

HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 5

HDRC CASE NO: 2015-361
ADDRESS: 822 N PINE ST
LEGAL DESCRIPTION: NCB 1656 BLK D LOT 4
ZONING: UZROW
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Anita Ortiz/9 Locals Investments LLC
OWNER: Anita Ortiz/9 Locals Investments LLC
TYPE OF WORK: Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 822 N Pine.

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 consistent of various items that have been administratively approved including repairs to the foundation, roofing, siding, front porch and wood windows as well as mechanical, electrical and plumbing upgrades, painting and other rehabilitative tasks.
- 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 interior 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

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Scope of Work to 822 N Pine

Built around 1900, we plan to do the following improvements to redevelop the property with intent to sell. The house is being renovated into a 3/2 bath, currently a 2/1

Foundation is undergoing major repairs with over 40 concrete piers being added, along with several support beams.

Standing seam metal roof will receive a new coat/cover

Siding will be replaced where foundation crew tore out for work

Exterior will be scraped and repainted.

Windows will be repaired with broken glass replaced

Front porch repaired

Exterior landscaping

Front doors replaced

Original wood floors sanded, repaired, and stained

New Plumbing, HVAC installed, and new electrical

Insulation, new sheetrock, texture

Interior paint

4" trim throughout house

New bathrooms (existing clawfoot tub will be refinished)

New cabinets, granite, appliances in kitchen

New interior doors

All work will be done with best efforts to align to neighborhood feel and look.

We expect to be finished with renovation by October 30th, 2015.

Anita Ortiz Lubke
822 N Pine
210-865-8040
anita@9locals.com

Contractor:

Demolition/Dumpster			500
HVAC			6000
Plumbing			6500
Electrical			6000
Interior - Insulation/Sheetrock/Paint/Texture/Framing			3000
Roof Coating			500
Landscaping			1000
Doors - Interior/Exterior			750
Flooring	decking		750
	Hardwood Living/Kit	\$2.00 sf materials	2800
	Tile Bathrooms	\$2.00 sf materials	400
			3950
Light/Ceiling Fans			750
Foundation			11000
Baseboards/Trim			1000
Appliances			1500
Cabinets			2500
Granite			2500
Bathrooms	Tub	x2	1000
	Vanities/Mirror		
Exterior Repair (porch/skirting/siding/window repair)			2000
Exterior Paint			750
LABOR	2300*8 weeks		18400

Total 69600

Labor only

Materials to be provided by customer

All work guarantee with 6 month warranty

Contractor to keep sites clean at all times

First Draw required to start project

Draws needed throughout job to keep job on schedule

Any unforeseen orders will be in extra charge beyond

The original contracted price.