

## **HISTORIC AND DESIGN REVIEW COMMISSION**

**April 1, 2015**

**Agenda Item No: 6**

**HDRC CASE NO:** 2015-055  
**ADDRESS:** 222 FURR DR  
**LEGAL DESCRIPTION:** NCB 6694 BLK 3 LOT 20  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Charity Lee  
**OWNER:** Charity Lee  
**TYPE OF WORK:** Tax Certification  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 222 Furr Dr.

### **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 improvements that will extend the life of the building.
- b. The extent of the proposed work received HDRC approval on February 19, 2014.
- 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.

### **CASE MANAGER:**

Alyson Smith





# 222 Furr

Printed:Feb 03, 2015

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# EXISTING STRUCTURE



North Elevation



East Elevation



Elizabeth Haynes, AIA  
4047 Broadway St.  
San Antonio, Texas 78209

ehaynes@ehaynesarch.com  
210.422.7484

## LEE RESIDENCE

222 Furr Dr.  
San Antonio, Texas 78201



# EXISTING STRUCTURE



South Elevation



West Elevation



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4047 Broadway St.  
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210.422.7484

## LEE RESIDENCE

222 Furr Dr.  
San Antonio, Texas 78201



AFTER RENOVATIONS





# LEE RESIDENCE PROPOSAL

The proposed project is an addition to an existing 1928 residence within Monticello Park. The new addition (approximately 622 sq.ft.) will extend from the south facade of the original structure and will not be visible from street. The program of the addition includes a bedroom, bath, closet, laundry, and library vestibule. The roof, siding style, windows, and window trim, of the addition will match existing elements.

The plan will increase the size of the structure from 1,298 sq.ft. to 1,920 bringing her house closer to the average house size of the immediate block. See chart below, information taken from BCAD.

| PROPERTY ADDRESS | BCAD ID       | LOT-ACRES     | SQ. FT.     |            |
|------------------|---------------|---------------|-------------|------------|
| <b>222 Furr</b>  | <b>381601</b> | <b>0.1722</b> | <b>1270</b> | <b>LOW</b> |
| 202 Furr         | 381604        | 0.2755        | 2686        |            |
| 212 Furr         | 381603        | 0.344         | 1549        |            |
| 218 Furr         | 381602        | 0.2583        | 1271        |            |
| 226 Furr         | 381600        | 0.1722        | 3268        | HIGH       |
| 228 Furr         | 381599        | 0.1722        | 1711        |            |
| 232 Furr         | 381598        | 0.2583        | 2949        |            |
| 236 Furr         | 381597        | 0.2583        | 2020        |            |
| 240 Furr         | 381596        | 0.1722        | 1576        |            |
| 250 Furr         | 381595        | 0.1894        | 1912        |            |
| 201 Furr         | 381712        | 0.2583        | 2004        |            |
| 207 Furr         | 381713        | 0.2238        | 2150        |            |
| 215 Furr         | 381714        | 0.2238        | 2402        |            |
| 219 Furr         | 381715        | 0.1722        | 1364        |            |
| 223 Furr         | 381716        | 0.1722        | 1292        |            |
| 227 Furr         | 381717        | 0.1722        | 1672        |            |
| 231 Furr         | 381718        | 0.1722        | 1681        |            |
| 235 Furr         | 381719        | 0.1722        | 1676        |            |
| 239 Furr         | 381720        | 0.1722        | 2072        |            |
| 243 Furr         | 381721        | 0.1722        | 1428        |            |
| 247 Furr         | 381722        | 0.1722        | 1365        |            |
| 251 Furr         | 381723        | 0.1722        | 1654        |            |
| VICINITY AVERAGE |               | 0.2058318     | 1862.36     |            |



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San Antonio, Texas 78209

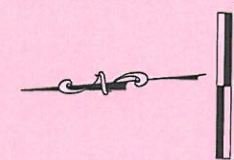
ehaynes@ehaynesarch.com  
210.422.7484

## LEE RESIDENCE

222 Furr Dr.  
San Antonio, Texas 78201



 Proposed Addition



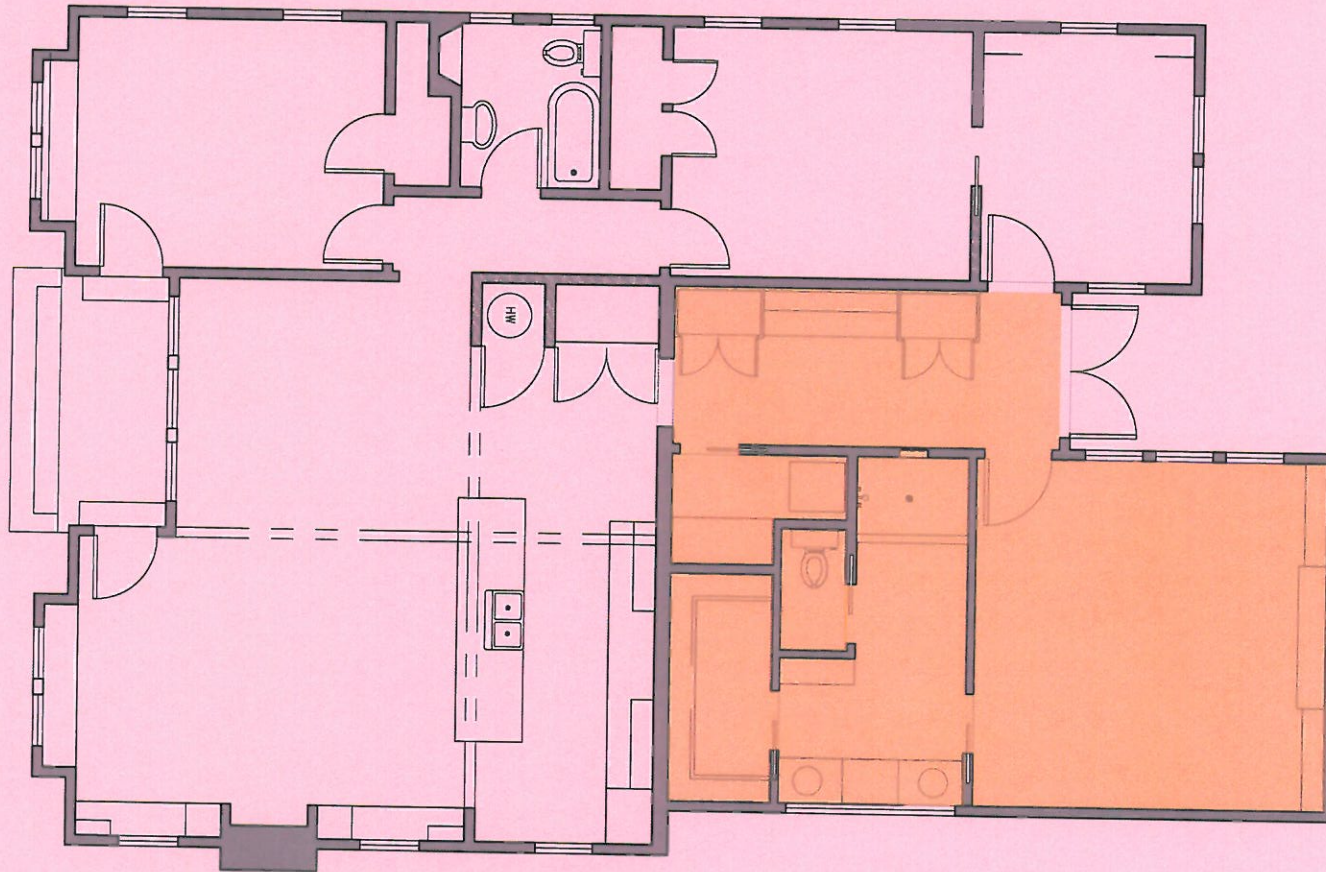
222 Furr Dr.  
San Antonio, Texas 78201




# PROPOSED FLOOR PLAN

OWNER REVIEW ONLY.  
NOT FOR REGULATORY  
APPROVAL, PERMITTING OR  
CONSTRUCTION.

1/8" : 1'



 Proposed Addition



Elizabeth Haynes, AIA  
4047 Broadway St.  
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## LEE RESIDENCE

222 Furr Dr.  
San Antonio, Texas 78201



# PROPOSED SOUTH ELEVATION: (Rear Elevation)



Elizabeth Haynes, AIA  
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San Antonio, Texas 78209

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## LEE RESIDENCE

222 Furr Dr.  
San Antonio, Texas 78201





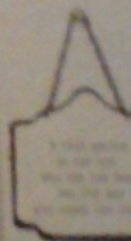
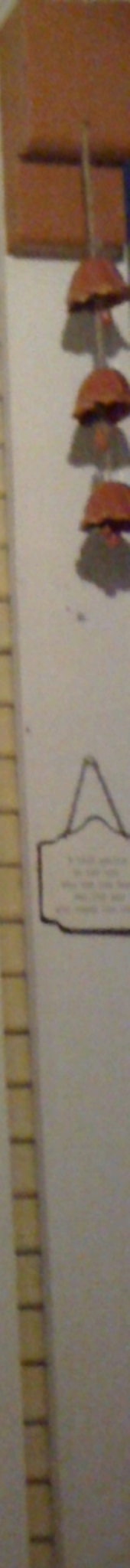


































Elizabeth Haynes LLC  
370 Pike Road  
San Antonio, Texas 78209

Invoice

|   |
|---|
| Bill To:  |
| Charity Lee<br>222 Furr<br>San Antonio, Texas 78201 |

| Date     | Invoice No. | P.O. Number | Terms | Project |
|----------|-------------|-------------|-------|---------|
| 01/23/14 | Lee -02     |             |       |         |

| Item                | Description                       | Quantity | Rate    | Amount     |
|---------------------|-----------------------------------|----------|---------|------------|
| Design Services-2   | Hourly Rate for Design Services   | 19       | 100.00  | 1,900.00   |
| Drafting Services-2 | Hourly Rate for Drafting Services | 14       | 65.00   | 910.00     |
| Retainer            | Advance Payment                   |          | -400.00 | -400.00    |
|                     | Non-Taxable Service               |          | 0.00    | 0.00       |
|                     |                                   |          | Total   | \$2,410.00 |



Elizabeth Haynes LLC  
4047 Broadway  
San Antonio, Texas 78209

Invoice

|   |
|---|
| Bill To:  |
| Charity Lee<br>222 Furr<br>San Antonio, Texas 78201 |

| Date     | Invoice No. | P.O. Number | Terms | Project |
|----------|-------------|-------------|-------|---------|
| 03/03/14 | Lee-02      |             |       |         |

| Item                                | Description                       | Quantity | Rate   | Amount     |
|-------------------------------------|-----------------------------------|----------|--------|------------|
| Architect<br>Drafting<br>Services-2 | Hourly Rate for Design Services   | 11       | 125.00 | 1,375.00   |
|                                     | Hourly Rate for Drafting Services | 25.5     | 65.00  | 1,657.50   |
|                                     | Non-Taxable Service               |          | 0.00   | 0.00       |
|                                     |                                   |          | Total  | \$3,032.50 |



# INVOICE

Michelyn M. Smith  
2055 W. Summit Ave, APT D  
San Antonio TX, 78201  
214-587-0361

Charity Lee  
222 Furr Dr.  
San Antonio, Texas 78201  
210-601-9551

Date

01/06/2014

| Quantity | Description          | Rate      | Amount    |
|----------|----------------------|-----------|-----------|
| 1        | As Built Drawing Set | \$ 375.00 | \$ 375.00 |

|             |           |
|-------------|-----------|
| Subtotal    | \$ 375.00 |
| Tax         | 0.00 %    |
| Amount Paid | \$ 0.00   |
| Balance     | \$ 375.00 |

Please make check payable to Michelyn M. Smith



Elizabeth Haynes LLC  
4047 Broadway  
San Antonio, Texas 78209

Invoice

|   |
|---|
| Bill To:  |
| Charity Lee<br>222 Furr<br>San Antonio, Texas 78201 |

| Date     | Invoice No. | P.O. Number | Terms | Project |
|----------|-------------|-------------|-------|---------|
| 04/16/14 | C.Lee-04    |             |       |         |

| Item       | Description                         | Quantity | Rate   | Amount     |
|------------|-------------------------------------|----------|--------|------------|
| Drafting   | Hourly Rate for Drafting Services   | 14       | 65.00  | 910.00     |
| Services-2 |                                     |          |        |            |
| Architect  | Hourly Rate for Design Services     | 6        | 125.00 | 750.00     |
| Expenses   | Blueprints for Owner, 2 contractors |          | 80.27  | 80.27      |
|            | Non-Taxable Service                 |          | 0.00   | 0.00       |
|            |                                     |          | Total  | \$1,740.27 |



E&M Contracting  
314 E. Nakoma, Suite W3  
San Antonio, TX 78216  
210-542-1360 Office  
210-496-2995 Fax  
e\_m\_contracting@yahoo.com

Lee Residence  
222 Furr Road  
San Antonio, TX 78201

Renovation for Original Structure:

|  |            |
|--|------------|
| Framer Lumber for Renovation:                            | \$4,518.50 |
| Framing Labor for Renovation:                            | \$1,515.00 |
| Plumbing Labor for Renovation:                           | \$4,571.44 |
| Electrical Labor for Renovation:                         | \$8,167.85 |
| Sheetrock/Texture for Renovation:                        | \$1,300.00 |
| Wood Flooring for Renovation:                            | \$3,029.40 |
| Paint Material & Labor for existing Interior Renovation: | \$7,078.75 |
| Paint Material & Labor for existing Exterior Renovation: | \$5,250.00 |
| Excavate Water Main for Renovation:                      | \$1,425.00 |
| Pier & Beam Material & Labor:                            | \$6,275.00 |
| Living & Dining Area remove 2x4 & replace w/2x6 Joists   | \$ 970.00  |
| Framing labor for Living & Dining Room Ceilings          | \$ 363.85  |
| Repair exposed cracks & holes throughout House           | \$1,392.85 |
| Siding & Lumber materials for leveling House             | \$1,783.03 |
| Siding & Lumber installation Labor for leveling          | \$1,500.00 |
| Insulate underneath entire House                         | \$2,084.36 |
| Interior Trim & Door Products                            | \$1,891.84 |
| Trim & Door installation                                 | \$ 835.00  |
| Texture due to Door replacements                         | \$ 875.00  |
| Gas Valve(Key), Glass & Line materials & Labor           | \$1,422.68 |
| Tile material & installation for Fireplace/Hearth        | \$2,277.56 |
| Chimney Sweep, Flue Liners, Chimney Cap & Craw Repairs   | \$ 894.97  |
| Electrical Labor for Fireplace                           | \$ 217.15  |
| Hall Bath Renovation                                     | \$3,798.08 |
| Doors & Hardware for Renovation                          | \$1,533.15 |
| Pantry: Electrical for Recessed Can Light & Switch       | \$ 285.00  |
| Engineering Fees   | \$2,800.00 |
| TOTAL: \$68,055.46                                       |            |