

HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 9

HDRC CASE NO: 2015-137
ADDRESS: 1102 S FLORES ST
LEGAL DESCRIPTION: NCB 2556 BLK A LOT 1 & 2 *MASTERFILE & COMMON ELEMENT (STATION 12 CONDOMINIUMS) DECLARATION 11432/2162 06-03-05
ZONING: C3NA
CITY COUNCIL DIST.: 1
LANDMARK: Fire Station #12
APPLICANT: Michael Robinson
OWNER: Michael Robinson
TYPE OF WORK: Tax verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 1102 S Flores.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

- a. The property received Historic Tax Certification on September 17, 2003.
- b. The applicant has met all requirements of the City's tax verification process as described in UDC Section 35-618 and has furnished evidence to that effect to the Historic Preservation Officer.
- c. The approval of Tax Verification by the HDRC in 2015 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2016.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 08, 2015

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WHIDDON DEVELOPMENT, INC.

1412 COLLIER

AUSTIN, TEXAS 78704

March 22, 2015

City of San Antonio:

The property located at 1102 S. Flores was remodeled in 2005. This was a complete remodel. The permits/building plans were approved by both the City Council and The Historical Commission. Attached please find a list of costs associated with the remodel. Please feel free to contact me with any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Tom Vuono', with a stylized flourish at the end.

Tom Vuono

Senior Vice-President of Construction

Whiddon Development

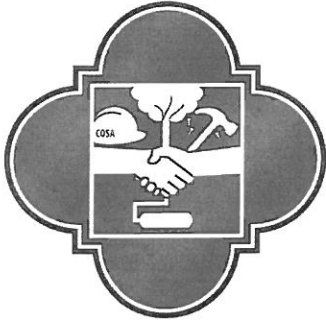
Phone: (512) 585-4218

Email: fiveoaksmanagement@gmail.com

1102 S. Flores
Remodel Costs
2005

Demolition	10,000
Haul off	5,000
Exterior windows	50,000
Exterior doors	18,000
Flatwork/paving	14,000
Fencing	4,500
Landscaping	8,000
Electrical	22,000
Plumbing	26,000
A/C and Heat	18,000
Sheetrock	15,500
Painting	12,000
Light fixtures	9,000
Plumbing fixtures	8,000
Cabinets	26,000
Countertops	13,000
Appliances	16,000
Flooring	38,000

Interior Trim/doors	15,000
On demand hot water heaters (4)	9,000
Tubs/showers	7,000
Tile Work	8,500
Insulation	5,500
Door hardware	3,000
Interior framing	14,000
Total	\$375,000.00



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo | San Antonio, TX 78204

March 11, 2015

LETTER OF CERTIFICATION

This letter confirms that on November 18, 2004, building permit number 1061805 was issued to owner James Whiddon for general repairs/minor reframing & remodeling at interior and exterior, new windows, new doors , new sheetrock and paint located at 1102 S. Flores Unit 1 & 2.

The occupant load for this project is not applicable.

According to the Customer Service Division of the Development Services Department, all applicable inspections were performed and approved.

Mary Lou Aguilar

A handwritten signature in cursive script that reads 'Mary Lou Aguilar'.

Development Services Specialist

Jesse Hernandez
11315 Fish Springs
San Antonio, Texas 78245
November 20, 2014

G and G Contracting

Dear: G and G Contracting

Here is our quote for: 1102 S. Presa San Antonio, Texas.

Service		Estimated cost
<ul style="list-style-type: none">• bring down gravel roof completely		\$10,500.00
<ul style="list-style-type: none">• installation of ISOinsulation 1” and a cover board of ½” on top		
<ul style="list-style-type: none">• to then screw everything in place to then install a membrane of 60 mill. TPO full adhesive		
<ul style="list-style-type: none">• T-Bar at all flashing		
<ul style="list-style-type: none">• and all joints resealed		
Total		\$10,500.00

Thank you for giving us the opportunity to bid for your business. As always, it's a pleasure doing business with you. We look forward to completing this job to your satisfaction.

Sincerely,

Jesse Hernandez

50% in advance
50% when job is done

P.S. If you would like to discuss items in this quote, or if you need any additional information, please call me personally at 210-449-3374.



FIRE STATION #12
HAS BEEN RELOCATED TO
1430 NORTH U.S. HWY 91
FOR ALL EMERGENCIES
CALL 911
RELOCATED FROM 1430 N. HWY 91
TO 1430 N. HWY 91



