

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 03

HDRC CASE NO: 2015-210
ADDRESS: 1011 S MAIN AVE
LEGAL DESCRIPTION: NCB 2973 BLK 5 LOT 9&10 & 7.5 FT STRIP OF ALLEY ADJ TO REAR LOT
LINE OF LOT 10
ZONING: MF33 HS
CITY COUNCIL DIST.: 1
LANDMARK: House
APPLICANT: Noel & Catherine Due
OWNER: Noel & Catherine Due
TYPE OF WORK: Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1011 S Main.

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:

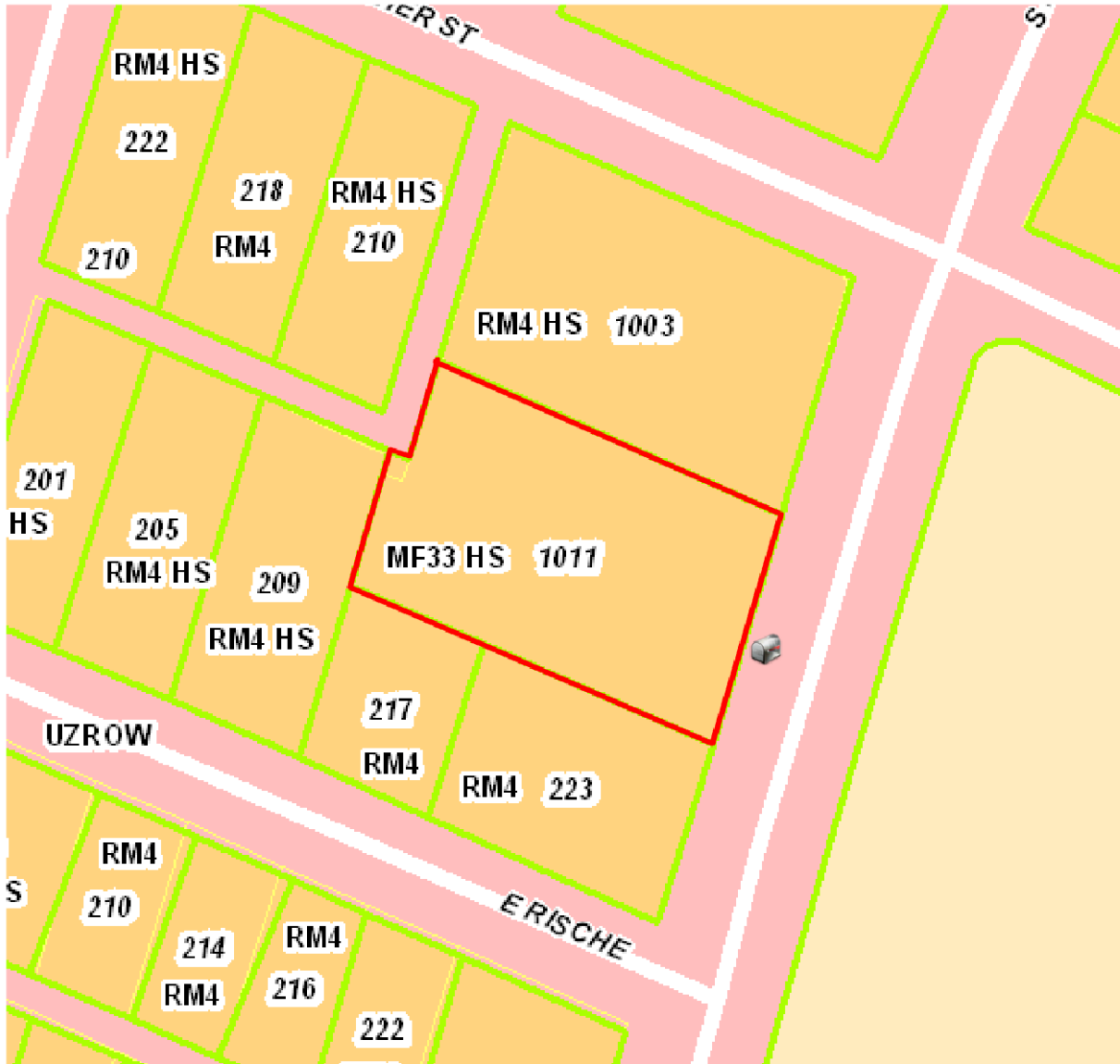
- a. The scope of work consists of both administratively approved items as well as HDRC approved items including a first and second level addition, the rehabilitation of an existing enclosed side room, foundation repair and other improvements including electrical, plumbing, insulation, roof repair and exterior 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.

RECOMMENDATION:

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

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: May 21, 2015

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Schedule of Rehabilitation Work

1011 South Main Ave San Antonio 78204

Owners: Noel and Catherine Due

Contractor: Clint Belew/Shannon O'Malley (SAMOD)

Demo (Complete 4/15/2015)

Foundation (Complete 4/30/2015)

Framing (5/20/2015)

Roof (5/20/2015)

Attic (6/5/2015)

Kitchen (6/25/2015)

Flooring (6/25/2015)

Sheetrock (6/15/2015)

Electrical (6/1/2015)

Plumbing (6/15/2015)

Exterior Paint (6/20/2015)

Guest Bath (6/20/2015)

Master Bath (6/20/2015)

Insulation (6/5/2015)

Trim/Interior Paint (6/22/2015)

Work Completed by 7/1/2015



1927 Crossgate Park
San Antonio, Tx 78247
210.373.5363

sanantoniomodern@gmail.com

Proposal:

12.1.14

Client: Noel and Cate Due

Location: Main St.

Architect/Designer: Nik Villareal

Design Specialist

House Remodel:

Addition:	
Demo: Remove walls, debris and dumpsters on the site	\$5,000.00
Foundation: Engineered Pier and Beam	\$12,000.00
Roof: Patch and fix any metal roof leaks	\$6,000 .00
Framing and Wood Work for Upstairs Addition: -Lumber Package	\$12,000.00 \$8,500.00
Interior Paint: Walls one color, ceilings one color and trim one color	\$6,000.00
Kitchen: New Custom Cabinets, Granite Countertops, Brick backsplash, stainless pulls. *Fixtures and appliances provided by owners	\$16,000 \$2,500
Flooring: Wood flooring throughout	\$12,000.00
Sheetrock Work: Tape / float / texture	\$8,000.00
Exterior Paint: Color selections by owner	\$8,000.00
Electrical:	\$10,000.00

-Lighting Fixtures *provided by owners	\$2,500.00
Master Bath: Tile Showers, Floors, Custom Cabinets, Countertops	\$10,000.00
Guest Bath 1: New Tile Shower, Floors, Custom Cabinets, and Countertops. (Rebuild within the existing footprint)	\$5,000.00
Guest Bath 2: Upstairs bath added framing with new addition. Add a bathtub with tile surround, custom tile work, cabinets and granite countertop.	\$5,000.00
Windows: Fix the existing windows and add new windows upstairs to addition	\$8,500.00
Master Bed Framing: Redesign the master wing with a full custom master bath and closet by closing in the already covered porch.	\$5,500.00
Plumbing: -Fixtures *provided by owners	\$8,500.00 \$2,500.00
HVAC – 2 new systems- one up and one for the downstairs	\$14,000.00
Insulation: Foam insulation in all new walls/ceilings Bat installed: \$2500	\$7,000.00
Trim Package: Base/door and decorative moldings	\$7,500.00
Permits/Fees	\$2,500.00
Plans and Engr.	\$5,000.00
<u>TOTAL</u>	<u>\$189,500.00</u>

Price includes:

Design Consultation on all product and services
Walk thru on all city permits and inspections
Demo and removal of all old materials
Final walk through and finish out
Product cost tbd by the owners

Acceptance of Proposal:

X _____

Date: _____

X _____

Date: _____

Proposal void after 30 days

Samod, INC.
323 Lavaca St.
San Antonio, TX
210-373.5363

Custom Home Specifications
For Noel and Kate Due
1011 S. Main St.
San Antonio, TX 78204

Foundation:

Pier and Beam foundation will be built to engineered specifications listed below
Cedar posts 6ft. on center with concrete pads at 3ft. depths and/or engr. Specified requirements.

Exterior walls:

Built with 2x6x92 5/8 studs on the first floor and 2x6x92 5/8 studs on the second floor with ½ inch OSB sheathing on all sides.
All interior walls to be 2x4x10 studs and 2x4x9 studs unless otherwise specified on plans.

Siding:

Home will have wood siding on all specified locations on the architect's plans.
Soffit will be vented hardy soffit and capped with 2x8 inch facia with 1x2 inch drip edge.
Soffit will be 16 inch on all sides.

Ceiling framing:

Will be set at 16 inch on center 2x6 and 2x8 lumber as required.

Roof framing:

Will be set at 24" on center 2x6 and 2x8 lumber as required, with ½ " cdx cool ply decking, covered with 30# felt. The roof will be a standing seam metal roof.

Interior Finish:

Ceiling 5/8 inch sheetrock, walls ½ inch sheetrock and ½ inch water resistant sheetrock. All walls and ceilings will have smooth wall finish.

Interior painting:

All walls and ceilings to be one color and all trim will be one color.

Doors:

Exterior doors to be 1- stain grade front entry unit and 4- metal clad French door units.
Interior doors to be 6 panels, solid core doors with 3 ¼ " casing.

Trim:

Custom cut 8" trim to match original

Windows:

Sand and rebuild all windows. New glass and weights will be installed where needed.

Cabinets:

Custom cabinet upper and lower flat panel doors with brushed nickel handles in all areas as on plan, all will be painted or stained.

Flooring:

Stained concrete, tile, and engineered hard wood will be where specified.

Fireplace:

Install a gas line and convert to a gas fireplace.

Hardware:

Will be brushed nickel doorknobs and bath accessories.

Mirrors:

Custom mirrors in all baths.

Countertops:

Tops will be granite with tile and glass back splashes.

Appliances:

All appliances will be stainless steel (cook top, oven, microwave, dishwasher and sink)

Plumbing:

All sewer and drain piping will be schedule 40 PVC with approved fittings. All water lines will be done in Kitec or Copper piping. Master bath will be jetted all fixtures and valves will be *Moen*, one Instant hot gas water heater. Water and sewer provided by Bexar met.

Electrical:

Home will be wired to NEC wiring codes, with a 200 amp main service.

Insulation:

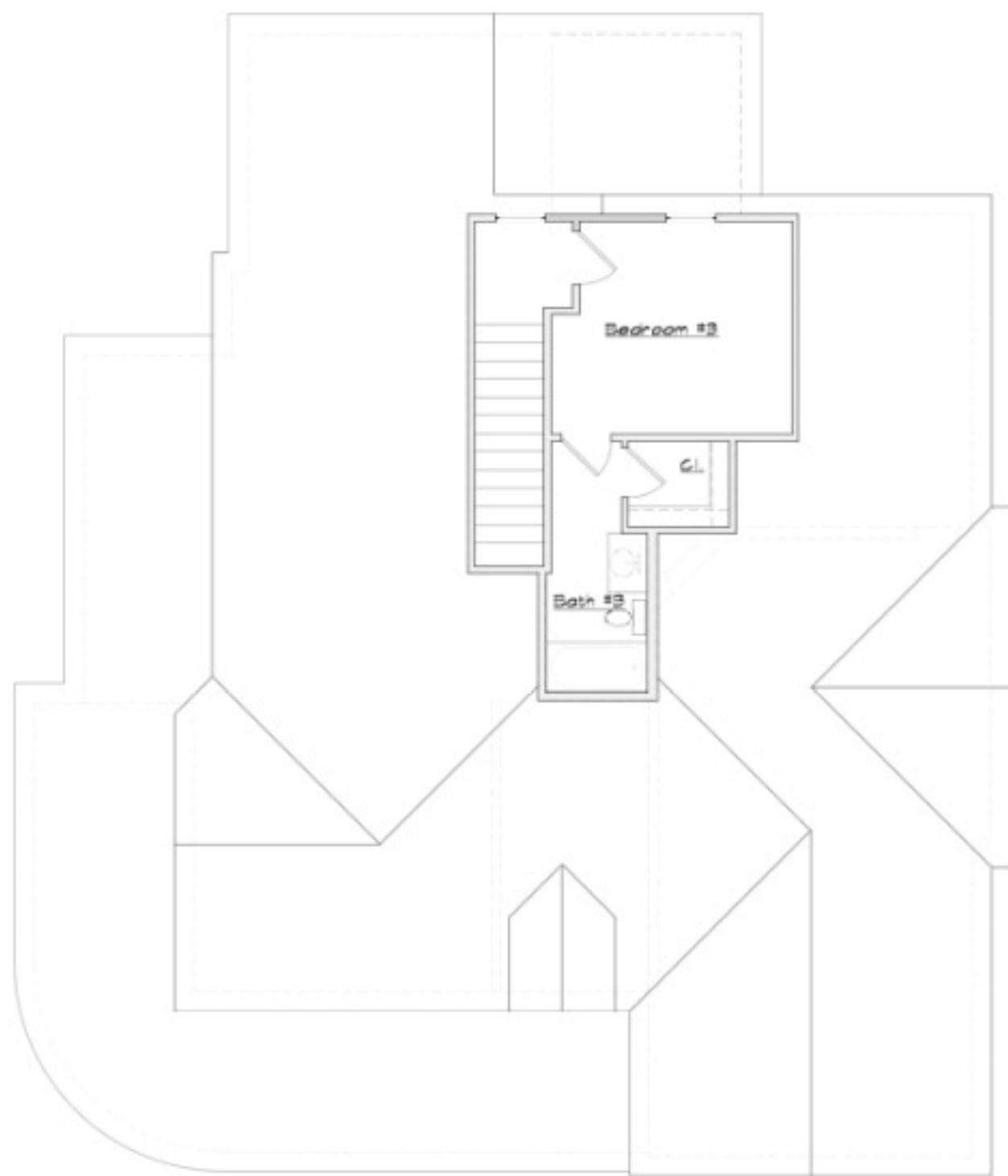
R30 blown in insulation on ceilings, R13 in all exterior walls and R11 in all bath to bedroom walls

H.V.A.C.:

Trane units installed in the attic by licensed installer

Landscaping:

Grass and some flowerbeds in the front of home



Second Floor

