural problems caused by the remodel.
 - c. This is to include installation of central heat/air conditioning for the house.
 - d. The additional floor space will add to the kitchen area, bedroom, and utility rooms. At the same time re-route (where possible) gas and phone/cable lines under the house where they will not affect the exterior appearance as well as run the utilities underground.
- II. Restore the wood trim on the windows on the sides of the house to the original look. (See Exh 4b – 4e) Replace windows where necessary with wood windows. The Architect’s drawing shows the trim to match existing – that will be changed in the final drawing to specify restoring the original trim. Exhibit 4a shows the contrast in style: the windows in the back (Exh 4i) are the original trim and windows in the front are the remodeled trim. As previously mentioned, the remodeled windows attached 1x4 trim to the original trim. Exhibit 4i shows a larger picture of the rear windows on the West side with the original trim.
- III. Because of the age of the house, wiring and plumbing will have to be upgraded to prevent future problems and comply with electrical code required by the new underground service entrance.
 -

2042 W. Gramercy Place – Addition Request

The following exhibits demonstrate what I want to do and illustrate some of the conditions as listed above:

Exhibits:

No		Type	Description
1	a	Picture	Front of house - Current
2	a	Drawing	Architect's drawing of project.
3	a	Picture	Back of House - Current
	b	Picture	Post Remodel – Former Door
	c	Picture	Back of House – Pre-Remodel
4	a	Picture	West side of house from front- Current
	b	Picture	West side of house Windows showing post remodel trim
	c	Picture	Post remodel trim – close up
	d	Picture	Pre Remodel trim
	e	Picture	Pre Remodel trim – close up
	f	Picture	Window trim problem illustration
	g	Picture	Window trim problem illustration
	h	Picture	Window trim problem illustration
	i	Picture	East Window showing original window trim
5	a	Drawing	Floor Plan of Addition

In summary: I am sure you will agree, the style and appearance of this house is unique in the area. I would like to preserve, as much as possible the look and feel as I go through the repairs and construction. Prior neglect as well as attempts to 'modernize' the interior and exterior has left it in need of attention.

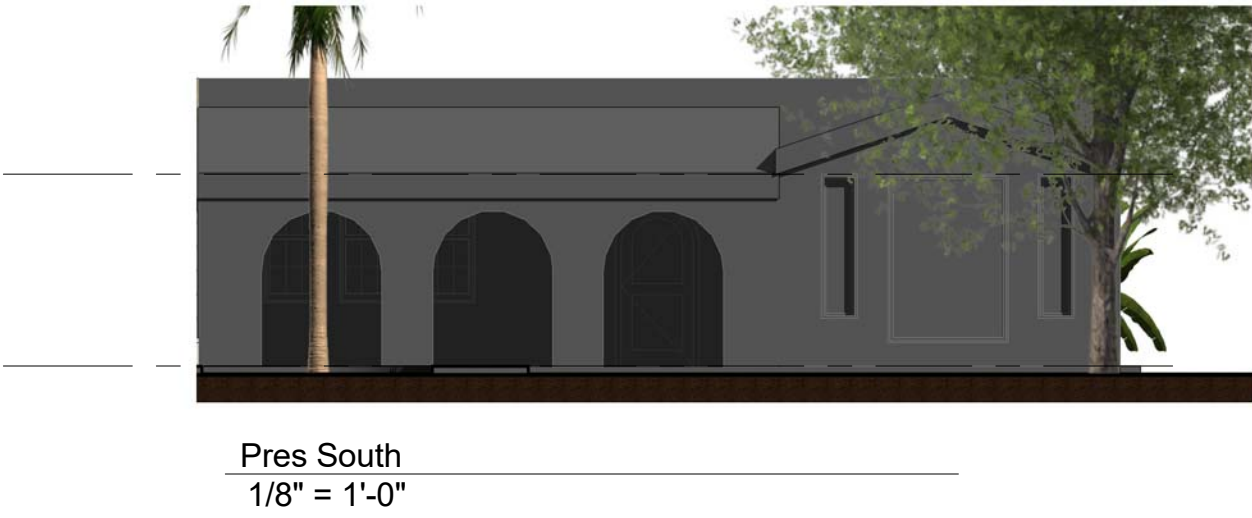
The garage/driveway renovation previously approved is underway and I would like to start the planning to accomplish the addition and repairs to the main building as presented in the original concept presented to the HDRC.

Please contact me if you have any questions or concerns. I am available if anyone wants to tour the home and inspect the conditions I have presented here.

Tom Bergo
(210) 289-9125



1a



3D View 1

3a





3b



3c

2042 Back of House - 2008?





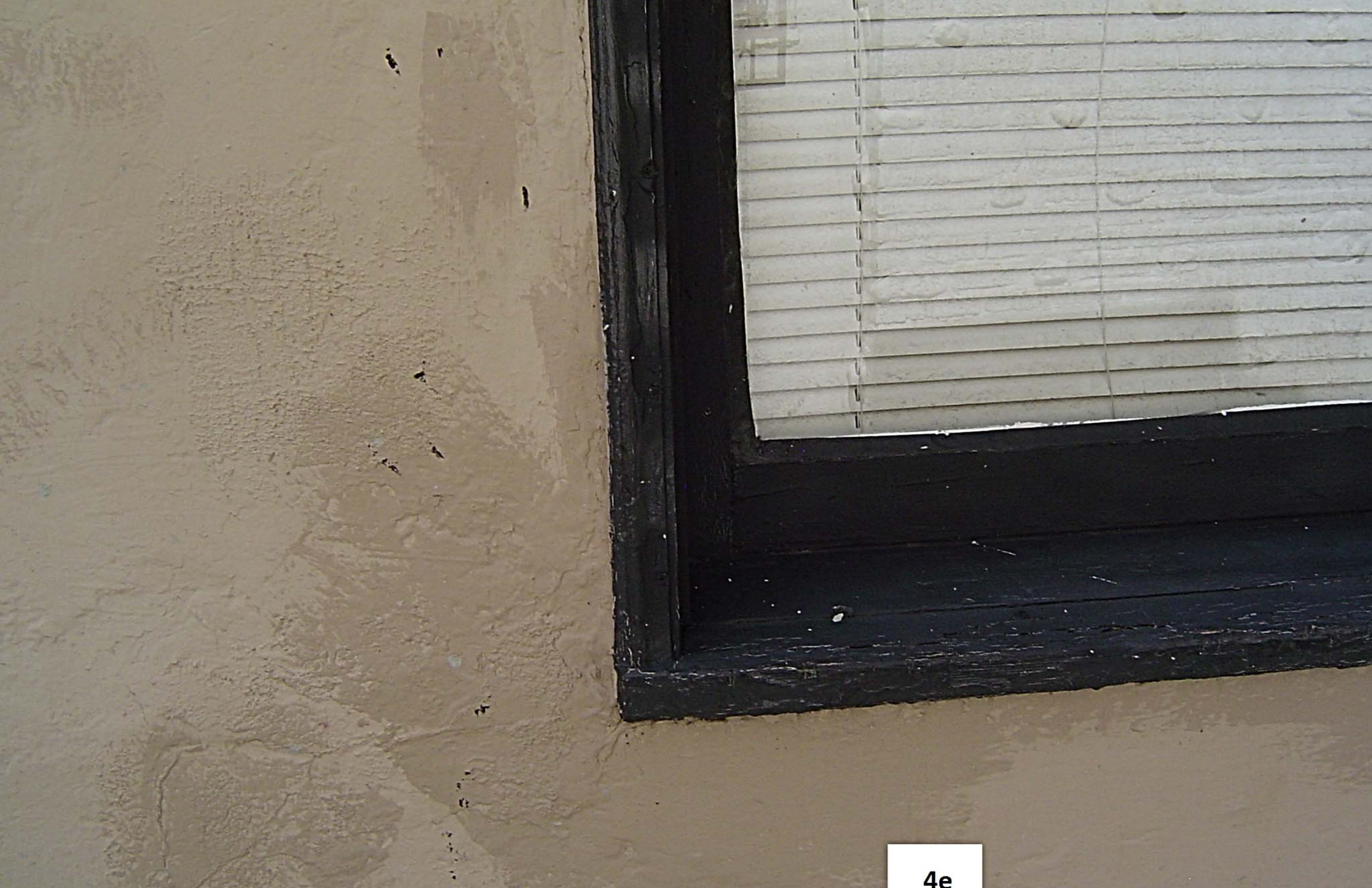
4b



4d



4c





4g



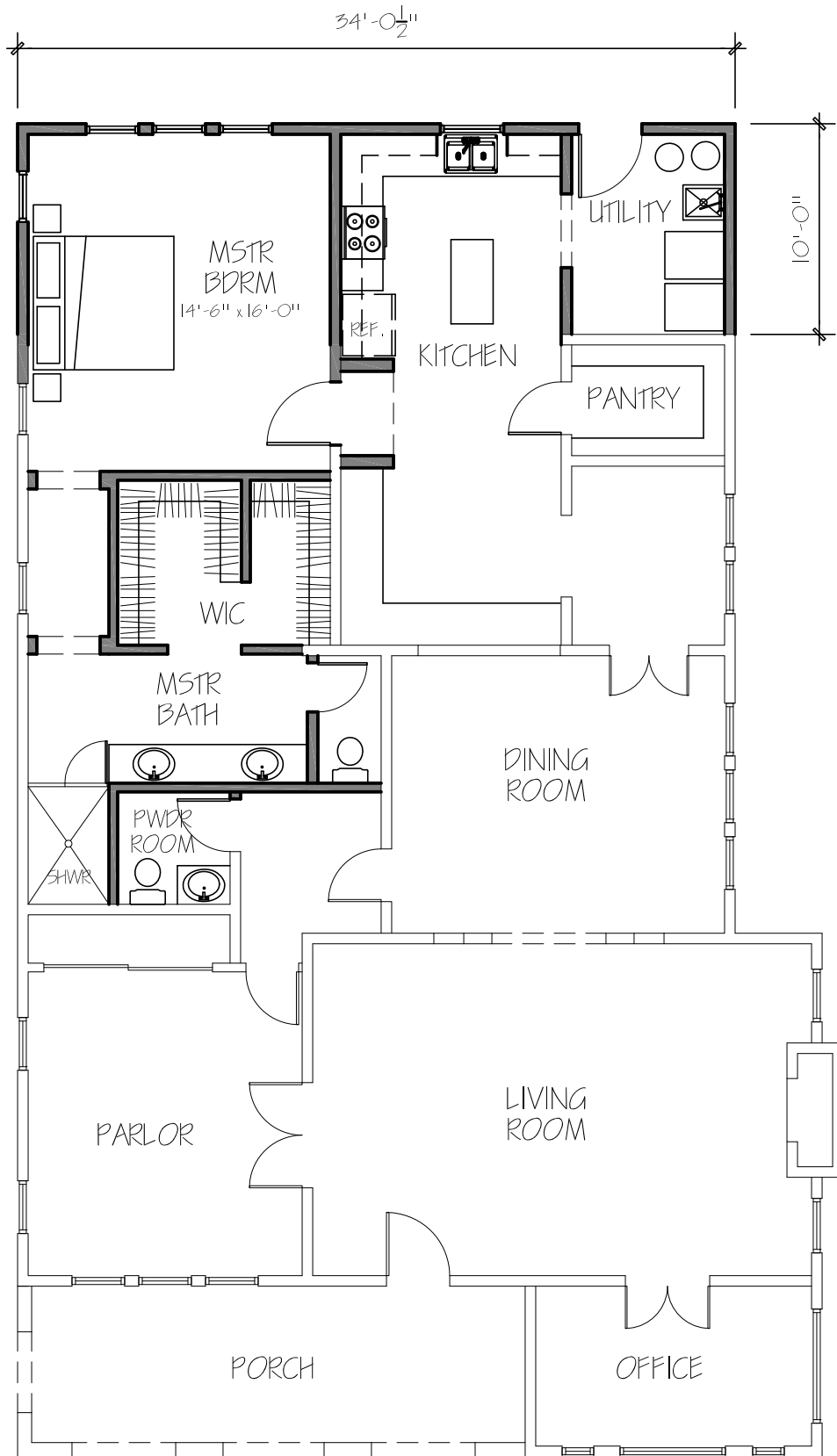
4g

4h





5a



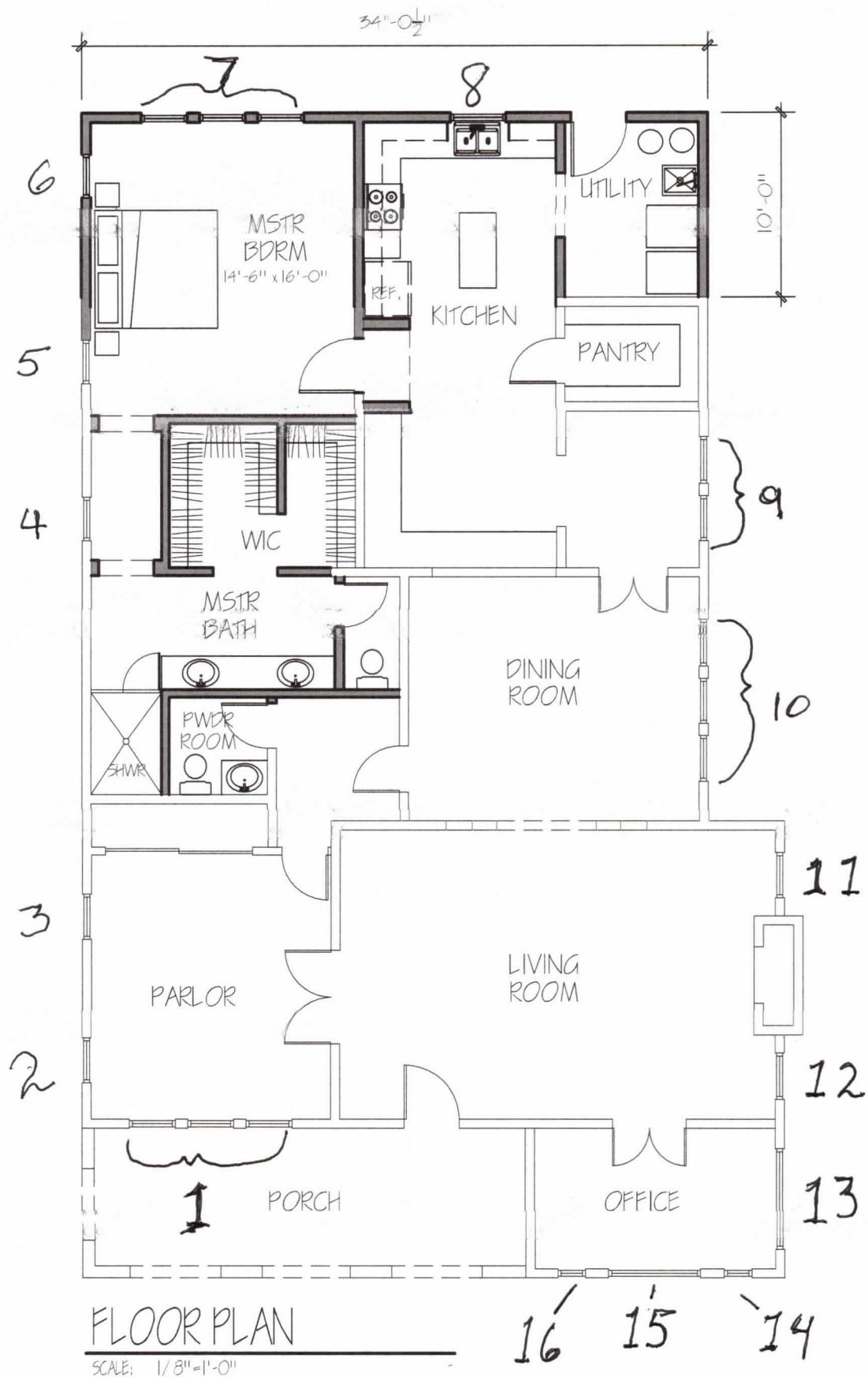
FLOOR PLAN

SCALE: 1/8"=1'-0"



ET|DESIGNSTUDIO
architecture

BERGO RESIDENCE
03.30.16



ETDESIGNSTUDIO
architecture

BERGO RESIDENCE
03.30.16

2042 W. Gramercy Place – Additional Information

6 June 2016

Ms Lauren Sage
Planner
Office of Historic Preservation
City of San Antonio

Ms Sage,

In your email requests you have requested the following:

1. Are any trees to be removed in this request?

No Trees are to be removed as part of this request.

2. Are the trees on the Architectural drawing proposed to be added?

No. There are currently three oak trees in the front yard and two, large palm trees in the front parkway which are not shown on the drawing. They will remain and not be affected by the addition. I do not plan on planting any more trees as a result of this addition. I am assuming they were added by the architect to make the drawing more aesthetically pleasing but are not in my plan or budget.

3. Provide a schedule showing the details of each window on the plan.

Please see the following table provided at your request.

Window	Current	Status
1	3 Window Existing Wood	This set of windows has the original trim and I will try to repair the sashes. Will be replaced with in kind wood window if beyond repair.
2	Single Existing Wood	Wood window with original trim. Will be replaced with in kind wood window if beyond repair.
3	Single Existing Wood	Wood window with original trim. Will be replaced with in kind wood window if beyond repair.
4	Single Alum. Comb.	This small bathroom window will be replaced with a wood window. I don't know what the original window looked like as I have no early pictures of that side of the house but will try to make it match the other windows being repaired or replaced.

2042 W. Gramercy Place – Additional Information

5	Single Existing Wood	Wood window with original trim. Will be replaced with in kind wood window if beyond repair.
6	New Window	New window. Will be wood to match other windows.
7	3 Window Alum. Comb.	This set of windows was modified when aluminum combinations were installed. The addition will have the same window placement but will be wooden to match original trim and configuration of that window.
8	Currently Back Door	The addition will place a small wooden window above the sink as shown in the early photos submitted with original request.
9	2 Window Existing Wood	Wood window with original trim. Will be replaced with in kind wood window if beyond repair.
10	3 Window Existing Wood	Wood window with original trim. Will be replaced with in kind wood window if beyond repair.
11	Single Alum. Comb.	Window trim modified when aluminum combination was installed. This will be replaced by wooden window and trim restored to match historical trim.
12	Single Alum. Comb.	Window trim modified when aluminum combination was installed. This will be replaced by wooden window and trim restored to match historical trim.
13	2 Window Alum. Comb.	Window trim modified when aluminum combination was installed. This will be replaced by wooden window and trim restored to match historical trim.
14	Single existing Wood	This is a thin, non-opening window with the trim modified at some point in time to match the Aluminum combination windows installed. Remove trim and restore original trim style.
15	Wood Picture Window	This is a non-opening Picture window with the trim modified to match the aluminum combination windows installed. Remove trim and restore original trim style.
16	Single existing Wood	This is a thin, non-opening window with the trim modified at some point in time to match the Aluminum combination windows installed. Remove trim and restore original trim style.

As I mentioned in my email, all the sashes are old and I will have to address the problems on each one as we open up the walls and remove the trim on the modified windows. My intention is to restore the original look of the trim and replace the aluminum combinations and unrepairable sashes with like kind wood windows.

Please contact me if you have any questions or concerns. I am available if anyone wants to tour the home and inspect the conditions I have presented here.

Tom Bergo
(210) 289-9125



8110 Ashburton
SA, Tx 78254

210-870-4126
Lic#HR-924475

Contract for: Tom Bergo		Contract #718
Location: 2042 w Gramercy pl		Date 5/26/16
Item		Cost
Addition exterior framing	Add 10'x32' concrete beam foundation. Frame floor joist and install 3/4" floor decking. Frame exterior walls and roof rafters. Install 36" door from utility room as exit to back yard. Install 1/2" wood exterior to build stucco walls.	\$25,000.00
Roof	Remove and dispose of roof. Frame new slope with new roof decking for "R" panel roof. Install metal "R" panel roof sloped to back with leafless gutter.	\$14,269.00
Demo bathroom and kitchen	Remove everything down to framing in bathroom and kitchen. This includes flooring, drywall, counters, tile walls, cabinets, and tub.	\$2,500.00
Interior framing	Build new half bath 5'x5', build new master bath 10'x7' with 4'x4' shower. Remove wall in bedroom and add structural support, add closet. Convert utility room to pantry with shelves. Open kitchen to dining room with large open arch.	\$10,300.00
Plumbing	Move one toilet and add another toilet drain and water lines, move shower drain and water lines, move kitchen sink drain and water lines, move gas water heater, move washer drain and water lines, add utility sink. Toilets, and fixtures not included because they are TBD. Replace all water lines by connecting to the 1" line run on the side of the house to the new garage. Replace all drain lines.	\$12,000.00
Electrical	Move outside main breaker box, wire new electric in addition, bathrooms, kitchen, utility room, and bedroom. Outlets, switches, and installing fixtures included. Lighting fixtures are not included because they are TBD. Replace about 80% of the wiring to bring house to code.	\$13,500.00
Flooring	Install new tile in bathrooms, utility room, pantry, and kitchen. Tile not included because it is TBD. Roughly 520 sqft.	\$3,900.00
Shower	Tile elegant shower with mosaic shower band, inset shelf, and 2 corner shelves.	\$4,100.00
Dry wall/paint	Install drywall in bathrooms, bedroom, closets, utility room, pantry, and kitchen. Tape, float, texture to match existing, and paint.	\$9,760.00
Cabinets/counters	Install cabinets and counters in both bathrooms and kitchen. All cabinets will match with a light oak finish. All counters will be granite. Granite not include because it is TBD.	\$12,570.00

Stucco	Stucco addition exterior to match existing stucco.	\$9,000.00
Windows	Replace all 18 windows in house with wood windows by Marvin. Excluding the 3 windows in the front room on a seprate contract.	\$27,000.00
Wood Floors	Install new wood floors in Bedroom and repair the areas where needed. Refinish wood floors in entire house	\$20,000.00
	Total	\$163,899.00

All material is guaranteed to be as specified, and the above work to be performed in accordance with the job specifications, and completed in a professional manner for the sum of: \$163,899.00

\$30,000.00 Material deposit due on contract signing.

\$20,000.00 2nd week progress draw

\$15,000.00 4th week progress draw

\$20,000.00 6th week progress draw

\$15,000.00 8th week progress draw

\$20,000.00 10th week progress draw

\$15,000.00 12th week progress draw

\$28,899.00 payment due upon completion.

Any change in the job specifications involving extra cost will become an extra charge over and above the proposal. All agreements contingent upon accidents, or delays beyond our control.

Acceptance of contract.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

NECB Rep: _____ Date: _____

Signature: _____ Date: _____

Bergo Estimated Time Progression

Project: Tom Bergo
2042 W Gramercy Pl

Description: House addtion and interior historic restoration

Estimated progression:

Week 1	Demo deck and build new concrete beam foundation
Week 2	Demo exterior wall and start exterior framing
Week 3	exterior framing
Week 4	Finish exterior framing and demo roof and frame new roof
Week 5	Finish roof and dry in
Week 6	windows
Week 7	Interior framing
Week 8	plumbing/electrical
Week 9	plumbing/electrical
Week 10	plumbing/electrical
Week 11	drywall/texture,paint
Week 12	drywall/texture,paint
Week 13	drywall/texture,paint
Week 14	flooring
Week 15	flooring
Week 16	flooring
Week 17	Cabinets, trim, closet hardware, build bathrooms
Week 18	Finish bathrooms, doors, counters
Week 19	Plumbing and Electrical trimouts
Week 20	touch ups

Bexar CAD

Property Search Results > 122542 BERGO THOMAS ALLEN for Year 2016

Property

Account

Property ID:	122542	Legal Description:	NCB 1933 BLK 31 LOT 18
Geographic ID:	01933-031-0180	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	2042 W GRAMERCY PL SAN ANTONIO, TX 78201	Mapsco:	581F8
Neighborhood:	WOODLAWN TERRACE	Map ID:	
Neighborhood CD:	57011		

Owner

Name:	BERGO THOMAS ALLEN	Owner ID:	2929630
Mailing Address:	2042 W GRAMERCY PL SAN ANTONIO, TX 78201-4911	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$150,730	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$27,020	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$177,750	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$177,750	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$177,750	

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

2016 data current as of May 30 2016 12:46AM.

2015 and prior year data current as of May 12 2016 8:10AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Website version: 1.2.2.7

Database last updated on: 5/30/2016 12:46 AM

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