

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 36

HDRC CASE NO: 2016-012
ADDRESS: 501 E DEWEY PLACE
LEGAL DESCRIPTION: NCB 2964 BLK 3 LOT 1&2
ZONING: MF33 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Melanie Castillo
OWNER: Melanie Castillo
TYPE OF WORK: Demolish Existing Accessory Structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish the existing accessory structure.

APPLICABLE CITATIONS:

Sec. 35-614. - Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) **Applicability.** The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(1) **Historic Landmark.** No certificate shall be issued for demolition of a historic landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) **Entire Historic District.** If the applicant wishes to demolish an entire designated historic district, he has to provide clear and convincing evidence of economic hardship on the applicant if the application for a certificate is to be approved.

(3) **Property Located in Historic District and Contributing to District Although Not Designated a Landmark.** No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(c) **Loss of Significance.** When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has established by a preponderance of the evidence that the structure or

property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect. The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

FINDINGS:

- a. The primary and accessory structure located at 501 E Dewey were built circa 1913 by architect Charles T. Finchman in what is now known as the Tobin Hill Historic District. The accessory structure is constructed mainly of brick, which is a primary material seen on the main structure. Both the accessory structure and the main house share a similar hipped roof and the orientation of the accessory structure is similar to that seen on a 1922 Sanborn Fire Insurance map. Due to these findings, staff finds that the accessory structure located at 501 E Dewey is contributing to the character of the neighborhood and the property.
- b. The accessory structure is located along the west side of the lot and features a double wide entrance that faces Gillespie Street. It is two stories, and is constructed of brick and wood and has a hipped roof. Upon completing a site visit, staff noted the slab foundation is cracked in several places and has begun to lift upwards, away from the ground. Several sections of the brick require repointing and general repairs. The structure also had double sliding doors at one point in the past.
- c. The loss of a historic landmark constitutes an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614(b)(3). The applicant must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

[The applicant claims that without the demolition of the accessory structure at 501 E Dewey Place, they would not be able to fully insure their property through USAA. According to the home inspection report provided by the applicant, USAA instructed the applicant to have the accessory structure reviewed for condition and to make the necessary repairs. The estimate submitted by the applicant for repairing the accessory structure includes foundation and structural repair, but also includes plumbing, electrical, new windows and other finishing materials that [] more in line with a rehabilitation of the structure and not strictly structural repairs.]

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;

[This does not apply. The owner has not expressed any interest in selling the property or utilizing the accessory structure as an income producing property.]

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's

affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

[This does not apply. The owner has not expressed any interest in selling the property or utilizing the accessory structure as an income producing property.]

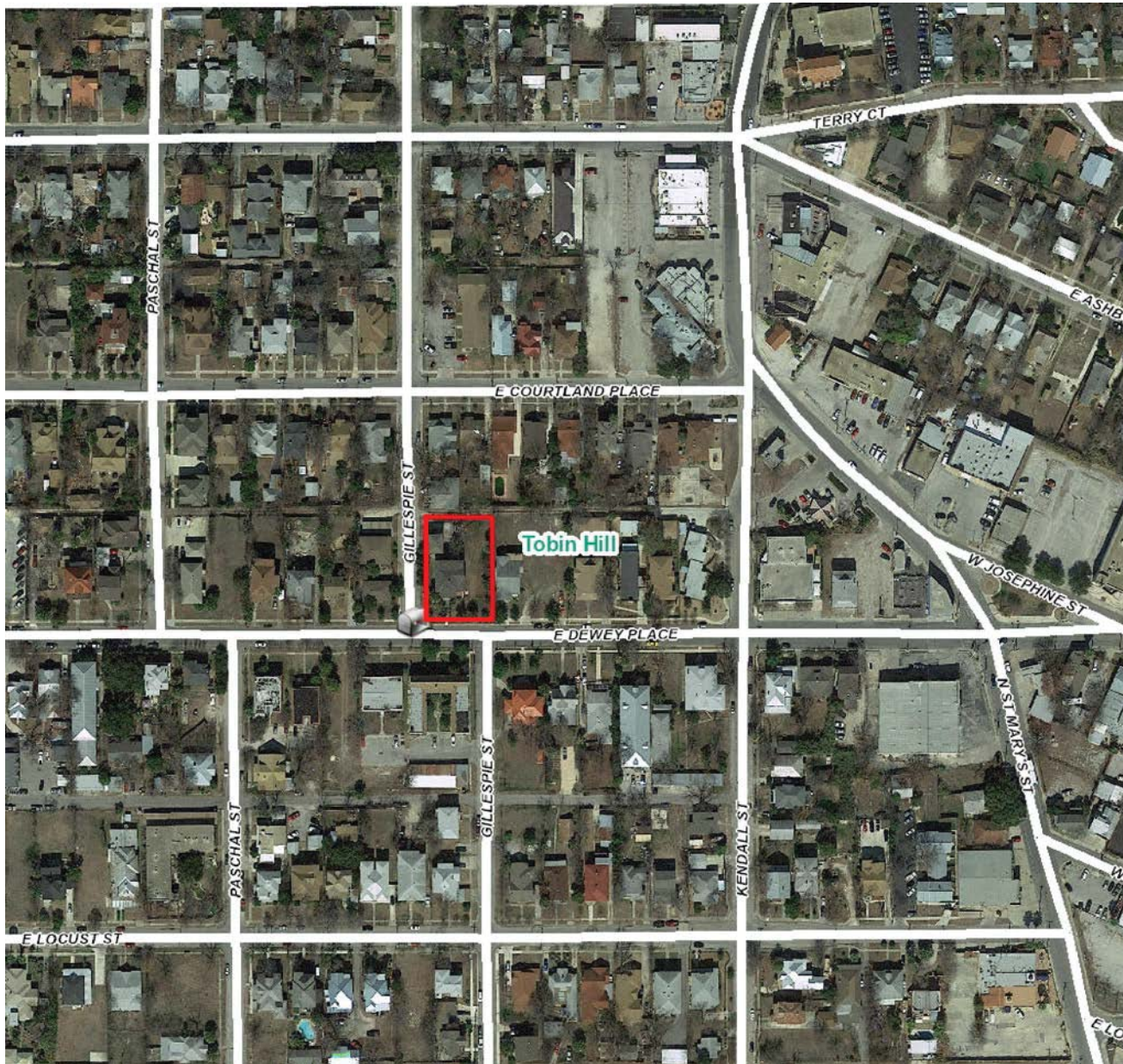
- d. The applicant has provided concept replacement plans for the accessory structure. They include extending the existing wrought iron fence to secure the property and create a courtyard in the rear yard.

RECOMMENDATION:

Staff does not recommend approval of demolition based on findings a through c.

CASE MANAGER:

Katie Totman



501 E Dewey Place

Tobin Hill

Printed: Jan 12, 2016

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Narrative

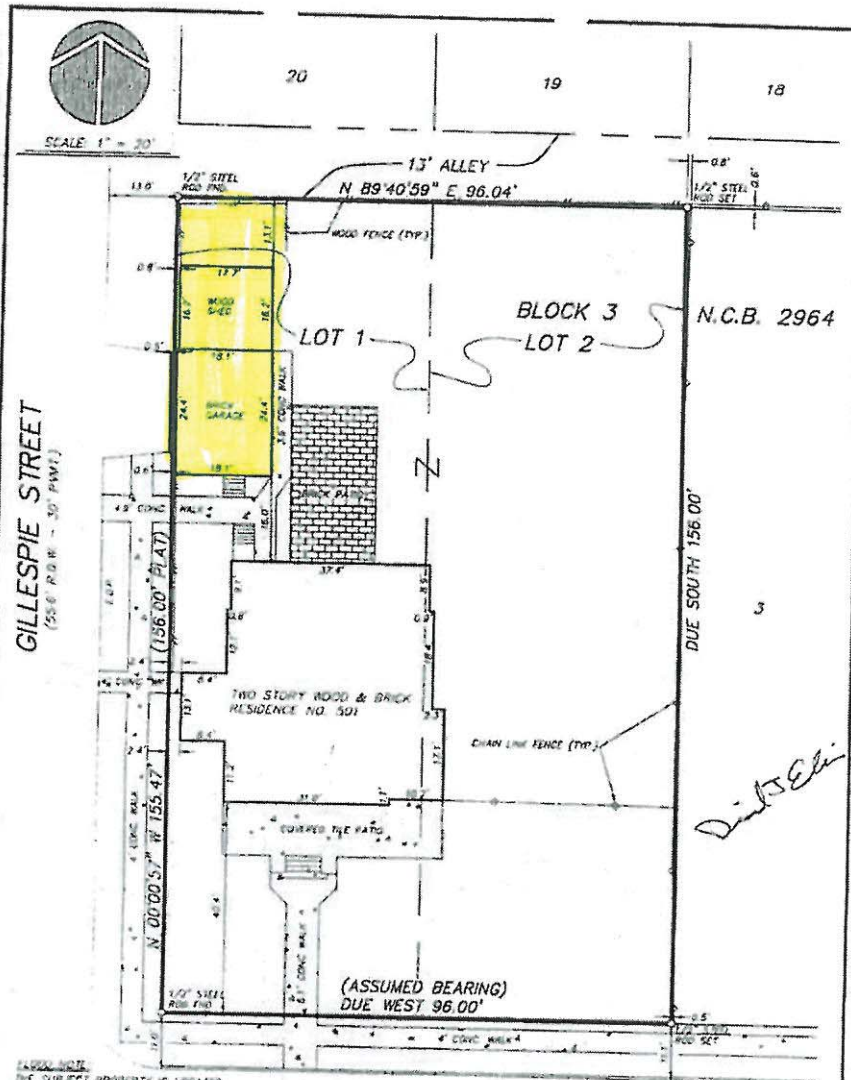
We Purchased 501 E Dewey Place in February 2015 for use as our lifetime residence and family home. We have already rewired the house, put in a new HVAC system, insulated the house, refinished the wood floors and evicted the pigeons living in the home. Prior to our purchasing the home, it was vacant for several years.

Detached from the home is a small garage with an upstairs room. The garage and room do not have functioning electric or plumbing and is essentially a shell. The three supporting walls are all bowed out and beginning to bend and crumble. The garage entrance is supported solely by one beam and the garage floor is lifted and cracked. The room upstairs is also a wooden shell with three windows that all need replacing. There are no walls and the floor is just the wood that forms the structure. The entire structure is in danger of falling and is beyond repair. Even if we could take down two of the walls, the brick will crumble and have to be replaced with new brick. Our insurance company, USAA, informed us that they would no longer insure the structure because it is a huge liability (Exhibit A). We have one estimate to rebuild and finish out the structure, which exceeds \$100,000 (Exhibit B) and is almost 150 times the Bexar County Appraisal value of \$9,950.00 (Exhibit C). The insurance replacement cost of the structure "as is" is currently estimated at \$28,549.00, nearly three times the current value (Exhibit D). It is financially impossible for us to rebuild the structure to serve as a garage, as we just refinanced the residential structure and have invested over \$100,000.00 to bring it up to code and to allow us to use the house as our home.

Based on our research of the neighborhood, the structure is also not likely original to the home. It appears to be an addition added many years later than when the home was built in 1899. Typically, carriage homes and garage structures were built to come off the alley way and were located to the rear of the lot. Our structure is located off Gillespie, a side road traversing Dewey. Additionally, the windows do not match the windows on our home and there are no building materials which are the same as those in our home. Finally, the property survey dated February 1999 indicates there was once a wood shed next to the brick garage which had been demolished prior to our purchase of the home (Exhibit E).

Based on the above information, we would like the HDRC to approve our request to safely demolish the structure. We have received two quotes to knock down the structure and remove all of the debris (Exhibits F & G). Once the structure is removed, this will allow us to continue properly insuring our home through USAA. We do not intend to replace the structure in the near future. Instead we would like to continue the custom built wrought iron fence along the fence line and create a nice courtyard in our backyard. We would also like to line the fence with foliage so that the yard cannot be seen from the side street.

Removing the structure will also assist with keeping out the homeless people and stray animals that have occasionally sought shelter in the open, but dangerous, garage space. Please see the attached photographs of the exterior and interior of the structure, in addition to photographs of the exterior and interior of the home, for comparison (Exhibit H).



EXPLANATORY NOTE:
THE SUBJECT PROPERTY IS LOCATED
WITHIN ZONE 'X' (UNSHADED) AND IS
NOT WITHIN THE LIMITS OF THE 100-
YEAR FLOOD BOUNDARY AS SHOWN
ON FIRM COMMUNITY PANEL NUMBER
48004D-0403 DATED FEBRUARY 16,
1994.

PLAT SHOWING:
LOTS 1 AND 2, BLOCK 3,
N.C.B. 2964, J. B. HENRIJANS
SUBDIVISION, SAN ANTONIO,
BEXAR COUNTY, TEXAS.
301 E. DEWEY PLACE

Reference:
VOLUME 105, PAGE 160,
PLAT AND DEED RECORDS,
BEXAR COUNTY, TEXAS

EAST DEWEY PLACE

(55.6' P.D.W. - 33' P.W.T.)



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT
THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS
ON ADJACENT PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED
ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 16TH day of FEBRUARY, 1994 A.D.

Don R. Frazor
DON R. FRAZOR, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2366
FILE NAME: 99021_PLAT.DWG Job No. 99021

EXHIBIT

E



9800 Fredericksburg Road
San Antonio, Texas 78288

MELANIE ANN CASTILLO
JAMES K PORTER III
113 HARRIET DR
SAN ANTONIO TX 78216-7303

May 14, 2015

melcast12@gmail.com

Action Needed: Review Your Home Inspection Report Findings

Dear Ms. Castillo and Mr. Porter,

Thank you for trusting us with your insurance needs. We received and reviewed the inspection report for your home at 5501 East Dewey Place, San Antonio, Texas. Unfortunately, the inspector identified conditions of your home that we are requesting be addressed by November 6, 2015, so that we can renew your homeowners policy on February 5, 2016. We're requiring that you address these conditions because our claims analysis indicates that the condition of a property affects not only frequency of claims, but the severity of damage.

What condition(s) did the inspector find?

Please review the following condition(s) and then call me at the number below to discuss the documentation you'll need to submit to show the work is complete because we do not reinspect for this.

- The detached building concrete slab cracks are lifted, and the structural integrity of the building is questionable. Please have this reviewed for condition and make the necessary repairs. Coverage for other structures are included in the contract and cannot be deleted nor excluded.
- There are two second story or elevated exit doors without landings or guardrails. These need to be installed or the doors secured from the inside.

A copy of your inspection is filed with your "Documents" under the "My Account Tools" tab in the USAA.com website.

Your home's estimated rebuilding cost

Also included in the report is the estimated rebuilding cost* of your home. The estimated rebuilding cost is the minimum amount needed to rebuild your home and is based on current costs for materials, labor and other associated charges. When your coverage directly reflects how much it would cost to rebuild your home if it's destroyed, you're fully protected. If not, you're at risk to be underinsured. The inspector estimated your home's rebuilding cost at \$651,000. Your policy carries \$566,000.

When the required work has been completed and reviewed, your dwelling protection limit will be increased at renewal to reflect your home's estimated rebuilding cost. You'll find the new coverage limits and premium on your Declarations page when you receive your policy renewal packet.



Please call me at 210-531-8722, ext. 21736. We value your membership and the opportunity to serve you.

Sincerely,

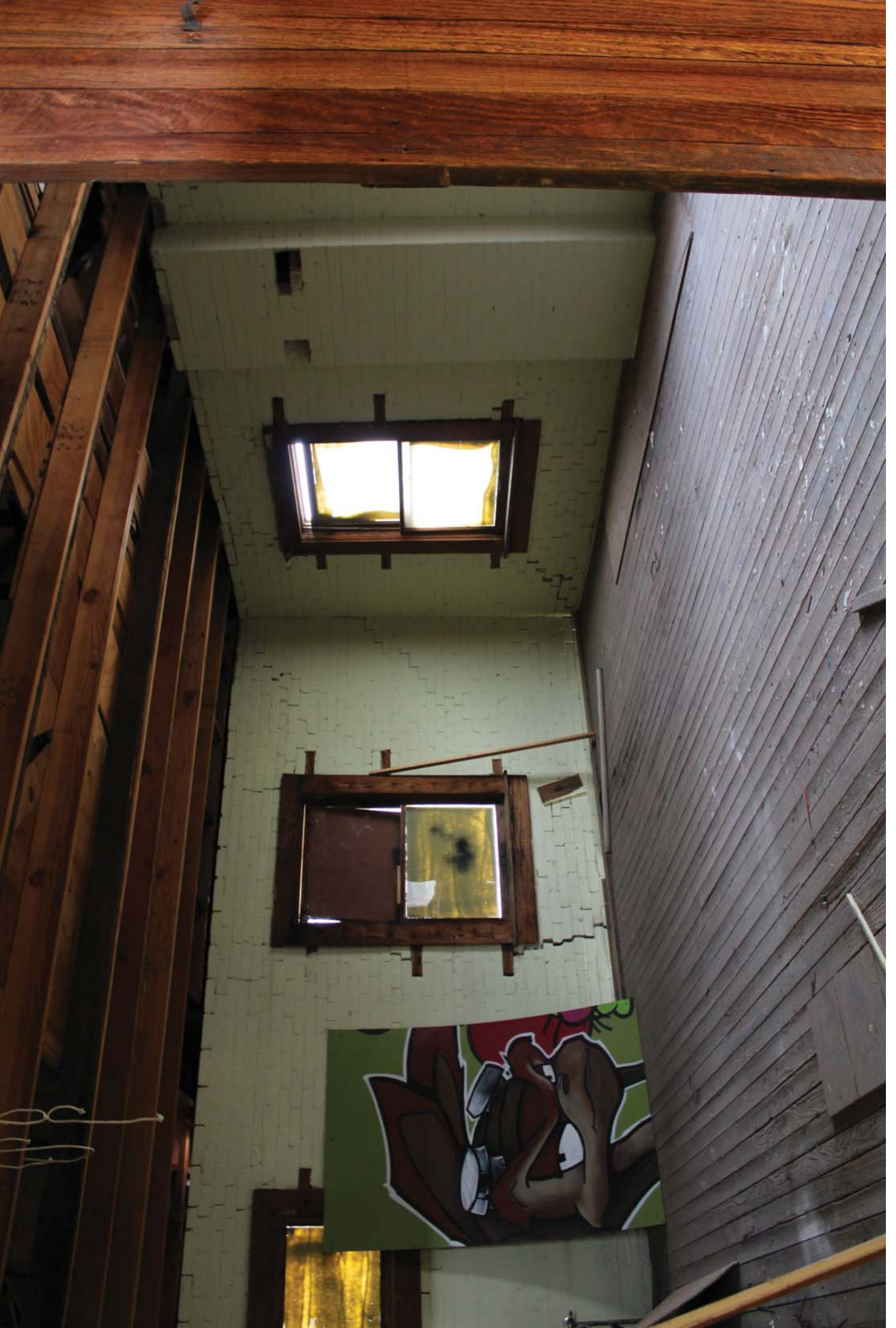
Elizabeth A. Zuniga

Elizabeth A. Zuniga
P&C Underwriting
USAA Texas Lloyd's Company

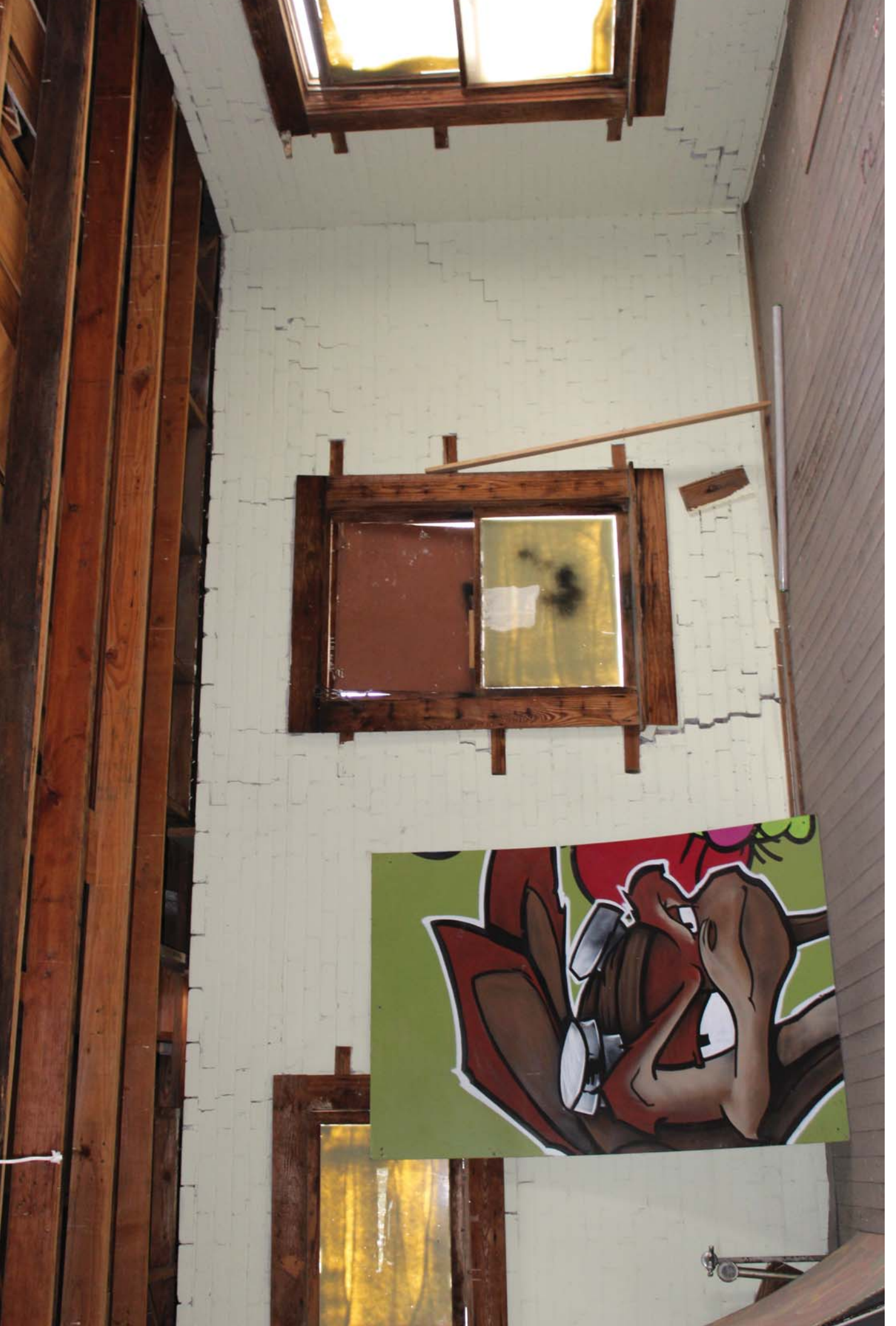
* USAA cannot guarantee the rebuilding cost estimate will be sufficient in the event of a loss.



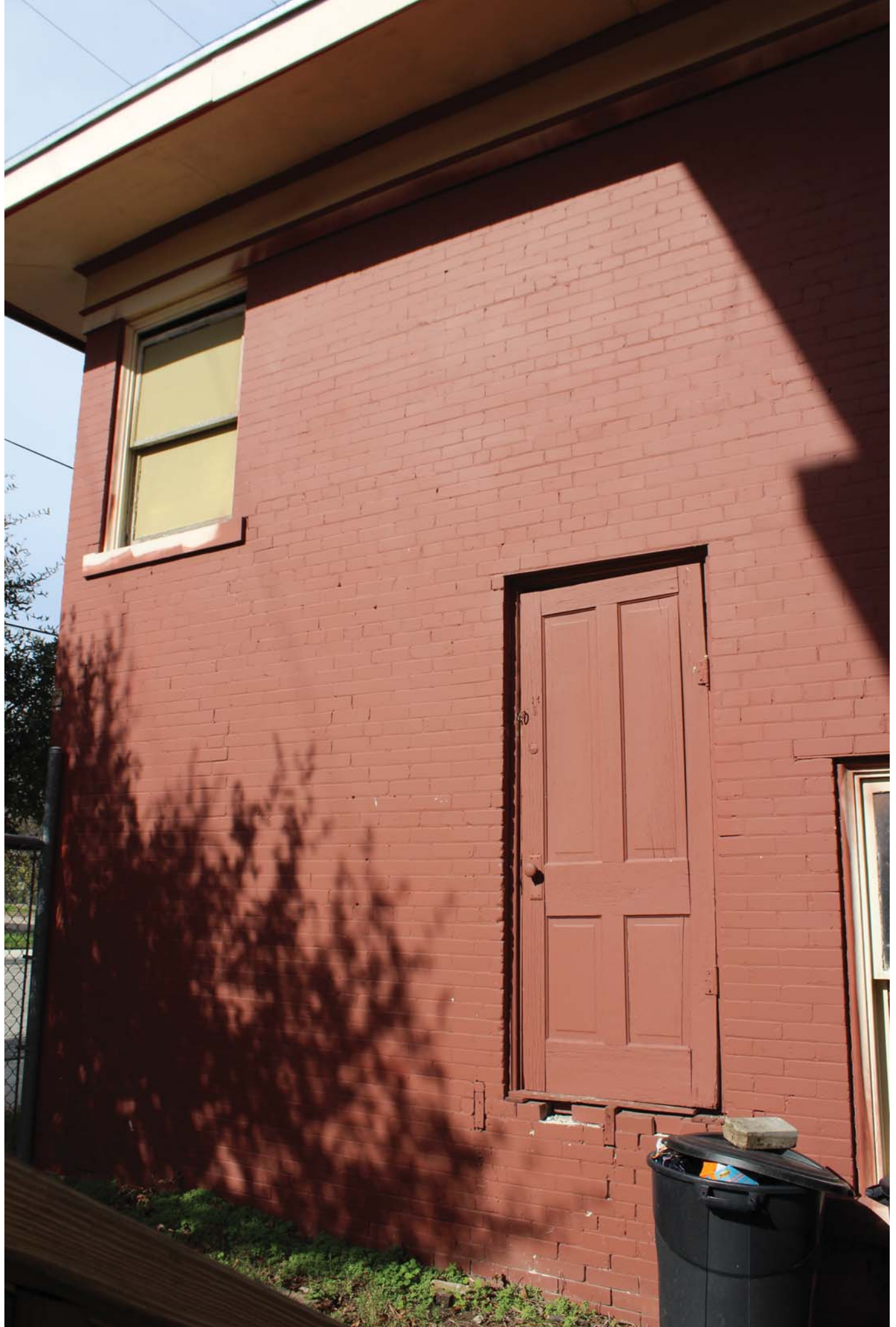






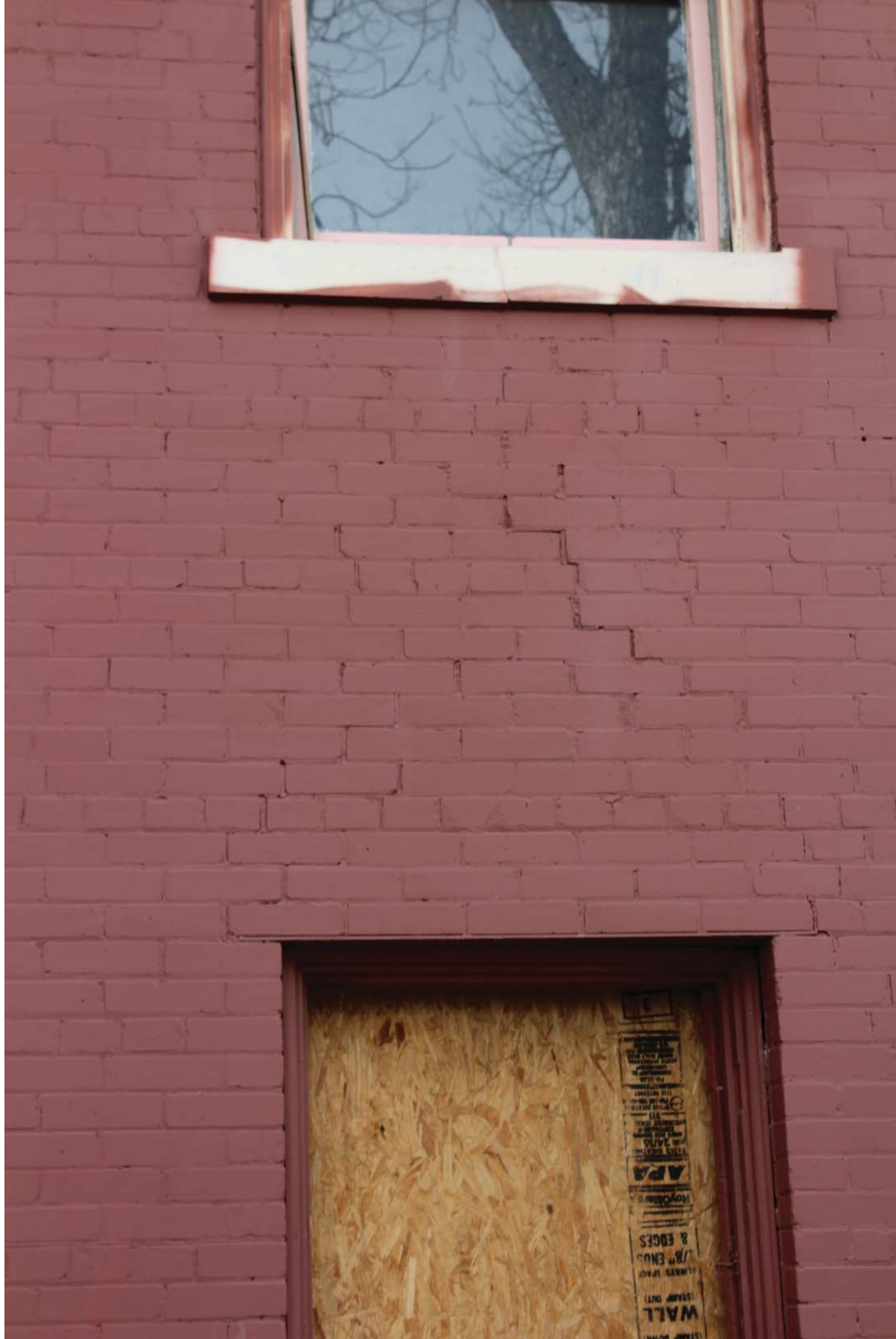




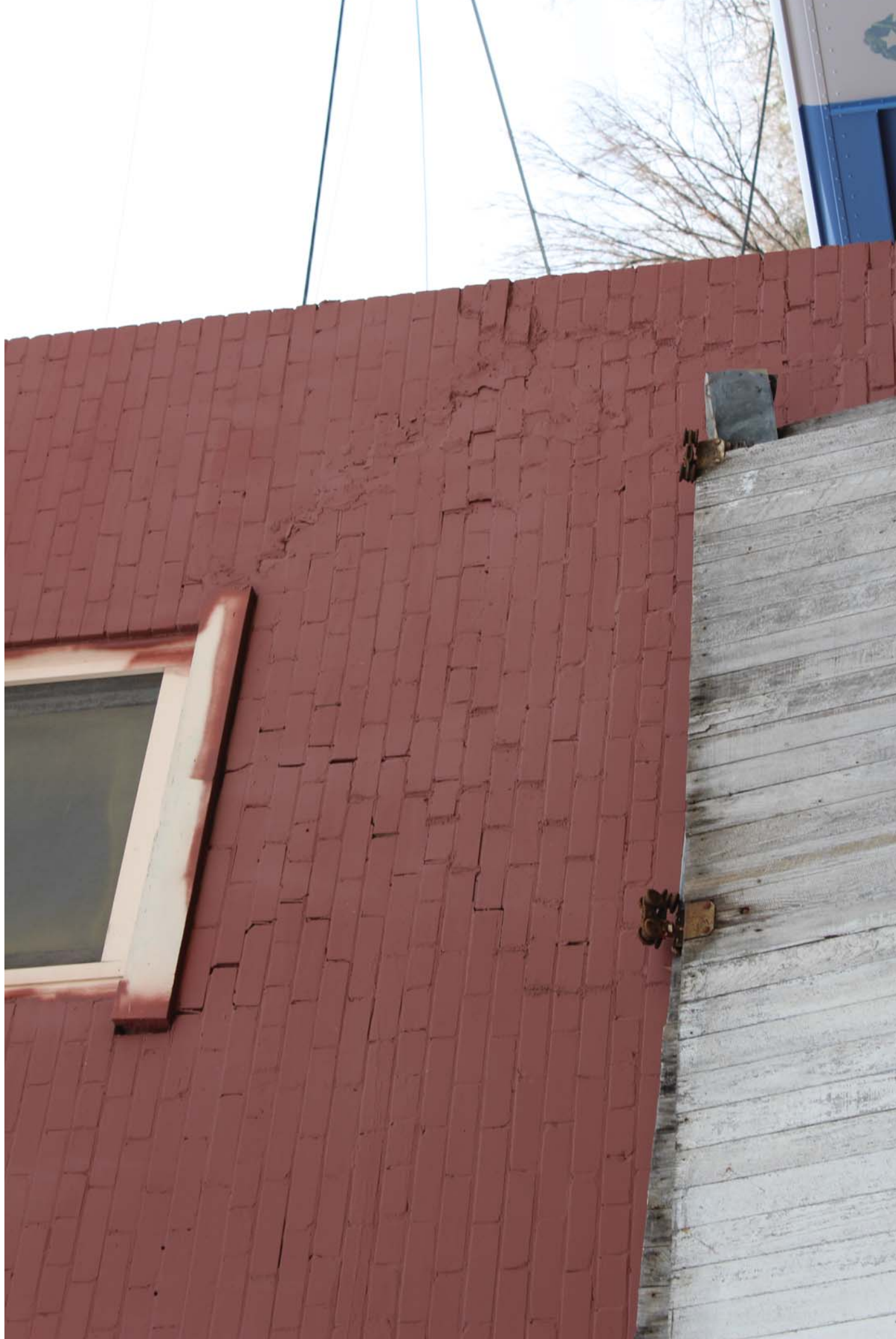




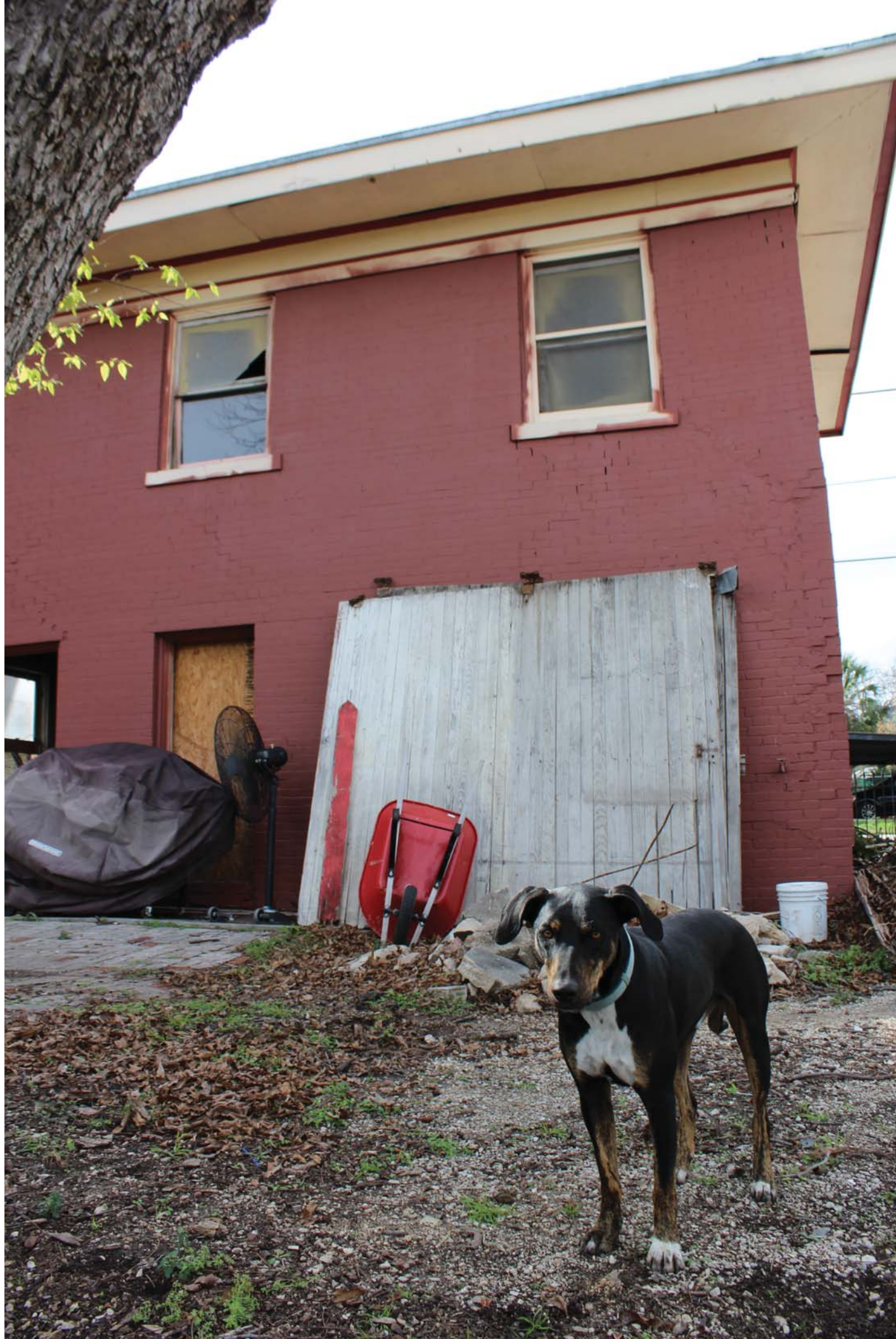




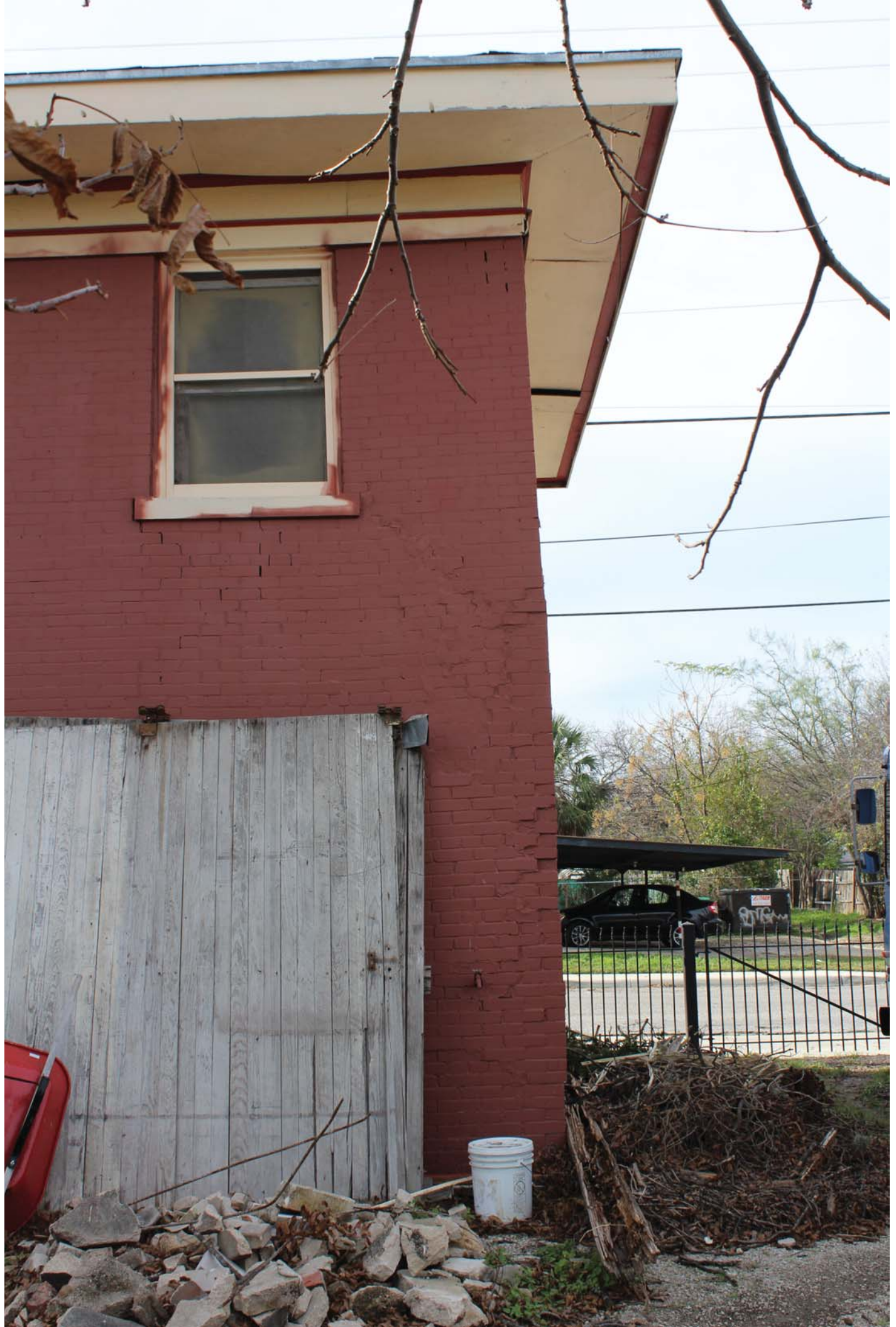


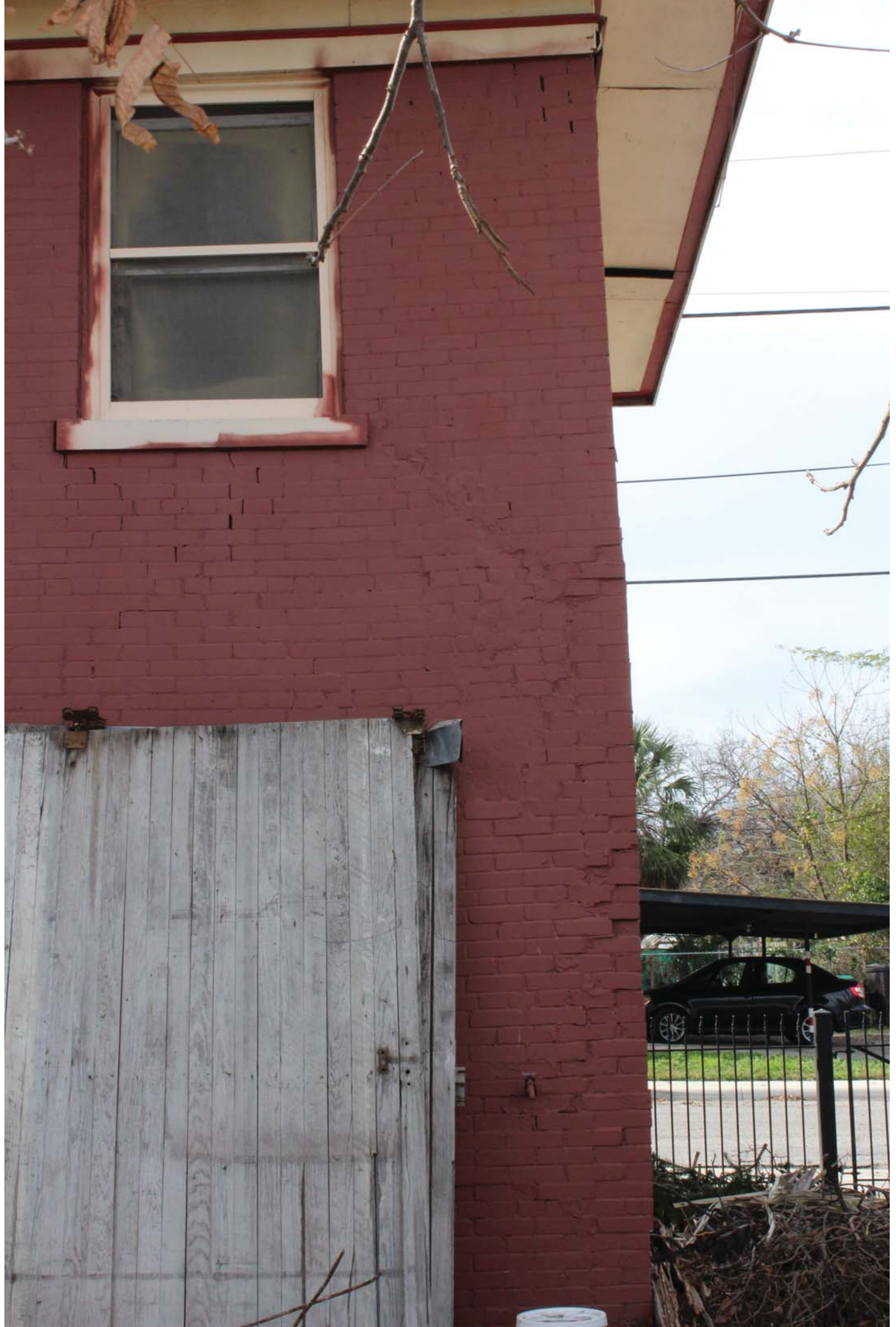












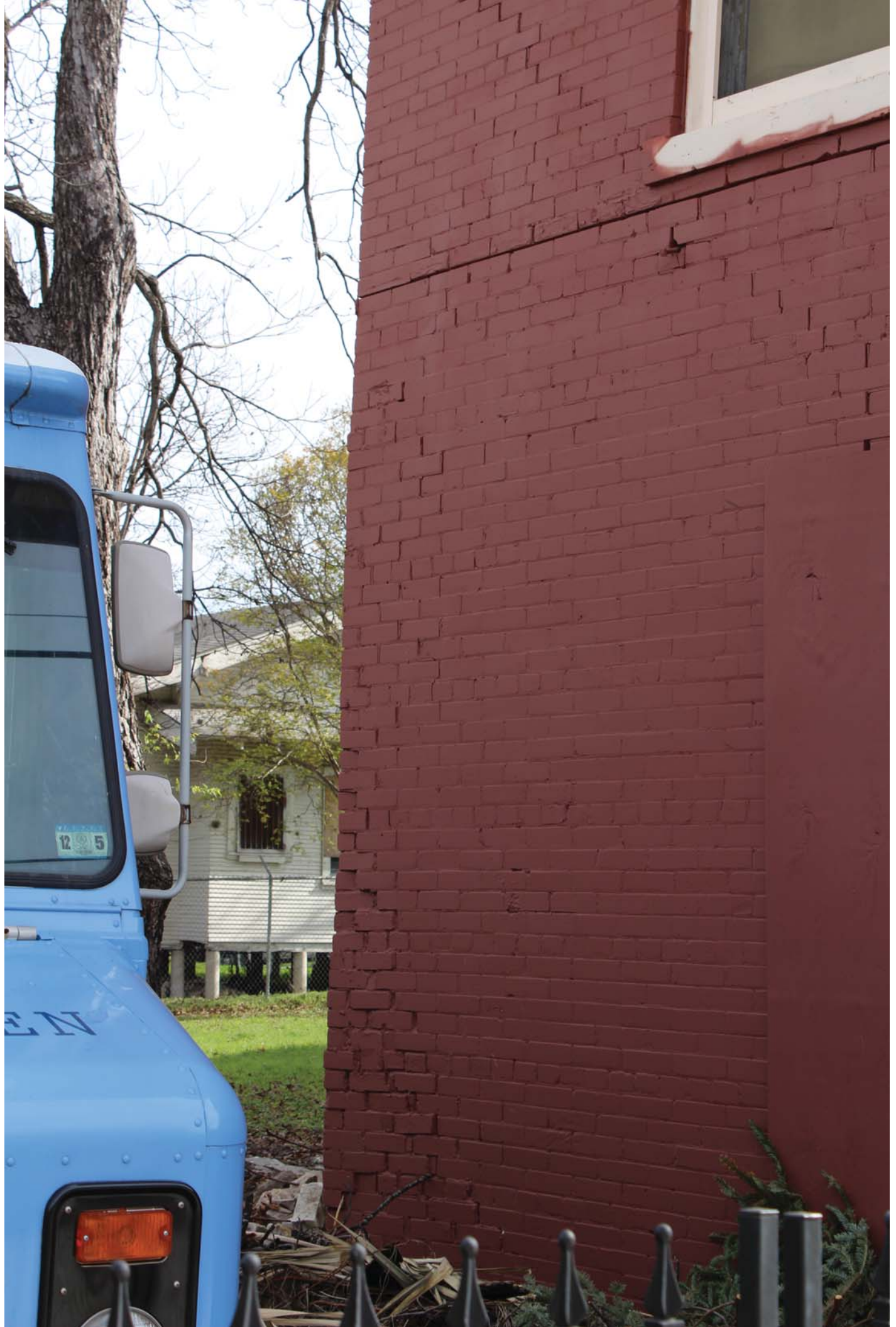






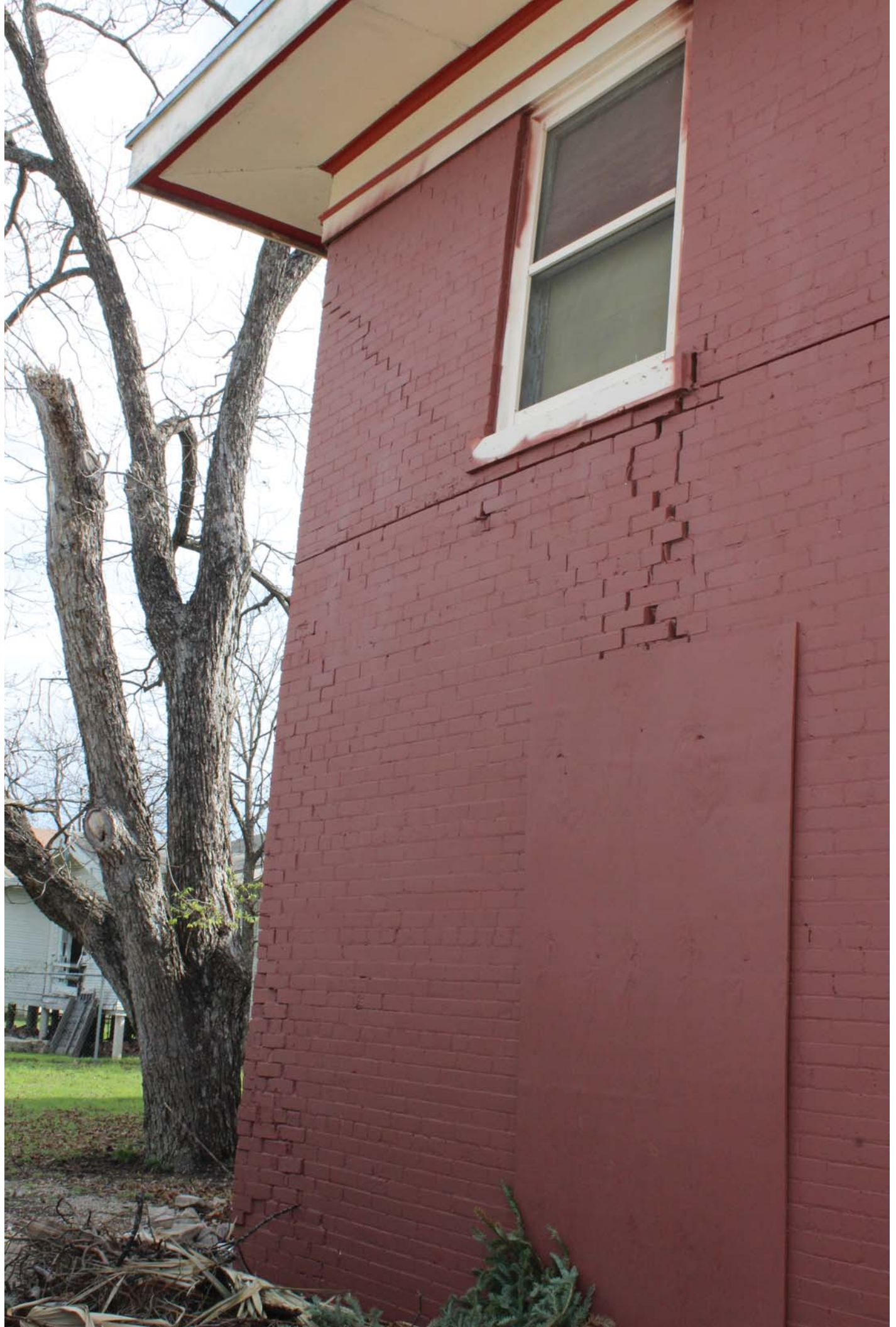










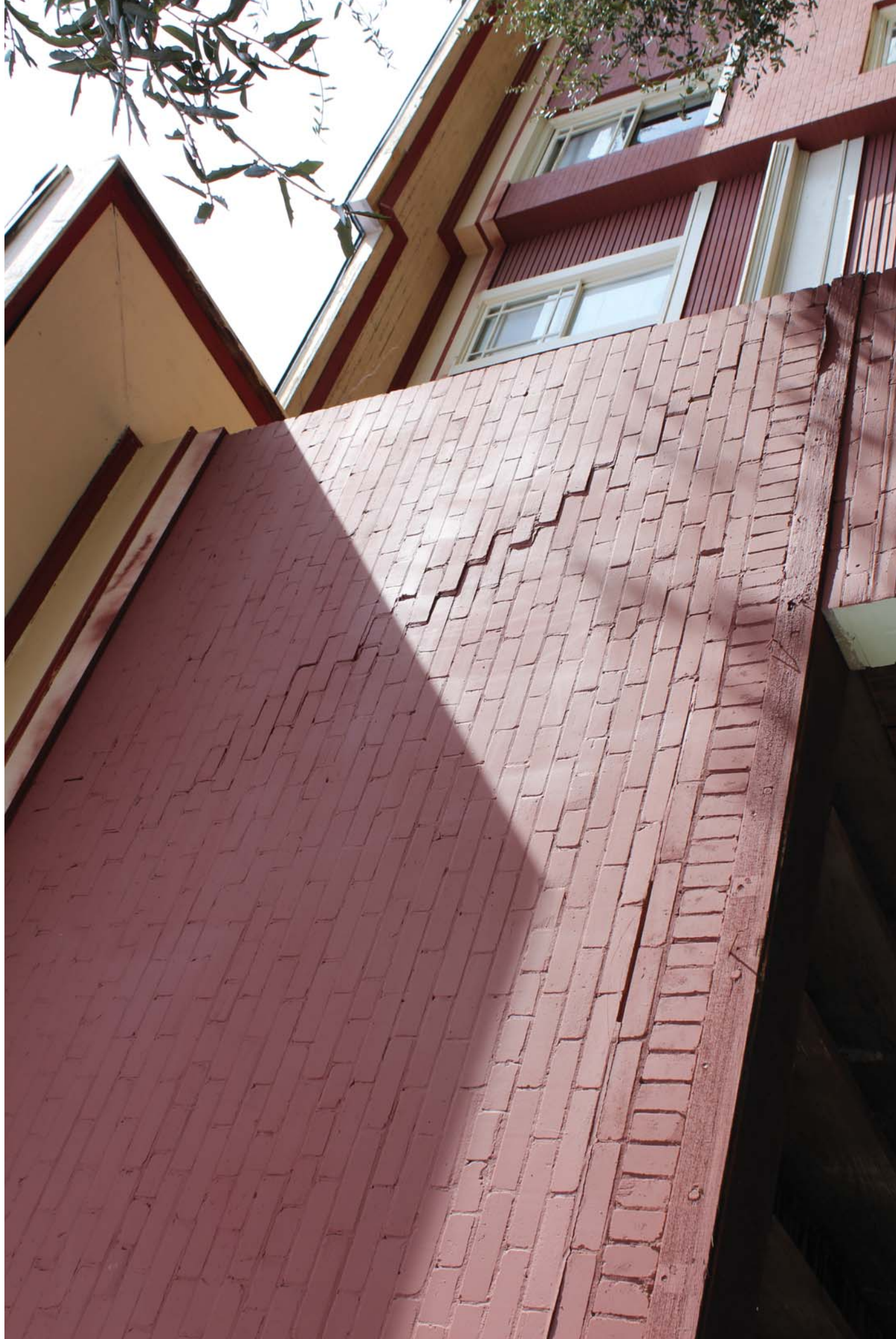
















Residential Insurance Survey



Prepared for	Melanie Ann Castillo 501 E Dewey Pl San Antonio, TX 78212
Member number	94A010991597004
Prepared by	Rep #13242 Mueller Services, Inc. 63 Main St. Tonawanda, NY 14150
As requested by	USAA
Request date	March 27, 2015





Melanie Ann Castillo
113 Harriet Dr
San Antonio, TX 78216

May 4, 2015

Reference: Property Inspection Report

Dear Melanie Ann Castillo,

Thank you for your courtesy while we inspected your property for USAA. As you requested, attached is the inspection report for 501 E Dewey Pl, San Antonio, TX 78212. The report includes:

- An estimated rebuilding cost of your home
- Descriptions of the construction features of the home
- A diagram of the home and square footage
- Photos of the property

Please keep this survey with other important documents about your home.

To help protect you and your family from financial loss, we advise you to call USAA to confirm your home is insured for the full cost to rebuild it. If you have questions about your property policy or about this report please call USAA at 1-800-531-USAA (8722).

Thank you,
Mueller Reports

94756-0111

Replacement Cost Estimate

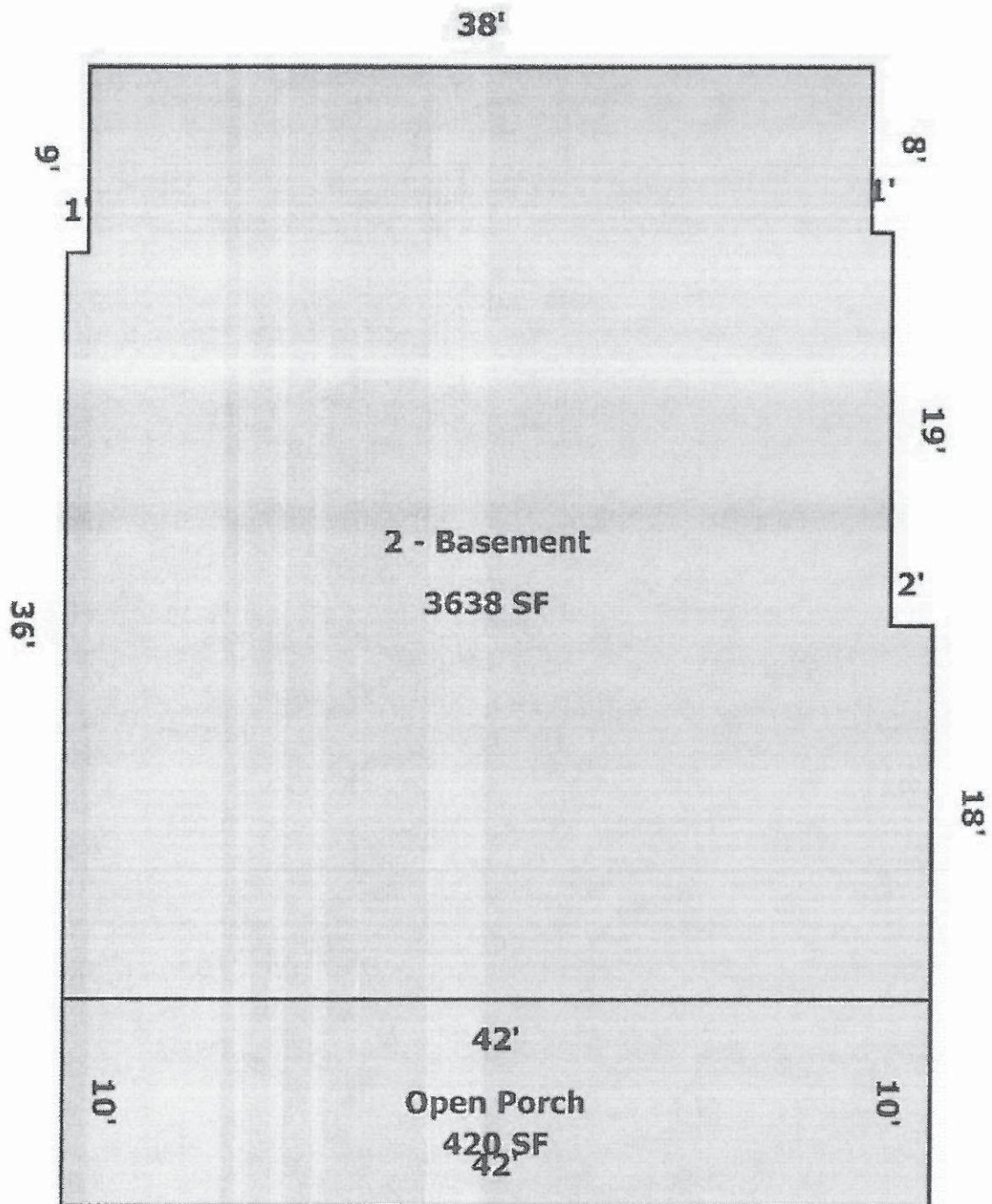
Calculated On	5/12/15 9:23 AM	Coverage A (Primary Structure)	
Cost Data As Of	November 2014	Reconstruction Cost w/o Debris Removal	\$626,292
Total Living Area	3,638 sq ft	Debris Removal	\$24,429
Calculation Type	4.0	Reconstruction Cost with Debris Removal	\$650,721
Coverage B (Primary Structure)			
		Reconstruction Cost w/o Debris Removal	\$28,549
		Debris Removal	\$0
		Reconstruction Cost with Debris Removal	\$28,549

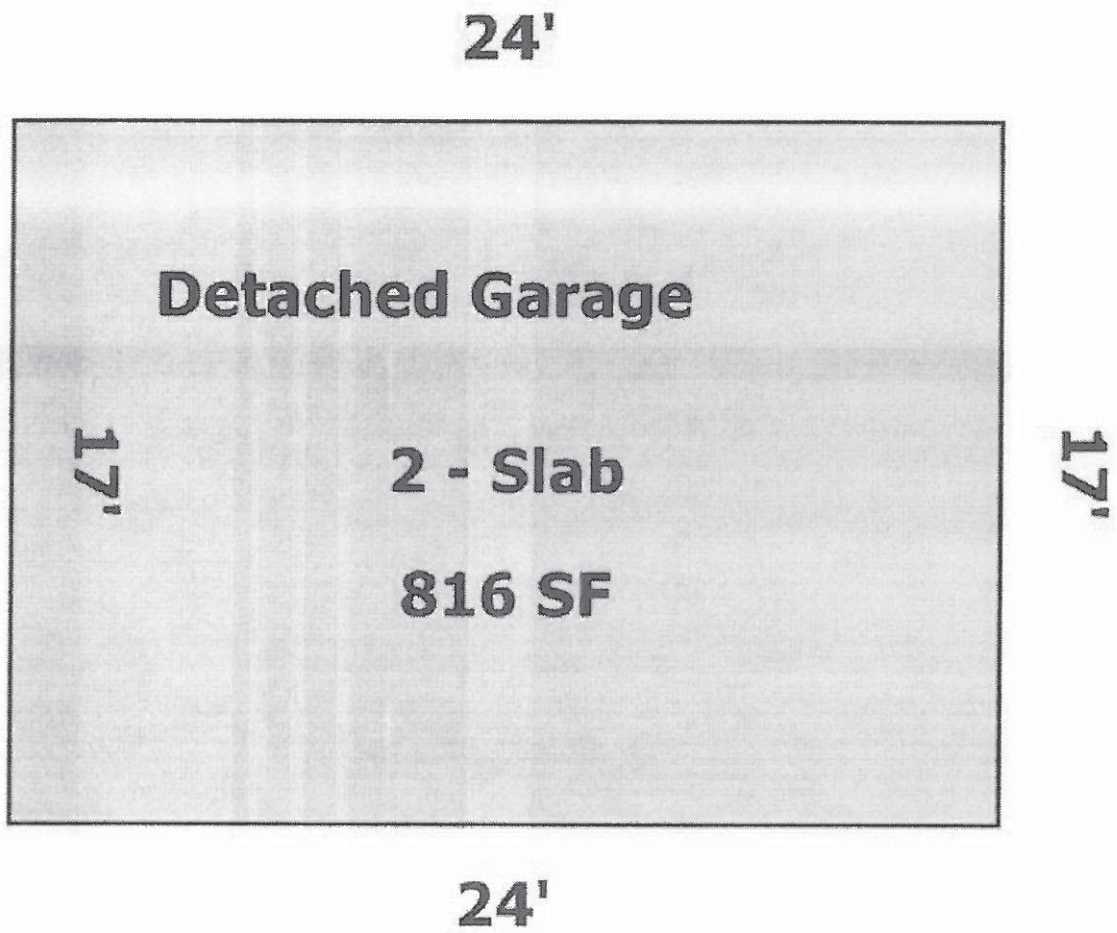
Building Description

	<u>Main</u>
Year Built	1899
Construction Type	Pre-1930
Predominant Style	2 Story
Number Of Stories	2
Total Living Area	3638 sq ft
% Cathedral Ceilings	
% Lower Level Unfinished	
% Slab	
% Crawl Space	
% Basement	100%
% Basement Finished	
% Pier Foundation	
% Hillside Foundation	
Slope Type	
Foundation Shape	Default
Site Access	Flat Area/Easy Access Roads

Home Features and Materials

Attached Structures		Interior Items	
Open Porch	420SF	Kitchen - Builder's Grade	1
Ceilings		Full Bath - Builder's Grade	1
Drywall	85%	Half Bath - Basic	1
Tongue & Groove	5%	Fireplace - Single	2
Beams, Wood, Decorative	10%	French Doors (count each door)	8
Detached Structures		Ceiling Fan, Average	3
Detached Garage - 2 Car	1	Ceiling Fan, Custom	2
Exterior Walls		Partitions	
Wood Siding	30%	Drywall	10%
Brick Veneer	70%	Plaster - Textured	90%
Flooring		Roofing	
Hardwood	95%	Asphalt/Fiberglass Shingle	100%
Brick	5%	Wall Coverings	
HVAC		Paint	95%
Heating - Gas Hot Air	100%	Tongue & Groove	5%
Central Air Cond. - Same Ducts	100%		
Additional Furnace	1		





Photos



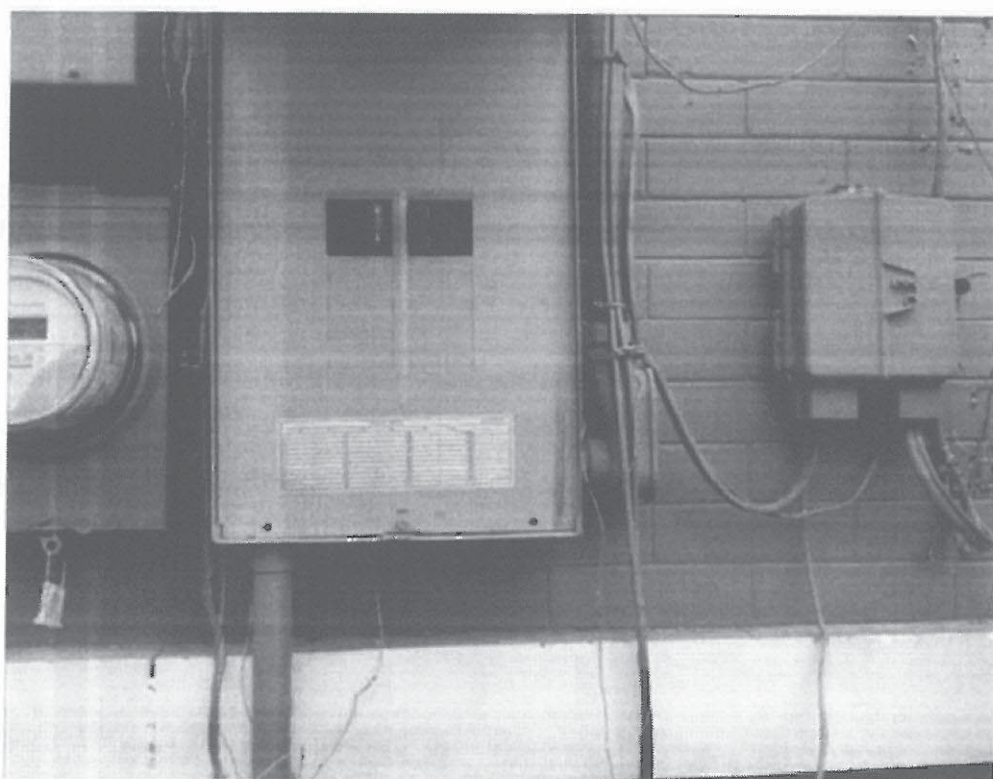
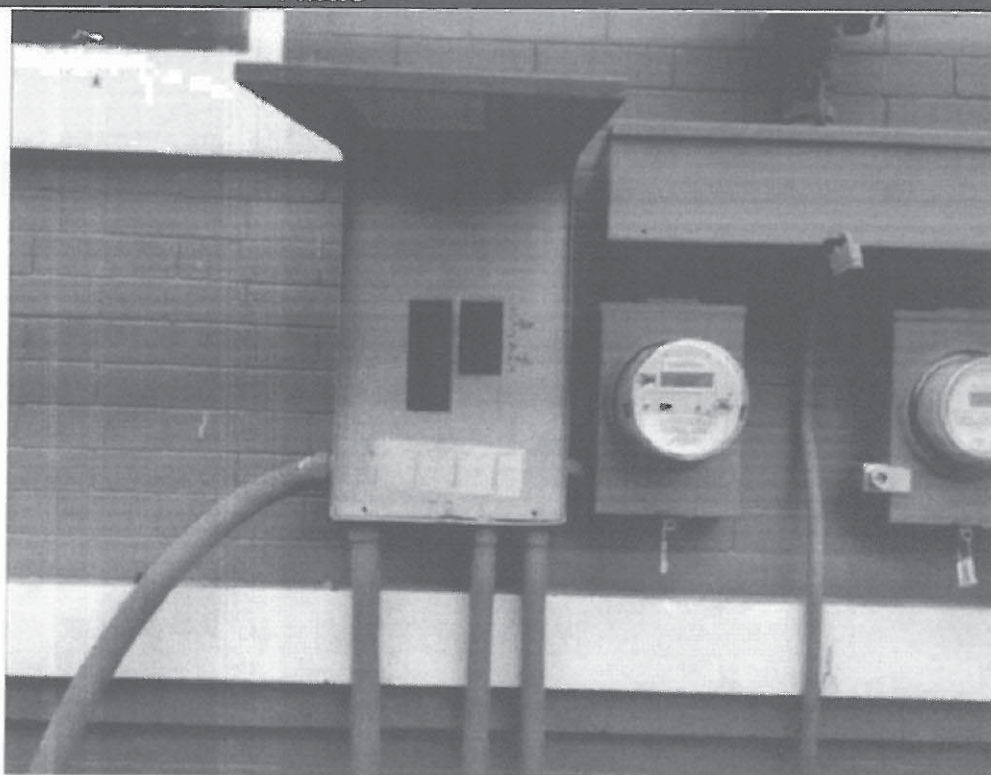
Photos



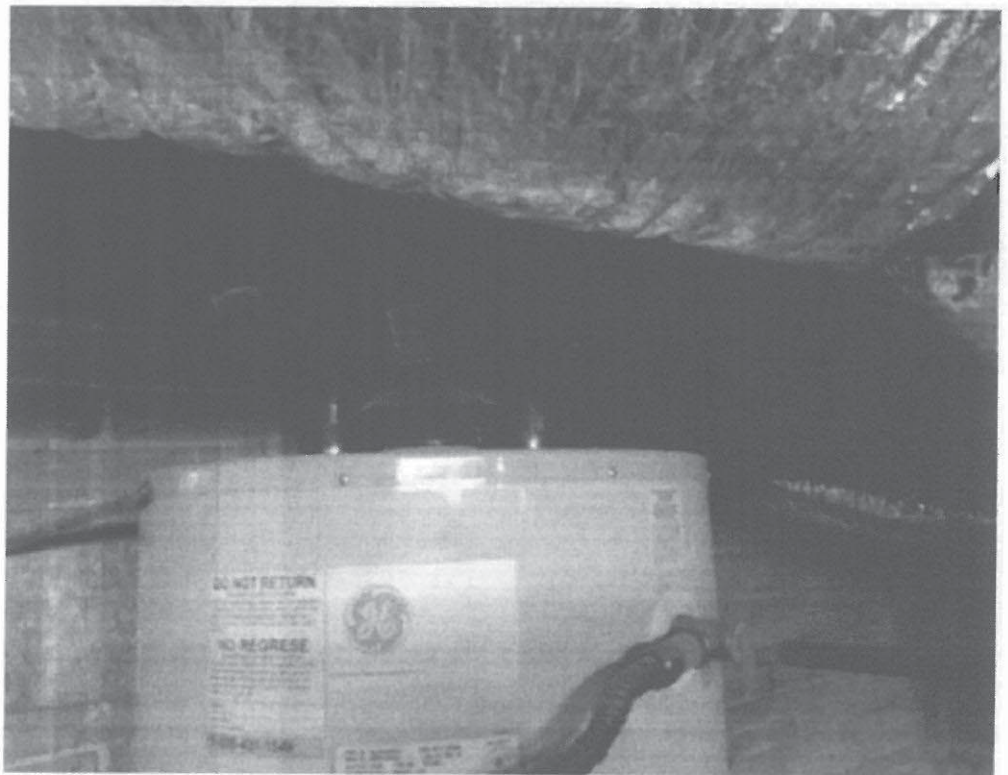
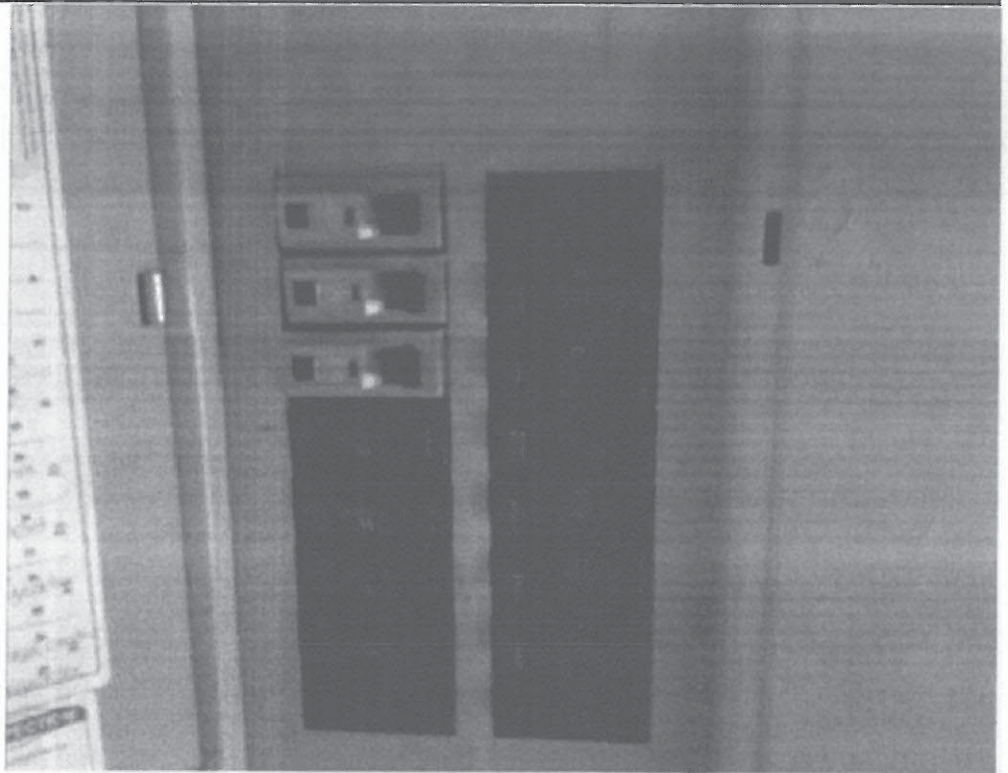
Photos



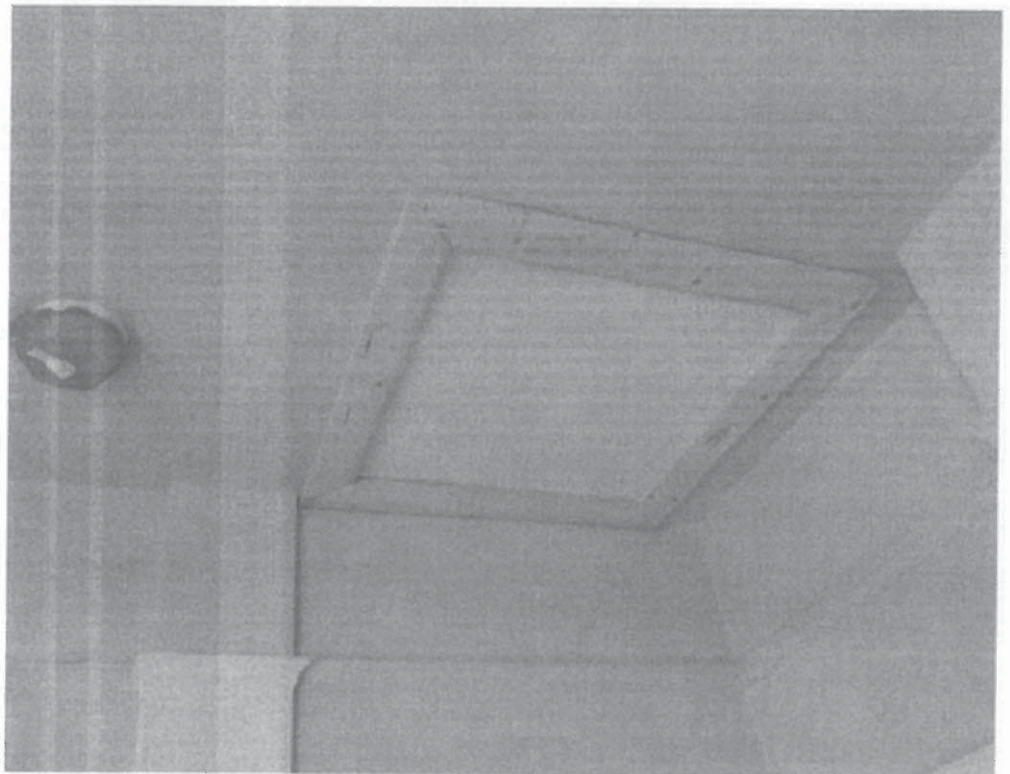
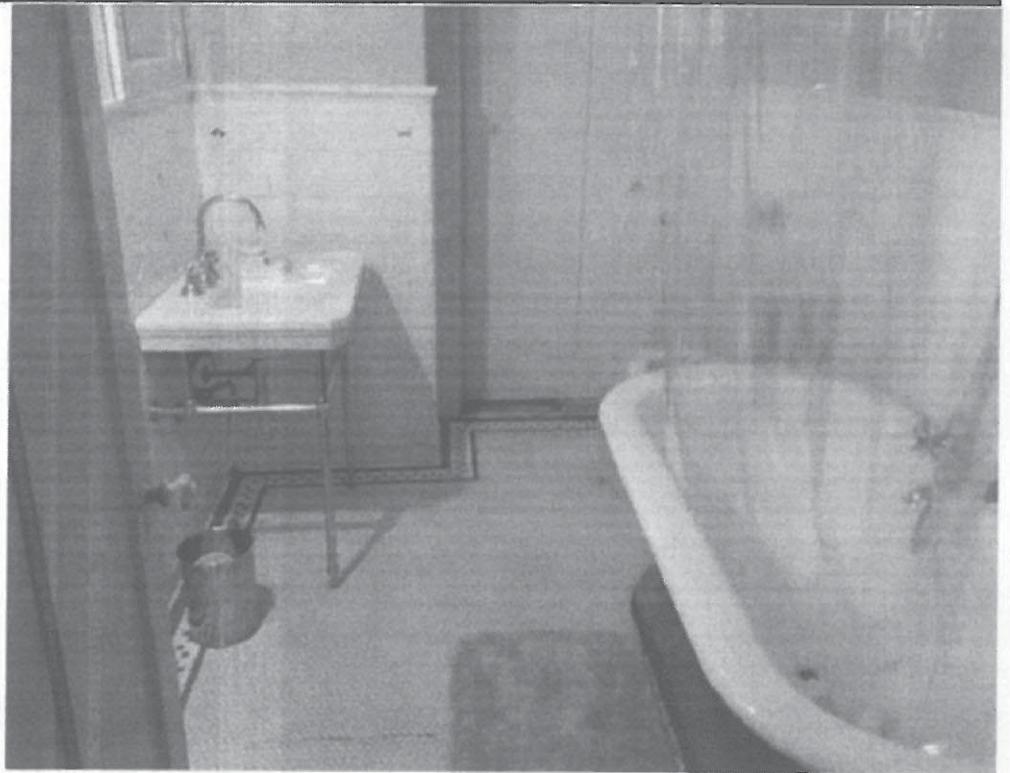
Photos



Photos



Photos



Photos



MyAMC, LLC Appraisal Certification Form

MyAMC, LLC (hereafter MyAMC) certifies, to the best of its knowledge, the following is accurate regarding the completion of the attached appraisal for the property address of
501 E Dewey Pl San Antonio TX 78212, MyAMC Order Number: 00347391000, Client Order Number: 831150600365.

Undue Influence Controls:

The appraiser was selected by MyAMC using criteria based on the appraiser's qualifications, proximity to the subject property, and other factors determined by MyAMC to ensure compliance with current appraiser independence regulations. The lender has had no influence in the selection of the appraiser.

MyAMC prohibits direct communication between the appraiser and the lender and requires the appraiser to report any such communication to appropriate regulatory authorities. All communication between the lender and the appraiser are believed to have been conducted through MyAMC, and MyAMC is not aware of any attempt by the lender to influence the value, opinion of market condition, or any other aspect of the appraisal.

Outside of a valid and complete executed purchase contract, no other information has been provided to the appraiser that might influence the value, opinion of market condition, or construction of the appraisal. Such prohibited data includes:

- The owners estimate of value
- A target value
- The purchase price (outside of a valid and complete executed purchase contract)
- The loan amount (outside of a valid and complete executed purchase contract)
- Comparable sales*
- The loan to value ratio (LTV) (outside of a valid and complete executed purchase contract)

*Comparable sales cannot be sent as part of the initial order. As part of value reconsideration process, or QA process, MyAMC may provide reasonable comparables to the appraiser for further appraisal review to ensure that the best available comparables have been used.

With the exception of the bona fide quality assurance review, and requirement of minimum standards for factual information, MyAMC has made no attempt to influence the development of construction of the appraisal. Neither MyAMC, and to the best of its knowledge, nor the lender have conditioned payment for services, or promise of future engagements on the appraised value, opinion of market condition, or other opinions expressed in the appraisal.

Appraiser Qualifications and Watch/Exclusionary List Process:

MyAMC certifies the following:

- The appraiser's license/certification status was verified via ASC.gov
- The appraiser does not appear on the FNMA/FHLMMA Exclusionary list



PHL FOUNDATION REPAIR
1471 STONELEIGH RD. COMFORT, TX 78013
CONTRACTOR: PETE FLORES
830-995-2076

BREAKDOWN OF JOB

CLIENT: Tray Porter & Melanie Castillo
ADDRESS: 501 E. Dewey Pl.
CITY/ STATE/ ZIP: San Antonio, TX 78212
PHONE: 865-207-5811 **EMAIL:** Jameskporter3@gmail.com

TYPE OF REPAIR: GARAGE REPAIR

- 1. One brick column- \$1, 500.00**
- 2. Shoring of the entire structure- \$5,440.00**
- 3. Flat work 18" x 24". -\$7,480.00**
- 4 Demolition of the existing concrete slab- \$2,800.00**
- 5. Demolition of the existing brick walls.- \$4,160.00**
- 6. Install new support columns for the stairway.- \$1,500.00**
- 6. Pour new concrete footing 30 inches deep by 24 inches wide for the new brick walls.- \$4,800.00**
- 7. Rebrick the north and east walls. -\$16,300.00**
- 8. Permits and structural engineer reports. -\$1,500.00**
- 9. Architectural plans. \$2,500.00**
- 10. Plumbing and drainage systems with fixtures. \$7,640.00**
- 11. Install 64 ft. new brick on the back end of the dwelling with a concrete beam for the footing. \$12,656.00**
- 12. 5 new windows installed. \$3,250.00**
- 13. Install new concrete steps for the garage, backdoor and the side door.\$7,500.00**
- 14. All electrical work with the fixtures. \$6750.00**



PHL FOUNDATION REPAIR
1471 STONELEIGH RD COMFORT, TX 78013
830-995-2076

15. Finish out the existing wood floors. \$ 3,800.00

16. Install 24 x18 ft of brick patio. \$8,980.00

17. Painting \$4,650.00

18. Insulation and sheet rock for the ceiling. \$8,500.00

Total price \$ \$111,706.00

Bexar CAD

Property Search Results > 138312 CASTILLO MELANIE ANN & PORTER JAMES KENNETH III for Year 2015

Property

Account

Property ID:	138312	Legal Description:	NCB 2964 BLK 3 LOT 1&2
Geographic ID:	02964-003-0010	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	501 E DEWEY PL SAN ANTONIO, TX 78212	Mapsco:	616F2
Neighborhood:	TOBIN HILL HISTORIC DIST	Map ID:	
Neighborhood CD:	57320		

Owner

Name:	CASTILLO MELANIE ANN & PORTER JAMES KENNETH III	Owner ID:	2941810
Mailing Address:	501 E DEWEY PL SAN ANTONIO, TX 78212-4010	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$285,820	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$38,920	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$324,740	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$324,740	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$324,740	

Taxing Jurisdiction

Owner:	CASTILLO MELANIE ANN & PORTER JAMES KENNETH III
% Ownership:	100.000000000000%
Total Value:	\$324,740



PHL FOUNDATION

1471 STONELEIGH RD.

COMFORT, TX 78013

830-995-2076

CONTRACTOR: PETE FLORES

LIC# H919997

CLIENT: TRAY PORTER
ADDRESS 501 EAST DEWEY
CITY/ STATE/ ZIP: S.A, TX 78210
PHONE: 865-207-5811 EMAIL: _____

A TOTAL OF 2 CONCRETE PIERS WILL BE NEEDED TO LEVEL AND SUPPORT THE 2 STORY HOME/ BUILDING. ON ALL THE CORNER AND CENTER POSTS WHERE BEAMS MEET OR NOTCHED THE EXISTING POST OR PIER WILL BE REMOVED AND REPLACED. THE DEPTH OF THE HOLES WILL BE 30 DEEP WITH A 24 WIDTH. THE FOOTINGS WILL BE REINFORCED WITH 14 INCHES OF CONCRETE AND REBAR. THE SEPERATION OF POSTS ARE 6 FEET. ALL POSTS DIAMETERS ARE 10 INCHES.

NOTE: ALL CONCRETE PIERS ARE ANCHORED USING HALF INCH BOLTS AND WASHERS. ALSO SPIRAL CAGE REBAR #4(FOUR) BARS VERTICAL WITH #3(THREE) BARS 12 CENTERS. FOR THE FOOTINGS 6(SIX) #4 HORIZONTAL REBAR PER HOLE.

THERE WILL BE A 3-5 DAY CURING PERIOD TO ALLOW THE CONCRETE TO FULLY DRY. ALL CONCRETE IS MIXED TO A RATIO OF 4000 PSI, CAPABLE TO HOLD EXTREME WEIGHT. A COMPLETE FOUNDATION REPAIR ON A ONE STORY HOME BY PHL FOUNDATION REPAIR IS NOT BUILT TO STRUCTURALLY HOLD A SECOND STORY UNLESS CONTRACTOR AND CLIENT HAVE AGREED ON FUTURE REPAIRS.
(INITIAL) _____

FOUNDATION REPAIR

200 FEET OF BEAM AND 200 FEET OF FLOOR JOISTS WILL BE NEEDED TO COMPLETE THE FOUNDATION REPAIR. 4X6 TREATED LUMBER FOR BEAMS AND 2X6 TREATED LUMBER FOR FLOOR JOISTS GALVANIZED 16" NAILS WILL BE USED.

0 FEET OF EXISTING EXTERIOR STUCCO OR ANY TYPE OF WOOD.



PHL FOUNDATION

1471 STONELEIGH RD
COMFORT, TX 78013
830-995-2076
CONTRACTOR: PETE FLORES

SKIRTING WILL BE REMOVED AND REPLACED AROUND THE PERIMETER OF THE HOME. TYPES OF SKIRTING AVAILABLE.

 0 CONCRETE STUCCO
 0 WOOD SIDING WITH FLASHING
 0 OTHER

DEMOLITION:

THIS CONTRACT INCLUDES THE DEMO OF THE REAR EXISTING GARAGE STRUCTURE AND HAUL OFF OF ALL TRASH.

TRENCH WILL BE 12" INCHES DEEP. TWO ACCESS DOORS WILL BE INCLUDED AS WELL AS WATER TABLE AND VENTS. ALL STANDARD CODES WILL BE MET FOR CONCRETE STUCCO.

ALL MATERIAL WILL BE HAULED OFF OF JOBSITE AND CLEAN-UP OF PROPERTY WILL COMMENCE AT THE COMPLETION OF THE JOB.

THE PROJECT WILL BE COMPLETED IN 15 WORKING DAYS(WEATHER PERMITTING). PHL IS NOT RESPONSIBLE FOR CRACKS TO WALLS, WINDOWS, SHEETROCK, WIRES OR PLUMBING DURING THE LIFTING PROCESS. THE FOUNDATION WILL BE LEVELED TO THE MOST ACCURATE POSITION AVAILABLE.

ANY ADDITIONAL MATERIALS OR WORK NEEDED WILL NOT BE DONE UNTIL APPROVAL IS GIVEN BY CLIENT.

PHL FOUNDATION

1471 STONELEIGH RD.
COMFORT, TX 78013
830-995-2076
CONTRACTOR: PETE FLORES

PHL FOUNDATION GUARANTEES ALL MATERIAL AND WORKMANSHIP
FOR 10 YEARS.

ALL CUSTOMER(S) NEED TO REMOVE ANYTHING OF VALUE FROM
THE WALLS DURING THE WORK PROCESS BY PHL.

START DATE: _____

TOTAL COST FOR FOUNDATION \$ 4,550.00

TOTAL COST FOR DEMO: \$ 7,550.00

TOTAL COST; \$ 12,100.00

1st DOWN: \$ _____

2nd DOWN: \$ _____

BALANCE: \$ _____

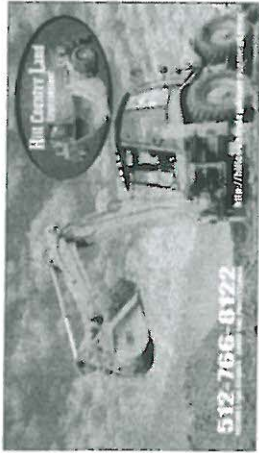
DUE AT COMPLETION OF THE JOB.

CLIENT SIGNATURE: _____ DATE _____

CONTRACTORS SIGNATURE _____

THANK YOU FOR CHOOSING PHL FOUNDATION

Estimate for Demolition



Job #: 68772013
Original Bid Date: December 22, 2015
Est. Completion: 3 Work Days
Job Site: 501 E. Dewey PL
San Antonio, Tx 78212

Blake McLean: (512) 964-8777
Chris Bandy: (806) 543-8237
Email: hillcountrylandimprovement@gmail.com

Bill To: Trey Porter

Demo of Garage - Apartment

Quantity	Type	Description	Price	Total
3	Equipment	8-hour Day w/ Operator - CAT 287C Skid Steer w/ Rock Grapple and Tooth Bucket	\$ 600.00	\$ 1,800.00
1	Drop Fee	Deliver Skid Steer to San Antonio	\$ 200.00	\$ 200.00
2	Equipment	8-hour Day w/Operator - JD Back Hoe	\$ 800.00	\$ 1,600.00
1	Drop Fee	Deliver Back Hoe to San Antonio	\$ 1,000.00	\$ 1,000.00
1	Equipment	Jack Hammer for Skid Steer	\$ 250.00	\$ 250.00
48	Labor	2 Men, 8 Hours per Day	\$ 25.00	\$ 1,200.00
3	Rental	40 Yard Roll Back Container Roof, Wood	\$ 700.00	\$ 2,100.00
8	Rental	20 Yard Roll Back Container, Brick, Concrete	\$ 450.00	\$ 3,600.00
1	Miscellaneous	Plywood for protecting side walk	\$ 300.00	\$ 300.00
Sum Total			\$ 12,050.00	\$ 12,050.00
Tax			\$ 994.13	\$ 994.13
Total				\$ 13,044.13

Thank you for this opportunity to quote the demolition of the garage, apartment structure. If we complete the project with 2 of the 40 yard wood containers and 6 of the concrete containers, you will only be charged for the containers that we use.

Please let me know a good time to review this quote.



Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.017000	\$324,740	\$324,740	\$55.21
08	SA RIVER AUTH	0.017290	\$324,740	\$324,740	\$56.15
09	ALAMO COM COLLEGE	0.149150	\$324,740	\$324,740	\$484.35
10	UNIV HEALTH SYSTEM	0.276235	\$324,740	\$324,740	\$897.04
11	BEXAR COUNTY	0.297500	\$324,740	\$324,740	\$966.10
21	CITY OF SAN ANTONIO	0.558270	\$324,740	\$324,740	\$1,812.93
57	SAN ANTONIO ISD	1.382600	\$324,740	\$324,740	\$4,489.86
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$324,740	\$324,740	\$0.00
Total Tax Rate:		2.698045			
Taxes w/Current Exemptions:					\$8,761.64
Taxes w/o Exemptions:					\$8,761.63

Improvement / Building

Improvement #1: Residential State Code: A1 Living Area: 3394.0 sqft Value: \$272,170

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	V - SB	SB	1899	1697.0
OP	Attached Open Porch	V - NO		1899	360.0
LA2	Living Area 2nd Level	V - SB		1899	1697.0

Improvement #2: Residential State Code: A1 Living Area: sqft Value: \$9,950

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GAR	Detached Garage	A - SB		1899	432.0

Improvement #3: Residential State Code: A1 Living Area: sqft Value: \$3,700

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	A - NO		1899	432.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.3438	14976.00	96.00	156.00	\$38,920	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	\$285,820	\$38,920	0	324,740	\$0	\$324,740
2014	\$209,850	\$38,920	0	248,770	\$0	\$248,770
2013	\$209,800	\$38,920	0	248,720	\$0	\$248,720
2012	\$208,080	\$38,920	0	247,000	\$0	\$247,000
2011	\$211,080	\$38,920	0	250,000	\$0	\$250,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/3/2015	WD	Warranty Deed	ELIAS DAVID J	CASTILLO MELANIE ANN & PORTER JAMES KENNETH III	17078	888	20150021051
2	2/2/2007	GWD	General Warranty Deed	SCIARAFFA RICHARD F JR	ELIAS DAVID J	12709	1059	20070043349

2016 data current as of Dec 7 2015 12:50AM.

2015 and prior year data current as of Nov 14 2015 7:46AM

For property information, contact (210) 242-2432 or (210) 224-8511 or email.

For website information, contact (210) 242-2500.

Website version: 1.2.2.7

Database last updated on: 12/7/2015 12:50 AM

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