

## **HISTORIC AND DESIGN REVIEW COMMISSION**

**July 20, 2016**

**Agenda Item No: 11**

**HDRC CASE NO:** 2016-282  
**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 & Lauren Mongeon  
**OWNER:** Christopher & Lauren Mongeon  
**TYPE OF WORK:** Historic Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification 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.

### **FINDINGS:**

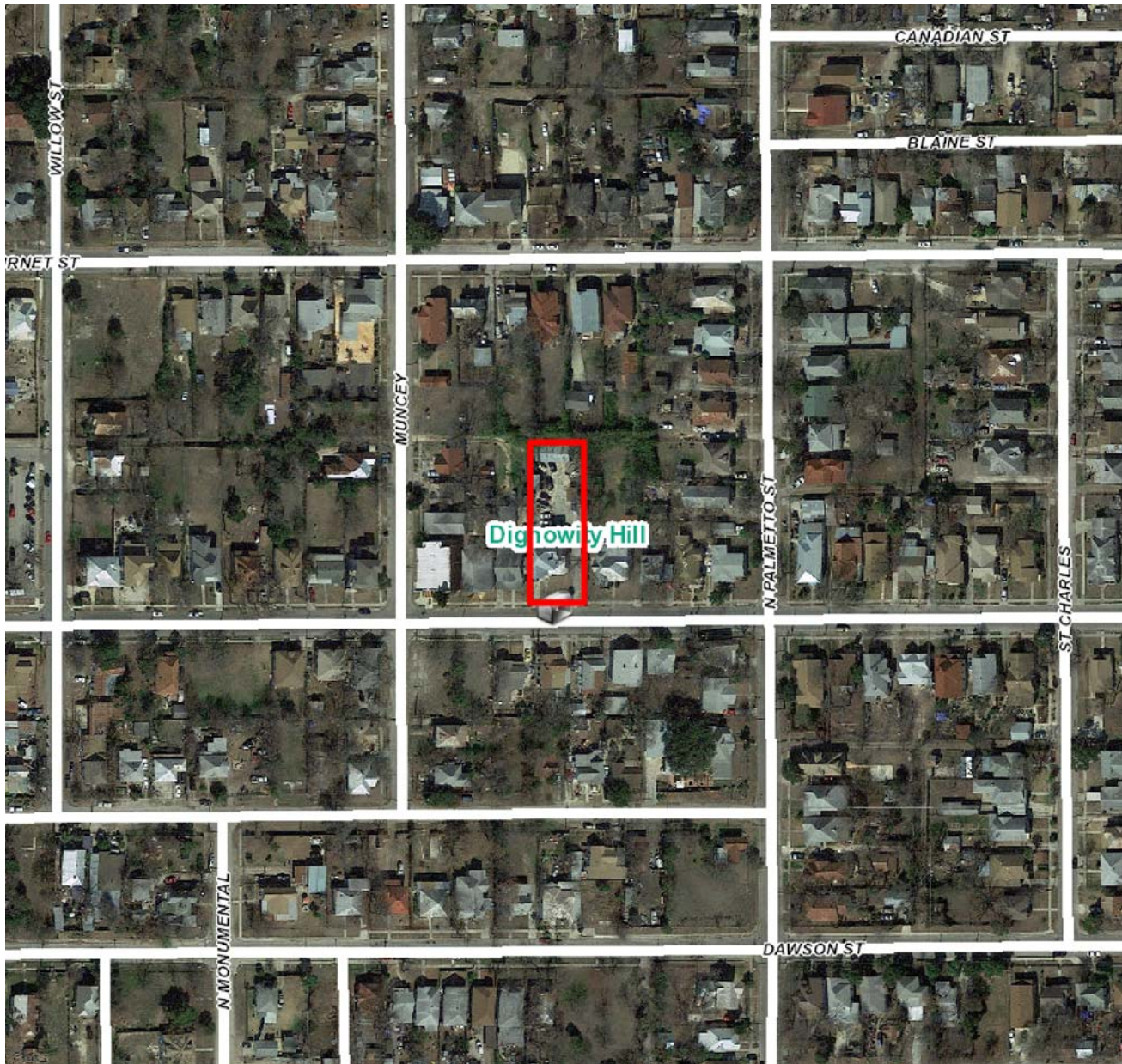
- a. This property received Historic Tax Certification on October 21, 2015.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer. Staff performed a site visit on July 13, 2016, and found that work has been done as approved.
- c. The approval of Tax Verification by the HDRC in 2016 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2017.

### **RECOMMENDATION:**

Staff recommends approval based on findings a through c.

### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 07, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





Grady Memorial  
Church of God



1115 Nolan St

House of Prayer



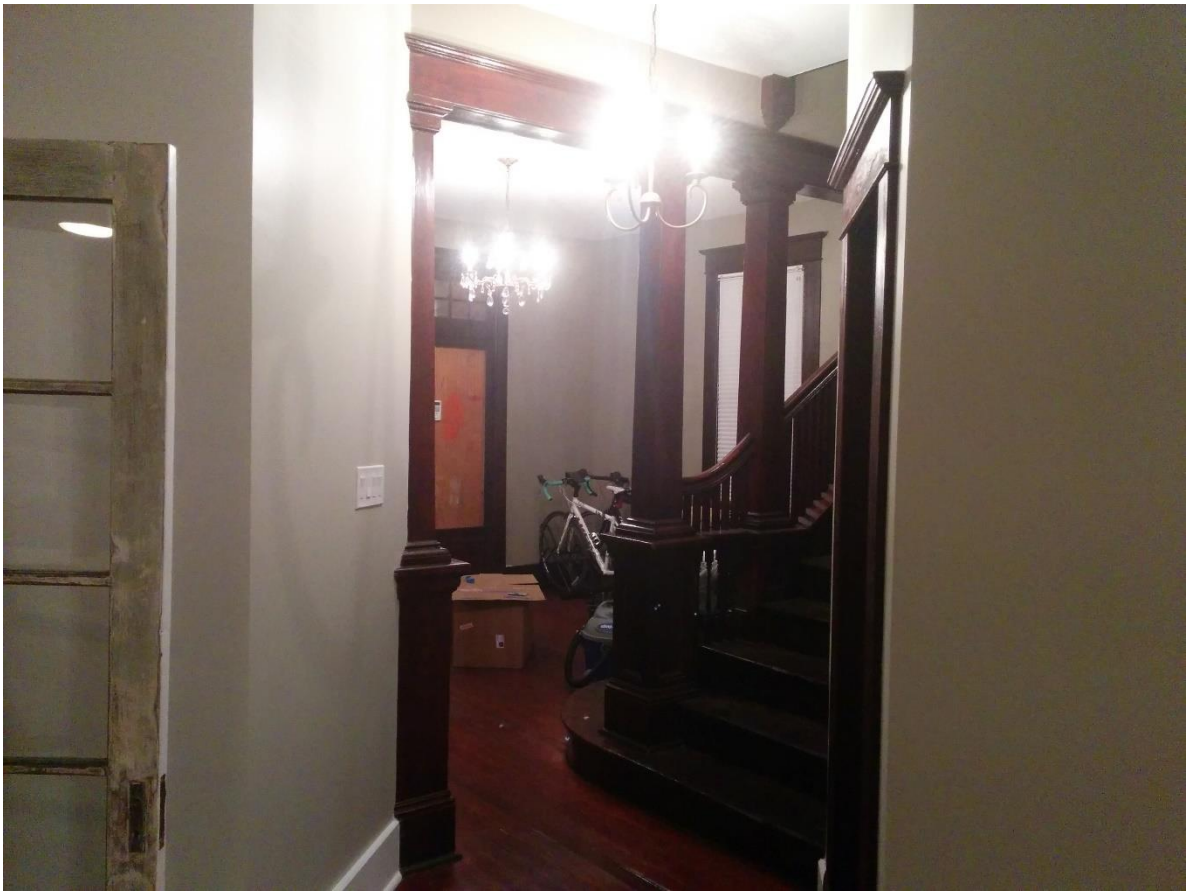








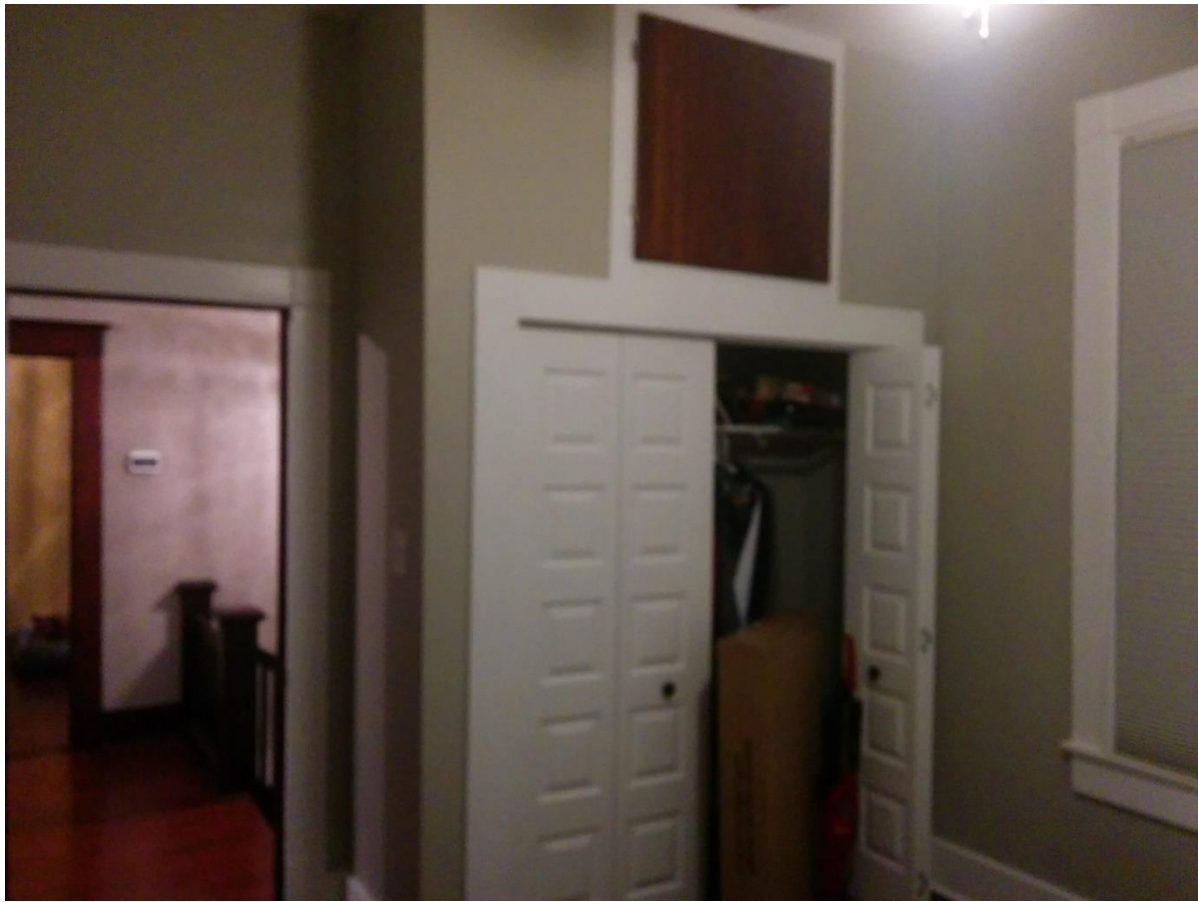




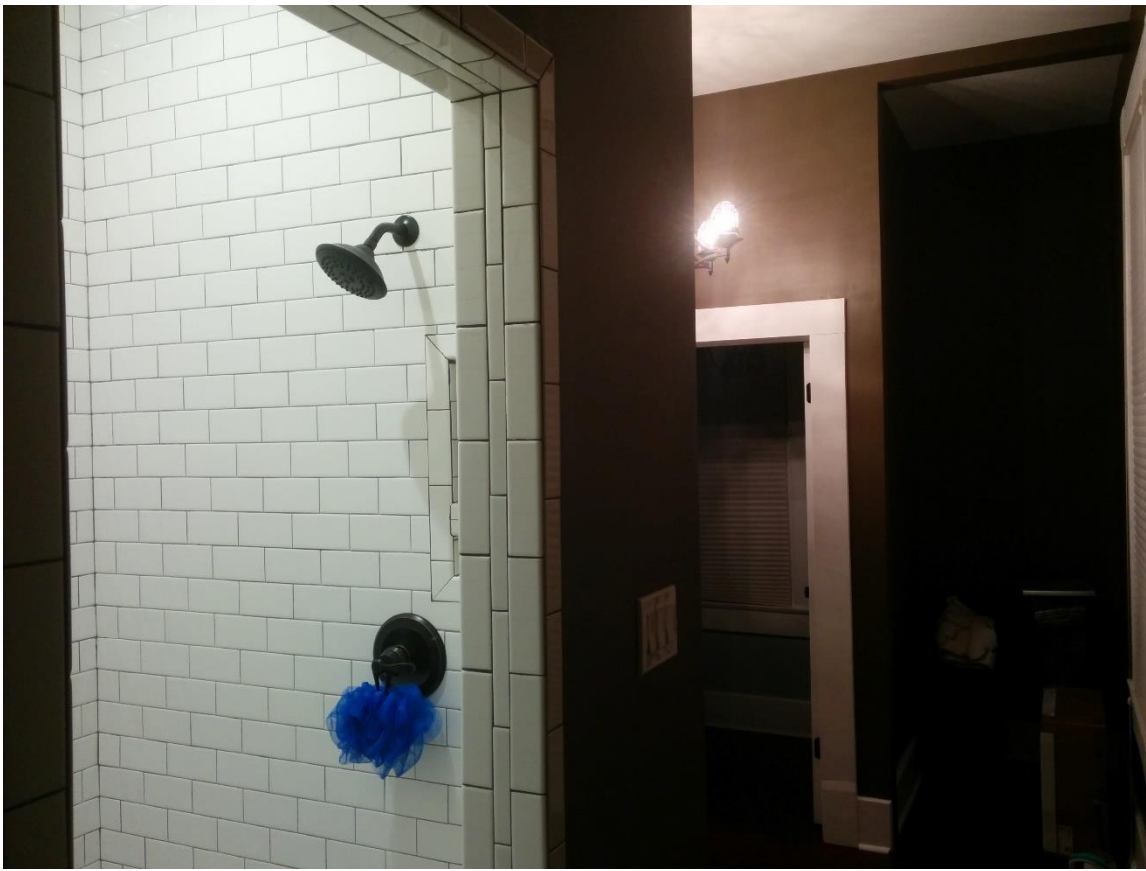


















Desert Gold Investments LLC  
110 Vitra Place  
San Antonio, Texas 78210

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

Division	Labor	Materials	Total	Draw Sched Line Item
<u>Permits</u>				
Carpentry	\$ 1,882.02	\$	1,882.02	1
<b>Subtotal</b>		\$	<b>1,882.02</b>	
<u>1. General Conditions</u>				
Wood Destroying Insect Treatment		\$	800.00	3
Removal & Disposal of carport + 2 outbuildings on premises		\$	700.00	4
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	2
<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	5
Install granite countertops	\$ 2,160.00	\$ 2,000.00	\$ 4,160.00	6
Install long leaf pine	\$ 1,080.00	\$ 2,560.00	\$ 3,640.00	7
light fixtures (1)	Electrician install per bid	\$ 50.00	\$ 50.00	8
<b>Subtotal</b>		\$	<b>12,972.29</b>	
<u>3. 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	9
1 light fixtures	Electrician install per bid	\$ 50.00	\$ 50.00	10
Toilet & install	Plumber install per bid	\$ 150.00	\$ 150.00	11
<b>Subtotal</b>		\$	<b>868.00</b>	
<u>4. 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	12
2 shower (head) trim kits and 2 valves	Plumber install per bid	\$ 300.00	\$ 300.00	13
4 Light fixtures	Electrician install per bid	\$ 250.00	\$ 250.00	14
Shower wall tile, shower pan, & bathroom floor tile	\$ 1,800.00	\$ 1,500.00	\$ 3,300.00	15
<b>Subtotal</b>		\$	<b>5,150.00</b>	
<u>5. 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	16
1 Claw foot tub (owner provided). Shower trim out kit and circular curtain kit	Plumber install per bid	\$ 99.00	\$ 99.00	17
4 Light fixtures	Electrician install per bid	\$ 200.00	\$ 200.00	18
<b>Subtotal</b>		\$	<b>1,485.00</b>	
<u>6. 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	19
Toilet, 5' tub, shower faucet trim kit, & valve	Plumber install per bid	\$ 400.00	\$ 400.00	20
4 light fixtures	Electrician install per bid	\$ 200.00	\$ 200.00	21
<b>Subtotal</b>		\$	<b>1,618.00</b>	
<u>7. Sheetrock (interior)</u>				
Install sheetrock (1/2 inch walls, 5/8 ceilings), tape & float	\$ 9,600.00	\$ 3,000.00	\$ 12,600.00	22
Prep, Prime & Paint (5 colors)	\$ 7,200.00	\$ 3,500.00	\$ 10,700.00	23
<b>Subtotal</b>		\$	<b>23,300.00</b>	
<u>8. Exterior Carpentry</u>				
Repair/replace all damaged exterior wood	\$ 2,130.00	\$ 600.00	\$ 2,730.00	24
Prep, Prime & Paint all exterior wood - 3 colors	\$ 3,600.00	\$ 1,500.00	\$ 5,100.00	25
<b>Subtotal</b>		\$	<b>7,830.00</b>	
<u>9. Aluminum Siding Repair/Replace (exterior)</u>				
Repair Aluminum siding & pressure wash	\$ 600.00	\$ 500.00	\$ 1,100.00	26



Subtotal \$ 1,100.00

**10. 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.

27

\$ 23,500.00

Subtotal \$ 23,500.00

**11. 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

28

Subtotal \$ 8,610.00

**12. Water Heaters**

2 tankless water heaters and filters

Plumber install per bid \$ 878.00 \$ 878.00

29

Subtotal \$ 878.00

**13. 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

30

Subtotal \$ 16,700.00

**14. 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.

31

\$ 12,000.00 \$ 6,995.00 \$ 18,995.00

Subtotal \$ 18,995.00

**15. 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

32

Subtotal \$ 15,740.00

**16. 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

33

Subtotal \$ 6,820.00

**17. New Interior Doors & Knobs**

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

Installed on trim package bid \$ 345.00 \$ 345.00

34

1-24" interior door (5 panel)

installed on trim package bid \$ 160.00 \$ 160.00

35

1-80" bifold closet door (louvered)

installed on trim package bid \$ 180.00 \$ 180.00

36

Door knobs interior/exterior

installed on trim package bid \$ 500.00 \$ 500.00

37

Subtotal \$ 1,185.00

**18. Upper Cabinets Refinish**

clean, sand, repair & prep

\$ 1,260.00 \$ 100.00 \$ 1,360.00

38

Subtotal \$ 1,360.00

**19. 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

39

Subtotal \$ 680.00

**20. Roof Repair**

Repair roof leaks

\$ 1,200.00 \$ 500.00 \$ 1,700.00

40

Subtotal \$ 1,700.00

**21. Dryer Exhaust Vent**

Install dryer exhaust vent & roof jack vent

\$ 240.00 \$ 41.42 \$ 281.42

41

Subtotal \$ 281.42

**22. 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

42

Subtotal \$ 23,267.00



**23. Light Fixtures/ Ceiling Fans**

Exterior/interior	Electrician install per bid	\$	1,977.00	\$	1,977.00	43
<b>Subtotal</b>				\$	<b>1,977.00</b>	

**24. New Windows**

4-Vinyl windows - re frame & install	\$	720.00	\$	480.00	\$	1,200.00	44
Subtotal					\$	1,200.00	

**25. New Floor (laminate/engineered)**

Install underlayment & flooring	\$	1,072.00	\$	1,564.50	\$	2,636.50	45
Subtotal				\$	2,636.50		

**26. Refinish Long Leaf Pine Floors (existing)**

Sand, repair, stain & poly	\$	5,510.00	\$	810.38	\$	6,320.38	46
Subtotal					\$	6,320.38	

**27. Interior Trim Package**

Install window trim, door trim, baseboard trim, closet shelves, prehung doors, existing doors & knobs	\$	9,982.00	\$	2,934.96	\$	12,916.96	47
Subtotal					\$	12,916.96	

**28. Fasteners/Hardware**

Nails, screws, lag bolts		\$	980.00	\$	980.00	48
Subtotal				\$	980.00	

**TOTAL \$ 213,702.57**



CITY OF SAN ANTONIO

Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

**Plan Reviews/Permits/Inspections For An Address**

Permits for address 1115 Nolan

House  
Number: 1115Street: Nolan  
or SUITE: 201

Bldg/Suite:

Example: 2 or BLDG:2

[List Plan Reviews/Permits/Inspections For An Address](#)[Reset](#)

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
<a href="#">1995005</a>	1115 NOLAN	SHIRLEY JOHNSON	07/30/2014	CLOSED	GARAGE SALE PERMIT	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1995710</a>	1115 NOLAN	SHIRLEY JOHNSON	08/01/2014	CLOSED	GARAGE SALE PERMIT	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2108190</a>	1115 NOLAN	ICRIP - ESCROW ALLIED FOUNDATION CO. REFUGIO M ARAMBULA	06/29/2016	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2113607</a>	1115 NOLAN	DESERT GOLD INVESTMENTS LLC DANIEL G DIAZ	11/20/2015	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2157690</a>	1115 NOLAN	EB EXTREME ELECTRICAL SERVICES MASTER STATE ELECTRICIANS LIC ERIC BENITES	06/21/2016	CLOSED	GENERL	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">12103842</a>	1115 NOLAN	DESERT GOLD INVESTMENTS LLC DANIEL G DIAZ	06/29/2016	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">12119107</a>	1115 NOLAN	ICRIP - ESCROW JAMES M SMITH	06/09/2016	CLOSED	MECHANICAL PERMIT APPLICATION	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">12120318</a>	1115 NOLAN	OMEGA ELECTRICAL SERVICES ST. ELECT CONTR & MASTER ELECT JOSE M LOPEZ	06/22/2016	CLOSED	GENERL	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">12122307</a>	1115 NOLAN	ICRIP - ESCROW DAVID P VELIZ	06/10/2016	CLOSED	GENERALPLUMB	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">12125265</a>	1115 NOLAN	ICRIP - ESCROW DAVID P VELIZ	06/10/2016	CLOSED	GASPERMIT	<a href="#">Inspections</a>	<a href="#">Reviews</a>

1

[Back](#)[Main Menu](#)[Dynamic Portal](#)

[SERVICES](#) | [LIVING IN SA](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)  
[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#) | [TEXT ONLY](#)