

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

HDRC CASE NO: 2017-436
ADDRESS: 106 GRAMERCY PL E
LEGAL DESCRIPTION: NCB 6381 BLK 1 LOT 21, 22 & 23
ZONING: R-5 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Damon and Julie VanZandt
OWNER: Damon and Julie VanZandt
TYPE OF WORK: Historic Tax Certification

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 106 E Gramercy Pl.

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:

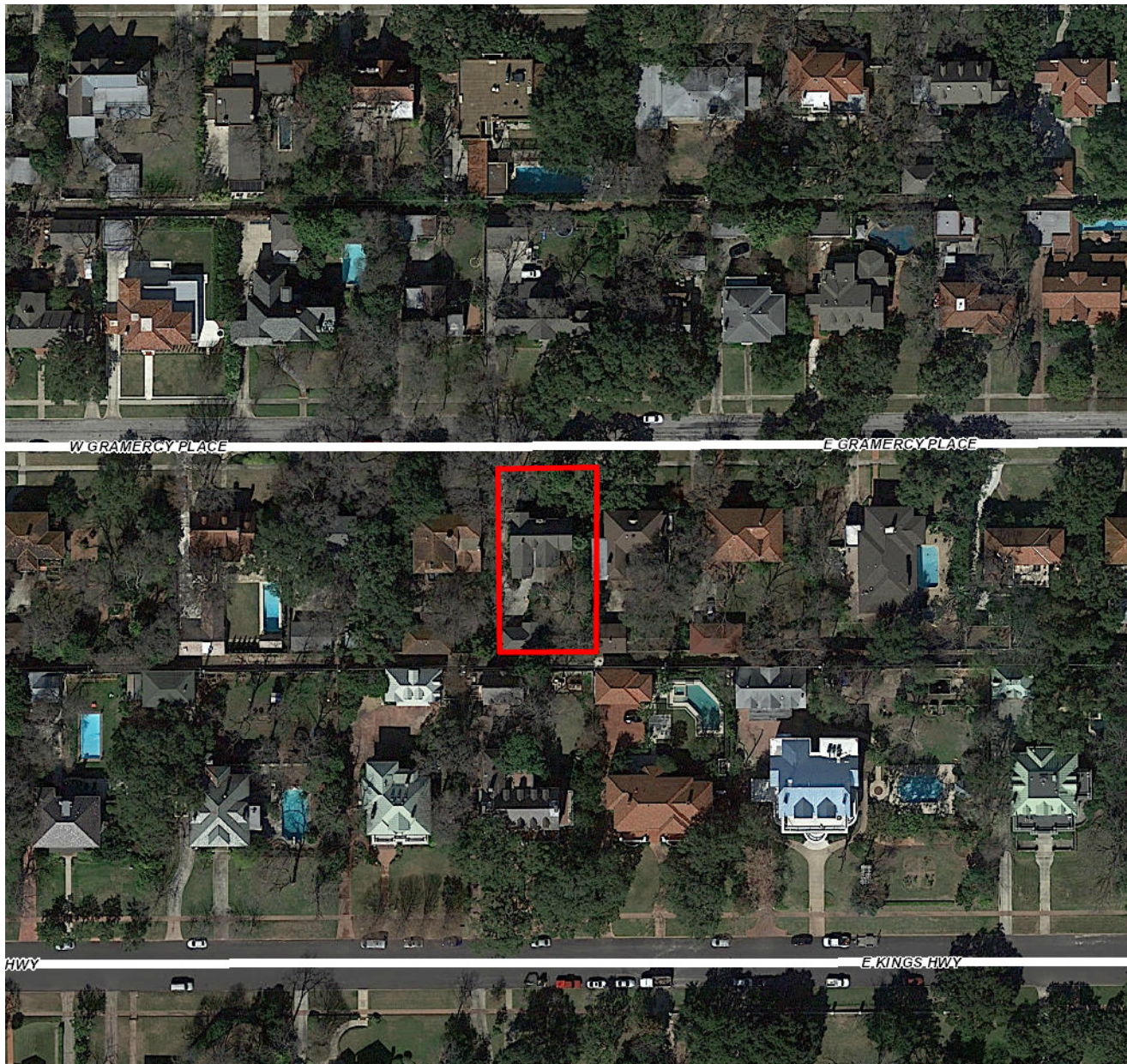
- a. The primary structure located at 106 E Gramercy Place is a 2-story single family home constructed in 1928 in the Tudor style. The home features several elements of the Tudor style, including a prominent front chimney, decorative half-timbering, and stucco façade with stone cladding. The home is a contributing structure in the Monte Vista Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work consisted of various items that were administratively approved or were confined to the interior, including exterior painting, chimney cap replacement, roof replacement, plumbing, HVAC upgrades, electrical rewiring, and kitchen and bath upgrades.
- c. Staff conducted a site visit on August 28, 2017, to examine the exterior conditions of the property. The scope of work has been completed. Staff commends the applicant for undertaking the structure's rehabilitation.
- d. 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.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 25, 2017

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 1065 GRAMERLY PL

REQUEST: HISTORIC TAX CERTIFICATION / VERIFICATION

HEARING DATE: SEPT. 6 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO





PROJECT TIMELINE: May 22, 2015- April 22, 2016

PROJECT COST: ~\$215K

ELECTRIC - \$31K

Rewire, remove active knob-tube bring to code

PLUMBING - \$32K

add bath and replumb house (only)

HVAC - \$33K

CARPENTRY - \$12K

SUB GENERAL CONTRACTOR - \$34K

ARCHITECT - \$4.4K

CONTRACTOR - \$18K

ROOF - \$11K

PLASTER - \$4.5K

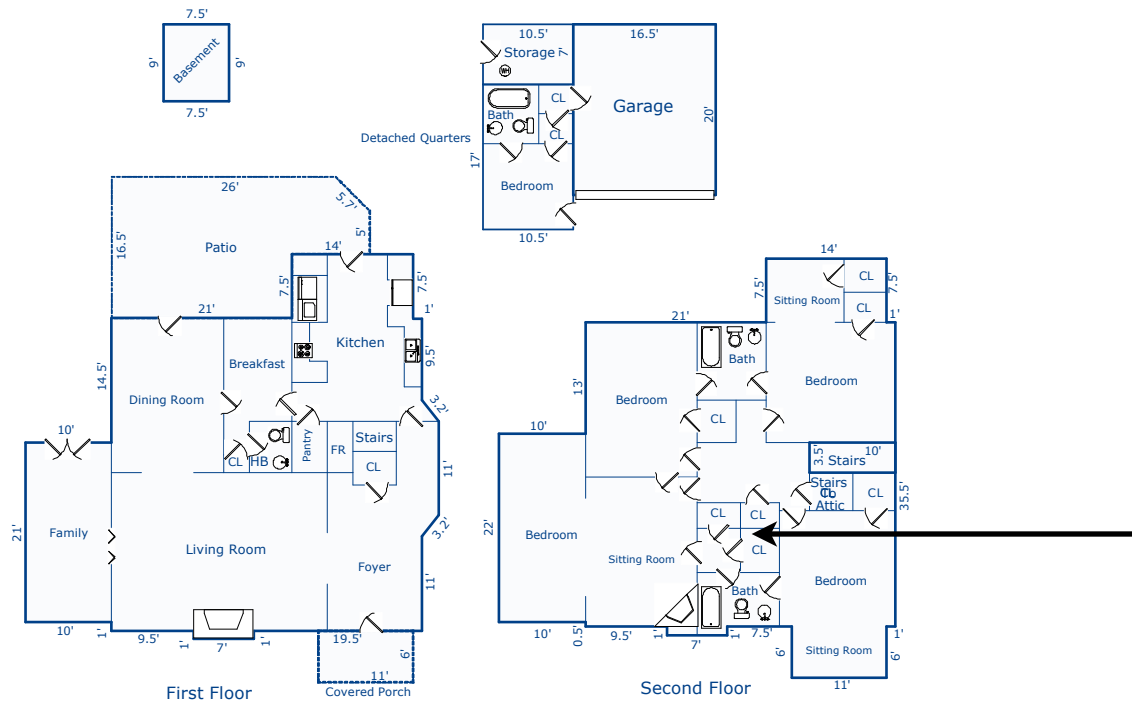
CABINETS - \$10K

Shotgun style kitchen was combined with separate breakfast room below.

One interior wall was removed

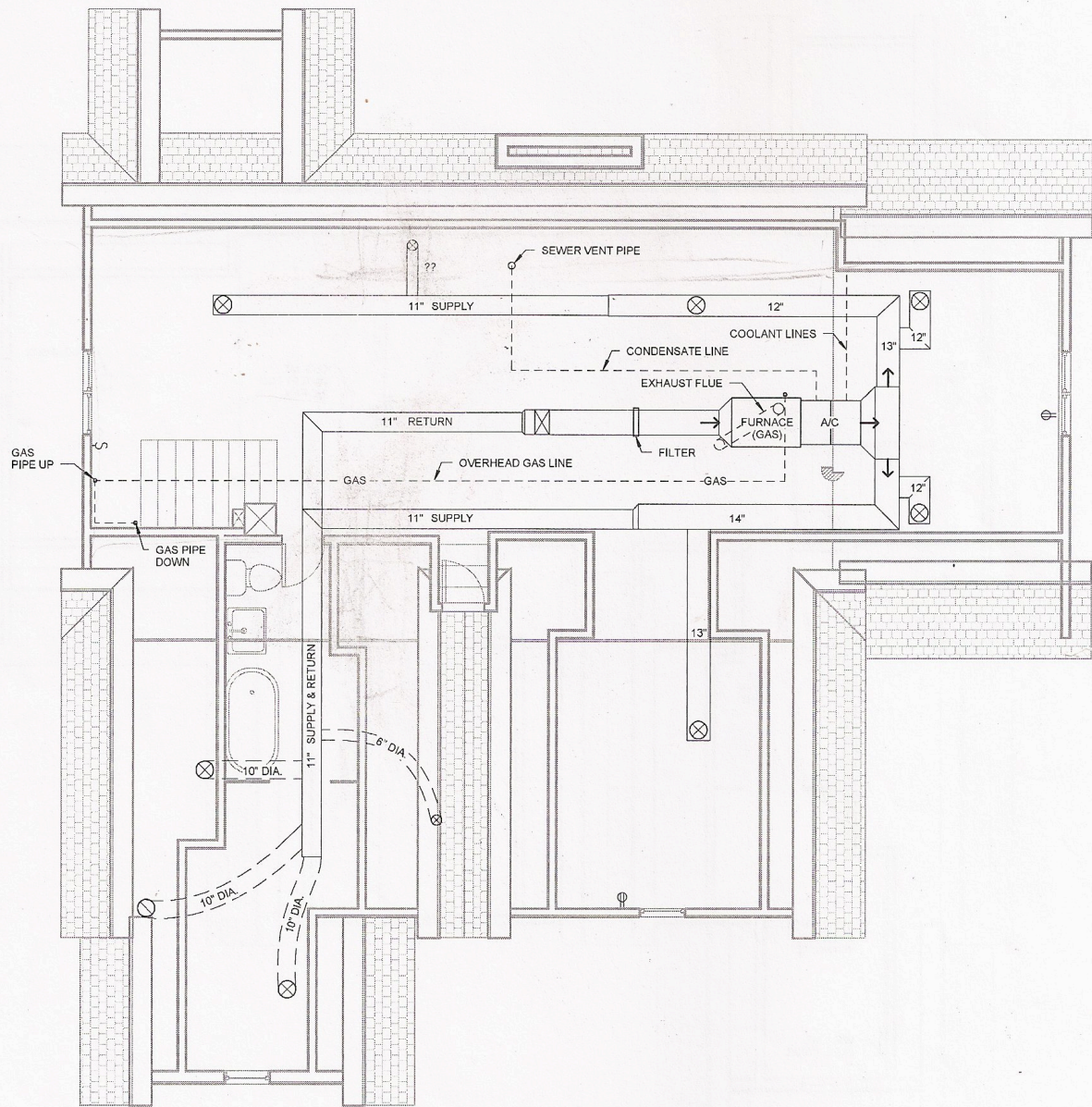


A third bath was added on 2nd floor closet space area.



3rd floor HVAC system running down center of attic was removed and replaced with multiple systems tucked in the rafters serving separate zones in the home.

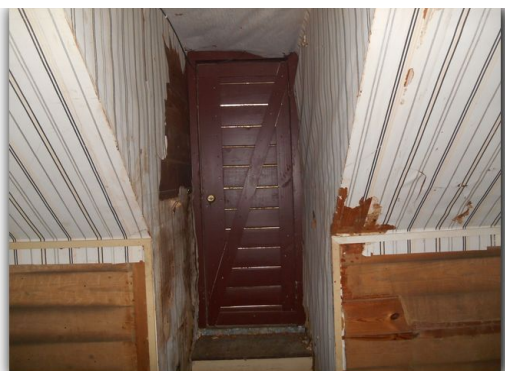




1 Attic Level Mechanical Plan
Scale: 1/4" = 1'-0"



Third Floor Bath.



HVAC unit on floor entire length of the 3rd floor

Old kitchen photo

