

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

HDRC CASE NO: 2017-437
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 Verification

REQUEST:

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

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:

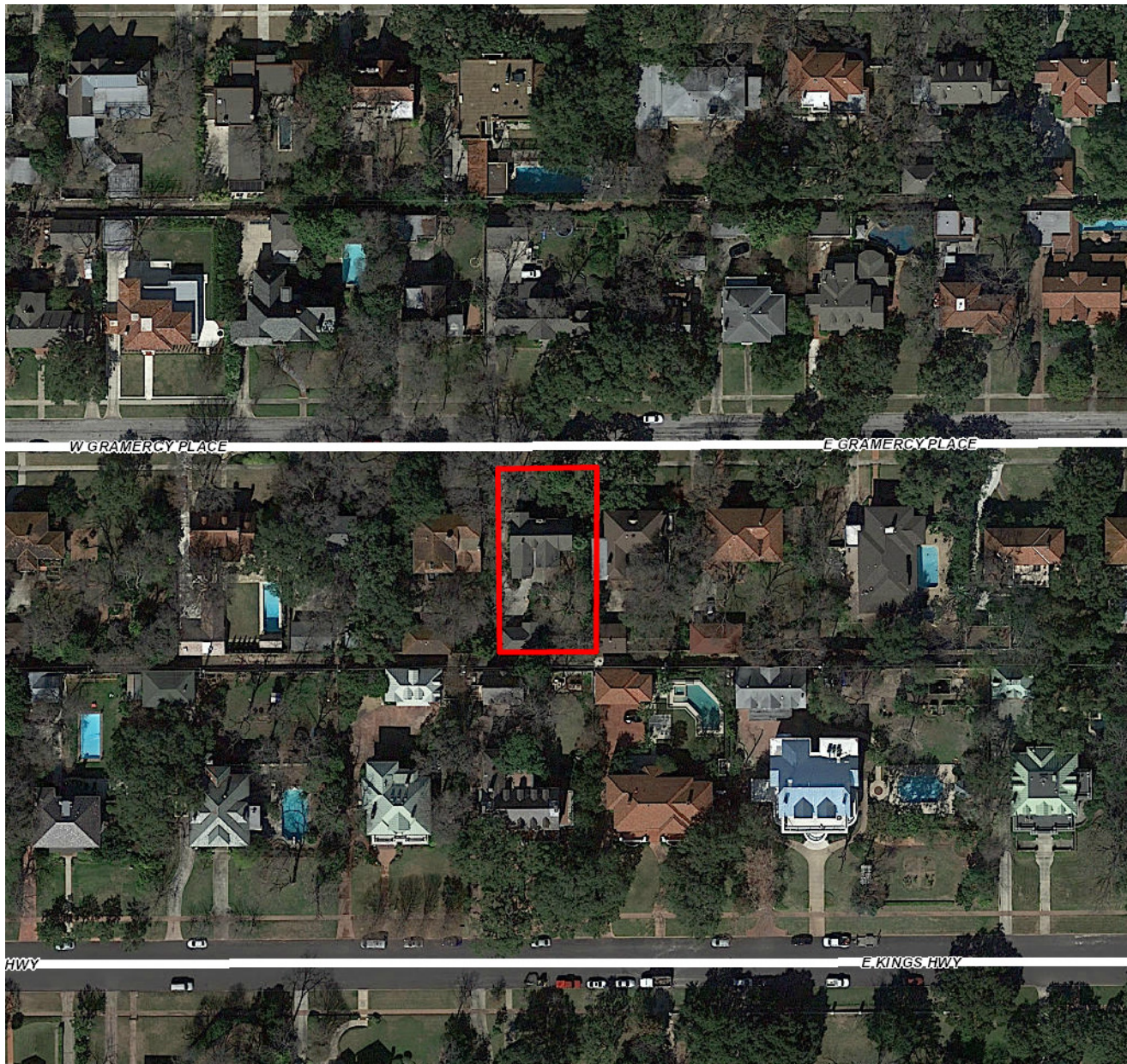
- a. The primary structure located at 106 E Gramercy Place is a 2-story single family home constructed in 1928 in the Tudor style. The home features several elements of the Tudor style, including a prominent front chimney, decorative half-timbering, and stucco façade with stone cladding. The home is a contributing structure in the Monte Vista Historic District. The applicant is requesting Historic Tax Verification.
- b. The applicant is requesting Historic Tax Certification as part of a different case to be heard on the September 6, 2017 HDRC agenda. The scope of work for the project is complete, and 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. Staff commends the applicant for the quality and care of the rehabilitation efforts undertaken on this 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.
- e. The approval of Tax Verification by the HDRC in 2017 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2018.

RECOMMENDATION:

Staff recommends approval based on findings a through e.

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: 106 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

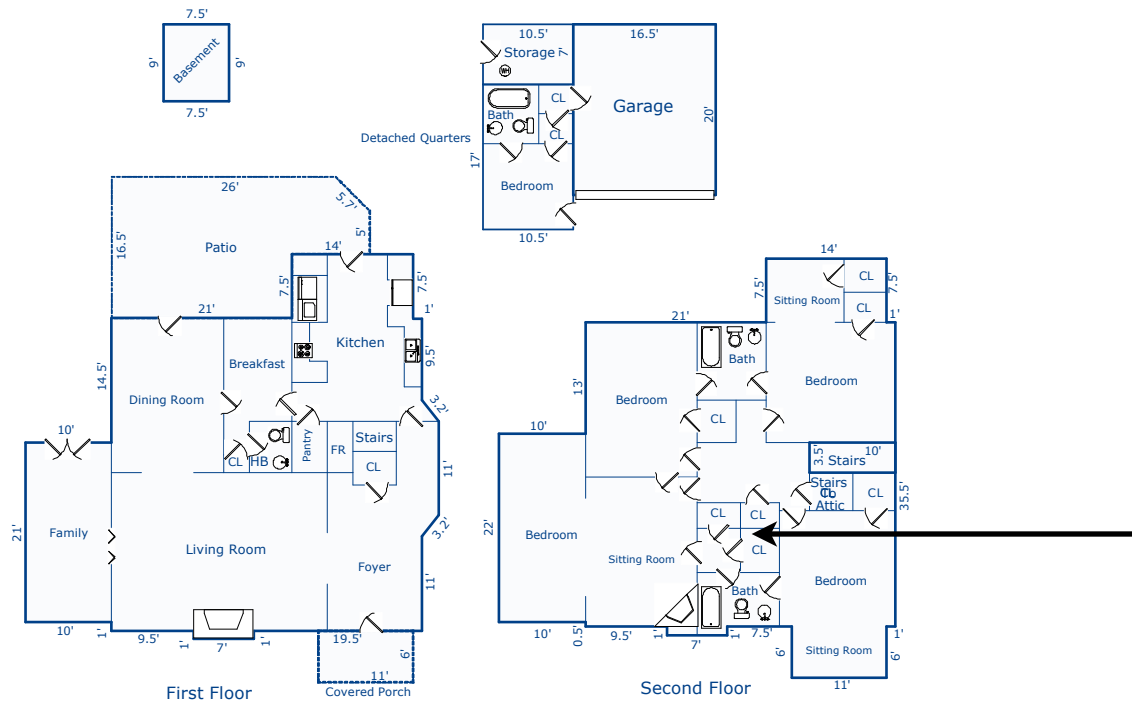
CABINETS - \$10K

Shotgun style kitchen was combined with separate breakfast room below.

One interior wall was removed

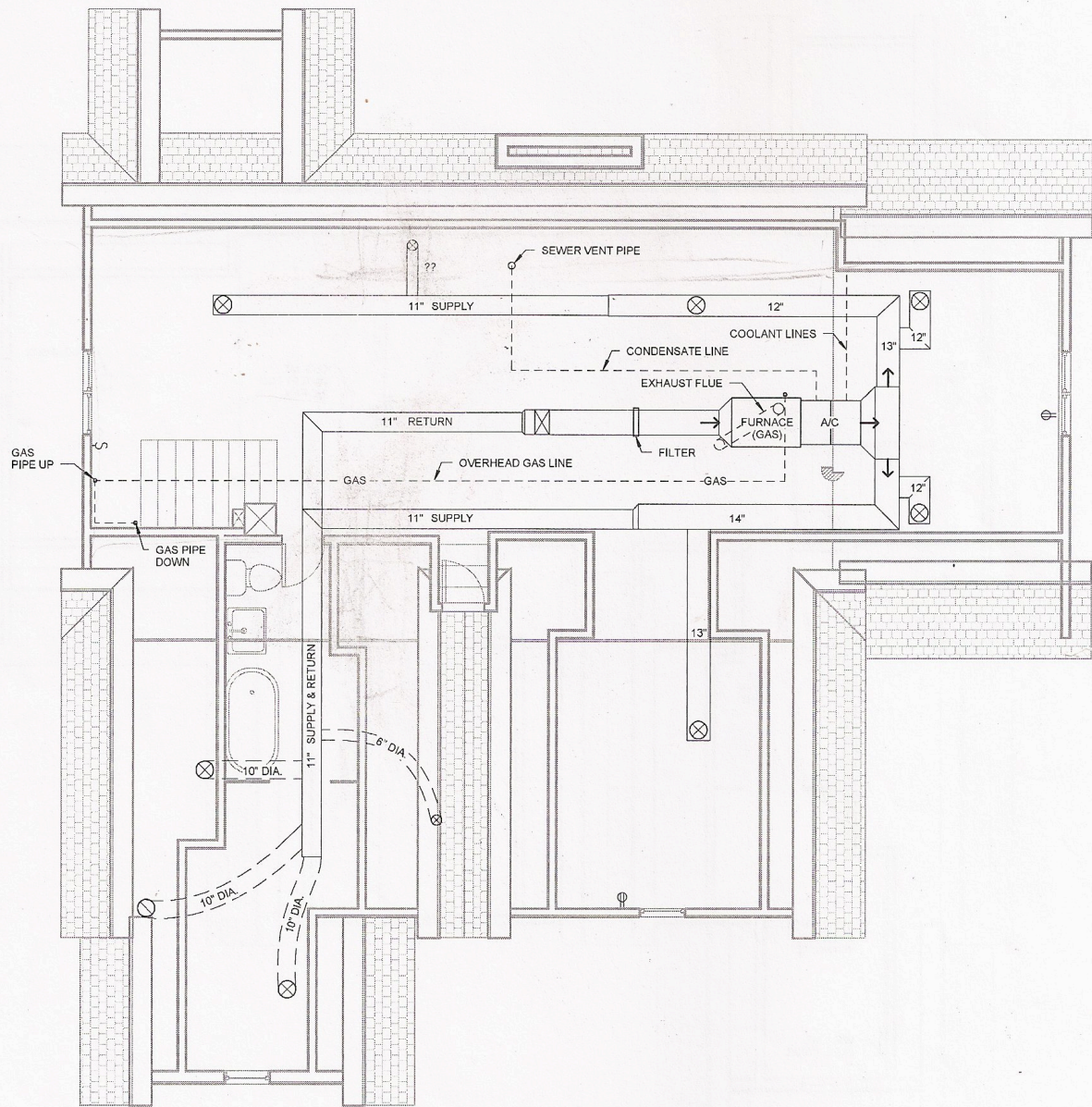


A third bath was added on 2nd floor closet space area.



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.

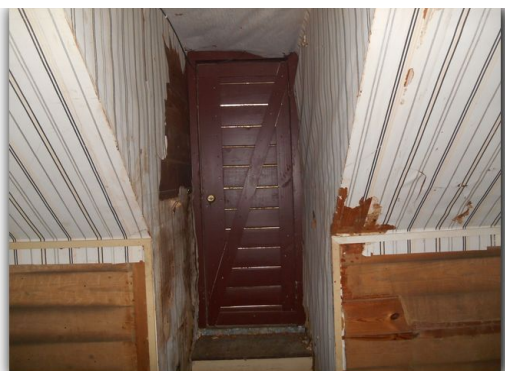




1 Attic Level Mechanical Plan
Scale: 1/4" = 1'-0"



Third Floor Bath.



HVAC unit on floor entire length of the 3rd floor

Old kitchen photo

