

HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2020

HDRC CASE NO: 2020-378
ADDRESS: 110 E HOLLYWOOD AVE
LEGAL DESCRIPTION: NCB 6388 BLK 8 LOT 65, 66 & 67
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Moises Ortiz
OWNER: James Kenneth Graybill
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: August 21, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 110 E Hollywood.

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.

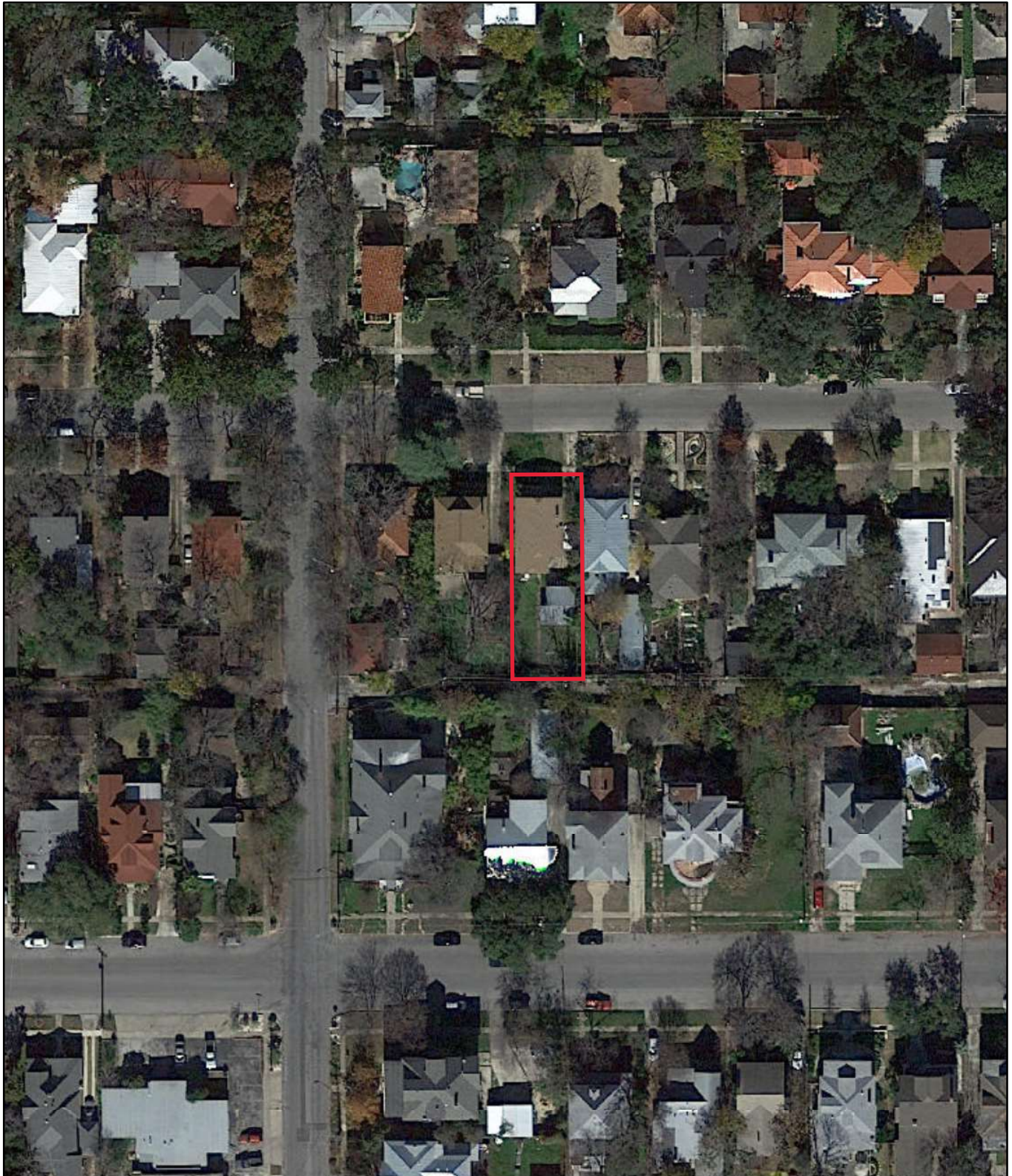
FINDINGS:

- a. The primary structure at 110 E Hollywood is a 2-story, single-family residence constructed in 1922 by Rogers-Hill Co. in the Colonial Revival style. The structure features a gable roof, brick chimney, and front porch with Classical detailing. The property is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes foundation repair, roof replacement, the installation of new electrical, plumbing, and HVAC system, window repair, a comprehensive interior remodel, exterior repairs and maintenance, and landscaping.
- c. 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 c.

City of San Antonio One Stop

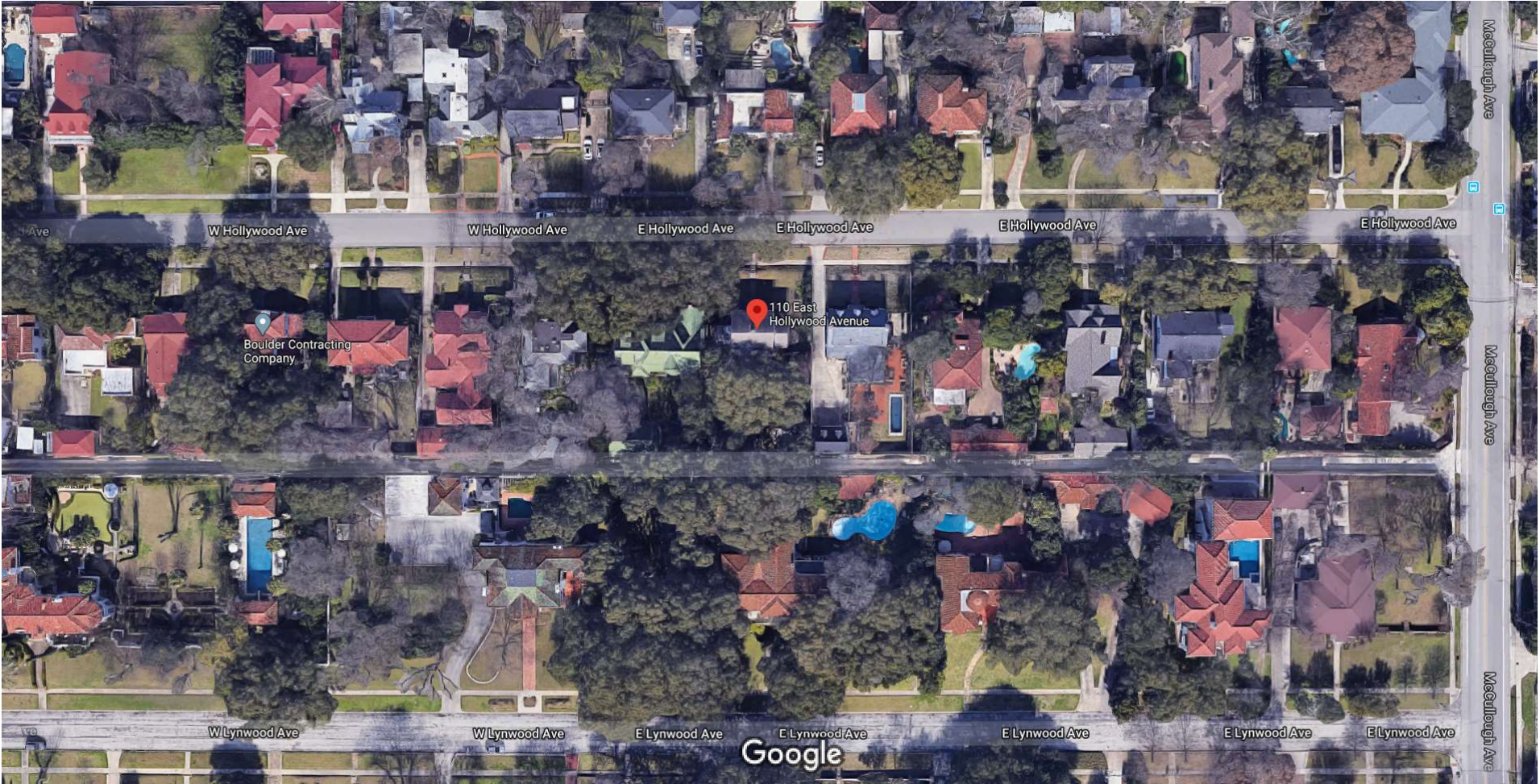


August 19, 2020

— User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

Google Maps 110 E Hollywood Ave



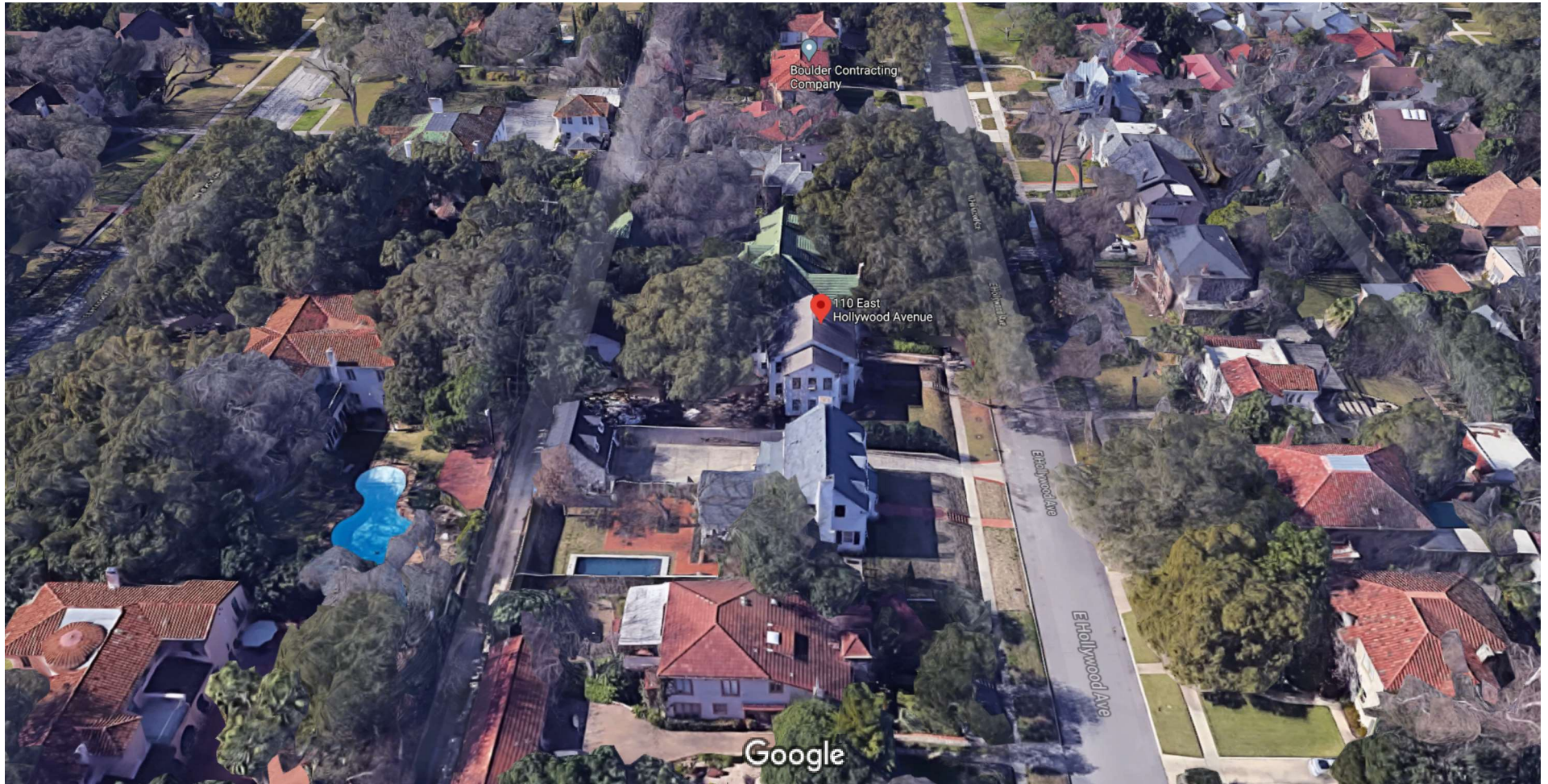
Imagery ©2020 Google, Imagery ©2020 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2020 50 ft

Google Maps 110 E Hollywood Ave



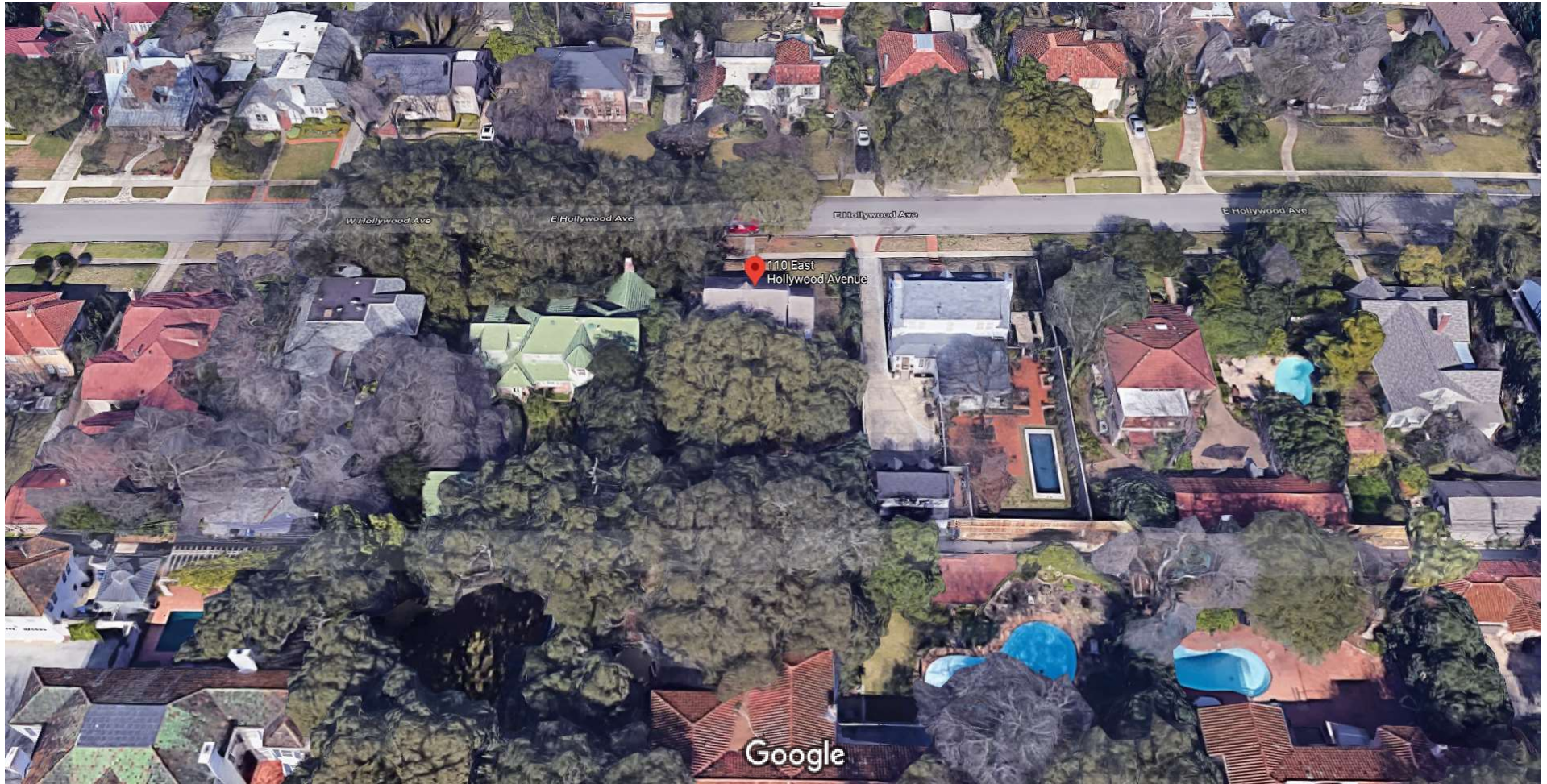
Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 110 E Hollywood Ave



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 110 E Hollywood Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 110 E Hollywood Ave



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

ELEVATIONS



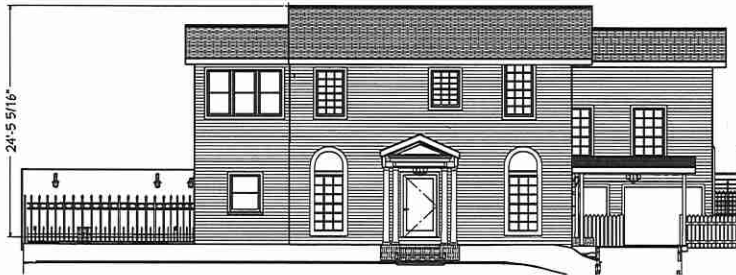
REVISION TABLE	DESCRIPTION
NUMBER	DATE

110 E. HOLLYWOOD AVE.
SAN ANTONIO, TEXAS 78212

RESIDENCE REMODELING
& ADDITION
ELEVATIONS

DRAWINGS PROVIDED BY:
PRIVATE RESIDENCE

DATE:
3/16/20
SCALE:
1/8" = 1' PL
SHEET:
P-5



Elevation 1

FRONT



Elevation 3

BACK



Elevation 2

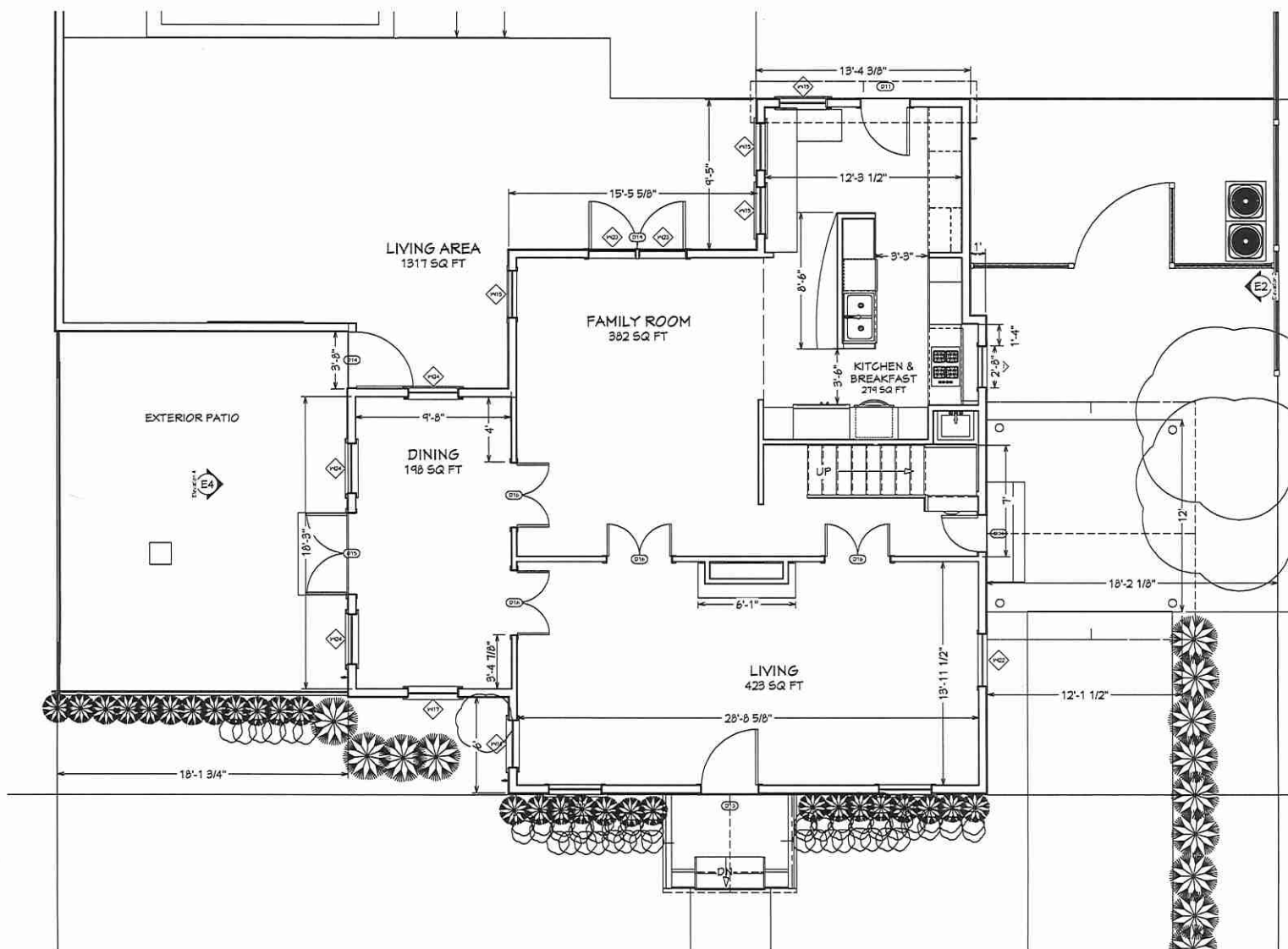
RIGHT



Elevation 4

LEFT

FIRST FLOOR



REVISION TABLE	DESCRIPTION
NUMBER	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

110 E. HOLLYWOOD AVE.
SAN ANTONIO, TEXAS 78212

RESIDENCE
REMODELING & ADDITION
1ST.. FLOOR PLAN

DRAWINGS PROVIDED BY:
PRIVATE RESIDENCE

DATE:

3/16/20

SCALE:

1/8 In. = 1 Ft.

SHEET:

P-2

[illegible]

1110 E. HOLLYWOOD AVE.
SAN ANTONIO, TEXAS 78212

RESIDENCE
REMODELING & ADDITION
2ND. FLOOR PLAN

DRAWINGS PROVIDED BY:
PRIVATE RESIDENCE

DATE:

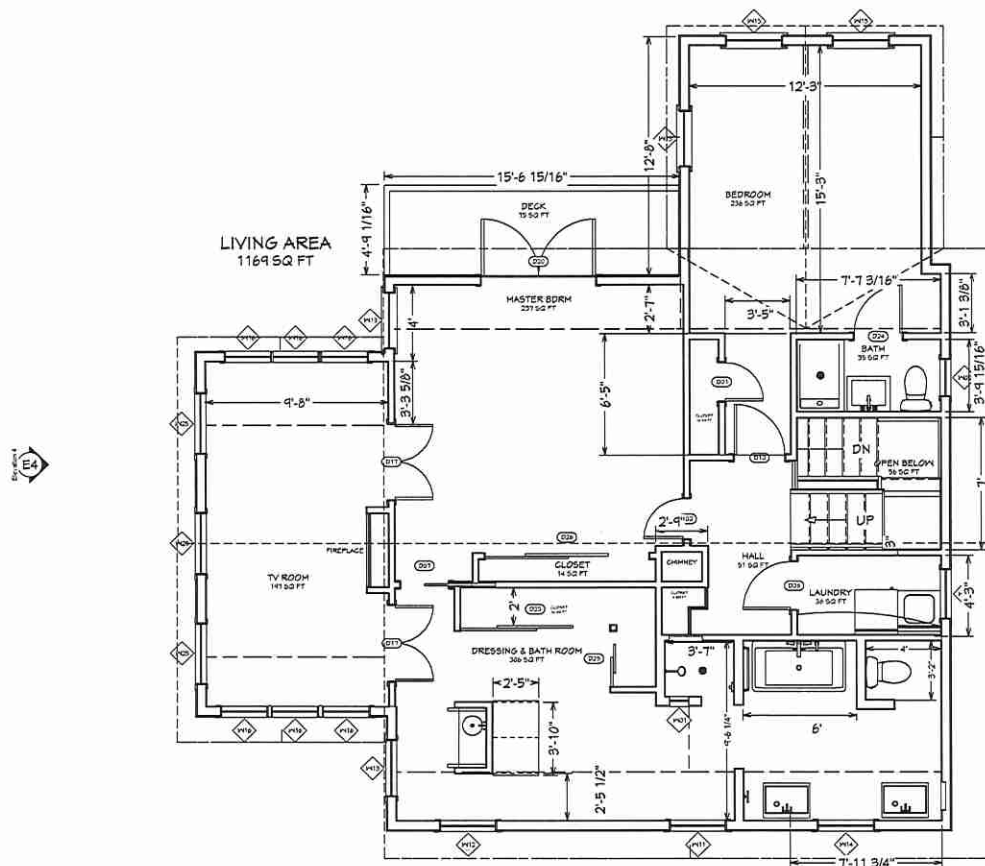
3/16/20

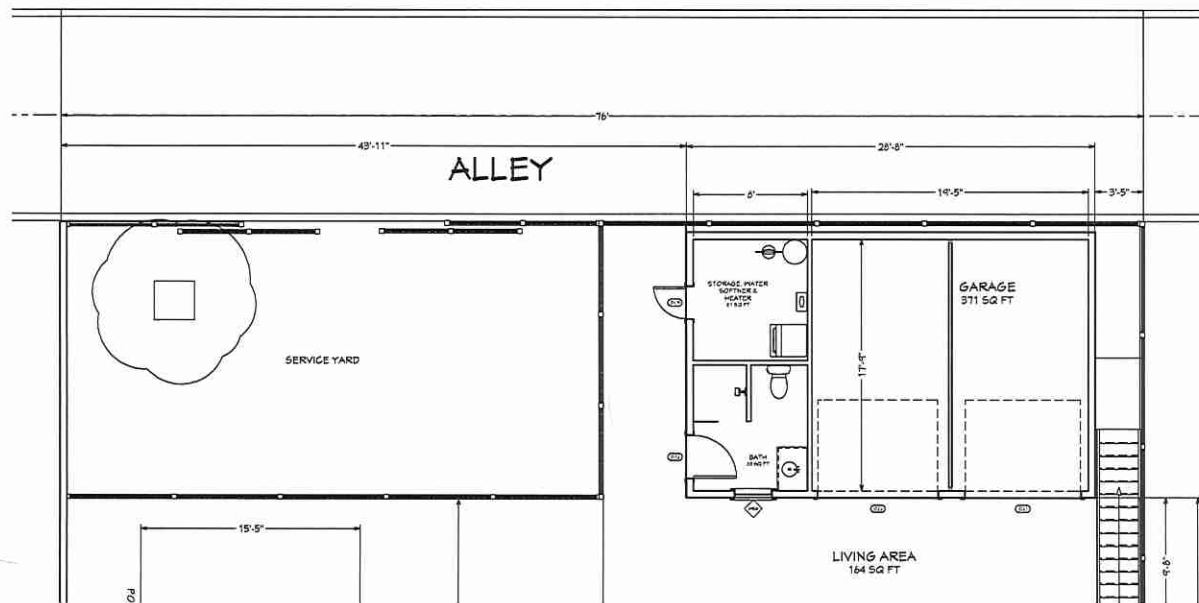
SCALE:

1/3 in. = 1 Ft.

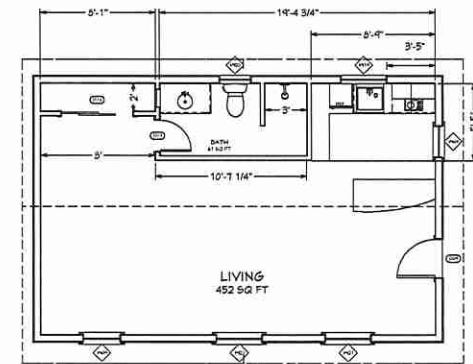
SHEET:

P-3





GARAGE, STORAGE & BATH



LIVING AREA
536 SQ FT

CASITA



REVISION TABLE	DESCRIPTION
NUMBER	DATE

110 E. HOLLYWOOD AVE.
SAN ANTONIO, TEXAS 78212

RESIDENCE
REMODELING & ADDITION
GARAGE, STORAGE,
BATH & CASITA

DRAWINGS PROVIDED BY:
PRIVATE RESIDENCE

DATE:

3/16/20

SCALE:

1/4 in. = 1 FT.

SHEET:

P - 4

110 E. Hollywood Historic Rehabilitation Application Part I

- I. Set of complete plans (Attached)
- II. Work Proposal

110 E. Hollywood was originally built in 1921 and has been under three owners prior to its purchase by James K. Graybill in December of 2019. However, to get a better understanding of the required work for the project, the conversation should begin at the time the property was purchased by Dorothy Rose, last owner who lived in the house, in September of 1968. Upon the purchase of the house and because she loved the house so much, Ms. Rose was a staunch advocate of everything remaining "As Is" and that meant "nothing be touched, including the yards" according to her daughter's boyfriend/handyman and neighbors. It was at that time that all upkeep and maintenance came to a crawl or simply ceased. Hence, except for some foundation work which took place approximately ten years ago, and a slight kitchen renovation in the early 1980s, the house remained "As Is" from the onset of the purchase to include minimal yard care. Ms. Rose died at the age of 84 in 2016 and left the house to the Archdiocese. Her daughter, Diane Rose, who had lived the entire time in the house with her parents, contested the Will. Unfortunately, and because the house was in such disrepair, she had no option but to move out of the main house and into the garage apartment where she lived for a short period of time until her untimely death that same year (2016). Upon Diana Rose' death, the house remained abandoned under the auspices of the Archdiocese until its sale to Mr. Graybill in December of 2019. Hence, the house is uninhabitable and a 100 % complete rehabilitation project to include all major areas of the house and property.

- III. The intended renovations include but are not limited to the following:
 - Foundation
 - Roof
 - 100% electrical
 - 100% plumbing
 - HVAC system
 - 100% window refurbishment
 - 100% of interior
 - 90% of exterior
 - All grounds
- IV. The projected time frame is 6 months or July 2020 for the Casita apartment to be habitable for move in. The complete project should be concluded by September 2020.
- V. The estimated costs are approximately

VI. Color photos of the exterior and interior (Attached)

VII. Color photo of the structure from the street (Attached)



Before: Front Yard

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Before: Front Yard Right

Before: Front Yard Left



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Before: Front Entry

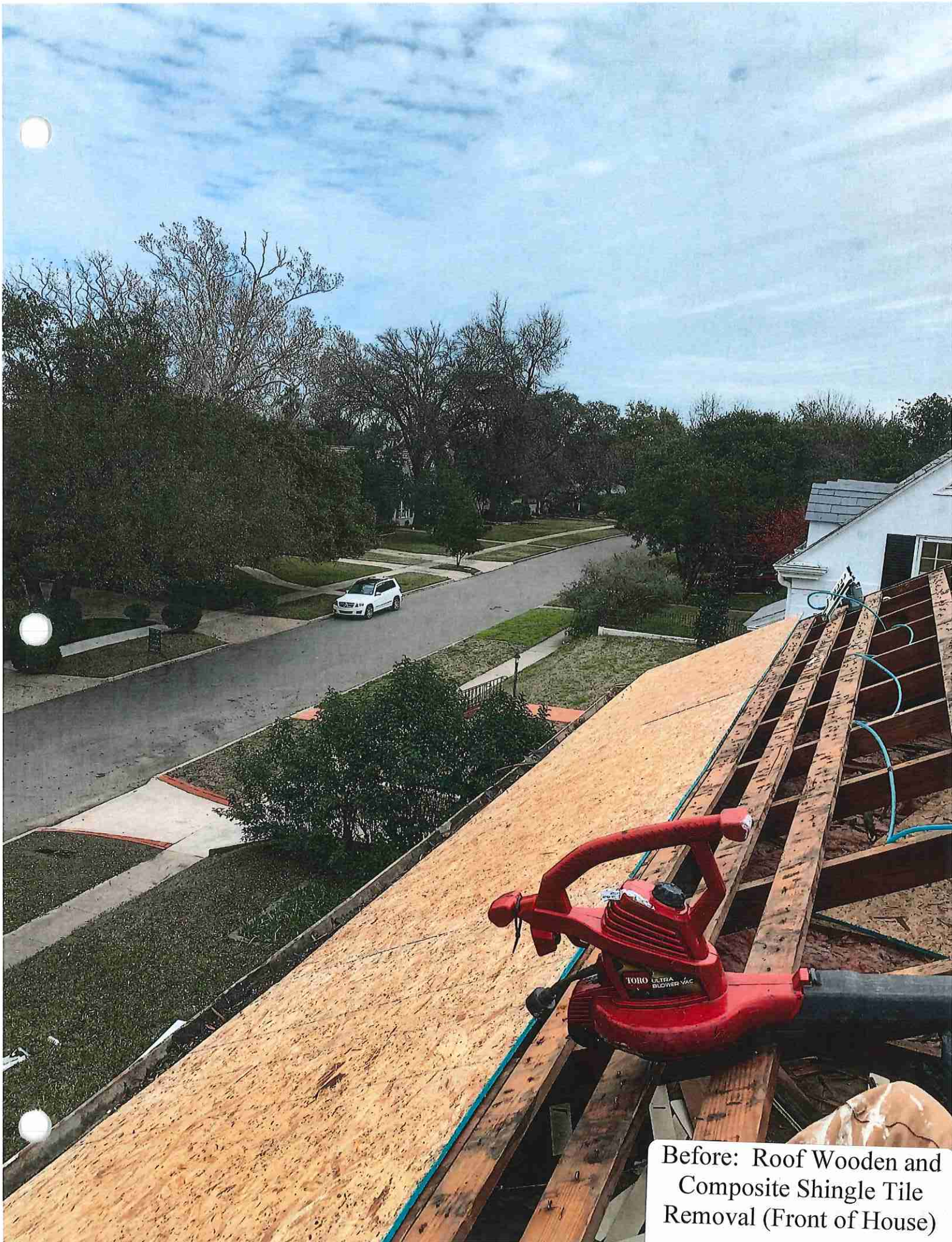
Copyright 2018
San Antonio Board of Realtors®



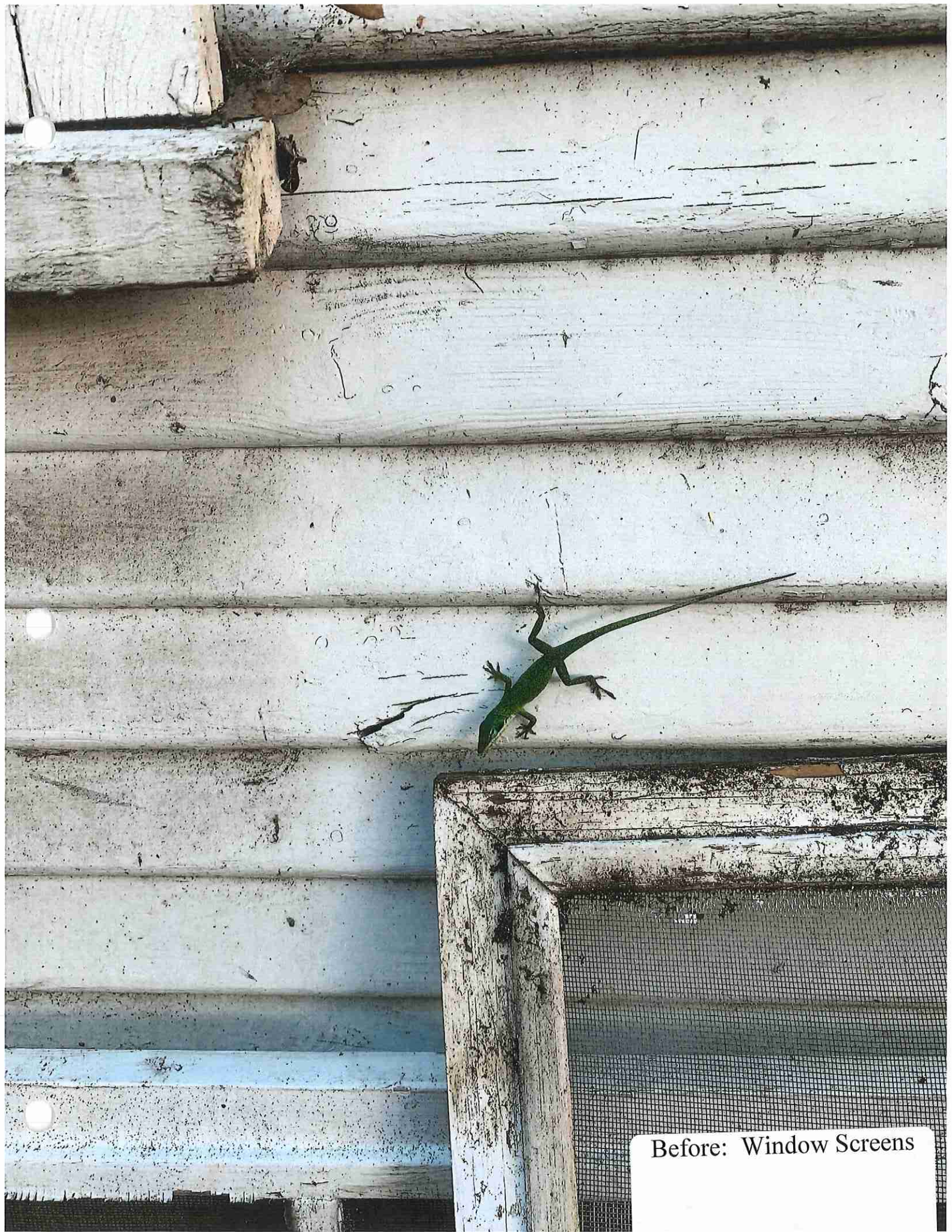
Before: Front Entry (West View)



Before: Roof Wooden and
Composite Shingle Tile
Removal



Before: Roof Wooden and Composite Shingle Tile Removal (Front of House)



Before: Window Screens



Before: Kitchen Entry
(House Rear)

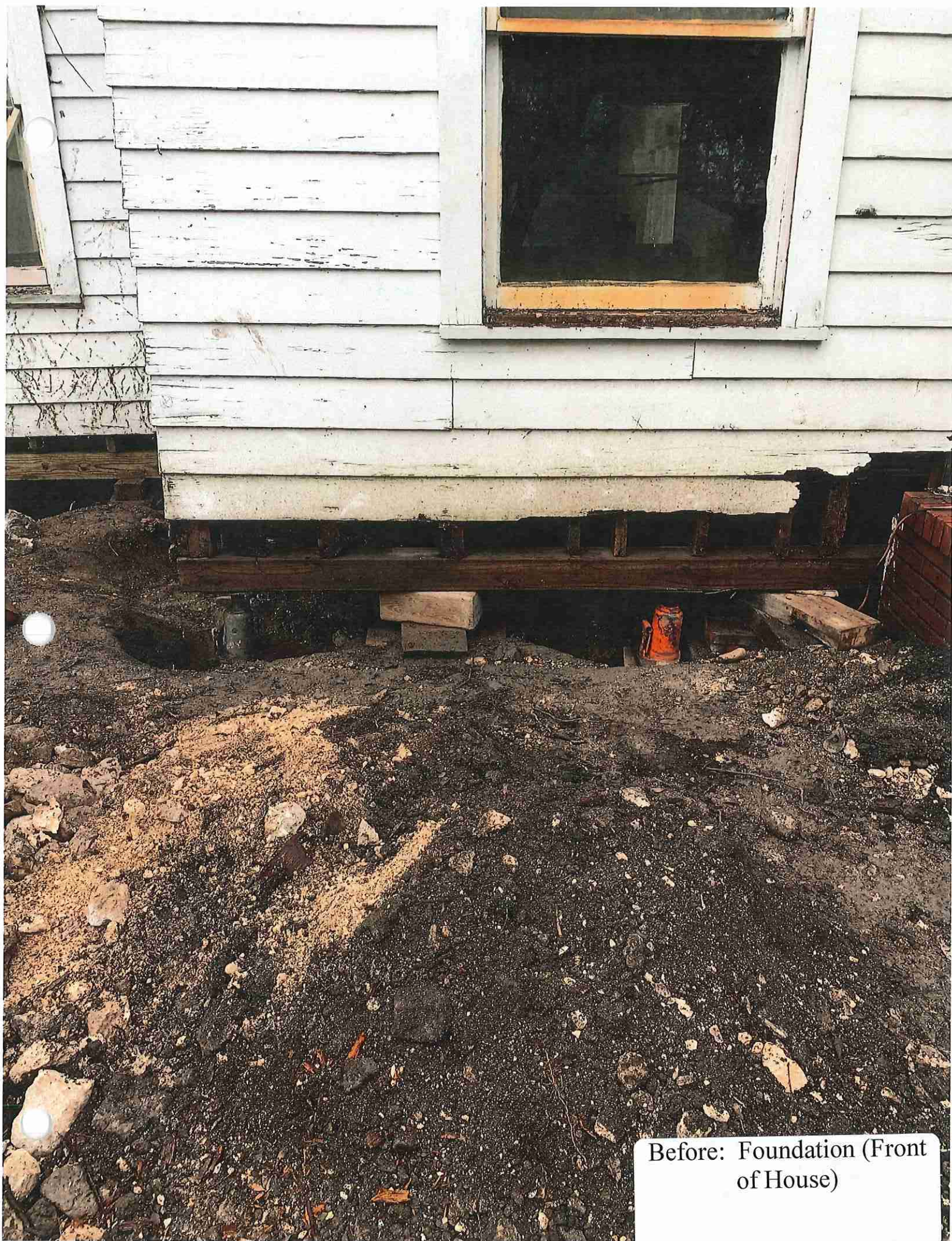
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Before: Foundation (Front
Right of House)



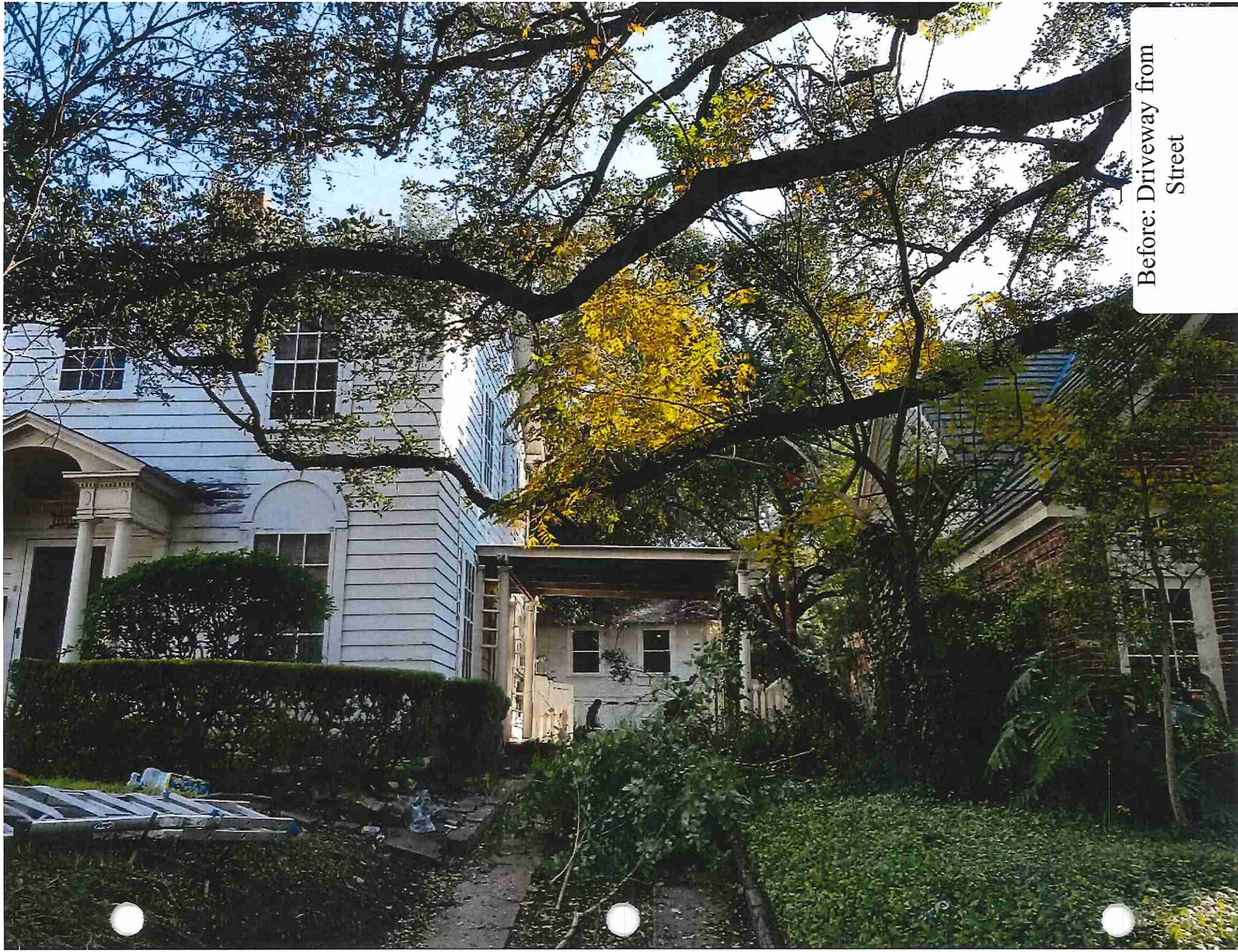
Before: Foundation (Up
Driveway)



Before: Foundation (Front of House)



Before: Windows



Before: Driveway from
Street



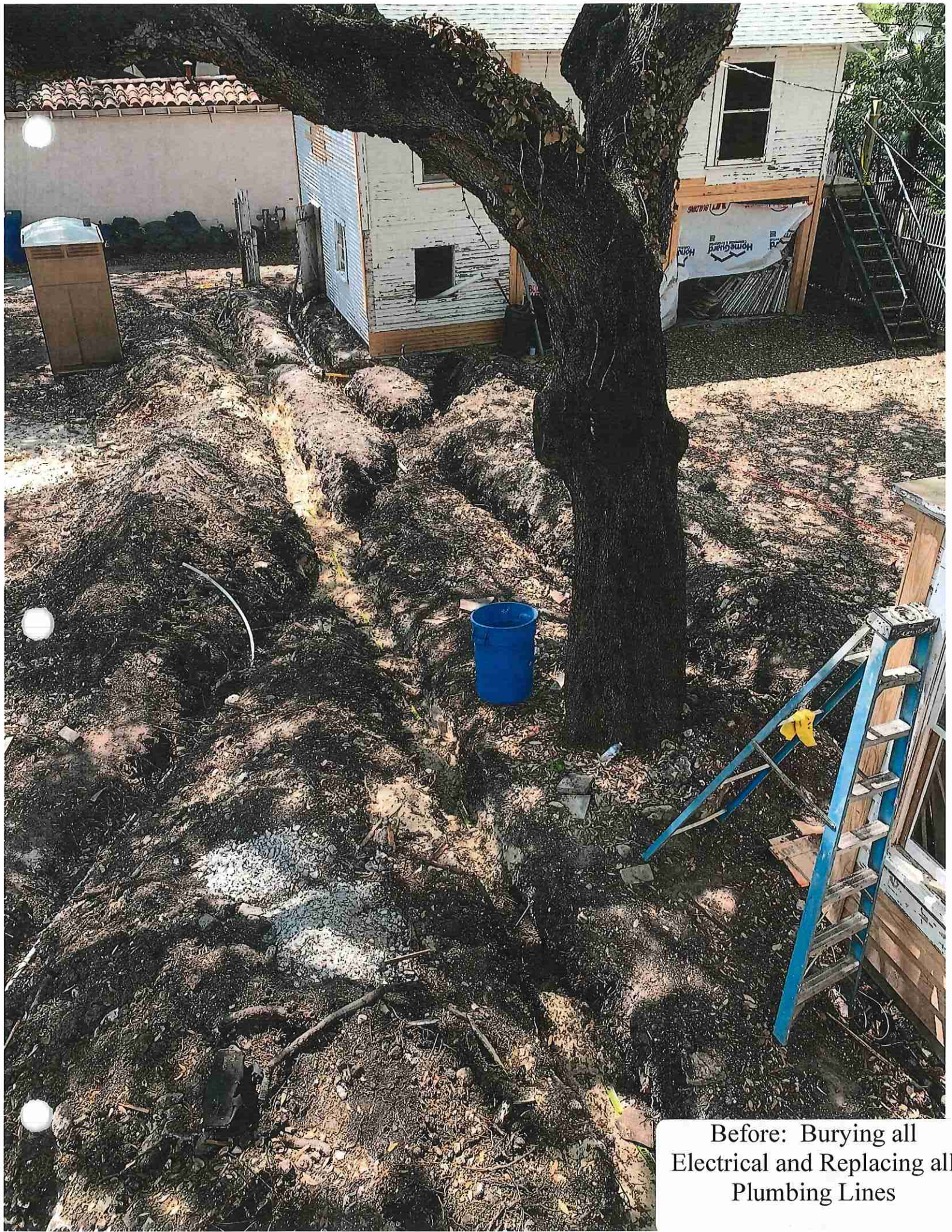
Before: Driveway from
Backyard



Before: Backyard



Before: Garage, Casita
Exterior and Dangling
Electrical Lines



Before: Burying all
Electrical and Replacing all
Plumbing Lines