

# HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 9

**HDRC CASE NO:** 2015-404  
**ADDRESS:** 1115 NOLAN  
**LEGAL DESCRIPTION:** NCB 1665 BLK 1 17 & W 25 FT OF 16  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Christopher Mongeon  
**OWNER:** Christopher Mongeon  
**TYPE OF WORK:** Tax Certification

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1115 Nolan.

## 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.

- a. The applicant is requesting Historic Tax Certification for the property located at 1115 Nolan. The scope of work consists of various items that have been administratively approved including repair of exterior wood and aluminum siding, repair of original porch columns and front upper deck and interior wall repairs.
- b. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.


## RECOMMENDATION:

Staff recommends approval based on findings a and b.

## CASE MANAGER:

Katie Totman





# 1115 Nolan

Printed:Oct 14, 2015

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1115 Nolan pre-renovation photos  
Owners: Christopher and Lauren Mongeon



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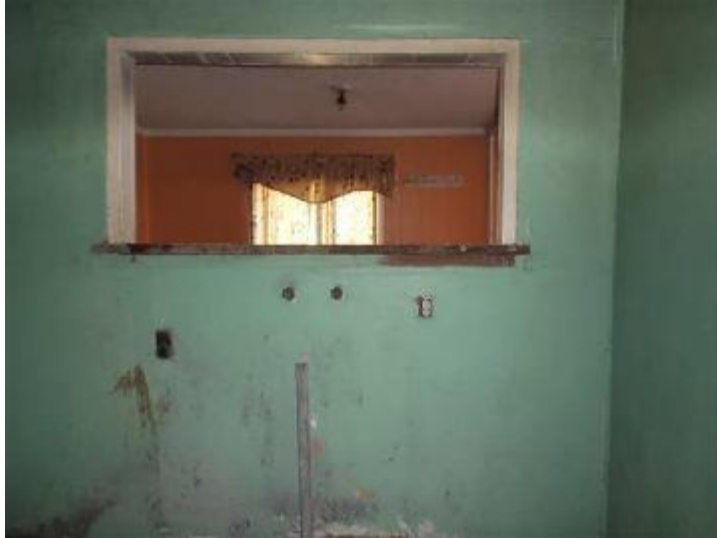


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Desert Gold Investments LLC  
110 Vitra Place  
San Antonio, Texas 78210

9/17/2015  
Revision # 3

Christopher and Lauren Mongeon  
1115 Nolan  
San Antonio, Texas 78202

#### Utilities

Electric - off, included in bid  
Plumbing - not working, included in bid  
HVAC - included in bid  
Permits

<u>Division</u>	<u>Labor</u>	<u>Materials</u>	<u>Total</u>
<u>Permits</u>			
Carpentry	\$ 1,882.02	\$	1,882.02
<b>Subtotal</b>		\$	<b>1,882.02</b>
<u>1. General Conditions</u>			
Wood Destroying Insect Treatment		\$	800.00
Removal & Disposal of carport + 2 outbuildings on premises		\$	700.00
Disposal - interior demo/dispose of all debris; remove all sheetrock, cabinets, toilets, vanities, doors, carpet, base boards, and trim boards,	\$ 6,000.00	\$ 4,250.00	\$ 10,250.00
<b>Subtotal</b>		\$	<b>11,750.00</b>
<u>2. Kitchen</u>			
Base cabinets: 3-30", 1-42", 2-21", pulls & knobs, toe kick, island end panels & back panel, island hood vent, sink, faucet, garbage disposal	\$ 1,260.00	\$ 3,862.29	\$ 5,122.29
Install granite countertops	\$ 2,160.00	\$ 2,000.00	\$ 4,160.00
Install long leaf pine	\$ 1,080.00	\$ 2,560.00	\$ 3,640.00
light fixtures (1)	Electrician install per bid	\$ 50.00	\$ 50.00
<b>Subtotal</b>		\$	<b>12,972.29</b>
<u>Bathroom 1/2 Bath 1st Floor</u>			
1-24" vanity, 2-knobs, laminate top with single sink, 1-faucet, 1-mirror & 1-toilet	\$ 168.00	\$ 500.00	\$ 668.00
1 light fixtures	Electrician install per bid	\$ 50.00	\$ 50.00
Toilet & install	Plumber install per bid	\$ 150.00	\$ 150.00
<b>Subtotal</b>		\$	<b>868.00</b>
<u>Master Bath Suite 1 (2nd floor)</u>			
2-36" Vanity, 8 pulls laminate top with 2 sinks, 2 faucets, 2-30" mirrors, 1 toilet, vanity & laminate installation	\$ 300.00	\$ 1,000.00	\$ 1,300.00
2 shower (head) trim kits and 2 valves	Plumber install per bid	\$ 300.00	\$ 300.00
4 Light fixtures	Electrician install per bid	\$ 250.00	\$ 250.00
Shower wall tile, shower pan, & bathroom floor tile	\$ 1,800.00	\$ 1,500.00	\$ 3,300.00
<b>Subtotal</b>		\$	<b>5,150.00</b>
<u>Master Bath Suite 2 (2nd floor)</u>			
2-30" Vanity, 4 pulls, laminate top with 2 sinks, 2 faucets, 2-30" mirrors, 1 toilet, vanity installation & Laminate installation	\$ 336.00	\$ 850.00	\$ 1,186.00
1 Claw foot tub (owner provided). Shower trim out kit and circular curtain kit	Plumber install per bid	\$ 99.00	\$ 99.00
4 Light fixtures	Electrician install per bid	\$ 200.00	\$ 200.00
<b>Subtotal</b>		\$	<b>1,485.00</b>
<u>Hall Bath (2nd floor)</u>			
2-30" Vanity, 4 pulls, laminate top with 2 sinks, 2 faucets, 2-30" mirrors, 1 toilet & vanity installation	\$ 168.00	\$ 850.00	\$ 1,018.00
Toilet, 5' tub, shower faucet trim kit, & valve	Plumber install per bid	\$ 400.00	\$ 400.00
4 light fixtures	Electrician install per bid	\$ 200.00	\$ 200.00
<b>Subtotal</b>		\$	<b>1,618.00</b>
<u>Sheetrock (interior)</u>			
Install sheetrock (1/2 inch walls, 5/8 ceilings), tape & float	\$ 9,600.00	\$ 3,000.00	\$ 12,600.00
Prep, Prime & Paint (5 colors)	\$ 7,200.00	\$ 3,500.00	\$ 10,700.00
<b>Subtotal</b>		\$	<b>23,300.00</b>
<u>Exterior Carpentry</u>			
Repair/replace all damaged exterior wood	\$ 2,130.00	\$ 600.00	\$ 2,730.00

Prep, Prime & Paint all exterior wood - 3 colors	\$	3,600.00	\$	1,500.00	\$	5,100.00
<b>Subtotal</b>					\$	<b>7,830.00</b>

#### Aluminum Siding Repair/Replace (exterior)

Repair Aluminum siding & pressure wash	\$	600.00	\$	500.00	\$	1,100.00
<b>Subtotal</b>					\$	<b>1,100.00</b>

#### Foundation

45-50 concrete piers that shall be 42 inches deep, 24 inches belled at bottom and 10 inches diameter to the home. Contractor shall install 70-90 feet of 6X6 beams installed throughout the home. Contractor shall install 150 feet of 2X6 beam next to existing 4X6 beam.

					\$	23,500.00
<b>Subtotal</b>					\$	<b>23,500.00</b>

#### Windows - Original Double Hung (wood)

Disassemble, Repair/replace rotted wood on sashes and frames, replace broken window panes, replace cotton weight line, reattach weights, reassemble windows

	\$	7,560.00	\$	1,050.00	\$	8,610.00
<b>Subtotal</b>					\$	<b>8,610.00</b>

#### Water Heaters

2 tankless water heaters and filters

Plumber install per bid

			\$	878.00	\$	878.00
<b>Subtotal</b>					\$	<b>878.00</b>

#### Plumbing System in House

Whole house re-plumb; new cold & hot water circuit. New draining & ventilating circuit. New water stops, faucets, toilet supply lines, and p-traps

	\$	10,200.00	\$	6,500.00	\$	16,700.00
<b>Subtotal</b>					\$	<b>16,700.00</b>

#### Electrical Interior and Exterior Loop

Install 320 amp main service to support (2) tankless water heaters. Install 125 amp sub panel in utility room. Install the following 240 V circuits: 60amp for tankless, 2X60 amp for 2nd tankless, dryer, 2-condensors, 2-furnaces. Rewire entire home.

	\$	12,000.00	\$	6,995.00	\$	18,995.00
<b>Subtotal</b>					\$	<b>18,995.00</b>

#### HVAC

Fiberglass duct board plenum, flex truckline and branches to outlets and returns with steel registers & grilles.

Thermostat, A/C Slab.

1 Amana Distinction 3 Ton 14 Seer Heat Pump Condenser with pad.

3 Ton Air Handler with 8KW Heat Strip Copper Refrigerant Lines with Armor Flex on suction line.

1 Amana Distinction 2.5 Ton 14 Seer Heat Pump Condenser with pad 2.5 Ton Air

Handler with 10KW Heat Strip

Copper Refrigerant Lines with Armor Flex on suction line

	\$	5,346.00	\$	10,394.00	\$	15,740.00
<b>Subtotal</b>					\$	<b>15,740.00</b>

#### Reclaim 14ea Interior Doors, Jams, Knobs & Hinges

Strip & repair doors & door jams. Strip, repair, & paint 14 knobs, & hinges. Installation included with trim package bid

	\$	6,720.00	\$	100.00	\$	6,820.00
<b>Subtotal</b>					\$	<b>6,820.00</b>

#### New Interior Doors & Knobs

2- 27" pre hung interior door (5 panel)

installed on trim package bid \$ 345.00 \$ 345.00

1-24" interior door (5 panel)

installed on trim package bid \$ 160.00 \$ 160.00

1-80" bifold closet door (louvered)

installed on trim package bid \$ 180.00 \$ 180.00

Door knobs interior/exterior

installed on trim package bid \$ 500.00 \$ 500.00

<b>Subtotal</b>					\$	<b>1,185.00</b>
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#### Upper Cabinets Refinish

clean, sand, repair & prep

	\$	1,260.00	\$	100.00	\$	1,360.00
<b>Subtotal</b>					\$	<b>1,360.00</b>

#### Attic Ladder and Attic Platform for A/C Furnace

cut hole in ceiling, frame & install attic access ladder and furnace platform

	\$	420.00	\$	260.00	\$	680.00
<b>Subtotal</b>					\$	<b>680.00</b>

#### Roof Repair

Repair roof leaks

	\$	1,200.00	\$	500.00	\$	1,700.00
<b>Subtotal</b>					\$	<b>1,700.00</b>

Dryer Exhaust Vent

Install dryer exhaust vent & roof jack vent	\$	240.00	\$	41.42	\$	281.42
<b>Subtotal</b>					\$	281.42

Interior Framing

1st floor existing wall removal, shoring and beam installation.

2nd floor existing wall removal, shoring and new wall location framing.	\$	19,440.00	\$	3,827.00	\$	23,267.00
<b>Subtotal</b>					\$	23,267.00

Light Fixtures/ Ceiling Fans

Exterior/interior	Electrician install per bid	\$	1,977.00	\$	1,977.00
<b>Subtotal</b>				\$	<b>1,977.00</b>

New Windows

4-Vinyl windows - re frame & install	\$	720.00	\$	480.00	\$	1,200.00
<b>Subtotal</b>					\$	1,200.00

New Floor (laminated/engineered)

Install underlayment & flooring	\$	1,072.00	\$	1,564.50	\$	2,636.50
<b>Subtotal</b>					\$	2,636.50

Refinish Long Leaf Pine Floors (existing)

Sand, repair, stain & poly	\$	5,510.00	\$	810.38	\$	6,320.38
<b>Subtotal</b>					\$	6,320.38

Interior Trim Package

Install window trim, door trim, baseboard trim, closet shelves, prehung doors, existing doors &amp; knobs

	\$	9,982.00	\$	2,934.96	\$	12,916.96
<b>Subtotal</b>					\$	12,916.96

Fasteners/Hardware

Nails, screws, lag bolts			\$	980.00	\$	980.00
<b>Subtotal</b>					\$	980.00

**TOTAL \$ 213,702.57**