

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO: 2017-233
ADDRESS: 513 E LOCUST
LEGAL DESCRIPTION: NCB 1736 BLK 10 LOT 4
ZONING: R-6
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Amparo Rivera
OWNER: Amparo Rivera
TYPE OF WORK: Tax certification

REQUEST:

The applicant is requesting Historic Tax Certification for the property located at 513 E Locust.

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:

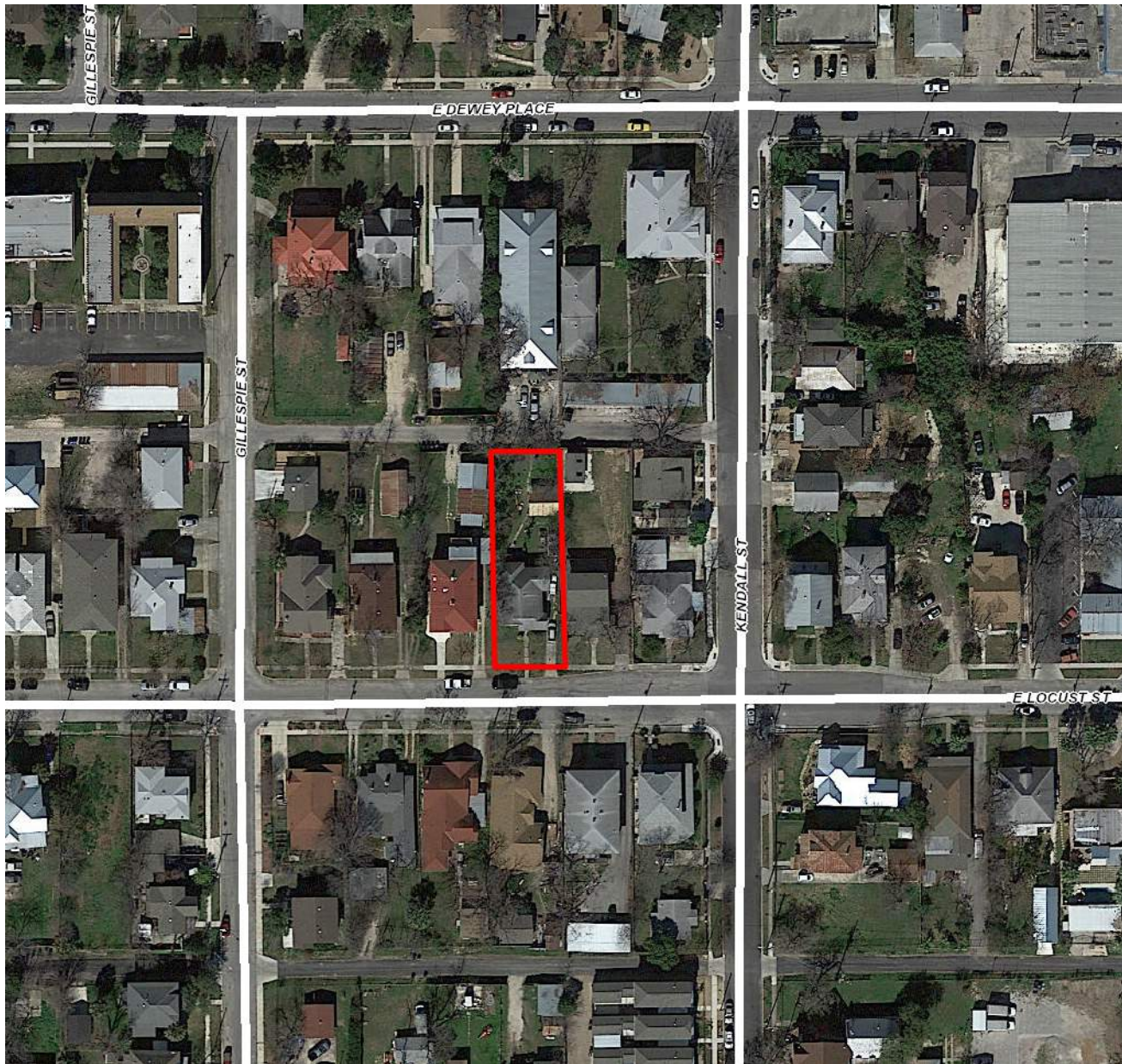
- a. The structure located at 513 E Locust is one-story single family home constructed in 1924 in the Craftsman Bungalow style. The structure features elements characteristic of the style and period of construction, including square columns with sloping sides, double low-pitched front gables, and a front hipped roof with exposed rafter tails. It is a contributing structure in the Tobin Hill Historic District. The applicant is applying for Historic Tax Certification.
- b. The applicant received administrative approval in 2016 for the following exterior modifications to the primary structure: re-roofing with composition shingles to match existing, foundation repair, wood siding replacement to match existing as needed, full lead paint abatement, and repainting.
- c. Staff conducted a site visit on May 9, 2017, to examine the conditions of the property. Previously-approved construction work had begun. Overall, staff finds that the property is in need of significant repair, abatement, and stabilization and commends the applicant for undertaking its rehabilitation.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: May 10, 2017

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CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 513 E. 10TH
REQUEST: HISTORIC PRESERVATION
HEARING DATE: 08/20/2018 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO













CITY OF SAN ANTONIO
Planning and Community Development Department
Housing Operation's Division - Rehabilitation Program
1400 S. Flores Street #2, San Antonio, Tx. 78204
Tel: (210) 207-7881 * Fax: (210) 207-5416

Notice to Proceed

Date: April 4, 2017

To: Amparo Rivera

Firm: BG Constructor Solutions

This is your Notice to Proceed (NTP) to conduct Rehabilitation Activities at:

513 E. Locust

The total NOT TO EXCEED COST is in the amount of \$74,920

Your notice to proceed is Approved under the following conditions:

Start Date: May 29, 2017

Stop Date: August 31, 2017

Any changes to this NTP shall be addressed in writing to the Construction Specialist for approval, prior to executing any changes.

A copy of the LBP clearance document will be provided within one week of the date of proceed. Starting any rehab work will constitute acceptance of the job site as is. If any paint chips are present or any component containing LBP is not in a stable condition, you must notify the Specialist in charge immediately.

If you have any questions, please call Abraham Diaz at 207-5496.

Abraham Diaz

4/4/17
Date:

Notice received and ACCEPTED

Homeowner's Signature:

_____ Date:

Homebuilder's Signature:

4/4/17
Date:

Funding provided by the U.S. Department of Housing and Urban Development



RESIDENTIAL RECONSTRUCTION AGREEMENT

OWNER(S):

Amparo Rivera
Name

513 E. Locust
Address

San Antonio, Tx

78212

(210) 736-3865
Telephone

CONTRACTOR:

BG Constructor Solutions
Name

1716 S. San Marcos #9
Address

San Antonio, Tx

78207

(210) 262-8369
Telephone

This RESIDENTIAL RECONSTRUCTION AGREEMENT (this "**Agreement**") is made and entered into April 4, 2017, by and between OWNER and CONTRACTOR listed above. This Agreement is in a form approved by the City of San Antonio, a Texas municipal corporation ("**CITY**"), which is funding the work under this Agreement with funds allocated from the HOME Investment Partnerships Program ("**HOME**"), a federal program administered by the U.S. Department of Housing and Urban Development ("**HUD**").

For good and valuable consideration, OWNER and CONTRACTOR agree as follows:

1. Property Address. The rehabilitation or reconstruction work to be performed (the "**Work**") by CONTRACTOR is at OWNER's address as set forth above (the "**Property**"). OWNER warrants that OWNER is the legal owner of the Property.

2. Scope of Work. Detailed specifications of the Work to be completed by CONTRACTOR on the Property are attached hereto as Exhibit A. OWNER and CONTRACTOR expressly agree that no material changes or alterations to the Work set forth in Exhibit A shall be made unless in writing and mutually agreed by OWNER and CONTRACTOR and authorized by CITY.

3. Payment for Work. Unless otherwise mutually agreed to by OWNER and CONTRACTOR and authorized by CITY, the maximum amount payable to CONTRACTOR for the Work under this Agreement is \$ 74,920.00 (the "**Funds**").

4. Payment Schedule.

(A) CONTRACTOR shall be entitled to receive progress payments as the Work proceeds in accordance with the provisions below:

Draw #1 (Phase I): 30% of Funds

- Cumulative construction progress is 33% or greater
- Permits secured for all anticipated trades
- Approved foundation inspection
- All demolition complete

Contrator work: \$74,920.00
Lead Abatement: \$22,389.60
Estimated Total: \$97,309.60

Draw #2 (Phase II): 30% of Funds

- Cumulative construction progress is 66% or greater
- Approved Mechanical R/I inspections
- Approved Electrical R/I inspections
- Approved Plumbing R/I inspections
- Approved Gas R/I inspections
- Foundation completed
- All framing and wall insulation completed
- All doors and windows installed
- All exterior repairs complete (excluding underpinning, ramps, stairs, and steps)

Draw #3 (Phase III): 30% of Funds

- Construction is 100% completed
- Attic insulation completed
- Roof completed
- Lead-based paint clearance
- Load calculations submitted
- Duct blast test approved
- Punch list completed

Draw #4 (Phase IV): 10% of Funds

- Final inspections for building, electrical, plumbing, mechanical, gas, and sewer successfully completed
- Termite certificate submitted
- Warranty paperwork provided to OWNER
- Permanent utility services (water, sewer, gas and electric)

(B) For each draw request, CONTRACTOR shall submit a payment request to CITY in the form attached as Exhibit B. Each payment request shall be signed by both CONTRACTOR and OWNER prior to submission to CITY. As a retainage, CITY shall retain ten percent (10%) of the Funds for a period of no more than thirty (30) days after the Work is completed and accepted and approved by OWNER and CITY.

5. Time for Performance.

(A) CONTRACTOR agrees to complete the Work on or before August 31, 2017. If completion of the Work is delayed as a result of major or unforeseen circumstances, including but not limited to any strike, lock out, shortages of materials, riot, political or civil disturbance, exceptionally inclement weather or any variation, act or omission on the part of OWNER or any other cause beyond CONTRACTOR's control (each such circumstance, a "**Force Majeure Event**"), then CONTRACTOR shall provide timely notice to the OWNER of the reasons for such delay and CONTRACTOR shall be entitled to a fair and reasonable extension of time for the completion of the Work.

(B) In the event CONTRACTOR fails to complete the Work within the agreed upon period and fails to provide evidence of good cause for such delay, OWNER shall have the right to declare CONTRACTOR in default in accordance with Section 15 below.

COSA-
Rehabilitation and Reconstruction Program

Amparo Rivera
513 E. Locust
San Antonio, TX 78212

Family Unit(s) 1

Phone:

BG Constructor Solutions, LLC

UNITS OF MEASURE

LS=LUMP SUM
SQ=SQUARE

SF=SQUARE FOOT
EA=EACH

WORK WRITE-UP ITEMS & COST

1. MASONRY

Other

Other

Other

TOTAL FOR MASONRY ITEM 1

2. SIDING

material

Other

Other

Other

TOTAL FOR SIDING ITEM 2

4 ROOFS

Replace existing roofing material

Install new asphalt type roofing

Replace defective sheathing

Others

Others

TOTAL FOR ROOFING ITEMS 4

9 PAINTING (EXTERIOR)

based paint full coverage all exterior at

Other

Other

TOTAL FOR PAINTING ITEM 9

10 CAULKING

Caulk around windows & windows & siding gaps

Others

TOTAL CAULKING ITEM 10

14 WEATHER STRIPPING

Weather-strip door(s)

Replace Threshold(s)

Other

3/23/2017 7:56 AM

1

513 E Locust w and wout costs

Other

TOTAL FOR WEATHER-STRIPPING ITEM 14

15 DOORS EXTERIORS

Install new entry door(s)

Install new lock set(s)

Others

Others

Others

TOTAL DOORS EXTERIORS ITEM 15

16 DOORS

Replace defective door(s)

Install new lock set(s)

Replace closet door(s)t

Install new wood trim at door(s)

Other

Other

TOTAL FOR DOORS ITEM 16

18 PLASTER/DRYWALL

Repair all damaged gypsum board wall(s)

Repair all damaged gypsum board ceiling(s)

Install new gypsum board, taped, floated & textured

Other

Other

TOTAL FOR PLASTER/DRYWALL ITEM 18

20 WOOD TRIM

Replace damaged case opening(s)

Replace damaged base and shoe

Replace damaged wood paneling

Other

Other

TOTAL FOR WOOD TRIM ITEM 20

24 FINISH FLOORS

Install sheet vinyl at room(s)

Install under layment for vinyl floor over wood boards

Install carpet & pad at room(s)

Other

Other

Other

TOTAL FOR FINISH FLOORS ITEM 24

25 CERAMIC TILE

Install ceramic tile shower

Install plastic coated wainscot

Replace defective tile

Others

Others

Allowance for material is \$200.00

TOTAL CERAMIC TILE ITEM 25

26 BATH ACCESSORIES)

Replace medicine cabinet(s)

Replace towel bar(s)

Replace paper holder(s)

Replace soap dish(s)

Replace grab bar(s)

Wall mirror w X h

Other

Other

Other

TOTAL FOR BATH ACCESSORIES ITEM 26

27 PLUMBING

Replace tub (s)

Replace toilet(s)
Replace lavatory(s)
Refinish tub lavatory sink
Replace water heater gallon
Replace kitchen sink
Replace defective faucet(s)
Repair or replace sewer lines
Correct water heater P&T valve installation
Correct water heater &/or furnace ventilation per code

TOTAL FOR PLUMBING ITEM 27

TOTAL FOR FOUNDATION ITEM 33

34 CLEAN UP

Removal of debris from the interior & exterior of the house
including, but not limited to, the following:
Roof, gutters, etc. & lower floors debris clean

Costs

Notes

Comments

TOTAL CLEAN UP ITEM 34

(For items 33 & 34, please refer to Item 34)

35 Miscellaneous

28 ELECTRIC

(obtain any required permits)

Provide HUD required smoke detectors

Correct all non-code or hazardous wiring

Rewire hose & replace service panel

Increase Amps service

Replace ceiling light fixture(s)

Replace light switch(es) & or cover(s)

Replace wall receptacles & or cover(s)

Other

Other

TOTAL FOR ELECTRIC ITEM 28**29 HEATING & AIR CONDITIONING**

Install new TON

Install new ductwork system for air supply

Install new BTU wall furnace Air handler

Replace existing HVAC system(s)

Repair existing HVAC system(s)

Others

Others

TOTAL HVAC ITEM 29**30 INSULATION**

(Provide certification from installer)

Install R-11 minimum in walls

Install R-19 minimum in ceilings

Other

TOTAL FOR INSULATION ITEM 30**31 CABINETRY**

Install new base cabinet(s)

Install new upper cabinet(s)

Install tile type of counter top(s)

Install new vanity cabinet(s)

Install type of vanity top(s)

Others

Others

TOTAL CABINETS ITEM 31**32 Permits****TOTAL FOR PERMITS ITEM 32****33 FOUNDATION**

Per the attached form HUD ARCH100 1

1). Copy of the Engineering Report (w seal)

Other

Other

TOTAL FOR FOUNDATION ITEM 33**34 CLEAN-UP**

Remove all debris from the interior & exterior of site. Clean windows, fixtures, etc., & leave floors broom clean.

Others

Other

Others

TOTAL CLEAN-UP ITEM 34**35 Miscellaneous**

(For items not conforming to items 1 -34)

Other

Other

LOCATION: 513 E Locust
LHC

DESCRIPTION	QTY	UNIT	U/COST	LINE TOTAL
Set-up exterior containment	1500	SF	\$ 0.22	\$ 330.00
Final clean exterior containment	1500	SF	\$ 0.97	\$ 1,455.00
Set-up interior containment	1220	SF	\$ 0.30	\$ 366.00
Final clean interior containment	1220	SF	\$ 0.97	\$ 1,183.40
Wet scrape, primer exterior walls (2 coats)**	3460	SF	\$ 2.32	\$ 8,027.20
Abate exterior friction points/impact surfaces	240	SF	\$ 2.86	\$ 686.40
Abate interior friction points/impact surfaces	2160	SF	\$ 2.86	\$ 6,177.60
Remove existing wood sash window, address friction points & re-install	16	EA	\$ 178.00	\$ 2,848.00
Replace broken sash cords & weights	16	EA	\$ 48.00	\$ 768.00
Haul away all construction related debris	1	EA	\$ 445.00	\$ 445.00
			SUBTOTAL	\$ 22,286.60
			TDSHS**	\$ 103.00
			TOTAL	\$ 22,389.60

**INDICATES NEGOTIATED ITEMS NOT ON COSA FIXED COST LIST