HISTORIC AND DESIGN REVIEW COMMISSION
May 18, 2016
Agenda Item No: 5

HDRC CASE NO:	**2016-177**
ADDRESS:	327 NORTH DR
LEGAL DESCRIPTION:	NCB 7026 BLK 5 LOT W 25 FT OF 6 & E 37.5 FT OF 7
ZONING:	R6 H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Karen Troendle
OWNER:	Karen and G Roger Troendle
TYPE OF WORK:	Tax Certification

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 327 North 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:

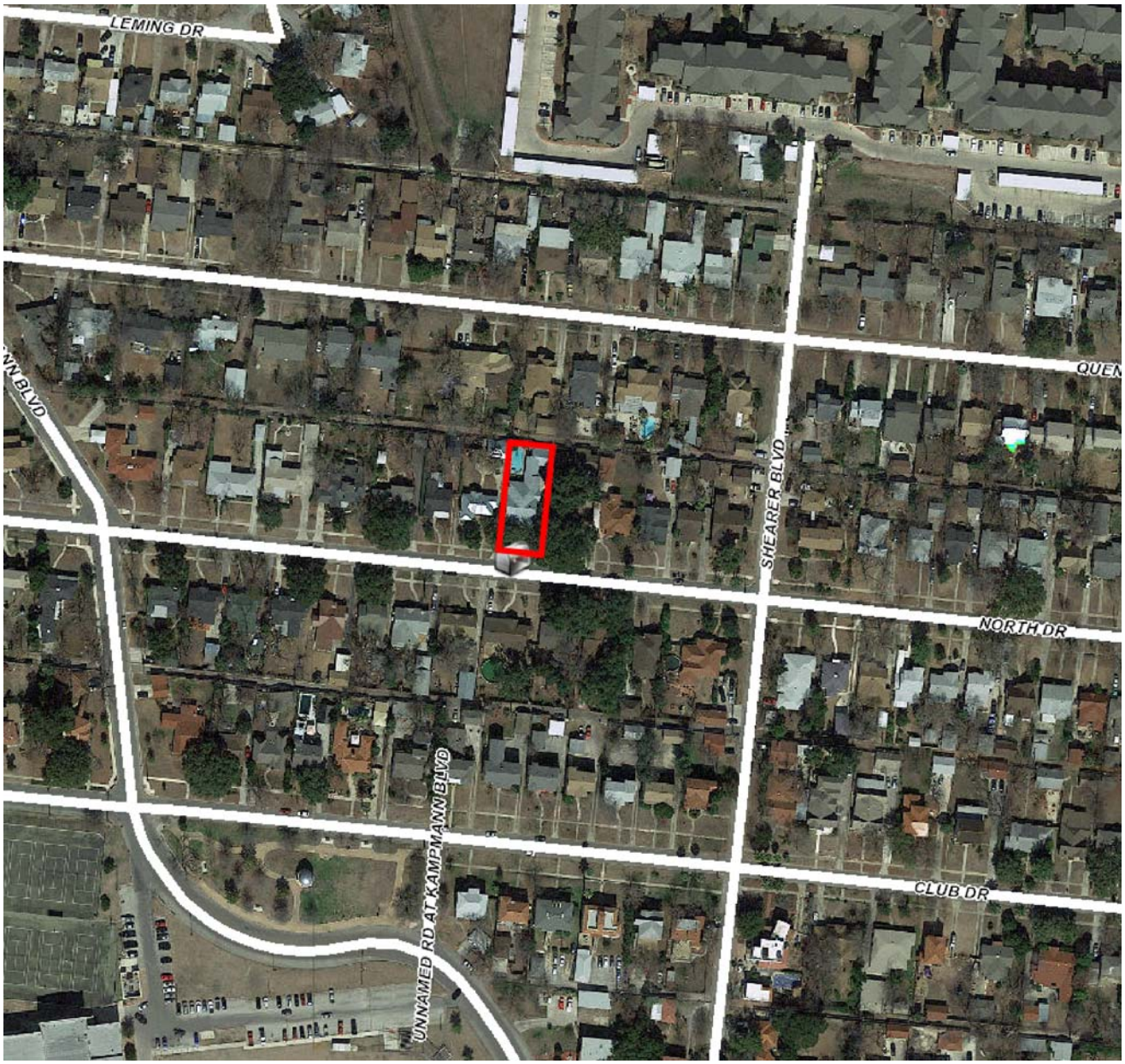
a. The applicant is requesting Historic Tax Certification for the property located at 327 North Dr. The scope of work consists of roof replacement and significant foundation repair.
b. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided 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:

Lauren Sage



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Flex Viewer

Powered by ArcGIS Server

Printed:May 11, 2016

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327
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

327 North Dr

Scope of Job

RETAIL INSTALLMENT CONTRACT

GOODS AND SERVICES TRUTH IN LENDING DISCLOSURES

SOUTHWEST METAL ROOFING SYSTEMS

TRK Construction, Inc., DBA
SOUTHWEST METAL ROOFING SYSTEMS
www.swmetalroofing.com
11919 RAIL DRIVE, SUITE 1
SAN ANTONIO, TEXAS 78233
210-822-6868 • 877-946-4300

DATE 2/10/16 CONTRACT NO.

BUYER'S NAME Mr. Mrs. Bruce Trendle

ADDRESS 327 North Dr.

CITY San Antonio ZIP 78201

HOME PHONE NO.

CELL PHONE NO. 917-4977

WORK PHONE NO.

The undersigned Buyer hereby purchases from the contractor the following goods and services and as security for the payment and performance of Buyer's obligations under this contract Buyer shall execute and deliver to contractor a Mechanic's and Materialman's Lien Contract on the property improved.

DESCRIPTION OF IMPROVEMENTS, GOODS AND SERVICE

- [x] Remove existing roof and haul off. [ ] Existing gutters to remain? _____ Haul off? _____
- [ ] Replace up to 100 sf rotten decking, additional to be billed at $1.80 per sf.
- [ ] Replace up to 20 lf rotten fascia, additional to be billed at $7.00 per lf.
- [ ] Install new roof jacks, pipe flashings, valley metals, drip edge flashings, chimney and/or wall flashing
- [x] Remove turbines and/or vent fans and install decking over holes. install turtle backs
- [ ] Cut back decking one inch on both sides of all ridge areas and cover with aluminum screen wire.
- [ ] Install one layer Palisade Synthetic underlayment. [ ] Install Ice & Water Shield. Location Valleys
- [ ] Custom build and install a 24ga. Galvalume Double Locked Standing Seam Roof with ridge vents. with Pencil Ribs _____ Striations _____ Flat Panel ✓ Munch Caps
- [ ] Custom build and install a 24ga. Kynar 500, Painted Metal Double Locked Standing Seam Roof with ridge vents. Color* _____ (*All colors are Energy Star compliant.) with Pencil Ribs _____ Striations _____ Flat Panel _____
- [ ] Satellite Dish to be removed and re-installed by Homeowner (If removed and reinstalled by SWMRS, no guarantee on reception.)
- [x] Haul off all trash and debris upon completion.

Additional work to be done:

Install chicken behind Chimney: 22,340
10% off till Feb 29th 2235

Contract Amount	$20,105
Down Payment 1/3 Down	$6700
Progress Payment	—
Balance Upon Completion	$13405

pd Ck# 1108

Work not to be done:

Warranties sent via US Mail.

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS 'TRANSACTION'."

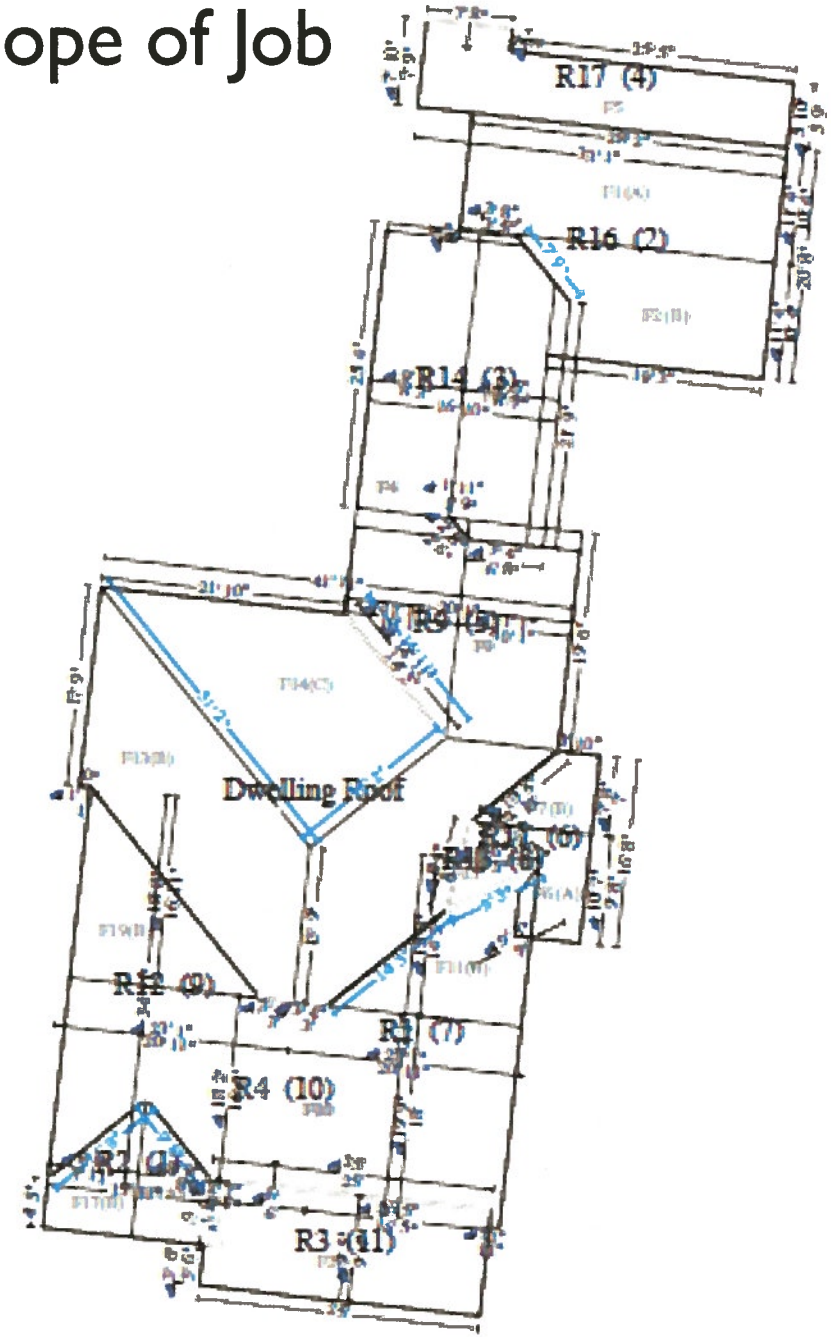
NOTICE TO BUYER

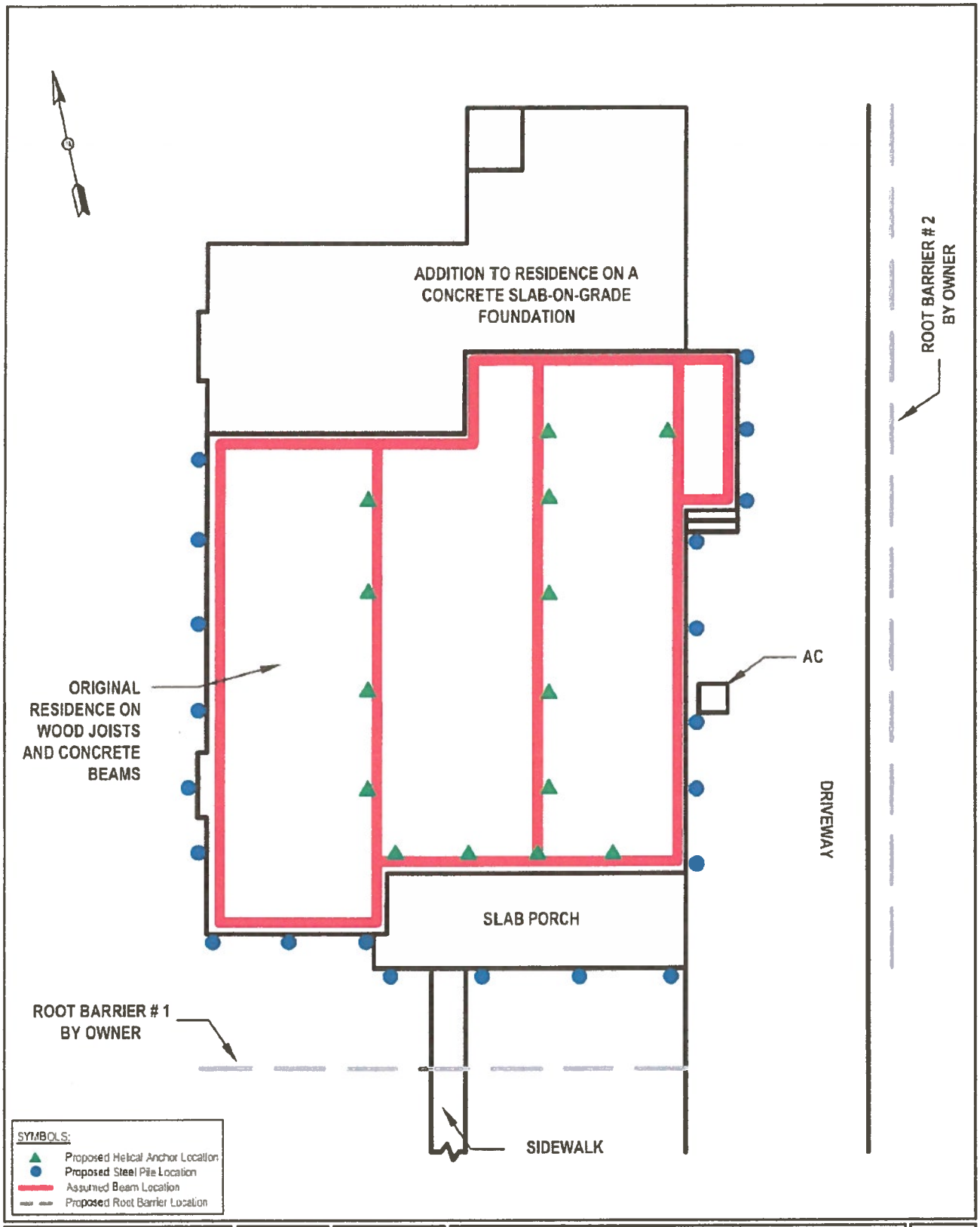
DO NOT SIGN THIS CONTRACT BEFORE YOU READ IT OR IF IT CONTAINS BLANK SPACES. YOU ARE ENTITLED TO A COPY OF THE CONTRACT YOU SIGN. YOU HAVE THE RIGHT TO PAY OFF IN ADVANCE THE FULL AMOUNT DUE. KEEP THIS CONTRACT TO PROTECT YOUR LEGAL RIGHTS.

Additional terms and conditions on the reverse side are part of this contract.

Estimator Roy Brz
Date 2/10/16

Buyer Karen Trendle
Buyer Bruce Trendle
Date 2/15/16





Drash

Project Mgr: CJD	Project No: 114M1011	PROPOSED STEEL PILES/HELICAL ANCHORS	EXHIBIT
Drawn By: AM	Scale: NOT TO SCALE	327 NORTH DRIVE SAN ANTONIO, TEXAS	1
Checked By: CJD	Date: 09-15-2014		
Reviewed By: CJD			

Costs of Improvements
&
Time line

Itemized Expenses for Substantial Rehabilitation 327 North Dr.
San Antonio Texas 78201

Foundation Repair: PermaJack	$41,750.00
Job Start 4/8/2015	
Job Completion 6/26/2015	
Roof Replacement:	
Southwest Metal Roofing System	$20,105.00
Job Start 2/27/16	
Job Completion 3/25/2016	

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

Print Form

CITY OF SAN ANTONIO

OFFICE OF HISTORIC PRESERVATION
1901 S. ALAMO, SAN ANTONIO, TEXAS 78204
P: 210.215.9274 E: OHP@SANANTONIO.GOV

SEP 19 2014
DATE RECEIVED

This form is to be used for certain minor alterations, additions, ordinary repairs, signage refacing, or maintenance.
See reverse side for a checklist of required supporting documents.

Property Address 327 North Drive

☑ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property

Property Owner: G. Roger and Karen Troendle

Mailing Address: 327 North Dr. Zip Code: 78201

Phone Number: 210 316-6027 Email Address: troendle@uthscsa.edu

Applicant: (if different from owner)

Mailing Address: Zip Code:

Phone Number: Email Address:

PROVIDE A DETAILED DESCRIPTION OF THE PROJECT BELOW:

The front right corner of the original residence is about 5 inches lower in elevation than the back left corner. The original foundation will be leveled no less than 2.5 inches; in the front rt. corner areas beyond the front rt. corner will be lifted to about the same elevation as the front rt. corner or have a gradual slope towards the front of the residence.Exhibit 1 for Proposed Steel Piles /Helical Anchors.

ALL ADMINISTRATIVE CERTIFICATES OF APPROPRIATENESS FORMS MUST BE DISPLAYED ON THE JOBSITE.
THIS FORM DOES NOT TAKE THE PLACE OF A BUILDING PERMIT. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department.

Karen Troendle
SIGNATURE OF APPLICANT

9/17/14
DATE

FOR STAFF COMMENTS ONLY

Foundation repairs. No change in appearance.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 9-19-14
APPROVAL TO:
Approved by:
NOT CHECKED

Completed forms and supporting documents may be submitted in person to 1901 S. Alamo or by email to: OHP@sanantonio.gov.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 29, 2016

ADDRESS:	327 NORTH DR
LEGAL DESCRIPTION:	NCB 7026 BLK 5 LOT W 25 FT OF 6 & E 37.5 FT OF 7
HISTORIC DISTRICT:	Monticello Park
PUBLIC PROPERTY:	No
RIVER IMPROVEMENT OVERLAY:	No
APPLICANT:	G. Roger and Karen Troendle - 327 North Dr
OWNER:	G. Roger and Karen Troendle - 327 North Dr
TYPE OF WORK:	Roofing

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: replace the existing metal roof with a new metal roof.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 2/29/2016 8:15:59 AM
ADMINISTRATIVE APPROVAL TO: replace the existing metal roof with a new metal roof. New roof color will closely match the existing roof color; standard ridge caps may be installed; vented ridge caps are not permitted.

APPROVED BY: Katie Totman

For:

Shanon Shea Miller
Historic Preservation Officer

HDRC Case: N/A

Bexar CAD

Property Search Results > 386417 TROENDLE G ROGER JR & for Year 2016

Property

Account

Property ID:	386417	Legal Description:	NCB 7026 BLK 5 LOT W 25 FT OF 6 & E 37.5 FT OF 7
Geographic ID:	07026-005-0060	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	327 NORTH DR SAN ANTONIO, TX 78201	Mapsco:	581F7
Neighborhood:	MONTICELLO PARK (SA)	Map ID:	
Neighborhood CD:	57028	E-File Eligible	

Owner

Name:	TROENDLE G ROGER JR &	Owner ID:	292580
Mailing Address:	KAREN B 327 NORTH DR SAN ANTONIO, TX 78201-3725	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

Values

			Ag / Timber Use Value
(+) Improvement Homesite Value:	+	$242,870	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$33,600	
(+) Land Non-Homesite Value:	+	$0	
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$276,470	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$276,470	
(–) HS Cap:	–	$39,970	

(=) Assessed Value:	=	$236,500	

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)

2016 data current as of May 9 2016 12:47AM.
2015 and prior year data current as of Apr 8 2016 9:22AM
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: 5/9/2016 12:47 AM © N. Harris Computer Corporation