

## HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2016

Agenda Item No: 3

**HDRC CASE NO:** 2016-426  
**ADDRESS:** 131 CITY ST  
**LEGAL DESCRIPTION:** NCB 971 BLK 5 LOT 9  
**ZONING:** RM-4 H HS RIO-4  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** King, C E R - House  
**APPLICANT:** Kimberlee Lorenz/ReVamp Design Build  
**OWNER:** Scott Stallnbaum Meghann Peace  
**TYPE OF WORK:** Modification to an existing addition, exterior modifications  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Deconstruct the existing, non-contributing addition located at the southwest corner of the primary historic structure.
2. Reconstruct the addition using salvaged materials at the northwest corner of the primary historic structure.
3. Construct a wood porch at the rear of the primary historic structure at the location of the removed addition.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 3. Guidelines for Additions

##### 1. Massing and Form of Residential Additions

###### A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

###### B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### 4. Architectural Details

#### A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

#### **APPLICABLE CITATIONS:**

##### *UDC Section 35-618. Tax Exemption Qualifications:*

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
  - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
  - (1) State the legal description of the property proposed for certification;
  - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
  - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
  - (4) Include a statement of costs for the restoration or rehabilitation work;
  - (5) Include a projection of the estimated construction, time and predicted completion date of the historic

restoration or rehabilitation;

- (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
- (7) Include a detailed statement of the proposed use for the property; and
- (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(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.
- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

- (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

**FINDINGS:**

- a. The historic structure at 131 City was constructed circa 1900 and is located within the King William Historic District. Two small rear additions and a detached accessory structure have been constructed and are not contributing. The applicant has received administrative approval to perform modifications to the detached accessory structure, demolish the water heater closet addition, perform foundation and porch repair and other rehabilitative scopes of work to the primary historic structure.
- b. Currently, the structure features an addition at the southwest corner that features a low shed roof, aluminum windows and wood siding. The applicant has proposed to deconstruct this addition and reconstruct it on the northern side of the lot, at the northwest corner of the primary historic structure. The applicant has proposed to reuse the existing roofing materials, dimensional framing lumber, wood siding and existing pine flooring.
- c. ADDITION – According to the Guidelines for Additions, residential additions should be sites at the side or rear of the primary historic structure to minimize visibility from the public right of way. Additionally, additions should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition from the old to the new. The applicant has proposed to for the addition to be at the interior of the site, feature a gable and shed roof and feature a setback from the north wall plane of the historic structure by two (2) feet to provide a transition from the old to the new. This is consistent with the Guidelines for Additions 1.A.
- d. ADDITION – The applicant has proposed for the massing and scale of the proposed addition to be less than that of the primary historic structure and has proposed both and height and footprint that are appropriate for that of the primary historic structure and lot and are consistent with the Guidelines for Additions 1.B.
- e. MATERIALS – The applicant has proposed for the reconstructed addition to feature the salvaged materials of the deconstructed addition. These materials include a standing seam metal roof and wood siding. Additionally, the applicant has noted double hung wood windows and wood doors will be installed. The proposed materials are consistent with the Guidelines for Additions 3.A.
- f. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are complementary of this primary historic structure. These details include a gabled roof, similarly proportioned siding and window

openings that are similar to those used throughout the historic structure. This is consistent with the Guidelines for Additions.

- g. PORCH – The applicant has proposed to construct a wood porch to the south of the proposed addition. The applicant has noted that the porch will be primarily flat with no railings or overhangs. Staff finds the proposed porch appropriate.
- h. HISTORIC TAX CERTIFICATION – The requirements for Historic Tax Certification outlined in UDC Section 25-618 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.

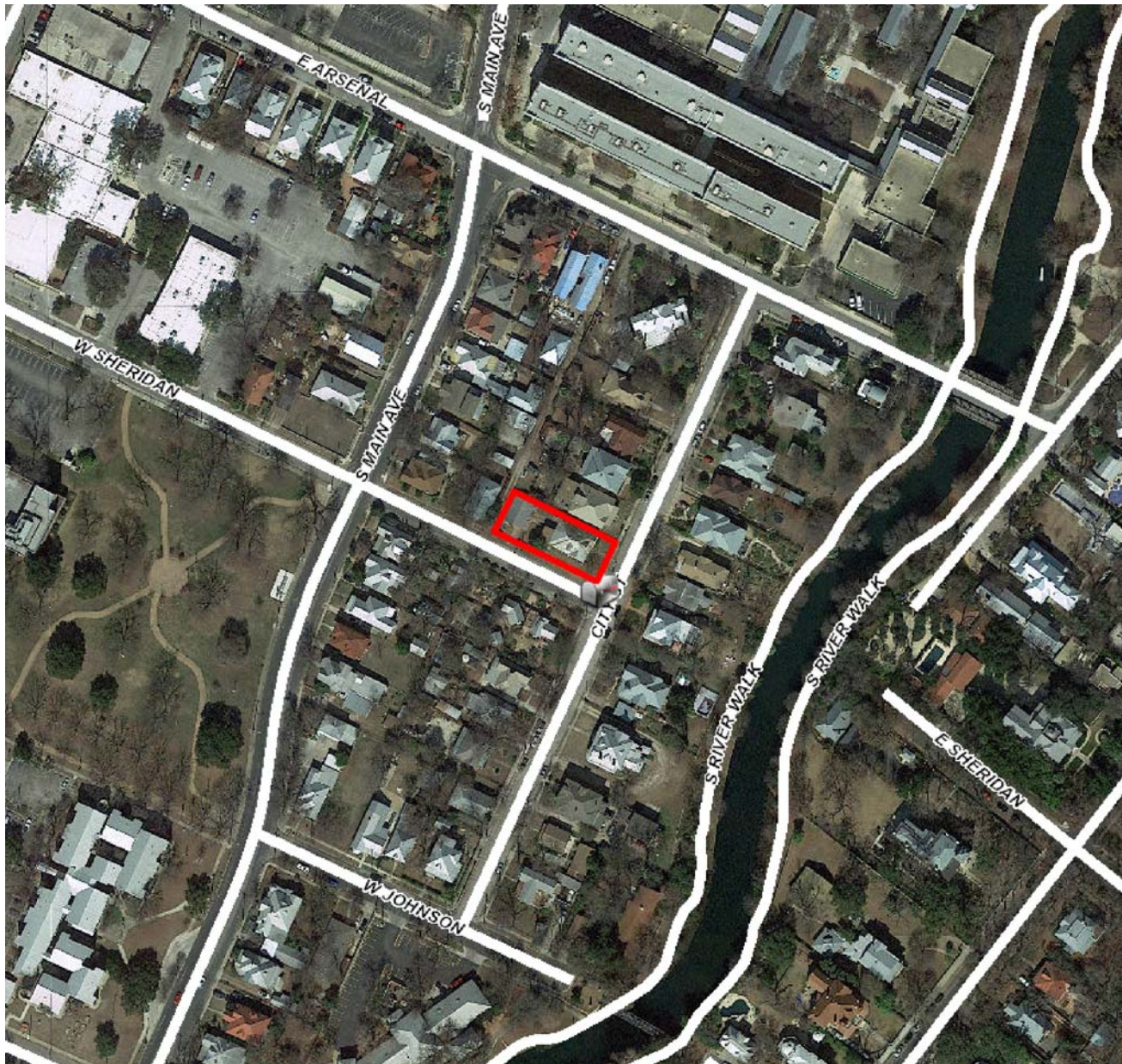
**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through h.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Oct 20, 2016

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131 City

W Sheridan St

W Sheridan St

City

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City





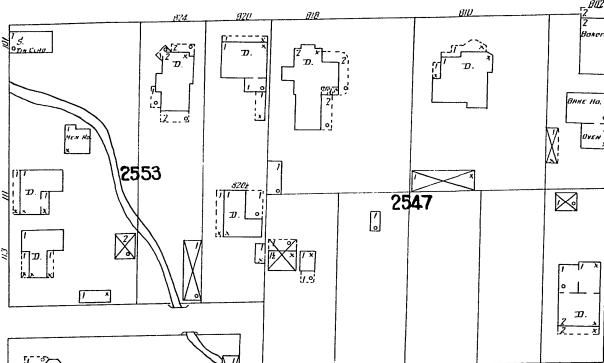


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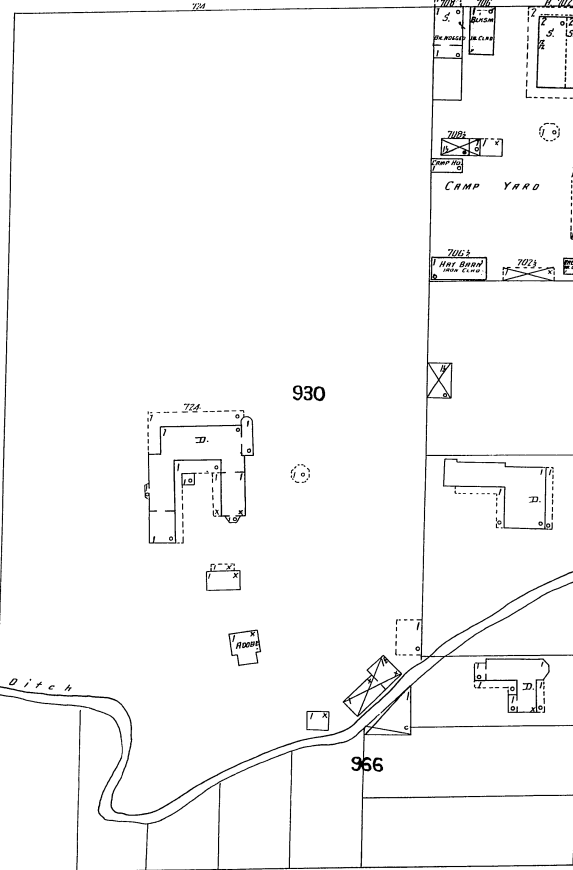
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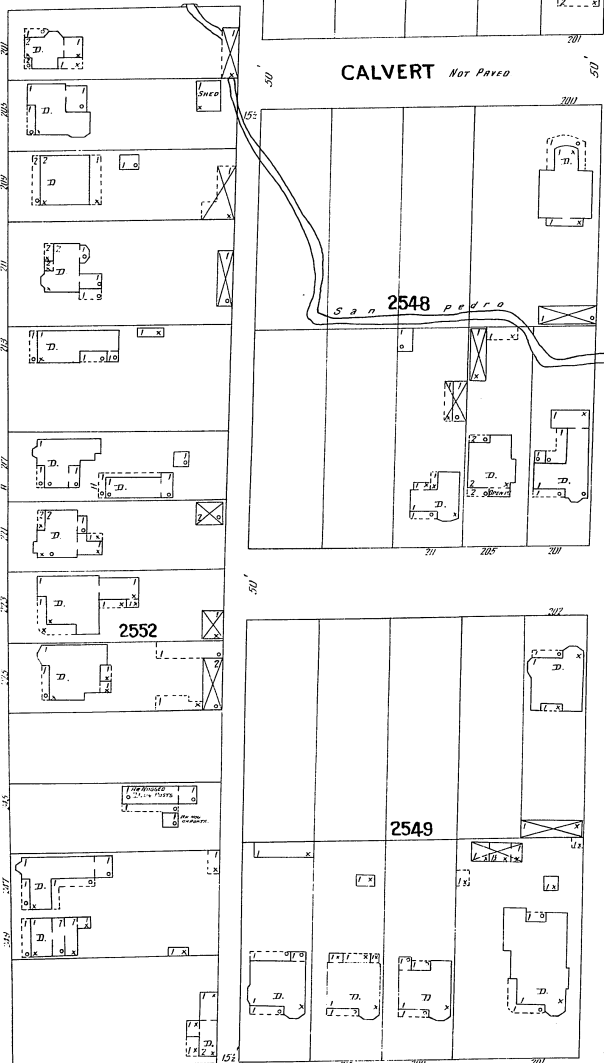
CALVERT

W. SHERIDAN

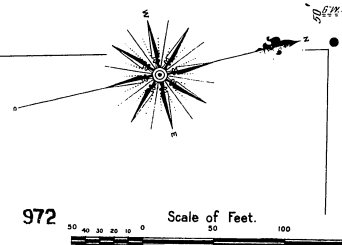
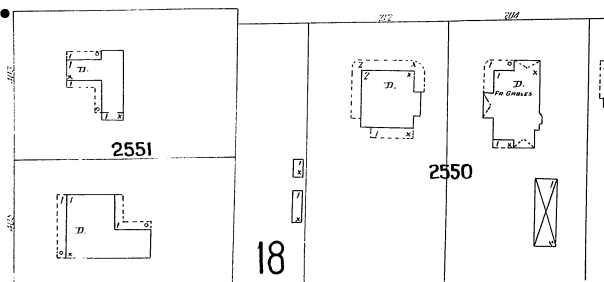
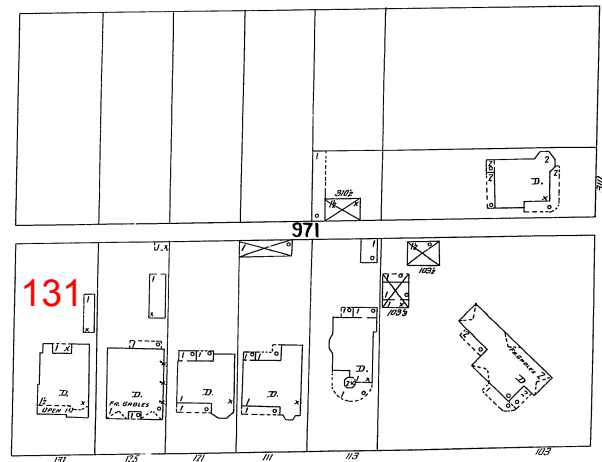


ARSENAL

BOIS D'ARC



CITY



Scale of Feet.

972

19



FRONT VIEW FROM CITY STREET





SIDE VIEW FROM SHERIDAN





**"Exhibit A"**  
**Historic Design Review Commission**

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**Property Address:** 131 City St. 78204

**Detailed Description of Project:**

**I. REDESIGN EXISTING ADDITION**

Goal of redesign is to conform with the *OHP Guidelines for Additions* and *The Secretary of the Interior's Preservation Brief # 14 - New Exterior Additions*, and shall reflect the following:

**A. *Minimize Visual Impact***

1. The existing addition is located on the rear of the structure on the South West corner in direct view from the public right-of-way, and the exterior wall is flush with the South wall of the main historic structure.
2. The redesigned addition will be relocated to the far North West side of the property line, thereby minimizing its view from the public right-of-way.

**B. *Similar Roof Form***

1. The existing addition has a low, shed roof which accommodates an 8-foot ceiling height unlike the 12-foot ceilings of the main historic structure.
2. The redesigned addition will be comprised of a small gable in combination with a small shed to relate to the existing East and South gables on the original main historic structure.

***C. Transition Between Old and New***

1. The existing addition is flush with the original historic structure.
2. The redesigned addition will be setback from the North West property line by 5-feet; indented from the main historic structure on the North side — not viewable from the public right-of-way — by 2-feet; and set back from the South side of the property line — viewable from the public right-of-way on W. Sheridan by 20-feet.

***D. Subordinate to the Principal Facade*** — The redesigned addition will remain subordinate to the main historic structure.

***E. Footprint*** — The redesigned addition will maintain the same yard to building ratio.

**II. DISASSEMBLE AND SALVAGE EXISTING ADDITION**

Existing addition is built with inadequate structural systems, including: steel pier foundation, inadequate structural roofing system and wall framing. Recommendation for new foundation, shoring up framing and roofing system.

- A. Remove and recycle existing metal roofing material.
- B. Remove and discard existing non-historic, aluminum windows.
- C. Remove and salvage all of the following materials for reuse:



1. roofing system lumber
2. dimensional framing lumber
3. existing wood siding for reuse
4. non-historic yellow pine flooring<sup>3</sup>

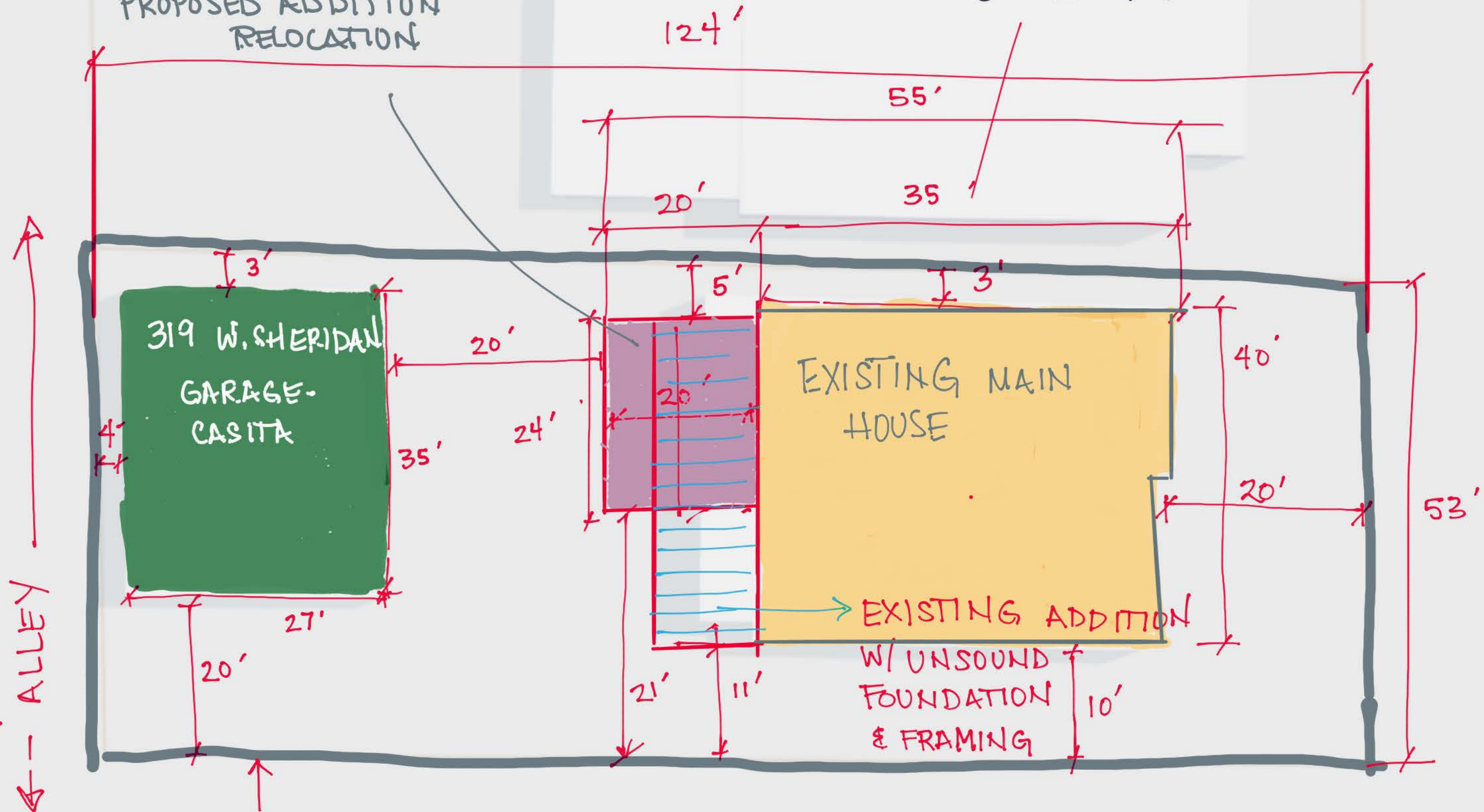
### ***III. RECONSTRUCT NEW ADDITION AS PER PLANS***

Since rebuilding and repairs are recommended, request to redesign and relocate to maintain interior square footage and similar footprint.

- A. Pier and beam concrete foundation as per best practices and 2015 IRC.
- B. Rough carpentry as per 2015 IRC, including:
  1. flooring system
  2. 2x4 stud wall framing
  3. roofing system and decking
- C. Standing seam metal roof to match existing.
- D. Historically-appropriate double-hung wood windows to be hand-crafted from lumber salvaged from the interior. All salvageable existing pine flooring and trim to be restored and repurposed in the redesigned addition.
- E. Salvaged siding to be utilized.

# 131 CITY ST. SITE PLAN

PROPOSED ADDITION  
RELOCATION



↑  
N

PUBLIC RIGHT OF WAY

City

W Sheridan St

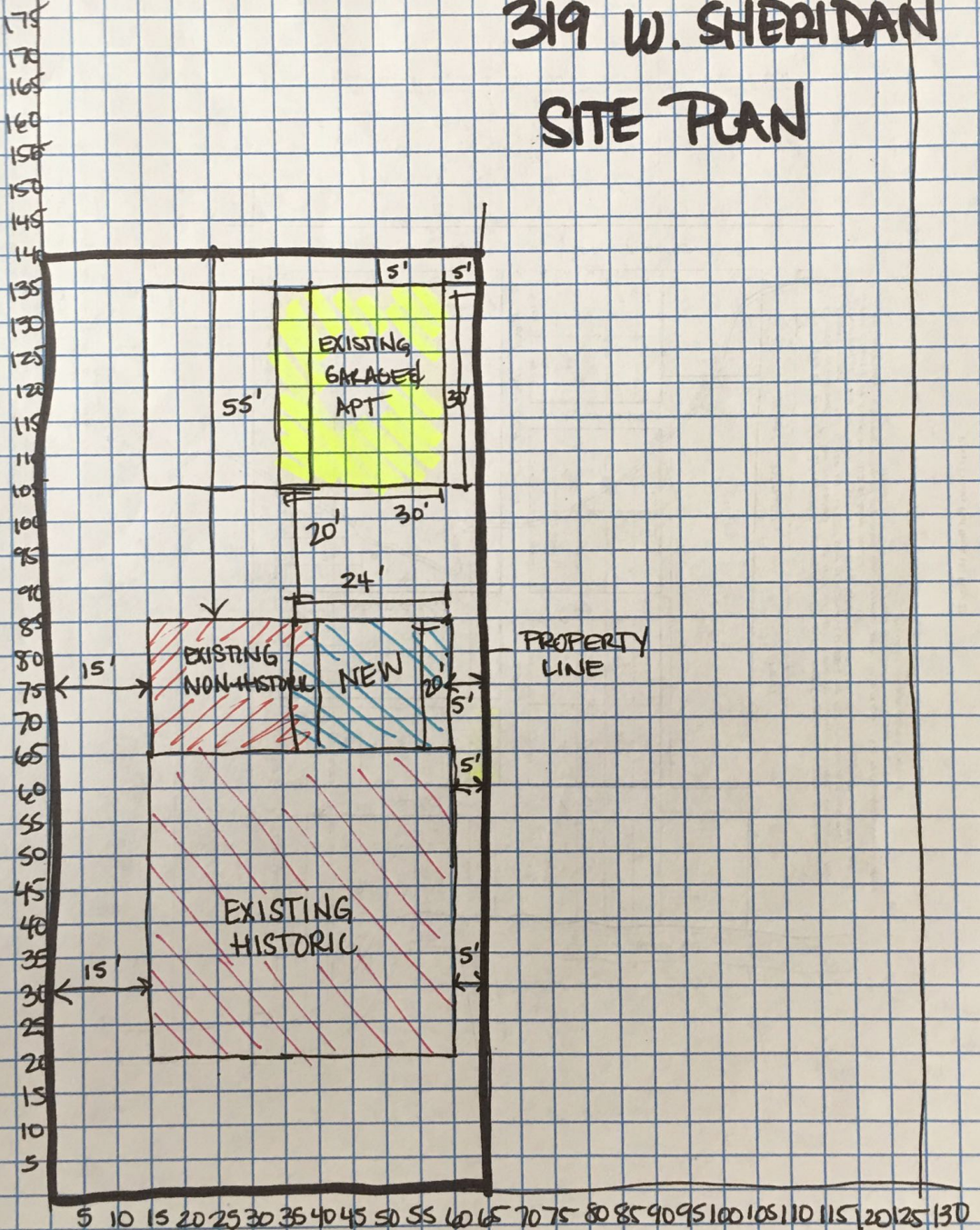
W Sheridan St

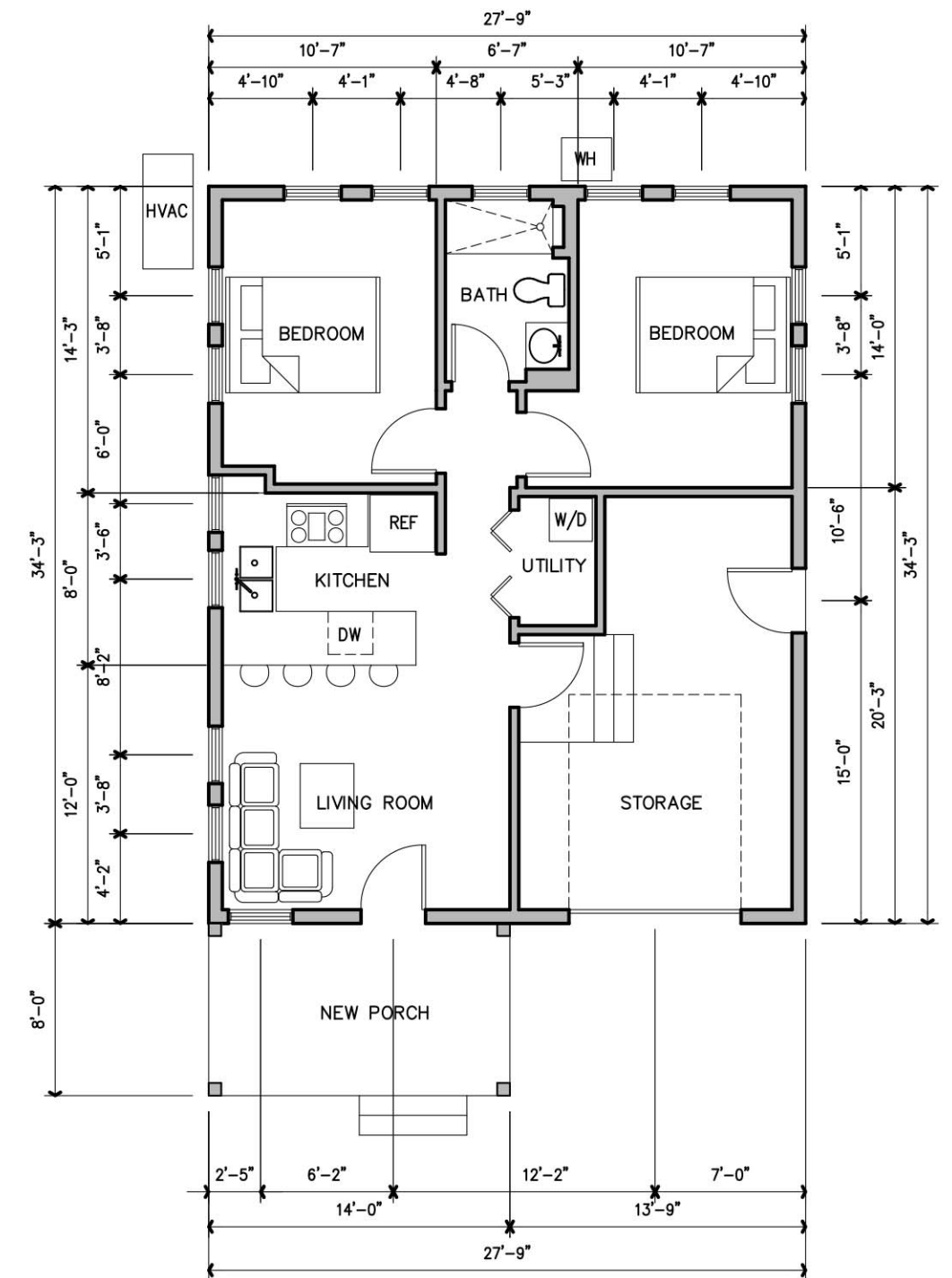
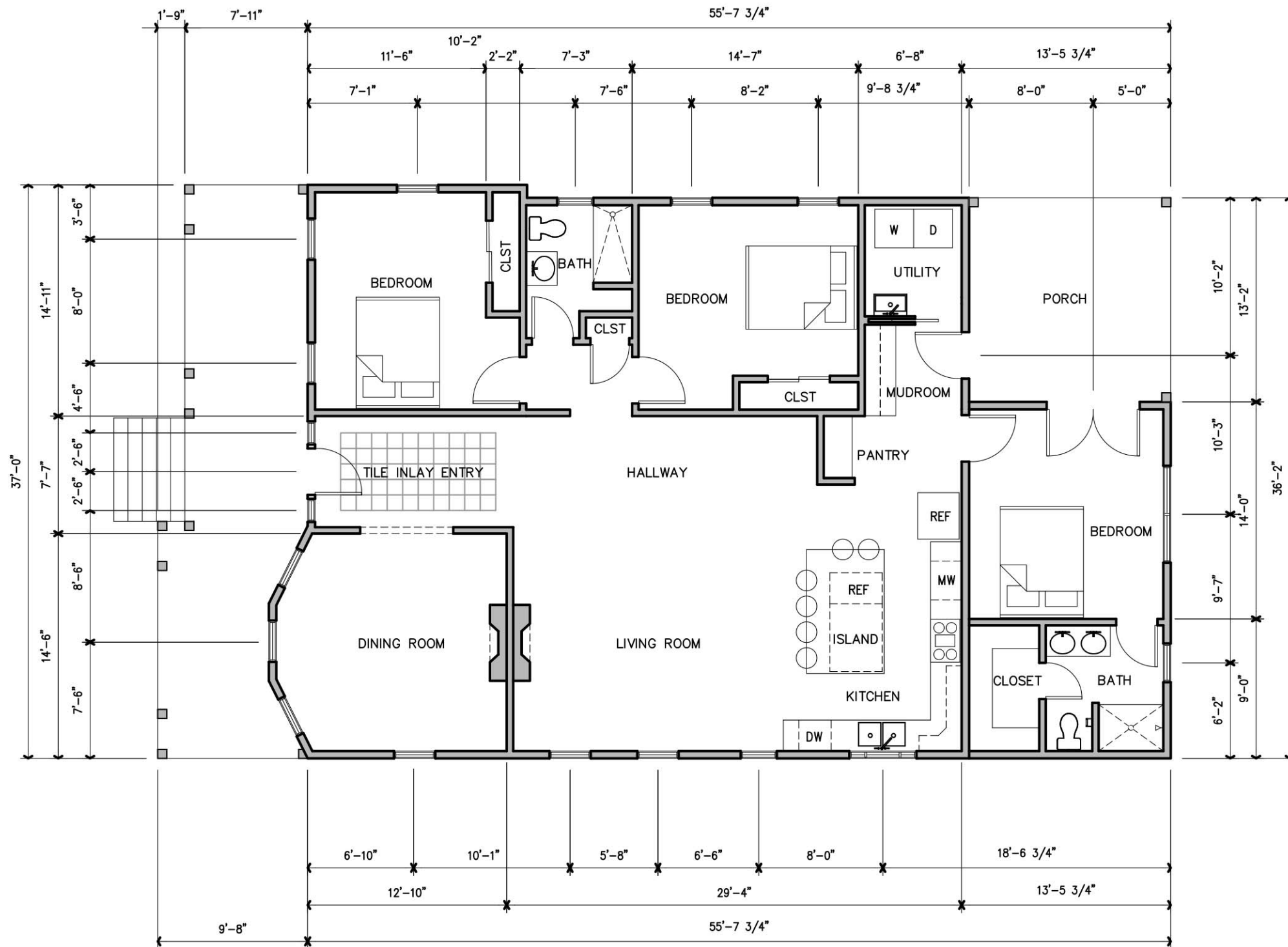
W Sheridan St



# 131 CITY & 319 W. SHERIDAN SITE PLAN

PLOT (SITE) PLAN - 131 CITY ST. 78204 - LOT: 9 BLOCK: 5 NCB: 971 - PLAT RECORDED DATE: 1894





**MAIN HOUSE | 1/8" = 1'-0"**

**GUEST HOUSE | 1/8" = 1'-0"**

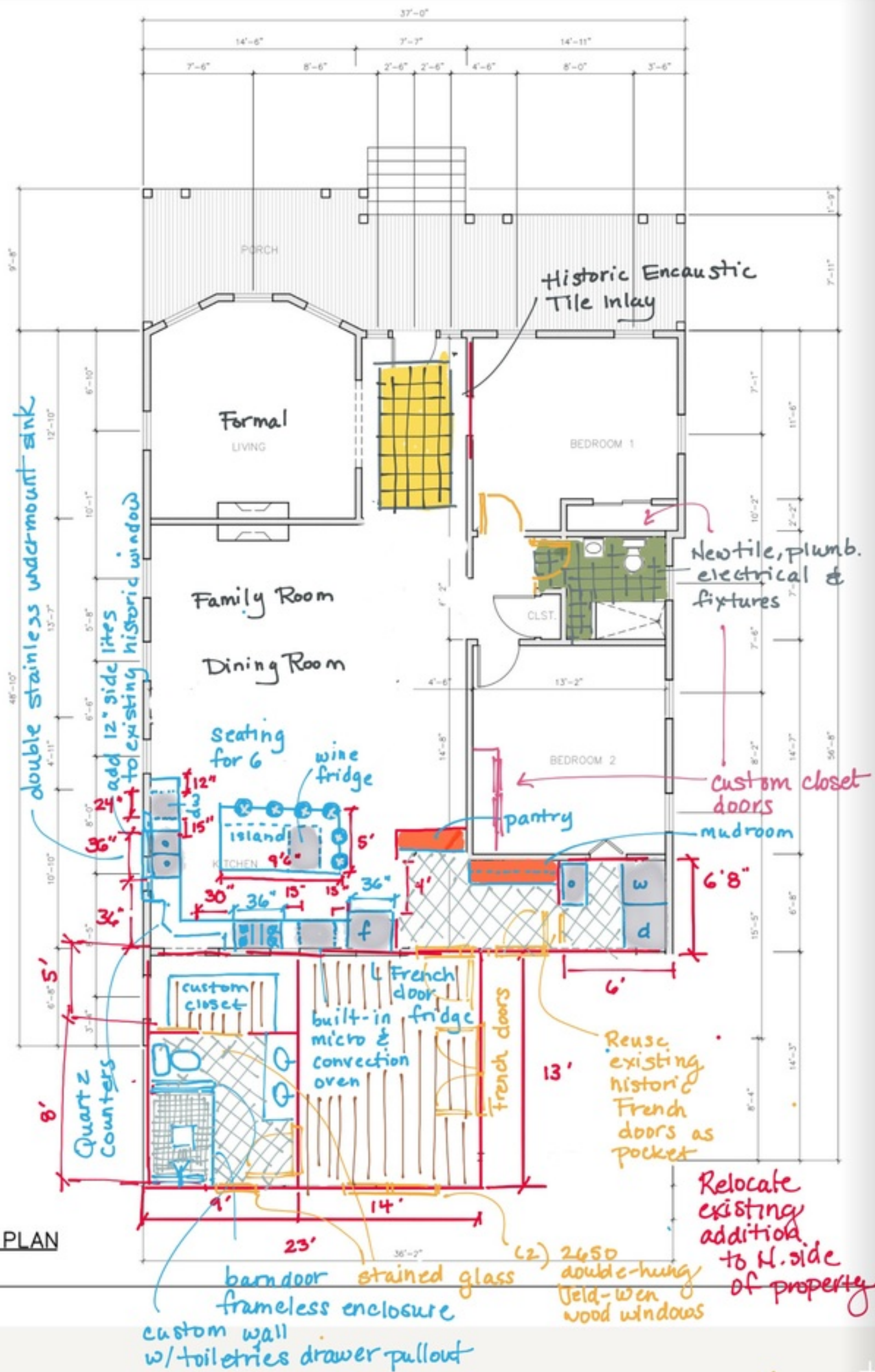
131 CITY

PROPOSED FLOOR PLANS



8/24/16





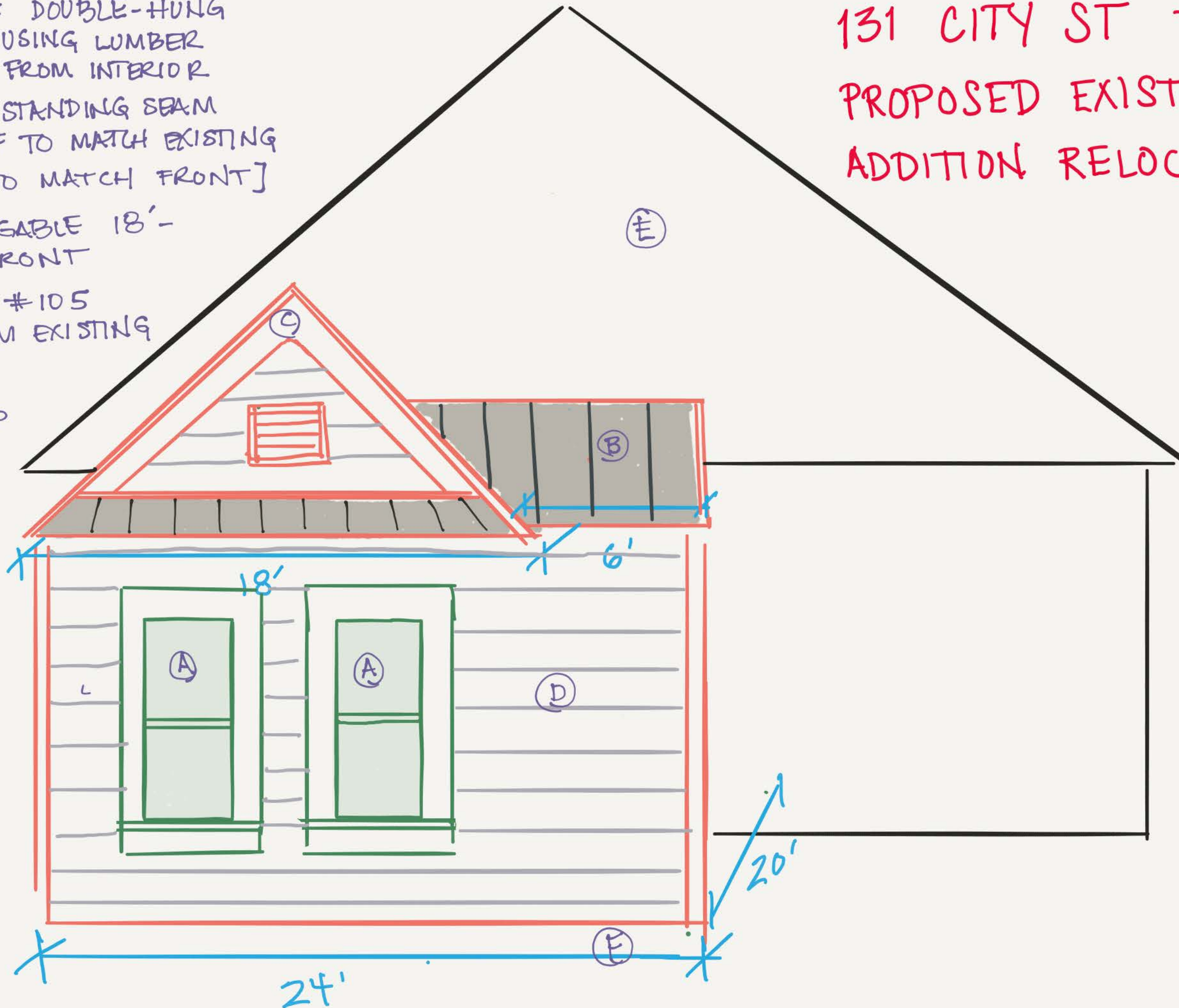
FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



131 CITY ST 78204  
PROPOSED EXISTING  
ADDITION RELOCATION

- Ⓐ HANDMADE DOUBLE-HUNG  
WINDOWS USING LUMBER  
SALVAGED FROM INTERIOR
- Ⓑ GALVANIZED STANDING SEAM  
METAL ROOF TO MATCH EXISTING  
[6' SHED TO MATCH FRONT]
- Ⓒ MATCHING GABLE 18'-  
SAME AS FRONT
- Ⓓ SALVAGED #105  
SIDING FROM EXISTING  
REUSED
- Ⓔ EXISTING HIP  
ROOF
- Ⓕ NEW PIER &  
BEAM  
FOUNDATION





131 CITY ST. 78204  
SOUTH ELEVATION w/  
MAGNOLIA TREE &  
RED-TIPPED RHOTINIA









131 CITY ST. - REVISED BID - 08.19.2016								Draw POC		Draw 1	Draw 2	
Phase	Description & Totals	Price	Paid to Date	Method	Balance Remaining	Original	Changes-Difference	#1311 08.23.16		Post-Closing	#1312 09.22.16	#1312 Invoice Notes
		\$ 240,920.48	\$ 14,752.68		\$ 62,203.64		\$ 29,625.68	PD: 08.25.16				
PLANNING, PERMITS & ENGINEERING	\$ 8,445.00				\$ 8,445.00	\$ 3,445.00	\$ 5,000.00	\$ 8,140.00	*Total paid by owners outside of closing.		\$8,140.00	* Please note
	* Documentation preparation for lender	\$ 1,000.00				\$ -	\$ 1,000.00	\$ 1,000.00			\$ 1,000.00	
	* Architectural drawings for documentation preparation @ \$1.15 per square ft. <i>Discounted from \$2.00 per square ft.</i>	\$ 2,800.00				\$ -	\$ 2,800.00	\$ 2,800.00			\$ 2,800.00	
	* Design Consultation- includes client meetings, design & research up to 30-hours	\$ 1,200.00				\$ -	\$ 1,200.00	\$ 1,200.00			\$ 1,200.00	
	Building Permits	\$ 1,100.00				\$ 1,100.00		\$ 1,100.00			\$ 1,100.00	
	HDRC Approval Process	\$ 600.00				\$ 600.00		\$ 600.00			\$ 600.00	
	Structural Engineering Consultation	\$ 1,440.00				\$ 1,440.00		\$ 1,440.00			\$ 1,440.00	
	Temporary, Scaffolding, minimum charge for scaffolding	\$ 305.00				\$ 305.00						
CASITA												
FOUNDATION	\$ 960.00				\$ 960.00						\$ 960.00	
	FOUNDATION: Level and Shim	\$ 960.00									\$ 960.00	
ROOFING	\$ 2,795.00				\$ 2,795.00							
	ROOFING: Asphalt shingles, replace, 25 year	\$ 2,795.00										
HVAC	\$ 4,800.00				\$ 4,800.00						\$ 3,600.00	
	HVAC: Ductless Mini-split System	\$ 4,800.00									\$ 3,600.00	
GARAGE	\$ 1,070.00				\$ 1,070.00							
	Garage Door Openers, Security, belt drive, 1/2 HP	\$ 460.00										
	Garage Doors, Raised panel steel rollup garage door, 8' x 7'	\$ 610.00										
ELECTRICAL	\$ 3,600.00				\$ 3,600.00							
	Residential Electrical Rewire	\$ 3,600.00										
LIGHTING FIXTURES	\$ 1,200.00				\$ 1,200.00							
	Lighting & Ceiling Fan Allowance	\$ 1,200.00										
PLUMBING	\$ 4,500.00				\$ 4,500.00						\$ 3,375.00	

	Plumbing and HVAC, Tankless Water Heaters, Tankless gas water heater.	\$ 900.00										
	Residential Plumbing	\$ 3,600.00								\$ 3,375.00		
<b>BATHROOM FIXTURE ALLOWANCE</b>	<b>\$ 918.00</b>				<b>\$ 918.00</b>							
	Toilet	\$ 120.00										
	Tub	\$ 288.00										
	Vanity Guest Bathroom	\$ 510.00										
<b>FLOORING</b>	<b>\$ 3,960.00</b>				<b>\$ 3,960.00</b>					\$ 990.00		
	HARDWOOD INSTALL: Refinished Bamboo or Similar	\$ 3,960.00								\$ 990.00		
<b>CARPENTRY</b>	<b>\$ 8,466.00</b>				<b>\$ 8,466.00</b>	<b>\$ 1,716.00</b>	<b>\$ 6,750.00</b>			<b>\$ 3,966.00</b>		
	* Interior Framing & Demolition Allowance	\$ 2,250.00				\$ -	\$ 2,250.00			\$ 2,250.00		
	* New Sheetrock Installation & Repairs	\$ 2,500.00				\$ -	\$ 2,500.00					
	* Siding Repairs OR Replacement	\$ 2,000.00				\$ -	\$ 2,000.00					
	New Window Installation	\$ 1,716.00				\$ 1,716.00				\$ 1,716.00		
<b>PAINTING</b>	<b>\$ 4,770.00</b>				<b>\$ 4,770.00</b>							
	PAINTING: Interior	\$ 2,250.00										
	PAINTING: Exterior	\$ 2,520.00										
<b>INSULATION</b>	<b>\$ 2,400.00</b>				<b>\$ 2,400.00</b>							
	INSULATION: Blown Cellulose	\$ 2,400.00										
<b>KITCHEN</b>	<b>\$ 6,181.04</b>				<b>\$ 1,284.00</b>	<b>\$ 2,640.00</b>	<b>\$ 3,541.04</b>					
	* IKEA: Kitchen Cabinets & Appliances	\$ 4,897.04	\$ 4,897.04	VISA-6305		\$ 2,640.00	\$ 2,257.04					
	* IKEA Cabinet & Counter Installation	\$ 1,284.00				\$ -	\$ 1,284.00					
<b>TILE</b>	<b>\$ 3,180.00</b>				<b>\$ 3,180.00</b>							
	TILE: Flooring	\$ 960.00										
	TILE: Backsplash	\$ 1,200.00										
	TILE: Bathtub Surround	\$ 1,020.00										
<b>MAIN HOUSE</b>												
<b>DEMOLITION &amp; SALVAGE</b>	<b>\$ 3,000.00</b>				<b>\$ -</b>					\$ 3,000.00		
	DEMOLITION	\$ 3,000.00								\$ 3,000.00		
<b>FOUNDATION</b>	<b>\$ 16,110.00</b>				<b>\$ -</b>					<b>\$ 16,110.00</b>		
	FOUNDATION: City Permits & Engineering	\$ 1,440.00								\$ 1,440.00		



	FOUNDATION: 4X6 Pressure-Treated Beam/ Linear Foot	\$ 3,750.00								\$ 3,750.00	
	FOUNDATION: Concrete Pier-Single Story: Tier 3	\$ 10,920.00								\$ 10,920.00	
<b>FOUNDATION - ADDITION</b>	<b>\$ 5,100.00</b>				<b>\$ -</b>						
	FOUNDATION: 4X6 Pressure-Treated Beam/ Linear Foot	\$ 1,500.00									
	FOUNDATION: Concrete Pier-Single Story: Tier 2	\$ 3,600.00									
<b>ROOFING</b>	<b>\$ 26,004.00</b>				<b>\$ -</b>						
	ROOF DECKING: 06 Wood and Composites, Sheathing, Roofs, OSB, machine nailed, 3/4" x 4' x 8', tongue and groove	\$ 7,104.00									
	Standing Seam Metal Roofing	\$ 18,900.00									
<b>PLUMBING</b>	<b>\$ 15,687.60</b>				<b>\$ -</b>					<b>\$ 840.00</b>	
	Residential Plumbing	\$ 8,400.00								\$ 840.00	
	<b>FIXTURE ALLOWANCES</b>										
	Toilets	\$ 477.60									
	Tubs	\$ 330.00									
	<b>VANITY ALLOWANCES</b>										
	Master Vanity	\$ 1,350.00									
	Guest Bathroom Vanity	\$ 1,050.00									
	<b>SHOWER GLASS ALLOWANCE</b>										
	Glass Frameless Shower Enclosure	\$ 1,800.00									
	<b>WATER HEATER ALLOWANCE</b>										
	Plumbing and HVAC, Tankless Water Heaters, Tankless gas water heater.	\$ 1,380.00									
	<b>TRIM ALLOWANCE</b>										
	Tub/Shower Combo Trim	\$ 360.00									
	Dual-Function Shower Trim	\$ 540.00									
<b>ELECTRICAL</b>	<b>\$ 12,720.00</b>				<b>\$ -</b>						
	ELECTRICAL: Fixture Allowance	\$ 3,000.00									
	ELECTRICAL: Complete house rough electrical (no light fixtures), replace, low-voltage system	\$ 9,720.00									

HVAC	\$ 9,375.00				\$ -					\$ 937.50	
	HVAC: Permits & inspections; 4-ton 16-SEER electric heat pump; ductwork, registers, & programmable thermostat.	\$ 9,375.00								\$ 937.50	
EXTERIOR CARPENTRY & PORCH RESTORATION	\$ 10,615.20				\$ -						
	SIDING: Repair and Replacement	\$ 3,602.40									
	PORCHES & DECKS: Remove & replace porch flooring	\$ 4,012.80									
	SHINGLES: Cedar shakes replacement	\$ 3,000.00									
INTERIOR CARPENTRY, MILLWORK & SHEETROCK	\$ 36,858.00				\$ -	\$ 27,053.00	\$ 9,805.00			\$ 2,109.00	
	CARPENTRY: Repairs & reconstruct addition	\$ 13,800.00				\$ 13,800.00					
	SHEETROCK: Repairs & re-texture	\$ 4,200.00				\$ 4,200.00					
	MILLWORK: Door & casing restoration	\$ 3,792.00				\$ 3,792.00					
	* WINDOW REPAIR: Historic Wood Window Repair I Tier 2	\$ 8,436.00				\$ -	\$ 8,436.00			\$ 2,109.00	
	MILLWORK: Entry Doors	\$ 1,200.00				\$ 1,200.00					
	* TRIM: Base Molding	\$ 3,150.00				\$ 1,781.00	\$ 1,369.00				
	Exterior Window Casing & Trim	\$ 2,280.00				\$ 2,280.00					
INSULATION	\$ 3,660.00				\$ -						
	INSULATION: Blown Cellulose R-13	\$ 2,160.00									
	INSULATION: Blown Cellulose R-30	\$ 1,500.00									
PAINTING	\$ 14,936.00				\$ -						
	PAINT EXTERIOR: Painting, Siding, Paint exterior siding, 2 coats	\$ 8,600.00									
	PAINTING INTERIOR: Painting, Drywall, plaster and stucco, Paint plaster or drywall, 1 coat	\$ 6,336.00									
HARDWOODS	\$ 4,320.00				\$ -						
	HARDWOOD: Sand & Refinish	\$ 4,320.00									
TILE	\$ 10,260.00				\$ -						



	TILE: Flooring Guest Bathroom	\$ 1,100.00										
	TILE: Flooring Master Bathroom	\$ 1,100.00										
	TILE: Custom Encaustic Tile Foyer Inlay	\$ 920.00										
	TILE: Backsplash	\$ 1,200.00										
	TILE: Bathtub Surround & Bathroom Walls to 4-ft Chair Rail	\$ 2,970.00										
	TILE: Shower Surround	\$ 2,970.00										
KITCHEN	\$ 15,029.64				\$ 9,855.64	\$ 10,500.00	\$ 4,529.64					
	IKEA: Kitchen Cabinets <i>[no appliances]</i>	\$ 4,985.96	\$4985.96	VISA-6305		\$ 10,500.00	\$ (5,514.04)					
	* ALLOWANCE: Custom Cabinet Doors & Panels	\$ 4,250.00				\$ -	\$ 4,250.00					
	* IKEA: Quartz Countertops & Installation	\$ 4,869.68	\$4869.68	VISA-6305		\$ -	\$ 4,869.68					
	IKEA Cabinet Installation	\$ 924.00				\$ -	\$ 924.00					