

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 26

HDRC CASE NO: 2016-536
ADDRESS: 510 ADAMS ST
LEGAL DESCRIPTION: NCB 2914 BLK 3 LOT 3
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Juan Berrera
OWNER: Juan Berrera
TYPE OF WORK: Historic Tax Certification and Verification
REQUEST:

The applicant is requesting Historic Tax Certification and Verification for the property at 510 Adams.

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:

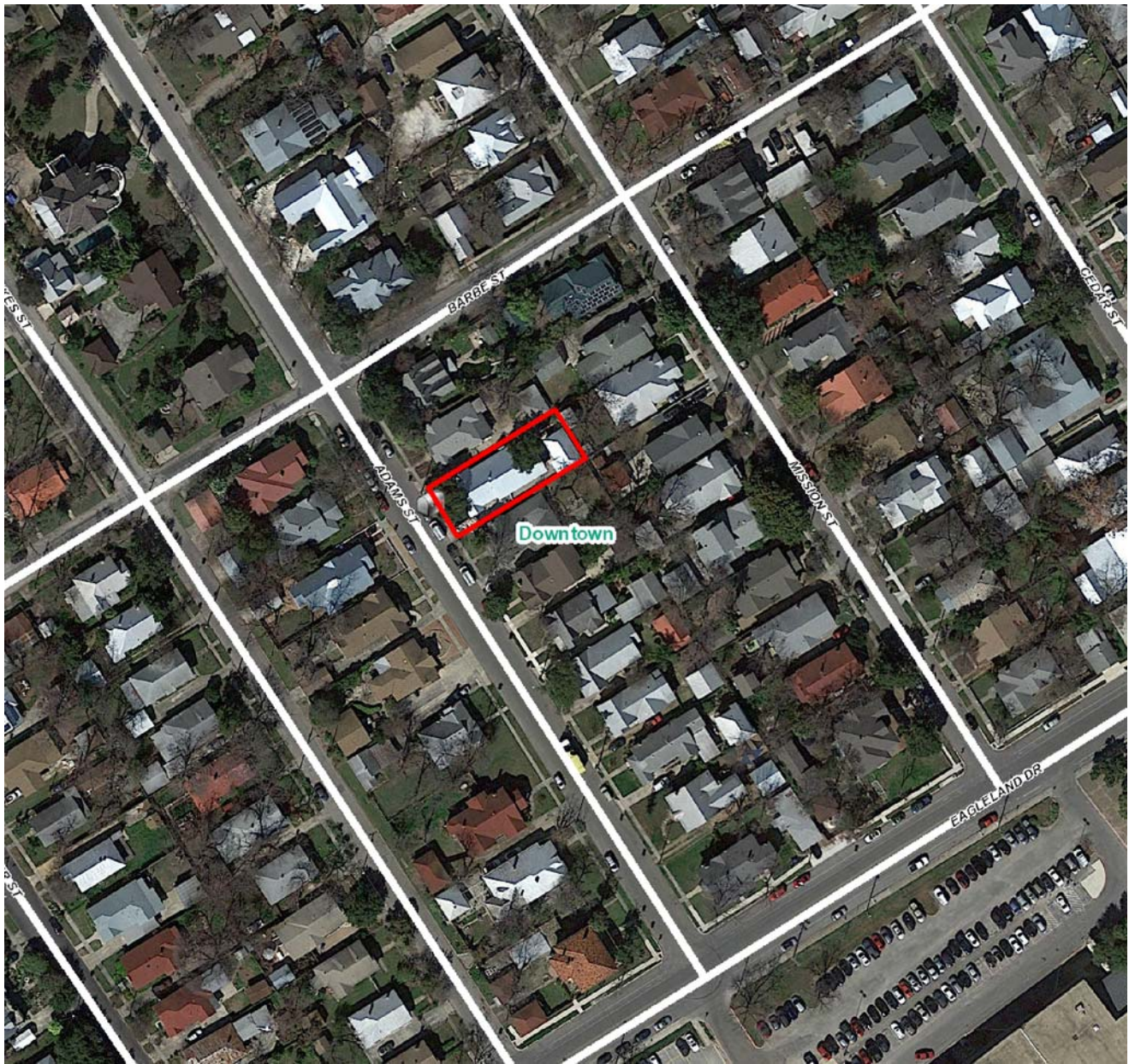
- a. The structure at 510 Adams was constructed circa 1930 and features Craftsman style elements. On July 15, 2015, the applicant received approval from the Historic and Design Review Commission to rehabilitate the historic structure and construct a rear addition. On October 21, 2016, the applicant received approval from the HDRC to demolish the non-original concrete porch and to construct a wood porch.
- b. The scope of work includes various exterior items, including the installation of a standing seam metal roof and the construction of a wood front porch. Staff finds that the installation of the standing seam metal roof is not consistent with the historic examples found throughout the neighborhood nor is it consistent with the Guidelines for Exterior Maintenance and Alterations. Additionally, staff finds that the applicant's reconstructed wood porch features porch railings that are architecturally inappropriate.

RECOMMENDATION:

Staff finds that the applicant has substantially invested in the historic structure and recommends approval of Historic Tax Verification. Staff recommends the applicant address the architecturally inappropriate porch railings as well as the inappropriate ridge caps.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 09, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

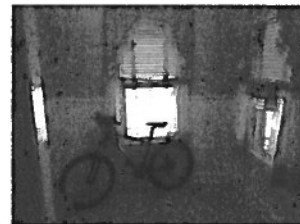
ADDRESS: 5100 N. ALAMO
REQUEST: VARIANCE
HEARING DATE: 10/18/24
TIME: 10:00 AM
FOR MORE INFORMATION CONTACT:
310.371.3071
ALL HEARING MEETINGS TAKE PLACE AT 1001 N. ALAMO

Exterior – Casita (Before)



510 Adams St
San Antonio, Tx 78210

Interior – Main House (Before)

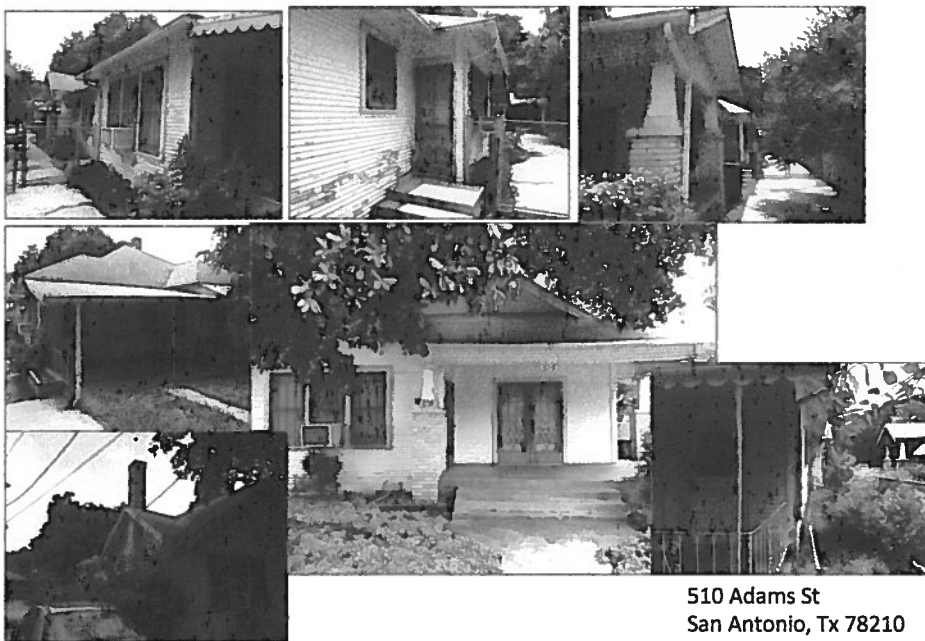


510 Adams St
San Antonio, Tx 78210

510 Adams

Before & After
Sept 2015 – April 2016

Exterior – Main House (Before)



510 Adams St
San Antonio, Tx 78210

EASTCO

GENERAL CONTRACTORS

September 9, 2015

Mr. & Mrs. Juan Barrera
510 Adams Street
San Antonio, TX 78210

Reference: Preliminary estimate for the renovation of rear "Casita" structure, addition to main house master-bedroom, master-bathroom and kitchen extension; renovation of existing kitchen area and existing bathroom and finish-out upgrade of existing rooms; replace electrical to include panels and installation of HVAC system (5 tons); painting in/out of complete residence as per drawings created by Gerard Schaezel pages 1-12 undated.

The following estimate is for the renovation of the "Casita" (612 s.f.), addition to the main house (600 s.f.), renovation to the main house (1,246 s.f.) and painting in/out of complete residence as described below:

Casita:

- Level structure wall structure to approx. 8" above grade, install concrete piers to design, install perimeter beam tied to piers
- Demo & re-pour front flatwork to access for piers
- Demo existing ceiling joists, drywall and re-frame to plans
- Install electrical to plans to include 2 ceiling fans and 8 can lights
- Install plumbing to plans tying into existing water supply and sewer to include flash type electrical water heater unit and water softener unit
- Install 2 ea. wall mount HVAC units
- Install insulation and drywall to texture
- Finish out with cabinets, tops and laminate floor covering
- Prep & paint interior with Behr Premium Plus to include scrape and sand loose paint, caulking, prime and final coat; prep & paint exterior with Behr Premium Plus to include power washing, scrape and sand loose paint, caulking, prime and final coat. Note: sanding is not defined as sanding to bare wood, but to smooth out best as possible after loose paint scrapped.
- Install standing seam roofing (galvalum 22 ga.)
- Install 1 ea. double French exterior door unit
- Install 1 ea. entry exterior door
- Install 2 ea. interior door units at bathroom entry/exit.

SUBTOTAL \$59,291.00

Main House Renovations/Addition:

- Demo existing rear deck/patio and front porch area
Note: revision of drawings pending from Schaezel, requiring HDRC approval
- Excavate as necessary to install pier & beam foundation design
- Level existing cedar post foundation system
- Install plumbing drains & supply lines tying into existing sewer/water supply, shower supply, toilet supply, tub supply, fridge waterline and sink supply lines.

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GENERAL CONTRACTORS

Page 2 (Barrera renov.7.16.15)

- Install Flash Type electric water heater, water softener & washer/dryer in rear deck closet
- Install 5 ton HVAC system with horizontal attic unit in proposed front hallway
- Install electrical Romex runs and boxes to outlets, recessed light fixtures, and ceiling fan to include breaker panel in utility room and main line from existing main panel to code to includes 6 ceiling fans and 22 can lights.
- Frame new exterior and interior walls using 2 x 4 studs 16" on center to include 2x6 ceiling joists.
- Frame new roof structure using 2x6 frame system 16" on center and install Galvalum 22 ga. standing seam roof on total main structure
Note: revision of drawings pending from Schaetzel
- Install 6 ea. wood insulated windows and 3 double French door units.
- Install overlay to existing brick fireplace stone or granite slab including mantle and landing.
- Install R11 faced batt insulation to exterior and bathroom walls and R30 faced batt insulation to ceiling
- Install, apply orange-peel texture, prime and paint ½" gypsum board on walls and 5/8 in gypsum board on ceiling
- Demo all to drywall walls in kitchen
- Remove walls per plans
- Install cabinets, including large island cabinet, with granite tops & tile backsplash
- Install under counter sink w/faucet
- Install wood siding to match on exterior walls of addition
- Install paint grade finish trim throughout addition to include baseboard and door casing.
- Prep & paint interior with Behr Premium Plus to include scrape and sand loose paint, caulking, prime and final coat; prep & paint exterior with Behr Premium Plus to include power washing, scrape and sand loose paint, caulking, prime and final coat. Note: sanding is not defined as sanding to bare wood, but to smooth out best as possible after loose paint scrapped.
- Install engineer wood flooring in master bedroom and kitchen.
- Install tile flooring in bathrooms.
- Install tile walk in shower to include fixtures and frameless glass door system.
- Install mirror (approx. 4'x8) at bathroom vanity.
- Install vanity cabinets with double sink cultured marble tops to include fixtures.
- Install toilets.
- Install treated wood deck on posts set in concrete at rear and front areas.

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Page 3 (Barrera renov.7.16.15)

| | |
|----------|--------------|
| SUBTOTAL | \$125,387.00 |
| TOTAL | \$184,678.00 |

Inclusions:

- Container for debris removal
- Site clean up
- Project supervision of trades

Exclusions:

- Finish-out materials as listed and attached
- Code compliance upgrades
- Permits
- Remedial performances as described in the BPG inspection report, other than those identified in this estimate

Alternates 1:

Note: items below not included in above estimate total

- Architectural Plans - \$3,500.00
- Permits and fees - \$2,000.00

Submitted by:

Craig Eastman
Eastco Enterprises, Inc.

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PREFERRED CUSTOM CABINETS
6630 TOPPER PARKWAY
SAN ANTONIO TX 78233

Proposal

PROPOSAL NO.

5

SHEET NO.

DATE

1-4-16

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

| | |
|----------------|-------------------------|
| NAME EASTCO | ADDRESS BARRETTA RES |
| ADDRESS | 510 ADAMS |
| PHONE NO. | DATE OF PLANS |
| | ARCHITECT |

We hereby propose to furnish the materials and perform the labor necessary for the completion of

ORIGINAL PROPOSAL
1 SET PAINT GRADE CABINETS
W/ SHARPER DOORS INSTALLED \$ 10,811.00
& TRIMMED

| | |
|--------------------|------------|
| CASITA CABS | \$2515.00 |
| MASTER LINEN | \$ 305.00 |
| T.V AREA CABS | \$1,950.00 |
| MANTEL | \$1100.00 |
| REF & D.W. PANELS | \$ 475.00 |
| BANQUETTE | \$ 400.00 |
| HALL VANITY W/LEGS | \$ 451.00 |

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Dollars (\$) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be submitted only upon written order and will be made at an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted

Per

Note — this proposal may be withdrawn by us if not accepted within days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

Signature

Date

Juan & Romanita Barrera
510 Adams St.
San Antonio, TX 78210

APPLICATION NO:
APPLICATION DATE: 07/30/15
PERIOD TO:
ARCHITECT'S PROJECT NO: BAR15163CE

| SCHEDULE OF VALUES | | | | | | | | |
|--|--------------------|---|-------------|--|--|--------------|---------------------------------|-----------|
| B | C | D | E | F | G | | H | I |
| DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED | | MATERIALS PRESENTLY STORED (NOT IN D OR E) | TOTAL COMPLETED AND STORED TO DATE (D+E+F) | %(G + C) | BALANCE TO FINISH (C - G) | RETAINAGE |
| | | FROM PREVIOUS APPLICATION (D + E) | THIS PERIOD | | | | | |
| ADMINISTRATION | | | | | | | | |
| Dumpsters | \$3,000.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$3,000.00 | \$0.00 |
| Temporary Toilets | \$690.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$690.00 | \$0.00 |
| Final Cleanup | \$345.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$345.00 | \$0.00 |
| CONCRETE | | | | | | | | |
| Concrete Foundation Turnkey - (includes leveling) | \$36,147.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$36,147.00 | \$0.00 |
| FRAMING | | | | | | | | |
| Structure | \$11,800.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$11,800.00 | \$0.00 |
| Front/Rear wood deck | \$5,600.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$5,600.00 | \$0.00 |
| Roof | \$23,038.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$23,038.00 | \$0.00 |
| INTERIOR FINISH-OUT | | | | | | | | |
| Drywall, texture and paint | \$9,780.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$9,780.00 | \$0.00 |
| Carpentry & trim to complete | \$48,000.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$48,000.00 | \$0.00 |
| Flooring & ceramic tile | \$22,200.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$22,200.00 | \$0.00 |
| THERMAL & MOISTURE | | | | | | | | |
| Building insulation (walls & ceilings) | \$2,800.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$2,800.00 | \$0.00 |
| DOORS & WINDOWS | | | | | | | | |
| Doors & windows | \$3,600.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$3,600.00 | \$0.00 |
| PLUMBING | | | | | | | | |
| Plumbing (lab & mat) | \$17,000.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$17,000.00 | \$0.00 |
| HVAC | | | | | | | | |
| HVAC (lab & mat) | \$13,000.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$13,000.00 | \$0.00 |
| ELECTRICAL | | | | | | | | |
| Electrical (lab & mat) | \$25,000.00 | \$0.00 | | \$0.00 | \$0.00 | 0.00% | \$25,000.00 | \$0.00 |
| TOTAL ORIGINAL CONTRACT | \$222,000.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% | \$222,000.00 | \$0.00 |

EASTCO

GENERAL CONTRACTORS

September 9, 2015

Mr. & Mrs. Juan Barrera
510 Adams Street
San Antonio, TX 78210

Reference: Selections budgets for estimate purposes

The following budgets are used in obtaining the cost for the listed items in the estimate for renovations/additions dated 7.16.15 (those with labor & materials noted as such with **L & M**):

| | | |
|---|---|----------|
| - | Laminate flooring (\$ 2.25 s.f.) | |
| o | Casita 607 s.f. | \$1,366. |
| o | Main kitchen/bedroom (794 s.f.) | \$1,786. |
| o | Main house less bath (1,245 s.f.) | \$2,804. |
| - | Granite (\$ 65.00 s.f. Level 1 - 2) L & M | |
| o | Main kitchen/baths (76 s.f.) | \$4,940. |
| - | Laminate plastic countertops L & M | |
| o | Casita kitchen, bath, bar (48 s.f.) | \$1,080. |
| - | Tile backsplash (\$11.50 s.f.) | |
| o | Main house (30 s.f.) | \$ 345. |
| - | Tile Floor & shower (\$2.25 s.f.) | |
| o | Casita (188 s.f.) | \$ 423. |
| o | Main house (528 s.f.) | \$1,188. |
| - | Cabinets (Custom Base \$115 l.f. Wall \$85.l.f.) L & M | |
| | (Prefinished Base \$90. L.f. Wall \$65. L.f.) L & M | |
| o | Casita base, pref. (21 l/f) | \$1,890. |
| | Wall, pref (4 l/f) | \$ 260. |
| o | Main house base, custom (38 l/f) | \$4,370. |
| | Wall, custom (12 l/f) | \$1,020. |
| - | Appliances L & M | |
| o | Oven/cook top (\$1,200.) @ 2 ea. | \$2,400. |
| o | Refridgerator (\$1,800.) @ 2 ea. | \$3,600. |
| o | Dishwasher (\$ 640.) @ 2 ea. | \$1,280. |
| - | Plumbing fixtures: | |
| o | Lavatories \$480.00 ea. @ 4 ea. | \$1,920. |
| o | Lav faucets \$185.00 ea. @ 4 ea. | \$ 740. |
| o | Sink \$800.00 ea. @ 2 ea. | \$1,600. |
| o | Sink faucet \$245.00 ea. @ 2 ea. | \$ 490. |
| o | Comodes \$340.00 ea. @ 3 ea. | \$1,020. |
| - | Light fixture/fans total | \$2,800. |

TOTAL BUDGET AMOUNT \$37,322.

Submitted by:

Craig Eastman
Eastco Enterprises, Inc.

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INVOICE

CUSTOMER

Eastco

PLEASE REMIT TO:

SUNSHINE INSULATION CO.

14080 Nacogdoches #267

San Antonio, Texas 78247

(210) 656-9363

Fax (830) 223-5025

830 980 4771

| PURCHASE ORDER NO. | INVOICE NO. | INVOICE DATE | TERMS | SHIPPED VIA | DATE SHIPPED | |
|--|--|--------------|-------|-------------|--------------|---------|
| | | 1-4-16 | | | | |
| QUANTITY | DESCRIPTION | | | | UNIT PRICE | AMOUNT |
| | 510 Adams St. Drill holes pump w/Insulation | | | | | |
| | | | | | SUBTOTAL | |
| TERMS A SERVICE FEE WILL BE CHARGED ON ANY PAST DUE ACCOUNT. CALCULATED AT THE DAILY PERIODIC RATE OF .0005% WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% OR APPROXIMATELY 1 1/2% PER MONTH. | | | | | | TAX |
| | | | | | | TOTAL |
| | | | | | | 1150.00 |

List of Materials Purchased

| Item | Area | Cost |
|------------------------------------|-------------------------------|----------|
| La Cornue 43" Range | Kitchen | \$10,000 |
| 24" Porcelain Sink | Kitchen | \$1200 |
| Delta Granite – Soapstone | Kitchen | \$8,000 |
| Delta Granite – Carrera Marble | Breakfast Area & Master Bath | \$4,000 |
| Delta Granite – Granite | Casita | \$1500 |
| Preferred Custom Cabinets | Kitchen, Casita & Master Bath | \$18,000 |
| Design Consulting – Julie Bradshaw | Living, Kitchen, Baths | \$7500 |
| Flooring (Wood, Marble) | Living, Baths | \$12,000 |
| Appliances | Kitchen, Casita | \$15,000 |
| Glass | Kitchen, Baths | \$2500 |



Office 877.853.5667
sales@hardwoodbargains.com

Sales Order # 2-34008

11/14/2015

| Name / Address |
|--|
| Juan Barrera 510 Adams San Antonio, TX 78210 703-477-4681 |

| Ship To |
|--|
| Juan Barrera 510 Adams San Antonio, TX 78210 703-477-4681 |

| Ship Date | Ship Via | Carrier | Tracking # | Rep | P.O. No. |
|---|--|---------|------------|---------|-----------|
| 1/20/2020 | Frgt - RES LIFT | | | JC | 5-24997 |
| SFS-F-0140 | Smooth 1/2" by 5" by 6' RL White Oak (Fumed Color) | 1,504.5 | sqft | 3.99 | 6,002.96T |
| SIL-UN-0002 | Silencer Eco HD Underlayment (100 sq ft) | 15 | | 43.99 | 659.85T |
| SFS-TM-014... | Fumed Oak T-Molding 78" | 1 | ea | 49.99 | 49.99T |
| Discount | Discount \$3.59 Per sq ft | | | -601.80 | -601.80 |
| Shipping | Shipping Curbside Drop Off | | | 185.25 | 185.25T |
| <div> <div>DS</div> </div> <p>*** PLACED DEPOSIT \$1700 PLEASE PULL AND STORE****</p> <p>**** REFUSED SOAP FOR NOW*****</p> | | | | | |

| Terms |
|-------|
| |

| | | | |
|---|----------------|-------------------|------------|
| Signature: | Date: 2/1/2016 | Subtotal | \$6,296.25 |
| <p>DocuSigned by: </p> <p>EB9DEC90080E4EA...</p> | | Sales Tax (8.25%) | \$519.44 |
| <p>BY ELECTRONICALLY SIGNING THIS DOCUMENT, YOU ACKNOWLEDGE THAT YOU HAVE READ AND AGREED TO ALL TERMS AND CONDITIONS ASSOCIATED WITH RBT INDUSTRIES, LLC DBA HARDWOOD BARGAINS LISTED HERE: http://www.hardwoodbargains.com/terms-and-conditions</p> <p>YOUR SIGNATURE IS LEGAL AND BINDING FOR THE PURCHASE OF GOODS LISTED IN THIS DOCUMENT.</p> <p>IF YOU HAVE ANY QUESTIONS, CONTACT YOUR SALES REPRESENTATIVE. PHONE: 877.853.5667</p> | | Total | \$6,815.69 |