

# HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

**HDRC CASE NO:** 2017-356  
**ADDRESS:** 418 DONALDSON AVE  
**LEGAL DESCRIPTION:** NCB 1932 BLK 39 LOT 25 E 1/2 OF 24  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Christi Willome  
**OWNER:** Christi and Jason Willome  
**TYPE OF WORK:** Historic Tax Certification

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 418 Donaldson Ave.

## 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:

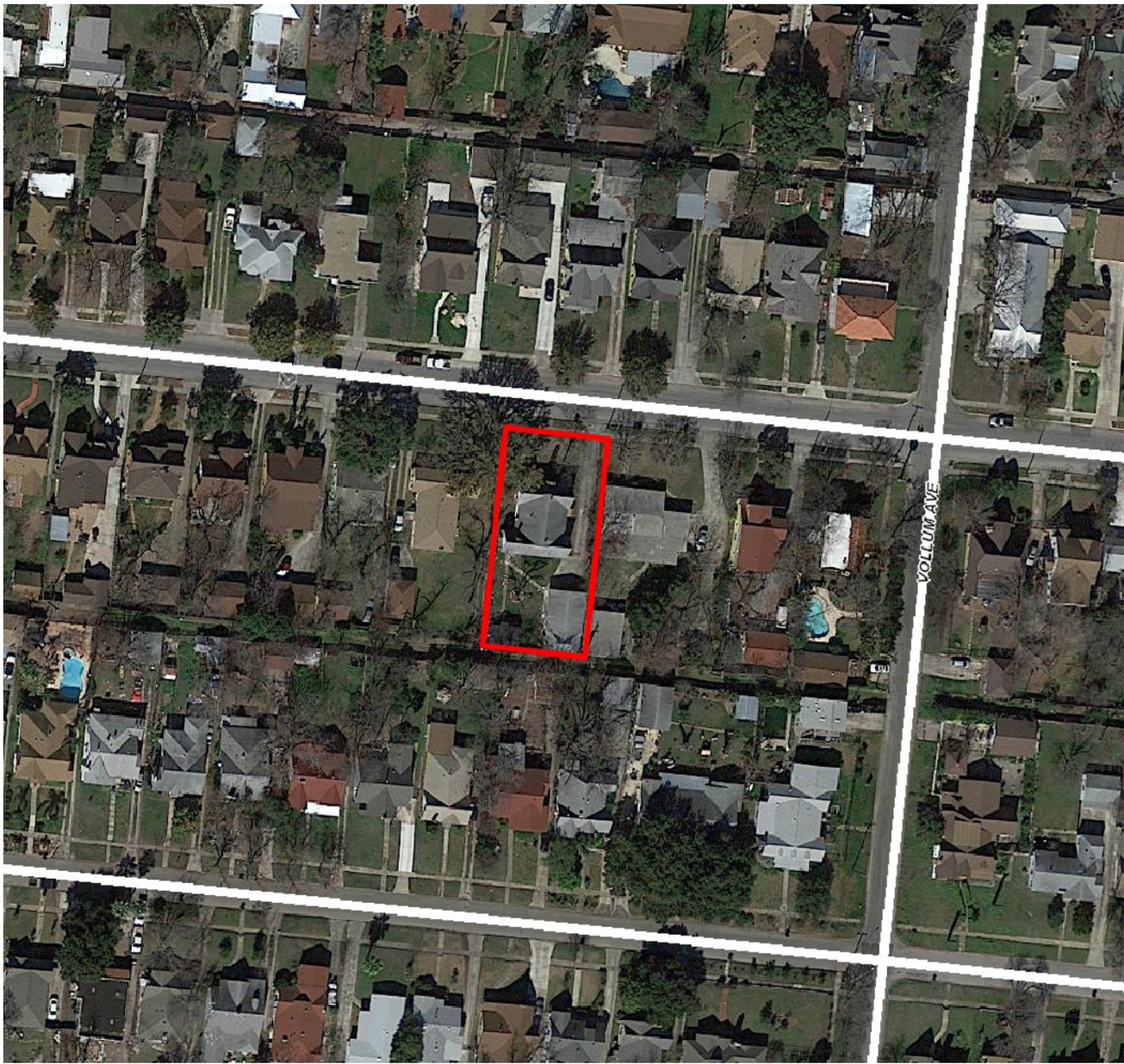
- a. The primary structure located at 408 Donaldson Ave is a 1-story single family home constructed in the Tudor Revival Style. The home features several quintessential elements of the architectural style, including a steeply pitched side gable configuration, front gable with decorative half-timbering, and a prominent patterned brick chimney on the front façade. The home is a contributing structure in the Monticello Park Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work largely consists of restoration work that is eligible for administrative approval, including removal of non-original vinyl siding from gables to expose decorative half-timbering, wood window rehabilitation and painting, and interior work and upgrades.
- c. Staff conducted a site visit on July 24, 2017, to examine the exterior conditions of the property. Non-original material had been removed and additional work had begun. Overall, staff finds that the property is in need of reinvestment and commends the applicant for undertaking its rehabilitation in a way that returns the property back to its original configuration and detailing.
- 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: Jul 23, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



418

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

ADDRESS: 418 DONALDSON

REQUEST: HISTORIC TAX CERTIFICATION

HEARING DATE: AUGUST 2, 2017 Time: 3:00 PM  
 FOR MORE INFORMATION CONTACT  
 (210) 207-0035

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO





**WILLOME HOME**  
**418 DONALDSON AVENUE 78201**

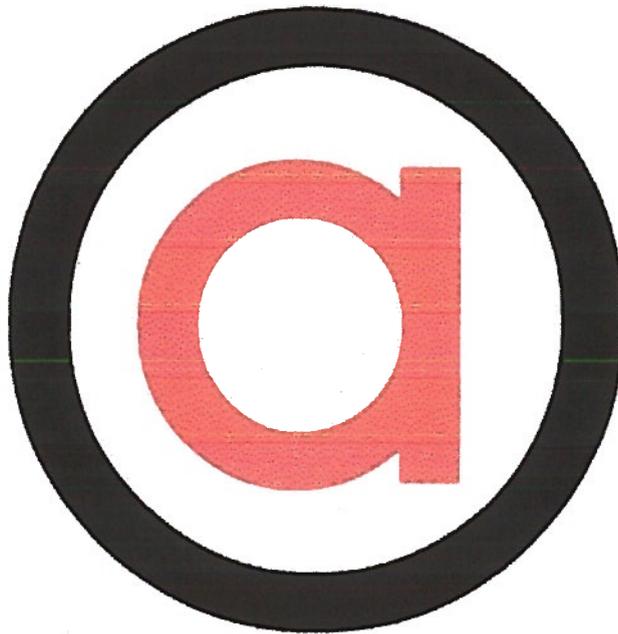
# **CONTRACTOR AGREEMENT**

This Contractor Agreement (Hereinafter "Agreement") is made this  
July 09, 2016 between

Jason and Christi Willome  
(Hereinafter "Client")

and

AO Design, LLC  
(Hereinafter "Contractor")



AO DESIGN, LLC  
SAN ANTONIO, TEXAS

Owner and contractor in consideration of the mutual covenants hereinafter set forth agree as follows:

## SECTION ONE

### SERVICES PROVIDED

The contractor agrees to provide the client with the following services necessary to construct a attic renovation and exterior remodel located at 418 Donaldson Ave, San Antonio, Texas, which owner warrants that they own free and clear of liens and encumbrances.

***\*\*\*All work is to be done accordingly as indicated in the drawings that have been provided by the owner to the contractor.***

### Phase I

#### **Demolition**

- Remove all broken or rotten moldings around roof line (see last sheet for locations).
- Remove iron columns from front porch (bracing needs to occur before removal).
- Remove existing vinyl siding from front peak triangle.
- Remove all gutters and downspouts. (Owner's Responsibility)
- Remove all shingles and underlayment (black felt).

#### **Construction**

- Frame new back attic bump-out.
- Properly sheath exterior walls and prep for new siding, siding to be installed as approved by HDRC (painting done by other).
- Install new vent pipes (as necessary) and paint to match shingles.
- Install new roof decking and prep for new asphalt shingles (shingle style and color as approved by HDRC).
- Install new molding along the trim line of the roof (see last sheet for locations).
- Install new 1x's along roof line (see last sheet for locations).

- Install missing corbels where identified by contractor and clients (see last sheet for locations).
- Install new window on back rear west facing gable.
- Install new 6x6 cedar post on front porch.
- Install new client supplied arches on front porch.
- Repair decorative trim on front porch gable.
- Scope of work on front top gable to be determined after vinyl siding is removed.

## Phase II

### Demolition

#### Carpentry-

- Remove all existing insulation from attic area.
- Remove all decking from attic floor (if any)
- Remove existing attic door.
- Remove downstairs hallway door.
- Remove portion of baseboards and door trim in hallway.
- Remove portion of existing plaster in the hallway for stair install.

#### Mechanical-

- Remove existing ac ducts
- Remove attic furnace.

#### Electrical-

- All existing electrical will remain for the downstairs living (contractor is not responsible for downstairs electrical).

#### Plumbing-

- Remove existing vent pipes and relocate as necessary (contractor is not responsible for downstairs plumbing).

### Construction

#### Carpentry- Permit

- Install new stair treads and risers.
- Frame out new under the stairs secret room.
- Install new 2x floor joist (as indicated by Structural Engineer).
- Install new floor decking.
- Install new side pony walls.

- Install new cedar collar ties.
- Frame out new bathroom/ shower and master closet.
- Install new 1/2" backer board on floor of bathroom.
- Install new 1/2" backer board on shower walls, bench and ceiling.
- Install new shower liner and shower pan.

#### **Mechanical- Permit**

- Install outside (1) 5 ton condenser, slab, high and low voltage wiring.
- Install inside (1) 5 ton furnace and coil, drain pan, plenums and all new ducts and boxes to supply the upstairs and downstairs.
- Install new flu-pipe and penetrate through the roof (roofer to install flashing/ boot pipe).
- Relocate gas, copper and drain lines (drain line location as per client).
- Secondary drain will be supplied with an automatic float switch.
- Relocate all downstairs supply boxes (2 exempt as per client, client to identify).
- Install (4) new duct runs.
- Install new dryer vent, stub out of back exterior wall.

#### **Electrical- Permit**

- All existing electrical will remain for the downstairs living (contractor is not responsible for downstairs electrical).
- Run all new electrical wiring to the existing panel box.
- Install all new electrical boxes (see E1.1)
- Install all new lighting boxes (see E1.1)
- Install new bathroom vent fan, exhaust to penetrate through roof.

#### **Plumbing- Permit**

- Install new toilet drain and connect to existing vent.
- Install new p-trap for toilet.
- Install new toilet flange.
- Install new bathroom sink and shower drains.
- Install new washer drain in downstairs kids closet, clean out will be stubbed out of back skirting wall.
- Install new water box in washer closet.
- Install new pex water lines for washer closet and upstairs bathroom, connect to existing water lines.

## **Interior Finish-Outs**

### **Carpentry-**

- Install foam insulation on the bottom of all the roof decking.
- Install 5/8" gypsum board on the ceilings.
- Install 1/2" gypsum board on all the walls.
- Prep all gypsum board by Tape/ Float/ Texture (painting done by other).
- Install new wood flooring, no sanding, stain or sealer is required by client.
- Install new base boards and door trim.
- Install new solid door interior doors in bathroom and closet.
- Install new client supplied tile on bathroom floor, shower walls/bench and ceiling.
- Install new semi-frameless shower door (hardware finish TBD).
- Install new treads on stairs and stain.

### **Mechanical-**

- Install all new grills and return air grills (color white).

### **Electrical-**

- Install client supplied master bedroom/ closet lights.
- Install client supplied bathroom light.
- Install (2) GFI plugs in bathroom.
- Install all plugs and switches (plugs/switches/plates color white).
- Install (2) smoke detectors.

### **Plumber-**

- Install new shut off valves in bathroom
- Install and connect new toilet.
- Install and connect new sink fixtures.
- Install and connect new shower fixtures.

## **Clean-up**

- Contractor and all sub-contractors will clean up their area on a daily basis. There is to be no food or drinks left behind in work area. All trash will be disposed of in the dumpster.

## Construction Pay-Out Phase I

Service	Total	Payout #1	Payout #2	Management Fee
Insurance	\$375.00	\$375.00	\$0.00	\$0.00
Demolition				
Roof	\$1,800.00	\$810.00	\$810.00	\$180.00
6 Triangle Tops	\$480.00	\$216.00	\$216.00	\$48.00
Framing	\$2,312.10	\$1,040.45	\$1,040.45	\$231.21
Roofer	\$13,812.00	\$6,215.40	\$6,215.40	\$1,381.20
Carpentry- Interior				
French Doors	\$300.00	\$135.00	\$135.00	\$30.00
Carpentry- Exterior				
Siding	\$1,620.00	\$729.00	\$729.00	\$162.00
Around The House "S" Trim	\$900.00	\$405.00	\$405.00	\$90.00
All Corbels	\$660.00	\$297.00	\$297.00	\$66.00
Front Porch	\$660.00	\$297.00	\$297.00	\$66.00
Permitting/ Inspection Fees	\$1,345.00	\$605.25	\$605.25	\$134.50
Materials	\$3,846.97	\$1,923.48	\$1,923.48	\$0.00
Design Fee	-\$3,000.00	-\$1,500.00	-\$1,500.00	\$0.00
<b>Total Cost</b>	<b>\$25,111.07</b>	<b>\$11,548.58</b>	<b>\$11,173.58</b>	<b>\$2,388.91</b>

## Construction Pay-Out Phase I

Service	Total	Payout #1	Payout #2	Management Fee
Insurance	\$375.00	\$375.00	\$0.00	\$0.00
Foundation	\$5,100.00	\$2,295.00	\$2,295.00	\$510.00
Framing	\$2,312.10	\$1,040.45	\$1,040.45	\$231.21
Plumbing	\$5,400.00	\$2,430.00	\$2,430.00	\$540.00
Electrical	\$3,000.00	\$1,350.00	\$1,350.00	\$300.00
Mechanical	\$12,606.00	\$5,672.70	\$5,672.70	\$1,260.60
Carpentry- Interior				
Gypsum Board (H/T/F/T)	\$2,730.00	\$1,228.50	\$1,228.50	\$273.00
Regular Doors	\$180.00	\$81.00	\$81.00	\$18.00
Base Boards/ Door Trim	\$1,080.00	\$486.00	\$486.00	\$108.00
Foam Insulation	\$6,259.20	\$2,816.64	\$2,816.64	\$625.92
Flooring- Wood				
Install	\$2,646.00	\$1,190.70	\$1,190.70	\$264.60
Steps	\$1,382.40	\$622.08	\$622.08	\$138.24
Flooring- Ceramic				
Bathroom Floor	\$402.00	\$180.90	\$180.90	\$40.20
Bathroom Wall	\$192.00	\$86.40	\$86.40	\$19.20
Shower Pan	\$600.00	\$270.00	\$270.00	\$60.00
Shower Floor	\$198.00	\$89.10	\$89.10	\$19.80
Shower Walls/ Ceiling	\$1,062.00	\$477.90	\$477.90	\$106.20
Shower Bench	\$210.00	\$94.50	\$94.50	\$21.00
Shower Niche	\$120.00	\$54.00	\$54.00	\$12.00
Materials	\$23,982.03	\$11,991.01	\$11,991.01	\$0.00
Design Fee	-\$3,000.00	-\$1,500.00	-\$1,500.00	\$0.00
<b>Total Cost</b>	<b>\$66,836.73</b>	<b>\$31,331.88</b>	<b>\$30,956.88</b>	<b>\$4,547.97</b>



AO Design, LLC.  
**Change Order**

---

December 29, 2016  
Change Order #001

To: Jason & Christi Willome  
Project: Attic Conversion  
Address: 418 Donaldson Ave., San Antonio, Texas  
Phone: 210-445-9671  
Email: jawillome@gmail.com

This change order was requested by Jason and Christi Willome. Mr. and Mrs. Willome are requesting to have the kitchen expanded into the east facing bedroom. They are also requesting to have the entire first floor re-wired and would like some additional plugs and lights installed in the newly expanded kitchen, along with the removal of the kitchen wood floor (not subfloor)

The following is a description of the work to be performed in accordance with the conversation between myself and Mr. and Mrs. Willome. Any work performed outside of the scope of work will be considered additional services along with additional cost applied.

**Demolition:**

Remove the existing non load bearing wall that currently separates the kitchen and east facing bedroom. Prior to the start of demolition and because of the material in the wall, protection paper will be applied to the floors. When the removal of the ceiling is to begin, contractor will build a plywood box around the cabinets and appliances to help protect them from debris. All trim will be removed carefully and stored for the client at clients designated area. Client wishes to move forward with the removing of the existing kitchen floor, this will help to determine the amount of work for the installation of the new floor and to allow for an accurate bid.

**Drywall Installation:**

5/8" Gypsum Board will be installed on the ceilings.  
Contractor will tape/ float and texture (as directed by the client) and prep for client to paint.  
All surrounding walls will remain, but patch work will be conducted in the area that the wall once stood. It has been explained that the patch work may not match the existing.

**Electrical:**

Electrician will remove all the existing wiring throughout the house.  
 The electrician will install a temp service so that future work may proceed.  
 Electrician will install new recessed lights as indicated by the client along with new plugs and switches.  
 When all services for electrical are done, electrician will call for inspection and reconnect existing services.  
 Contractor is not responsible for any (if any) fees that are requested by CPS.  
 Client is responsible for purchasing the trim out of the recessed lights, but contractor will install at no additional fee.

**Clean-Up:**

All debris will be disposed of in contractor supplied dumpster.  
 A additional dumpster may be requested, but won't be determined until the end of the project. (client will be responsible for the cost)

If the above scope of work is correct, the fee associated with these services will be \$8,135.62.

Service	Total
Demolition- Ceiling and Kitchen/ Bedroom Wall	\$600.00
Demolition- Kitchen Floor	\$250.00
Drywall- Ceiling/ Patch	\$420.00
Electrical- Entire First Floor	\$6,640.00
Material	\$225.62
<b>Total</b>	<b>\$8,135.62</b>

Any additional services will be conducted in writing and work will not be performed until approved by the client.

Please contact us with any questions or concerns regarding this change order.

X

\_\_\_\_\_  
 Jason & Christi Willome  
 Owner

X

\_\_\_\_\_  
 Adan Ochoa  
 Contractor