HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 13

HDRC CASE NO:	**2017-004**
ADDRESS:	104 FIR
LEGAL DESCRIPTION:	NCB 2967 BLK 2 LOT 8 W 37 FT OF 7
ZONING:	RM-4,H,HL
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Heiligman, MW - House
APPLICANT:	Jim Poteet/Poteet Architects, LP
OWNER:	Marilyn Adams
TYPE OF WORK:	Rehabilitation, addition and Historic Tax Certification

REQUEST:

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

1. Perform rehabilitative work including the repair of wood siding, wood windows, the front wood door and transom window and the repair of the front porch including the roof, columns and decking.
2. Install new foundation skirting.
3. Install new double hung wood windows to replace existing, non-original window openings.
4. Install new double hung wood windows on non-primary facades.
5. Construct a rear addition of approximately 97 square feet.
6. Install a decomposed granite driveway on the west side of the property in the rear yard.
7. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)
i. Inspections—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in

profile, dimensions, material, and finish, when beyond repair.
6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. Security bars—Install security bars only on the interior of windows and doors.
ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)
i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and

columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)
i. Details—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Replacement features—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

Historic Design Guidelines, Chapter 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.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING
i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. Width and alignment— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways

are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

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 structure at 104 Fir Street was constructed circa 1905 and is of the Folk Victorian style. This historic structure features a modified L-plan and a wraparound front porch which features Doric columns.
b. REPAIR – The applicant has proposed a number of rehabilitative scopes of work which includes the restoration of the original, wood windows, the repair of the original wood siding, the repair of the original front door, transom and side light windows and the restoration of the wraparound front porch including the decking, roofing and columns. The applicant's proposed rehabilitative scopes of work are consistent with the Guidelines for Exterior Maintenance and Alterations.
c. FOUNDATION SKIRTING – The applicant has proposed to install wood lattice foundation skirting around the front porch foundation and a wood skirting with metal flashing around the foundation of the primary historic structure as well as the proposed addition. The applicant has noted that the metal aspect of the proposed new skirting will serve only as flashing and will not be seen. The Guidelines for Exterior Maintenance and Alterations 8.B., when in-kind replacement of foundation shirting is not possible, features that match in size, material and design should be installed. Replacement skirting should consist of durable, proven materials and should match the existing siding or be applied to have minimal visual impact. Staff finds the proposed new skirting appropriate and consistent with the Guidelines.
d. FENESTRATION MODIFICATIONS – Previous exterior modifications to the primary historic structure have resulted in the removal of original wood windows and their appropriately sized openings. The applicant has proposed to install double hung wood windows beneath the east facing side gable to replace two sliding doors as well as two double hung wood windows to the rear of the east facing gable to replace two additional sliding doors and one window facing the rear of the lot. Staff finds that the applicant's proposed windows are both architecturally appropriate as well as consistent in size, materials and profile with those that are original to the primary historic structure.
e. FENESTRATION MODIFICATIONS – On the west façade (Cedar street façade) to the rear of the side window bay, the applicant has proposed to reopen one currently enclosed window opening and install an existing, original window in its location. To replace the existing window that the applicant has proposed to relocate to the proposed opening at the rear of the side window bay, the applicant has proposed to install a new window, noted window B on sheet A2.3. This window will be a double hung wood window and will feature a width consistent with the current opening. Through both proposals, the applicant has proposed to reopen a previously enclosed opening and modify an original window opening to maintain the original head height and width. Staff finds this appropriate.
f. FENESTRATION MODIFICATIONS – On the south (rear) façade, the applicant has proposed to install two new double hung wood windows to the left (west) of the location of the proposed rear addition. The applicant has proposed windows as well as window openings that are consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv. and are architecturally appropriate for the primary historic structure.
g. ADDITION – At the rear of the primary historic structure, the applicant has proposed to construct an addition to feature approximately 97 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic contest of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to include a hipped roof, setbacks from the wall planes of the primary historic structure and a façade consisting of wood and glass panels to translate as an open air screened porch. This is consistent with the Guidelines.
h. SCALE, MASS & FORM – Regarding scale, mas and form, the applicant has proposed for the addition to feature a roof height that is subordinate to that of the primary historic structure, a width that is subordinate to that of the primary historic structure and a footprint that is appropriate for the lot. This is consistent with the Guidelines for Additions 1.B.
i. MATERIALS – As previously noted, the applicant has proposed materials to include wood and glass wall panels to serve as a contemporary interpretation of an open air screened porch and a composition shingle roof to match that of the primary historic structure. This is consistent with the Guidelines for Additions.
j. DRIVEWAY & CURB CUT – At the rear of the lot, the applicant has proposed to install a curb cut and driveway on Cedar Street. The applicant has proposed for the curb cut to feature a width of twelve (12) feet in width and the driveway to feature a width of ten (10) feet in width. This is consistent with the Guidelines for Site Elements 5.B.
k. REAR YARD PARKING – In the rear yard, the applicant has proposed a parking location to feature a pervious

surface of decomposed granite to feature a footprint of fifty (50) feet by twenty (20) feet. According to the Guidelines for Exterior Site Elements 7.A., off street parking should not be added in the front yards of lots and should be accessed by alley ways or secondary streets, of which Cedar is in this situation. The applicant's proposal is consistent with the Guidelines.

l. 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.

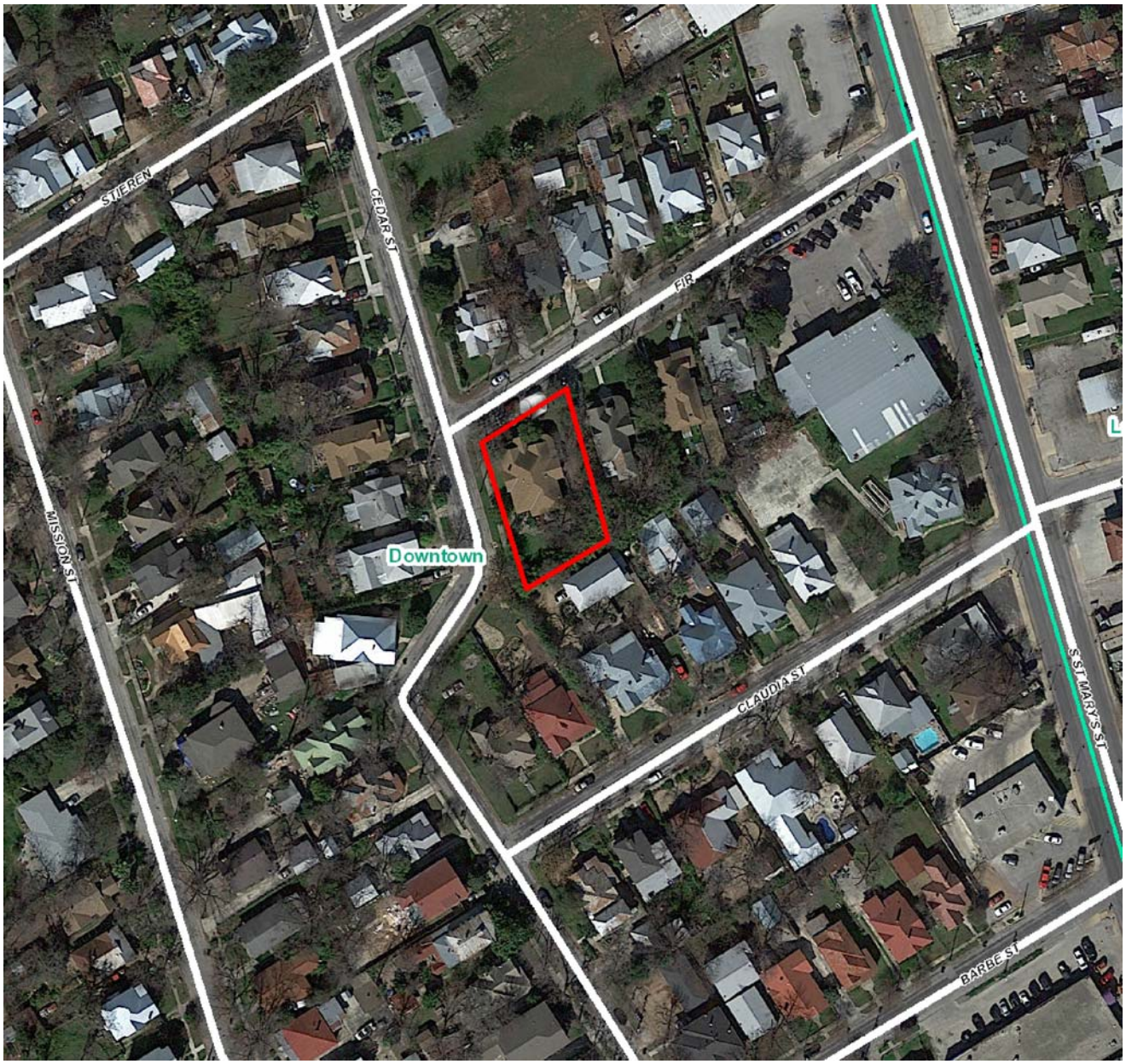
RECOMMENDATION:

Staff recommends approval of items #1 through #7 with the following stipulations:

i. That no metal flashing of the proposed new foundation skirting be visible.
ii. That the applicant install landscaping along the rear of the lot along Cedar to serve as a visual buffer to screen the proposed rear yard parking location.

CASE MANAGER:

Edward Hall



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Flex Viewer

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Printed:Jan 05, 2017

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S St Mary's St
Claudia St
Fir St
104 Fir Street
Cedar St
Cedar St
Cedar St
Cedar St
Cedar St
Stieren St
Mission St


104 Fir Street
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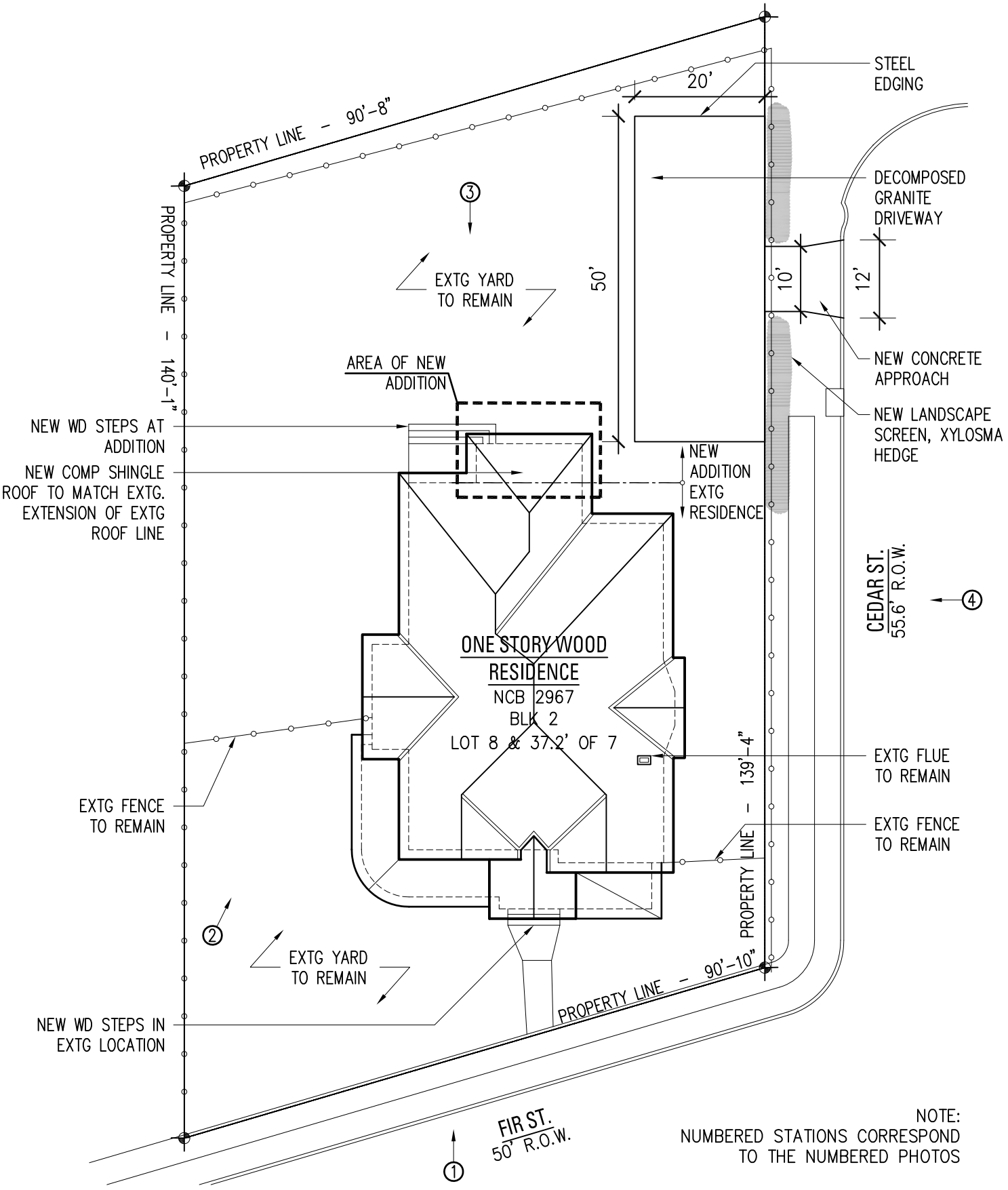
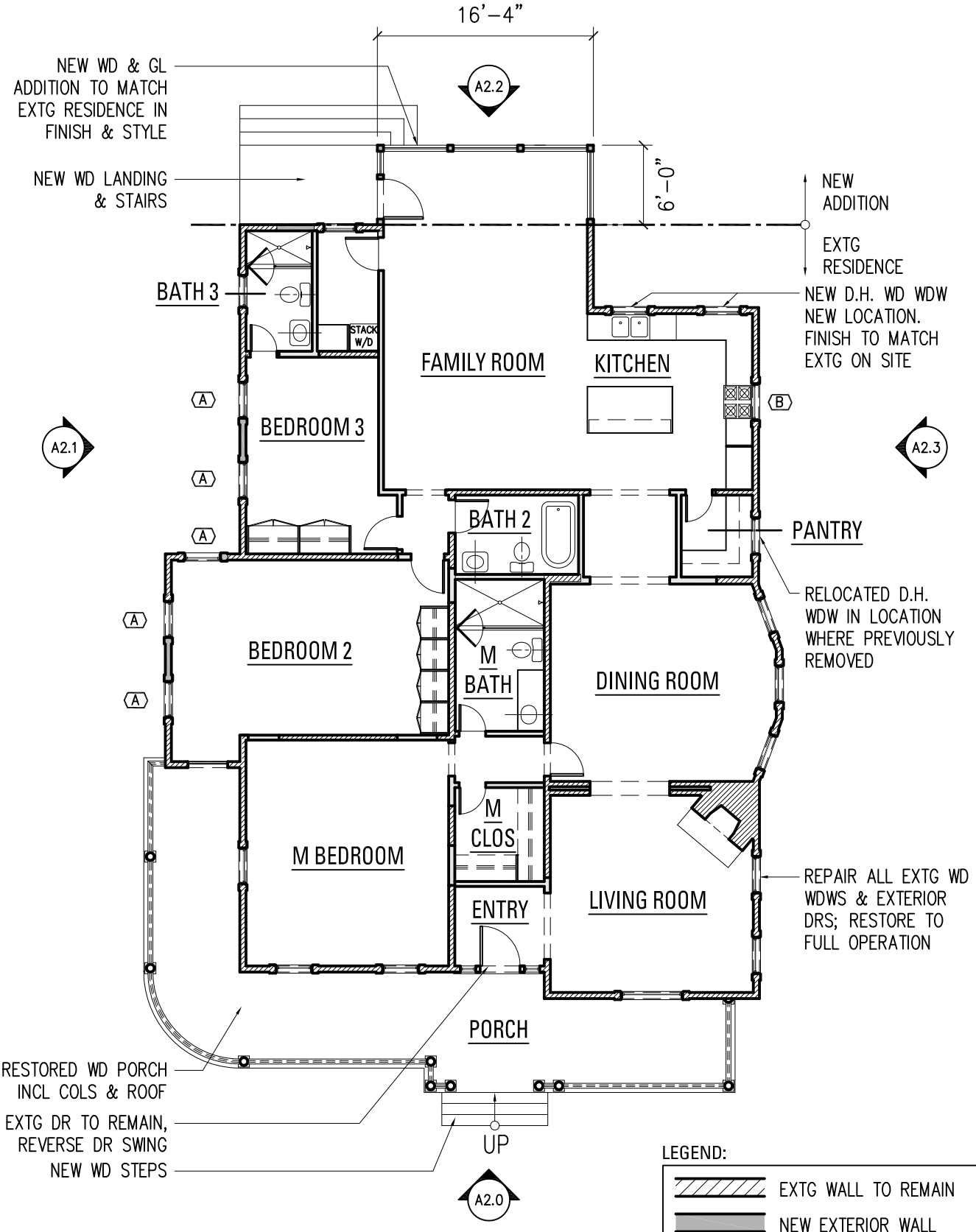


NOTE:
NUMBERED STATIONS CORRESPOND TO THE NUMBERED PHOTOS

SITE PLAN: PROPOSED

SCALE: 1" = 20'-0"

104 FIR STREET	A0.1
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS, LP	SHT 1 OF 6



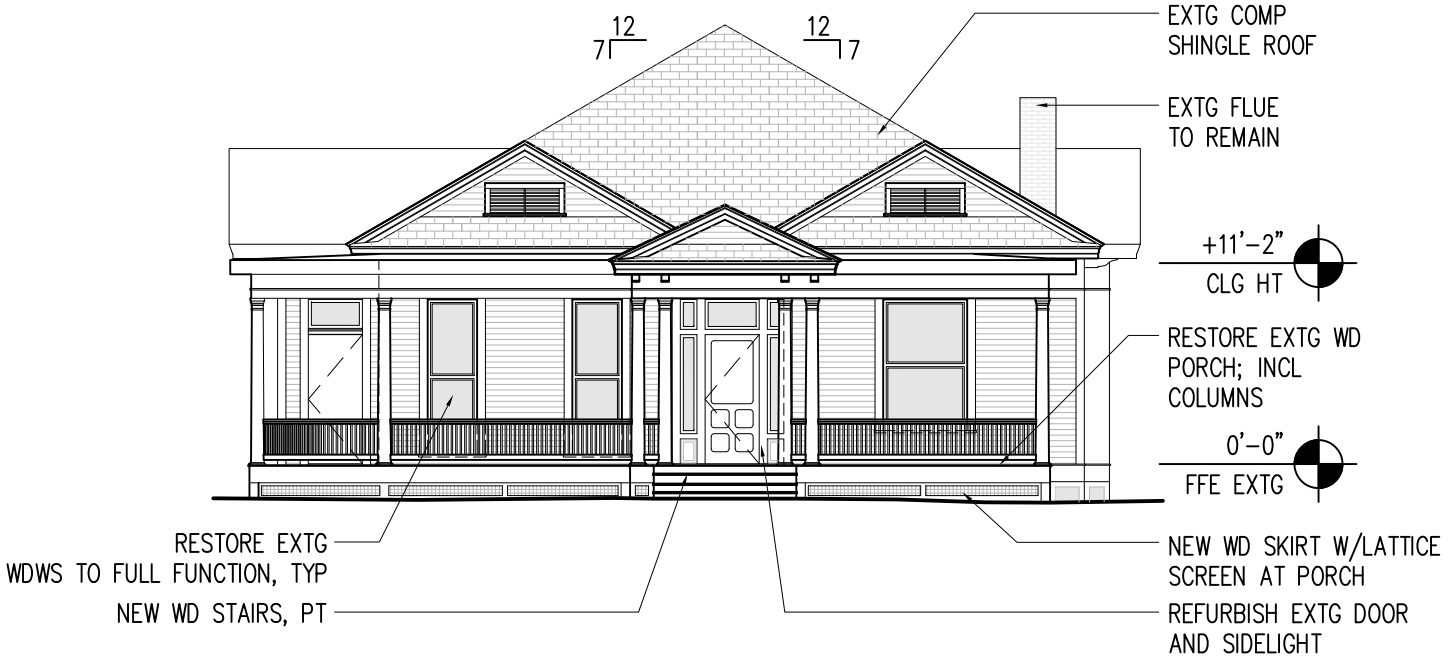
LEGEND:

- EXTG WALL TO REMAIN
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- (X) NEW WD DH WDW TO MATCH EXTG ON SITE

FLOOR PLAN: PROPOSED

SCALE: 3/32" = 1'-0"

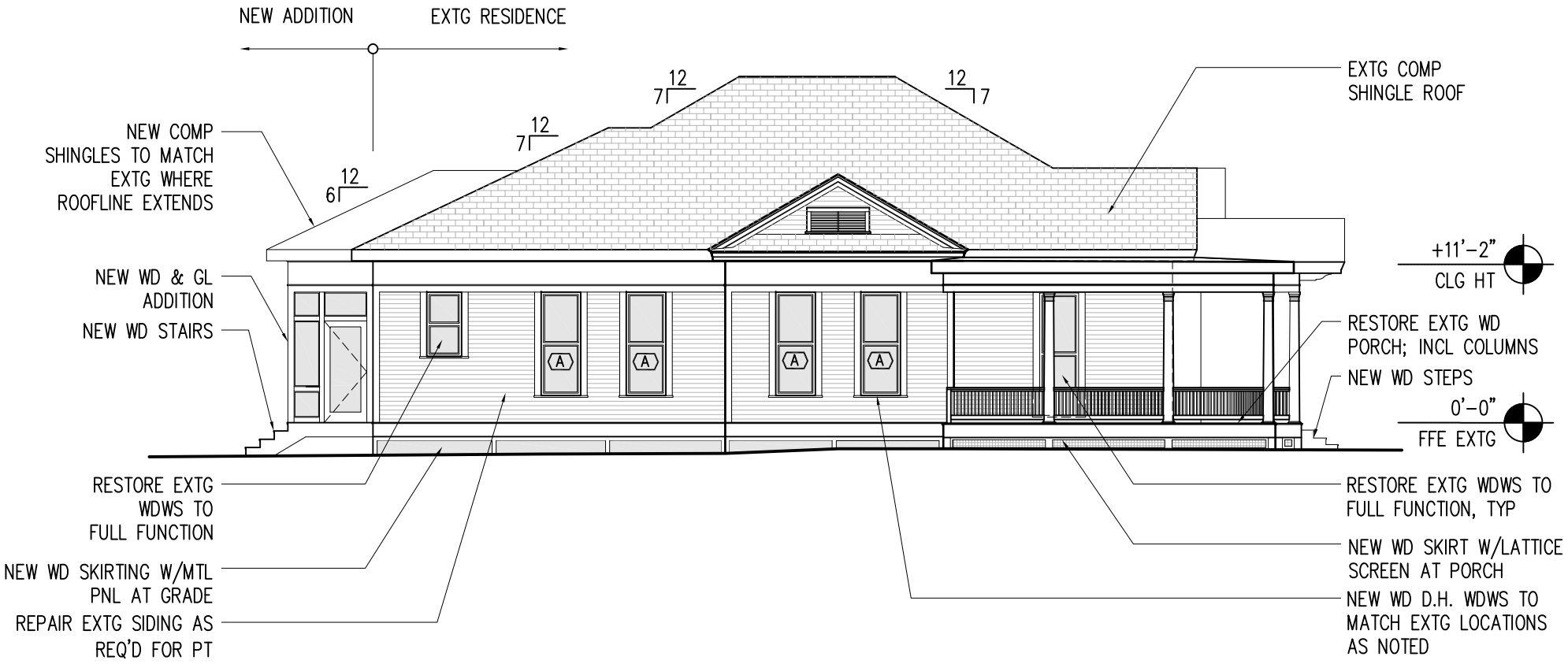
104 FIR STREET	A1.0
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS, LP	SHT 2 OF 6



EXTERIOR ELEVATION: LOOKING SOUTH

SCALE: 3/32" = 1'-0"

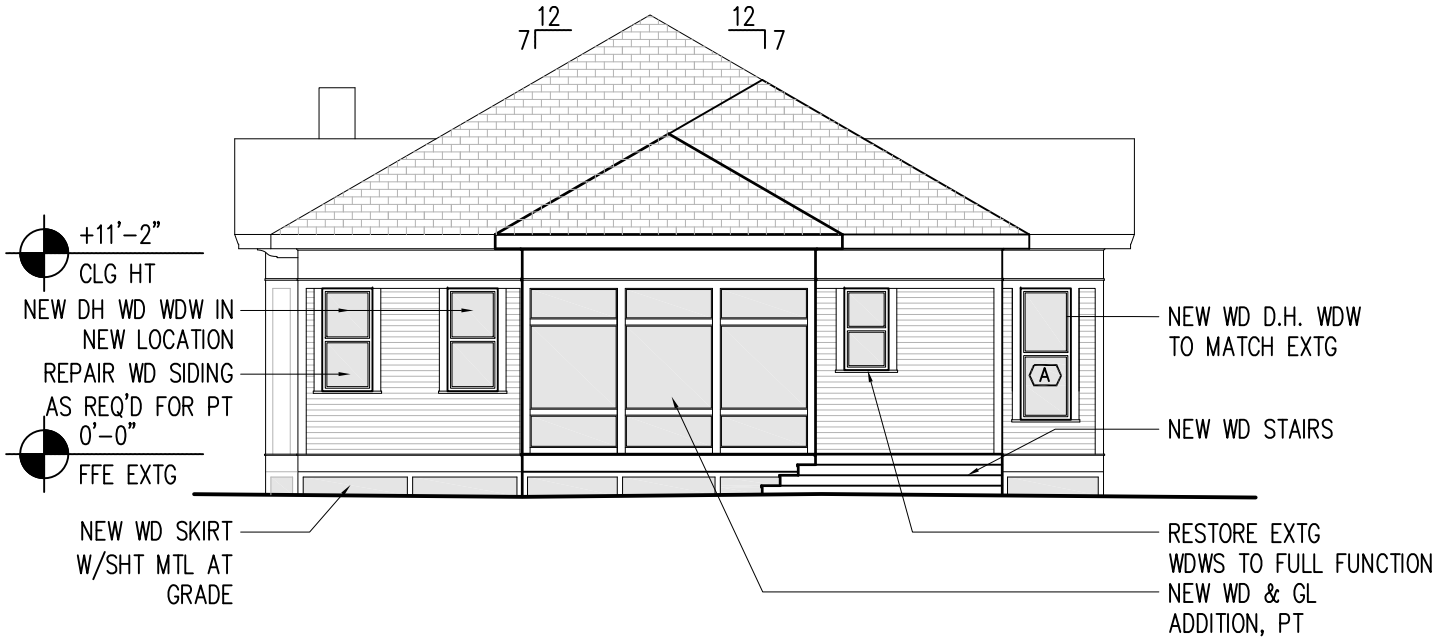
104 FIR STREET	A2.0
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS, LP	SHT 3 OF 6



EXTERIOR ELEVATION: LOOKING WEST

SCALE: 3/32" = 1'-0"

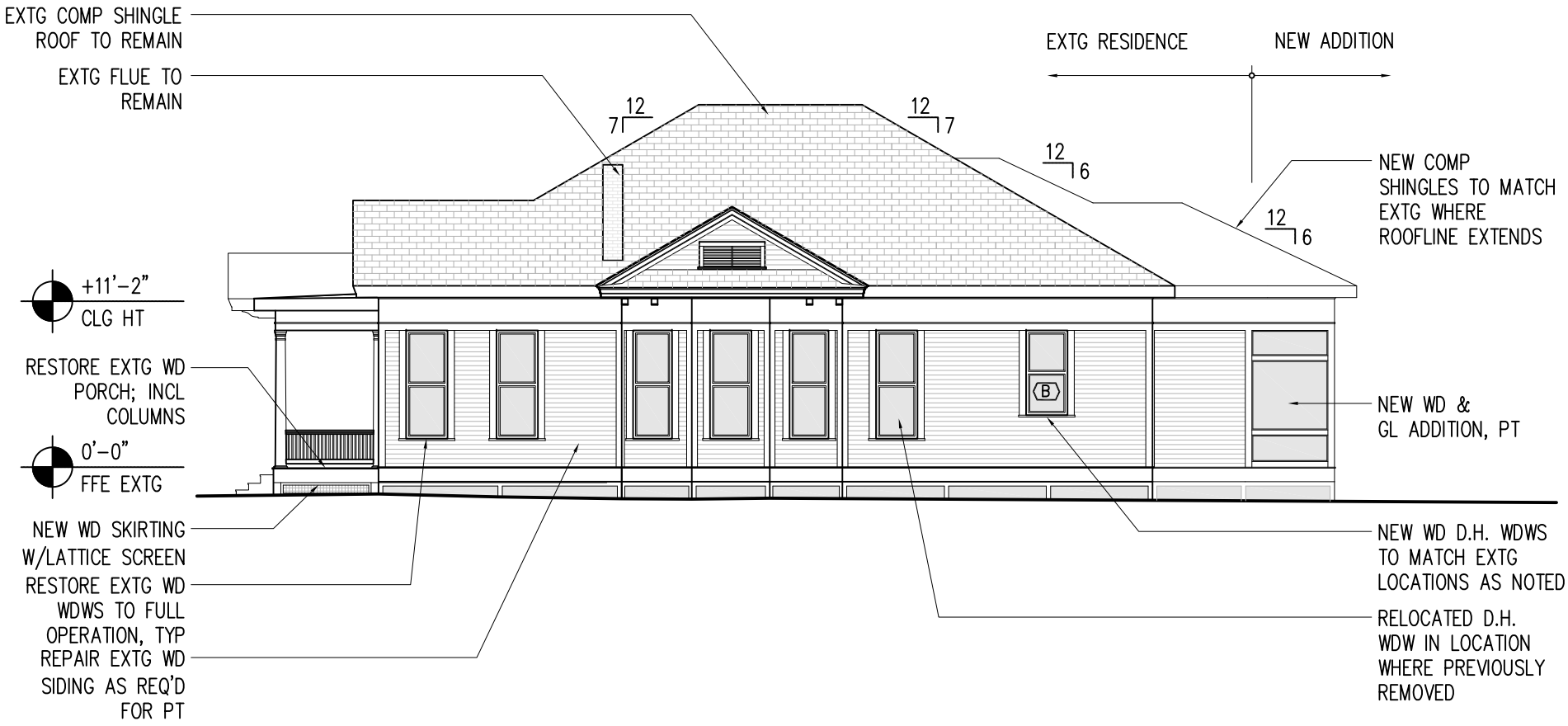
104 FIR STREET	A2.1
DATE: DECEMBER 23, 2016	SHT 4 OF 6
POTEET ARCHITECTS, LP	



EXTERIOR ELEVATION: LOOKING NORTH

SCALE: 3/32" = 1'-0"

104 FIR STREET	A2.2
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS, LP	SHT 5 OF 6



EXTERIOR ELEVATION: LOOKING EAST

SCALE: 3/32" = 1'-0"

104 FIR STREET	A2.3
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS, LP	SHT 6 OF 6

1 104 FIR ST
View looking south

415 104 FIR ST	**VIEW**
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS	PAGE 1 OF 4

2 104 FIR ST
View looking west

415 104 FIR ST	**VIEW**
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS	PAGE 2 OF 4

3 104 FIR ST
View looking north

415 104 FIR ST	**VIEW**
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS	PAGE 3 OF 4

4 104 FIR ST
View looking east

415 104 FIR ST	**VIEW**
DATE: DECEMBER 23, 2016	
POTEET ARCHITECTS	PAGE 4 OF 4

104 FIR ST
SAN ANTONIO, TX 78212

Owner: Marilyn Adams |

December 20, 2016

Office of Historic Preservation
1901 S Alamo
San Antonio, TX 78204
Dear Historic and Design Review Commission:

Thank you for your time on this matter. As the new owner of the home at 104 Fir Street, I'd like to present my proposed restoration and rehabilitation budget. These substantial improvements will extend the life of the home as a single family residence where I will be living upon completion.

The expected completion of the project is June 2017. The proposal is based on the scope of work as discussed during meetings with Poteet Architects, LP and subsequently, with various subcontractors.

Schedule of Values:

Foundation	**$16,600.00**	**Colunga Construction**
Framing - Interior	$9,100.00	James Keith
Framing - Exterior Extension	**$6,800.00**	**James Keith**
Extension - glass panels	$3,500.00	
Wood window refurbish	**$3,500.00**	**James Keith**
New replica windows	$7,200.00	
Plumbing Piping	**$12,300.00**	**Extreme Plumbing**
HVAC	$12,500.00	EZ Air Condition
Electrical Wiring	**$12,500.00**	**Tom Coy Enterprises**
Electrical Panel	$2,500.00	Tom Coy Enterprises
Attic Insulation	**$5,000.00**	
Mason - chimney/flue	$2,500.00	
Total	**$94,000.00**	

Infrastructure Improvements
Re-level house foundation and replace all foundation posts with new concrete posts
Reframe interior walls to restore house to a single family residence
Rear of house extension in wood and glass to extend living space (upon approval)

Repair, re-glaze and re-hang all existing wood double hung windows as needed
Restore current sliding glass doors with replica of original wood double hung windows
Replace plumbing piping throughout the home
Update HVAC system
Update interior electrical panel and replace electrical wiring
New insulation in attic
Mason repair of chimney (interior) and refurbish chimney flue

Please let me know if any questions, clarification or additional information is needed.

Regards,

Marilyn Adams