

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2015
Agenda Item No: 5

HDRC CASE NO: 2015-375
ADDRESS: 227 DANIEL ST
LEGAL DESCRIPTION: NCB 2557 BLK D LOT W 55 FT OF E 60 FT OF 15 & 16
ZONING: UZROW
CITY COUNCIL DIST.: 1
APPLICANT: Lance Williamson
OWNER: Lance Williamson
TYPE OF WORK: Final approval of Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification at 227 Daniel.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(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 scope of work consists of various items that have been administratively approved, or have been noted by the applicant to be soon applied for. This scope of work includes electrical and mechanical upgrades, insulation, sidewalk repair, wood window repair, exterior and interior repairs and painting.
- b. The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including photos and invoices.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a and b.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Sep 30, 2015

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September 14, 2015

To the Office of Historic Preservation:

Please accept this summary of our intentions at 227 Daniel St. in the 78204 zip code.

We will be working on the outside and the inside of the house. The electrical has been updated. A new HVAC system has been put in and new insulation blown in the attic. We are also having a new sidewalk installed to replace the broken one. In addition to these major improvements, we will be completely painting the exterior, repainting the roof, and removing the awnings and iron railings that were pointed out as visible alterations in the request for Finding of Historic Significance.

In the interior, we will be painting and repairing the walls and ceilings (except for those in the bathrooms, enclosed porch and rear bedroom, as those repairs will be made at a later date) repairing the historical windows, removing carpet, cleaning the long-leaf pine floors and putting a light polyurethane coating, repairing damaged window casings, replacing the wainscoting that had rotted, removing layers of paint from the kitchen windows and door casings and a built-in cabinet, and doing other miscellaneous jobs resulting from the major improvements listed above.

Our timeline for completion is in the first two weeks of November.

The expected costs for the projects:

Electrical: \$5400

HVAC: \$8700

Insulation: \$2300

Sidewalk: \$6859

Historic Window Repair: \$12,350

All exterior repairs and painting: \$21,120

All interior repairs and painting: \$16,360

Total costs: \$74,189

Please note that while we expect to complete the work mentioned above and as referenced in the attachments by mid-November in order to certify for the tax break, this will be a work in progress going forward as we proudly make this historic house our home, maintaining and improving its historical personality.

Thank you.

Lance Williamson

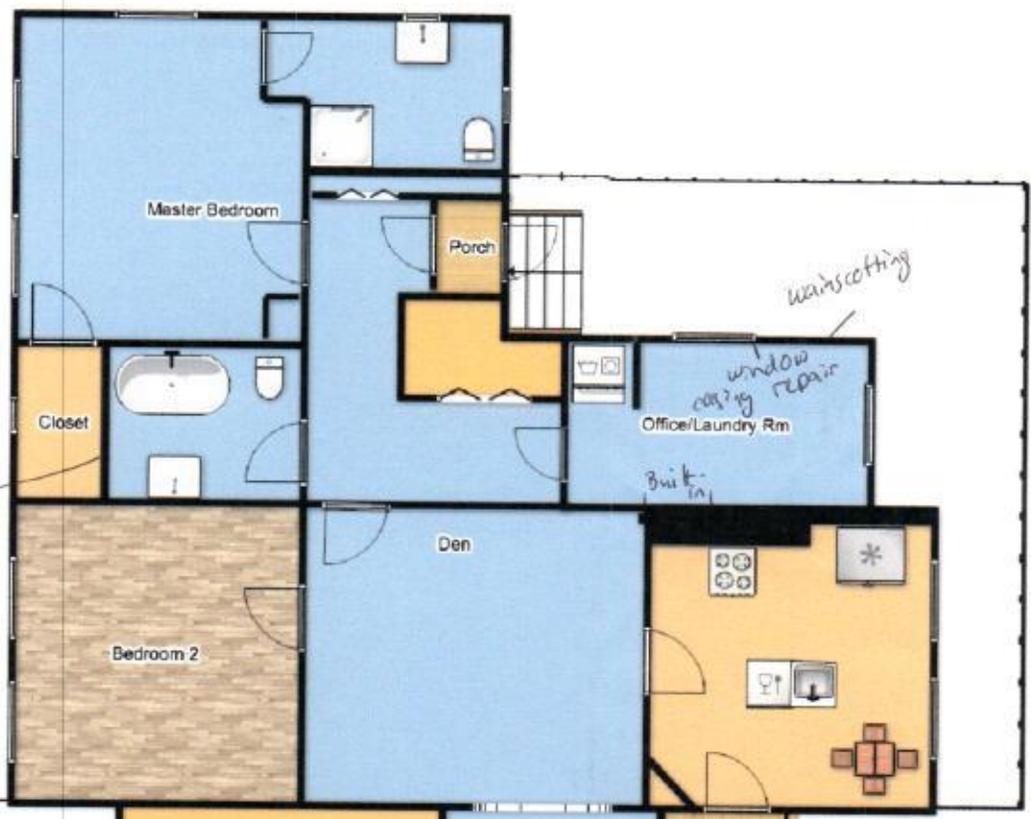
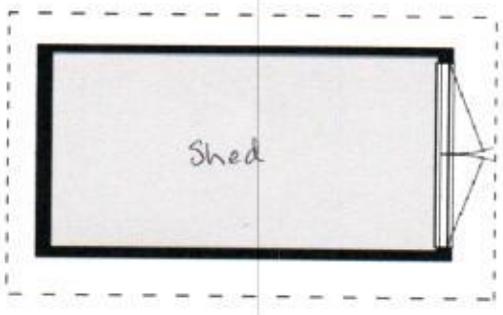
Attachments:

Estimates

Survey showing fence

227 Daniel St.
Williamson

APPROACH



Build wall

wainscoting

window casing repair

Office/Laundry Rm

Built-in

- Fence

Bedroom 2

Den

Master Bedroom

Porch

Closet



Living

Foyer

Railing

Porch

Railing

Railing

Railing

Remove Aunlets

Remove tree

Remove chain-linked fence

0ft

12ft

24ft

36ft

Sidewalk

Sidewalk



















































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W-Z Home solutions

Fruition: it's in the details.

Serving Texas and the Florida Gold Coast.

Residential design, remodeling and staging.

Phone: 713-900-5566

12330 Barryknoll, Houston, TX 77024

EIN: 47-1181974

Customer: Lance Williamson

Address: 227 Daniel Street, San Antonio TX 78204

Estimate is valid for 90 days from 08/12/15.

Estimate includes all products, materials, and labor.

Manufacturers' warranties apply to all products. Workmanship warranty is for 10 years.

Workmanship warranty is non-transferrable and becomes void if alterations were made since work was completed.

Interior:

Reinforce sagging sheetrock in bedroom, bathroom, kitchen.

Repair sheetrock cracks and holes throughout.

Remove rotten cabinets and repair missing window casing in laundry.

Replace missing window sill in old kitchen.

Install wainscoting in laundry room to replace rotten wainscoting.

Construct cabinet/sheetrock cover for HVAC ductwork in rear bedroom.

Repair door locks to that front and rear door latch and lock. Front door will be repaired with same brand of system to maintain historical integrity.

Deep clean and apply a light polyurethane coating to wood floors.

Clean and apply a conditioner to front door to help maintain original wood.

Remove paint from built-in wall cabinet and from kitchen window trim.

Paint all ceilings (minus porch, rear bathroom, and rear bedroom)

Paint only the walls that have been previously painted. No paint on unpainted trims/casings. (Minus porch, rear bathroom, and rear bedroom.)

Clean and condition original wainscoting.

Repair plumbing leak under house.

Remove old stove vent and repair sheetrock.

Install attic door and trim.

Remove and dispose of carpet and tack strips in rear bedroom.

Interior total:

\$16,360

Exterior:

Straighten chain-linked fence post at corner of house/alley.

Remove tree too close to house.

Install 40" fence on side and rear of house.

Build and install painted cedar wood porch railing with balusters. 24" from floor, balusters spaced at max. 4".

Repair or replace rotten or damaged wood around perimeter of house.

Clean exterior of house and remove awnings.

Paint the exterior of house and trim with colors chosen by customer.

Clean, prime and paint metal roof with color chosen by customer.

Repair rotten/damaged wood on shed.

Paint shed with color chosen by customer.

Repair shed hinges so doors open and close.

Remove iron bars in side yard (old clothes line?)

Exterior total:

\$21,120

TOTAL:

\$37,480

40% deposit required for work to begin. Remaining 60% due when work is complete.

Quote from Guy "Woody" Chipman to repair 13 historic windows.

\$950/window*13 windows

\$12,350

Woody is busy working on a hotel with 300 windows. It will be impossible for him to begin by the time that we will be verified for work completion.

Invoice

MUNGUIA ELECTRIC
22645
6019 Hillman Dr
San Antonio, TX 78218
210-473-32273

Date: 12/08/2014
Invoice No.: 147
Due Date: 01/07/2015
Salesperson: arturo

Bill To:
LAURE WILLIAMSON
227 DANIEL ST SAN ANTONIO
TX

Ship To:
227 DANIEL ST SAN ANTONIO
TX

Qty	Description	Unit Price	Total
1	MUNGUIA ELECTRIC WOULD DO ALL THE ELECTRICAL WORK ACCORDING TO THE NATIONAL ELECTRICAL CODE 2011 AND THE CITY REQUIREMENTS, RE/WIRE EXISTING HOUSE, UPGRADE SERVICE, INSTALL NEW PLUGS, SWITCHES, RELOCATE INSIDE PANEL, OWNER PROVIDES LIGHTS, LIGHT BULBS, CEILING FANS, TOTAL PRICE LABOR AND MATERIAL 5400 DOLLARS, AFTER THE WORK IS COMPLETED ONE YEAR OF WARRANTY WOULD TAKE EFFECT IN PARTS AND LABOR THAT WE PROVIDED.	\$5,400.00	\$5,400.00

Total \$5,400.00
Balance Due \$5,400.00

Please contact us for more information about payment options.

Thank you for your business.



Customer: **Lance Williams**

Address: **227 Daniel St San Antonio TX**

Insulation:

1. Insulation will be blown in with machine
2. Will use Propink L77 loosefill insulation
3. The R-value will be a minimum of R-30
4. Will be install in attic space only

Price: **\$2430.00**

FreshTech AC

713-550-6755

www.FreshTechAC.com



Lance and Leo

Address: 227 Daniel St San Antonio TX

410A 3.5 Ton Air Conditioning and Gas Heating System:

3.5 ton condenser, evaporator coil, furnace, heater feet, platform, float switch, PVC drain lines for evaporator coil, slab for outside condenser, plenum with dampers to control air-flow, register boxes, supply boxes, R-8 duct system, returns, copper lines set, thermostat, 24v low voltage wire to condenser and thermostat from furnace control system, and charge to proper refrigerant levels. All modifications to install duct system and copper lines set included. Will meet state mechanical code and city code. City permits included.

10 year part warranty

2 year labor warranty

1. **13+ Seer** Goodman System
\$8700.00
2. **16+ SEER** Goodman System
\$9800.00
3. **13+ SEER** American Standard
\$10,100.00
4. **16+ SEER** American Standard
\$12,500.00

** Gas line to furnace must be provided by license plumber

** High Voltage Electricity to condenser and Furnace must be provided by license Electrician

Extra Options:

Whole house **UV light system** to eliminate buildup of mold and other air borne infections. Keeps Air clean in home.

Add: **\$450.00**

Whole House **Media Air Cleaner** to reduce dust in duct system and home.

Add: **\$350.00**

BRIO Builders

1100 NW Loop 410 STE 700-116
 San Antonio, TX 78213
 (210)585-0242
 jim.tafoya@briobuilders.com

Estimate



ADDRESS
Cherise Bell 217 Daniel San Antonio, TX 78204

ESTIMATE #	DATE
120310	07/21/2015

ACTIVITY	QTY	RATE	AMOUNT
Project	1	0.00	0.00
Curb and Sidewalk replacement for 209, 215, 217 and 227 Daniel St. San Antonio 78204			
-	1	0.00	0.00
Concrete	1	255.00	255.00
209 - Labor to demo, remove and haul off debris			
Concrete	1	510.00	510.00
209 - Labor to build concrete forms, install base and add steel to meet code specifications			
Concrete	1	425.00	425.00
209 - Labor to install and finish concrete			
Concrete	1	170.00	170.00
209- Labor to tear down forms and clean up			
Concrete	1	340.00	340.00
Concrete and material cost			
Sub Total	0	1,700.00	1,700.00
Sub Total			
-	1	0.00	0.00
Concrete	1	586.50	586.50
215 - Labor to demo, remove and haul off debris			
Concrete	1	1,173.00	1,173.00
215 - Labor to build concrete forms, install base and add steel to meet code specifications			
Concrete	1	977.50	977.50
215 - Labor to install and finish concrete			
Concrete	1	391.00	391.00
215- Labor to tear down forms and clean up			
Concrete	1	782.00	782.00
Concrete and material cost			
Sub Total	0	3,910.00	3,910.00
Sub Total			

ACTIVITY	QTY	RATE	AMOUNT
-	1	0.00	0.00
Concrete	1	331.50	331.50
217 - Labor to demo, remove and haul off debris			
Concrete	1	663.00	663.00
217 - Labor to build concrete forms, install base and add steel to meet code specifications			
Concrete	1	552.50	552.50
217 - Labor to install and finish concrete			
Concrete	1	221.00	221.00
217- Labor to tear down forms and clean up			
Concrete	1	442.00	442.00
Concrete and material cost			
Sub Total	0	2,210.00	2,210.00
Sub Total			
-	1	0.00	0.00
Concrete	1	357.00	357.00
227 - Labor to demo, remove and haul off debris			
Concrete	1	714.00	714.00
227 - Labor to build concrete forms, install base and add steel to meet code specifications			
Concrete	1	595.00	595.00
227 - Labor to install and finish concrete			
Concrete	1	238.00	238.00
227- Labor to tear down forms and clean up			
Concrete	1	476.00	476.00
Concrete and material cost			
Sub Total	0	2,380.00	2,380.00
Sub Total			
-	1	0.00	0.00
Concrete	1	2,975.00	2,975.00
227 - Labor to demo, build forms, finish concrete and clean up for driveway at rear of home			
Concrete	1	685.00	685.00
Concrete and material cost			
Sub Total	0	3,660.00	3,660.00
Sub Total			
Traffic	2	250.00	500.00
Barricades / Signage & Traffic Control			
Permit	1	435.27	435.27
Permits and fees			

Thank you!

SUBTOTAL	28,655.27
TAX (8.25%)	224.81
TOTAL	\$28,880.08

Accepted By

Accepted Date