

HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

HDRC CASE NO: 2018-105
ADDRESS: 2131 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 6821 BLK LOT 28, E 25 FT OF 27 & W 25 FT OF 29
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Jason Bartels
OWNER: Jason and Angela Bartels
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: March 02, 2018
60-DAY REVIEW: May 01, 2018
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 2131 W Gramercy Place.

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:

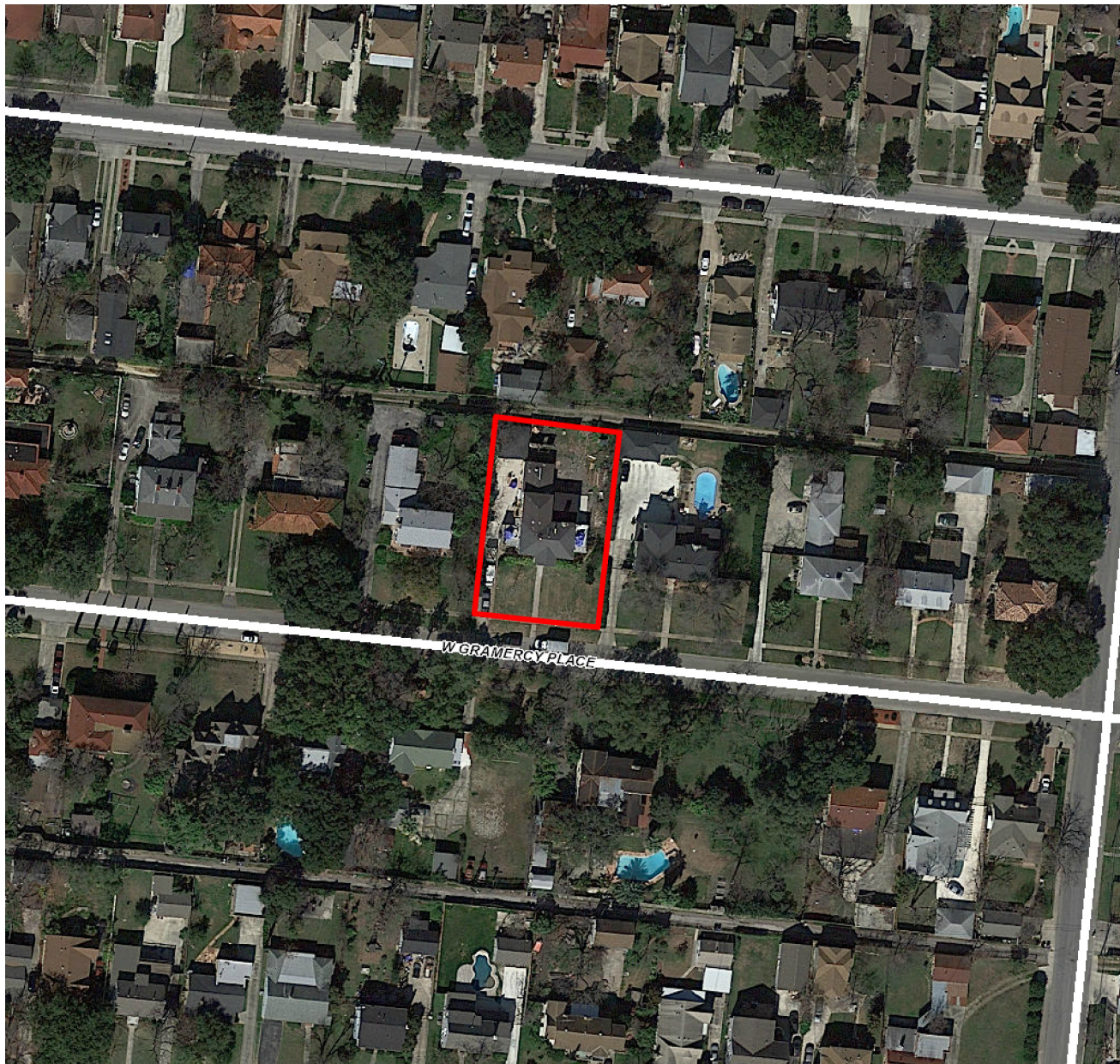
- a. The primary structure located at 2131 W Gramercy Place is a 2-story single family home constructed in the Colonial Revival style. The home is a contributing structure to the Monticello Park Historic District.
- b. The property received Historic Tax Certification on December 21, 2016. The scope of work consisted of various items including demolition of a non-contributing addition, construction of a new addition, foundation repair, roof repair, electrical, plumbing, HVAC, flooring, doors, tile, framing, drywall, and bathroom upgrades.
- c. Staff conducted a site visit on March 15, 2018, to examine the exterior conditions of the property. The scope of work has been completed. Staff commends the applicant for their reinvestment in 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.
- e. The approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:

Staff recommends approval based on findings a through e.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 10, 2018

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Payments	Credits	Check #	Items	Date	To Whom	Project	Notes
\$4,350.00		1177	Foundation Repair	4/11/2015	AO Design	Addition	
\$2,250.00		101	Foundation Repair	4/24/2015	AO Design	Addition	
\$6,600.00		102	Foundation Repair	4/29/2015	AO Design	Addition	Warranty received
\$4,350.00		1176	Foundation Repair	4/11/2015	Adan Ochoa	Addition	
\$10,000.00		131	Windows, Form Work for Foundation (Addi	5/22/2015	Adan Ochoa	Additional Work	Can we get a receipt for the windows?
\$40,000.00		103	Materials	6/20/2015	AO Design	Addition	
\$1,212.62			cc Permit	6/29/2015	City of San Antor	Addition	
\$2,000.00		104		8/21/2015			
\$1,200.00		105		9/8/2015			
\$10,000.00		133	Concrete	8/24/2015	AO Design	Addition	
\$18,000.00		191	Materials	9/2/2015	AO Design	Addition	
\$1,000.00		161	Materials	9/29/2015	Adan Ochoa	Addition	
\$1,000.00		162	Materials	10/2/2015	Adan Ochoa	Addition	
\$3,500.00		106		10/6/2015			
\$10,000.00		108	Materials	10/9/2015	Adan Ochoa	Addition	
\$10,000.00		107	Materials	10/13/2015	AO Design	Addition	
\$10,000.00		163	Inspection	10/22/2015	AO Design	Addition	
\$4,500.00		110		10/29/2015			
\$10,000.00		112	Inspection + Materials	11/6/2015	AO Design	Addition	
\$5,000.00		113	Inspection + Materials	11/6/2015	AO Design	Addition	
\$11,300.00		1241	Wood Floors	11/10/2015	AO Design	Addition	
	\$3,871.11		Windows for upstairs main house			Additional Work	
	\$2,000		French Doors Patlo			Additon	
	\$1,400.00		Door Hardware Set			Additon	
	\$1,872.15		3x7 Wood (Geldwen) (5)			Additon	
	\$2,121.18		3x6 wood double hung (Gelwen) (6)			Additon	
	\$254.28		30x36 Wood Double Hung (Gelwen)			Additon	
	\$4,000		Kitchen Countertop			Additon	
	\$3,106.80		Catwalk Roof				
\$6,500.00		1244	Materials	11/20/2015	AO Design	Addition	
\$6,500.00		1245	Materials	11/27/2015	Adan Ochoa	Addition	
\$2,000.00		1246	Materials	11/27/2015	Adan Ochoa		
\$3,000.00		1394	Plumbing and Tile	12/9/2015	AO Design	Addition	
\$10,000.00		1247	Tile, Painting, Brick	12/11/2015	Adan Ochoa		
\$30,000.00		1248		12/15/2015	AO Design		
\$10,000.00		1250	Granite & Sewer	12/29/2015	Adan Ochoa		
\$10,000.00		1439		1/20/2016	Adan Ochoa		
\$5,000.00		1440		1/20/2016	Adan Ochoa		
\$3,000.00		1396		2/9/2016	Adan Ochoa		
\$6,000.00		1397		2/12/2016	Adan Ochoa		
\$3,000.00		1398	Floors	3/7/2016	David DeLuna	Addition	

Payments	Credits	Check #	Items	Date	To Whom	Project	Notes
\$3,500.00		1364	Cabinets	3/9/2016	Adan Ochoa	Addition	
\$2,500.00		1400	Floors	3/17/2016	David DeLuna	Addition	
\$8,645.00		1401	Extra	3/17/2016	AO Design	Addition	
\$9,850.00		1402	Roofer, trim,	3/26/2016	Adan Ochoa	Addition	
\$3,186.00		192	Cabinets	4/1/2016	Adan Ochoa	Addition	
\$7,000.00		40318	AC, Floors	4/6/2016	AO Design	Addition	
\$550.00		51320	trim	4/7/2016	Ditter J Delgado-Ochoa		
\$11,000.00		202323	electrical, tile, painters	4/9/2016	Adan Ochoa		
\$1,850.00		356	Raul - cabinets	5/13/2016	Adan Ochoa	Addition	
\$2,400.00		357	Painters	5/13/2016	Adan Ochoa	Addition	
\$5,340.00			Painters				

By Project	
Addition	\$277,219.51
Kids Bath	\$9,389.70
Master Bath	\$5,478.48
Additional Work	\$21,005.75
Proposal	\$313,093.44
Credits	\$18,625.52
Total (After Credits)	\$294,467.92
Amount Paid	\$317,083.62
Balance	-\$22,615.70

Property Address: 2131 W. Gramercy 78201

Owners: Jason and Angela Bartels

Contractor: Adan Ochoa with AO Design

Project: Complete remodel of the existing structure of the home and an addition.

Purpose of the project: The home experienced extensive flooding on the 1st floor and had mold inside the walls.

Cost of the project: \$350,000.00

Foundation Repair

- Releveled the entire house to match back area living space

1st Floor Bedroom Repair

- Tear down all walls to replace rotted wood
- Added insulation (none previously)
- Kept interior brick exposed (previously sheetrock)
- Replaced rotted wood floor (previously covered with carpet / floor board)

Downstairs bathroom -

- Guttled entire bathroom to replace rotted wood
- Refinished antique tub.
- Replaced plumbing (previously old galvanized)
- Removed rotted dresser
- Added following:
 - New sheetrock
 - New low flow toilet
 - New low flow sink fixtures
 - New tub fixtures
 - Sealed tub
 - New insulation (none previously)
 - Added AC vent
 - Added bathroom exhaust

Front living room -

- New tiled fireplace (previously broken granite)
- New sheetrock
- New paint.

Kitchenette (New Office)

- Removed old sheetrock (exposed water leaks)
- Added the following:
 - New electrical plugs
 - New sheetrock
 - New insulation

- New paint
- New wood floors

Addition

- Expanded existing kitchen and added a living room, bathroom and utility closet.
- Granite countertops throughout.
- Raised 20ft ceilings with 6 custom wood windows.
- Custom wood doors.
- New full bathroom.
- New wood floors

Backyard

- Added plumbing / electrical for outdoor kitchen (Future)
- Re-added patio
- Regraded backyard to prevent flooding from alley

Entire Home

- New plumbing throughout house
- New tankless water heater
- New lines for AC/Heat
- New electrical
- New roof
- New wood floors
 - Existing home re-sanded / repaired

Report Date 11/30/2016 08:14 AM

Submitted By Sarah Esparza

Page 1

A/P # 2048921

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/18/2015 11:39	IH13447	Temp COO		
Issued	06/29/2015 15:16	DD18872	COO	11/30/2016 08:14	SE16051
Final	11/30/2016 08:14	SE16051	Expires		

Associated Information

Type of Work	EXISTG	EXISTING	# Plans	2
Dept of Commerce	RESID	RESIDENTIAL CONSTRUCTION	# Pages	0
Priority	1	RESIDENTIAL STANDARD	Auto Reviews	
Square Footage	2526.00	Name	AO DESIGN	

Valuation

Declared Valuation	80000.00
Calculated Valuation	176820.00
Actual Valuation	0.00

Description of Work

New one story 2526 sq ft attached addition to existing residence. POC: Adan Ochoa 210-632-2154. Zone R6 H. Ud and energy report on file.

(*) Two (2) or more - 1.5" Medium to Large Trees (see appendix "E" for types) required for 38% residential Tree Canopy requirements (UDC 35-523(e)A.) prior to final inspection.

(*) Turf grass installed during or associated with new residential construction on and after 01-01-2006, shall have a minimum of FOUR INCHES of soil under turf grass.

06/29/2015 Notified adan Ochoa by email plans ready for pick up in "A" bin Permit fees due \$1212.62/ EP**

06/29/2015 FRANCES W/AO DESIGN PICKED UP PLANS/ EP**

09/08/15-Notified Adan O. post permit review plan ready for pick up, located in bin "O", fee due \$100.00.-RqSM

09/10/2015 plan picked up by Adam/EP**

10/12/2015 NOTIFIED ADAN O BY EMAIL POST PERMIT REVISION READY FOR PICK UP IN "A" BIN/FEES DUE \$100.00/ EP**

Parent A/P #

Project #	Project/Phase Name	Phase #
Size/Area	Size Description	

Property/Site Information

Address 2131 W GRAMERCY PLACE
SAN ANTONIO TX 78201-0000

Location

Owner/Tenant

There are no contacts for this site

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

City of San Antonio

P.O. Box 839966

San Antonio, TX 78283-3966

RESBLDGGEN Building Application**Report Date** 11/30/2016 08:14 AM**Submitted By** Sarah Esparza

Page 2

Linked Parcels

136856

A/P Linked Parcels

No Parcels are linked to this Application

Fees	Status	Paid Date	Amount
PLAN REVIEW FEE - RES BLDG - EXISTING	P	03/18/2015 11:38	177.28
DEV SVC SURCHARGE FEE	P	03/18/2015 11:38	5.32
TECHNOLOGY SURCHARGE FEE	P	03/18/2015 11:38	5.32
REVIEW FEE AFTER HOURS BUILDING	P	06/29/2015 15:16	250.00
TECHNOLOGY SURCHARGE FEE	P	06/29/2015 15:16	20.63
PLAN REVIEW FEE BALANCE-RES BLDG-EXISTG	P	06/29/2015 15:16	133.86
PERMIT FEE - RES BLDG - EXISTING	P	06/29/2015 15:16	687.50
DEV SVC SURCHARGE FEE	P	06/29/2015 15:16	20.63
REVIEW FEE RESUBMITTAL BUILDING	P	06/29/2015 15:16	100.00
REVIEW FEE RESUBMITTAL BUILDING	P	09/09/2015 16:44	100.00
REVIEW FEE POST PERMIT RESUBMIT BUILDING	P	10/15/2015 15:58	100.00
ADMINISTRATIVE INSPECTION SCHEDULING FEE	P	04/04/2016 16:12	3.00
ADMINISTRATIVE INSPECTION SCHEDULING FEE	P	04/04/2016 16:12	3.00
ADMINISTRATIVE INSPECTION SCHEDULING FEE	P	04/04/2016 16:12	3.00
Total Unpaid		0.00	Total Paid 1609.54

Inspections

Inspection # 5886924 **Inspection Type** BUILDFOUN **#** 1 **Assigned To** JV91970 **Call** 08/10/2016 10:00
Inspected By JV91970 **Order/Group** 0 **Scheduled** 08/17/2016 10:00 **Preference**
Started 08/16/2016 17:13 **Completed** 08/16/2016 17:13 **Status** Passed **Waived** ☐

Comments

8.10.16 Eng ltr on file from Stephen P. Blake. AB

Inspection Details

Detail FIRE INSP AFTER HOURS LOG	Modified By	Modified Date/Time
Comments No Comments		
Detail INSPECTION DETAILS	Modified By	Modified Date/Time
Comments No Comments		
Detail QUALITY CONSISTENCY REVIEW	Modified By	Modified Date/Time
Comments No Comments		

Inspection # 5886925 **Inspection Type** BUILDFRAM **#** 1 **Assigned To** JR23284 **Call** 11/09/2015 15:11
Inspected By JR23284 **Order/Group** 0 **Scheduled** 11/10/2015 15:11 **Preference** PM
Started 11/10/2015 09:09 **Completed** 11/10/2015 09:09 **Status** Partial Passed **Waived** ☐

Comments

Sheathing inspection only/Jr158

Inspection Details

Detail FIRE INSP AFTER HOURS LOG	Modified By	Modified Date/Time
Comments No Comments		
Detail INSPECTION DETAILS	Modified By	Modified Date/Time
Comments No Comments		
Detail QUALITY CONSISTENCY REVIEW	Modified By	Modified Date/Time
Comments No Comments		

Report Date 11/30/2016 08:14 AM

Submitted By Sarah Esparza

Page 3

Inspections

Inspection # 5886926 Inspection Type BUILDFIN # 1 Assigned To JR23284 Call 08/09/2016 12:49
Inspected By JR23284 Order/Group 0 Scheduled 08/10/2016 12:49 Preference
Started 08/10/2016 15:19 Completed 08/10/2016 15:19 Status Passed Waived ☐
Comments

Inspection Details

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time
Comments
No Comments
Detail INSPECTION DETAILS Modified By Modified Date/Time
Comments
No Comments
Detail QUALITY CONSISTENCY REVIEW Modified By Modified Date/Time
Comments
No Comments

Inspection # 5886927 Inspection Type BUILDINSU # 1 Assigned To JV91970 Call 01/22/2016 09:17
Inspected By JV91970 Order/Group 0 Scheduled 01/29/2016 09:17 Preference
Started 01/27/2016 15:12 Completed 01/27/2016 15:12 Status Passed Waived ☐
Comments

Inspection Details

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time
Comments
No Comments
Detail INSPECTION DETAILS Modified By Modified Date/Time
Comments
No Comments
Detail QUALITY CONSISTENCY REVIEW Modified By Modified Date/Time
Comments
No Comments

Inspection # 5995794 Inspection Type BUILDFRAM # 2 Assigned To JR23284 Call 12/17/2015 16:23
Inspected By JR23284 Order/Group 0 Scheduled 12/23/2015 16:23 Preference
Started 12/23/2015 11:17 Completed 12/23/2015 11:17 Status Partial Passed Waived ☐
Comments
Pending patio frame, inspection for addition ok //JR158

Inspection Details

Detail FIRE INSP AFTER HOURS LOG Modified By Modified Date/Time
Comments
No Comments
Detail INSPECTION DETAILS Modified By Modified Date/Time
Comments
No Comments
Detail QUALITY CONSISTENCY REVIEW Modified By Modified Date/Time
Comments
No Comments

Inspection # 6028254 Inspection Type BUILDFRAM # 3 Assigned To HT25543 Call 04/04/2016 15:59
Inspected By HT25543 Order/Group 0 Scheduled 04/05/2016 15:59 Preference
Started 04/05/2016 08:56 Completed 04/05/2016 08:56 Status Passed Waived ☐
Comments

Report Date 11/30/2016 08:14 AM

Submitted By Sarah Esparza

Page 4

Inspection Details

Detail FIRE INSP AFTER HOURS LOG

Modified By

Modified Date/Time

Comments

No Comments

Detail INSPECTION DETAILS

Modified By

Modified Date/Time

Comments

No Comments

Detail QUALITY CONSISTENCY REVIEW

Modified By

Modified Date/Time

Comments

No Comments

Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
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No Log Entries



