

## HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

**HDRC CASE NO:** 2017-309  
**ADDRESS:** 233 FLORIDA ST  
**LEGAL DESCRIPTION:** NCB 3006 BLK 4 LOT 18  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Charlotte Yochem  
**OWNER:** Charlotte Yochem  
**TYPE OF WORK:** Historic Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 233 Florida.

### 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.
- (e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then

the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

(f) Historic Preservation Tax Exemptions.

- (1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:
- A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
  - B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(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.

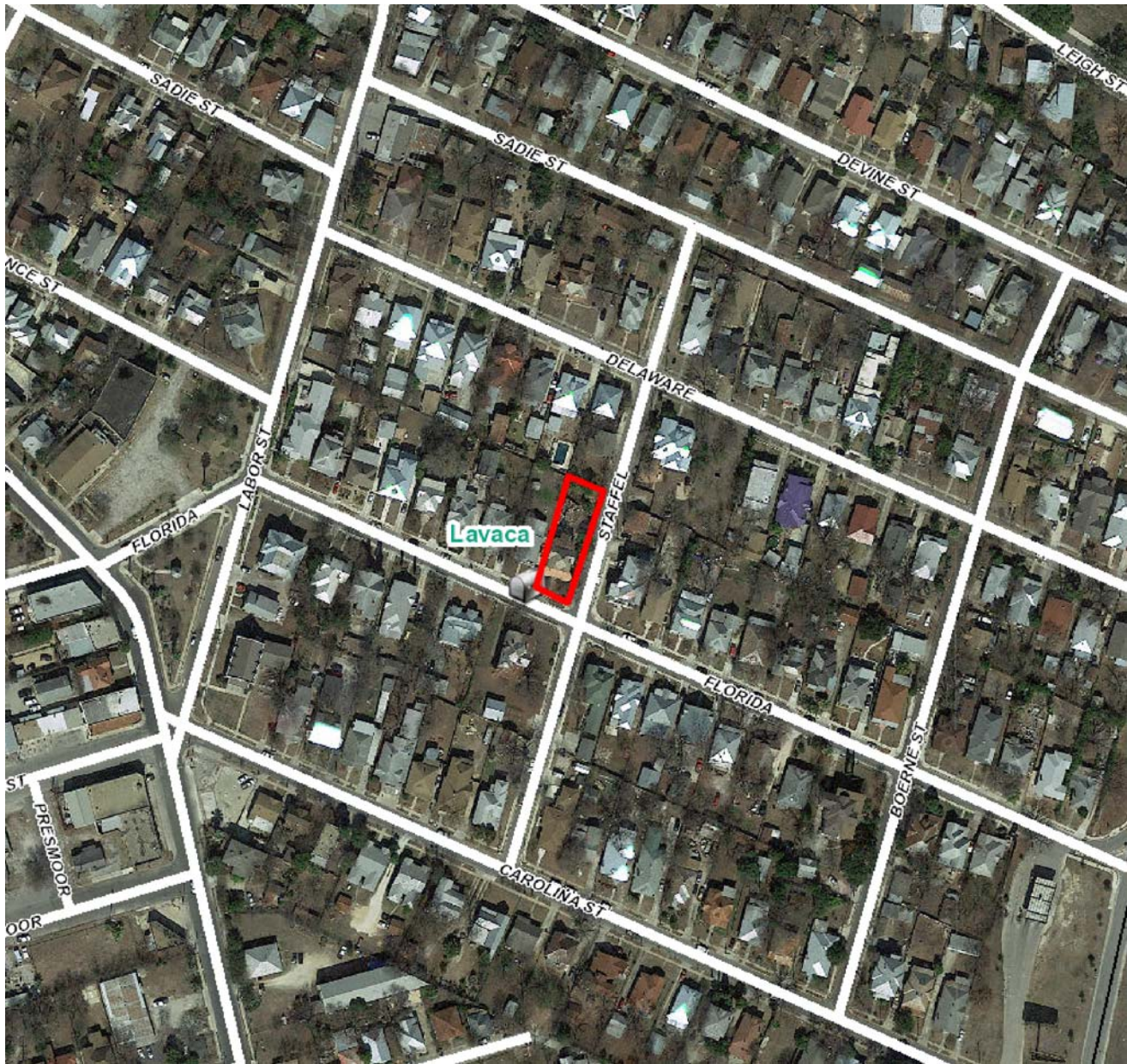
**FINDINGS:**

- a. The applicant is requesting Historic Tax Verification for the property located at 233 Florida, located within the Lavaca Historic District.
- b. This property received Historic Tax Certification on

**RECOMMENDATION:**

**CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Aug 17, 2016

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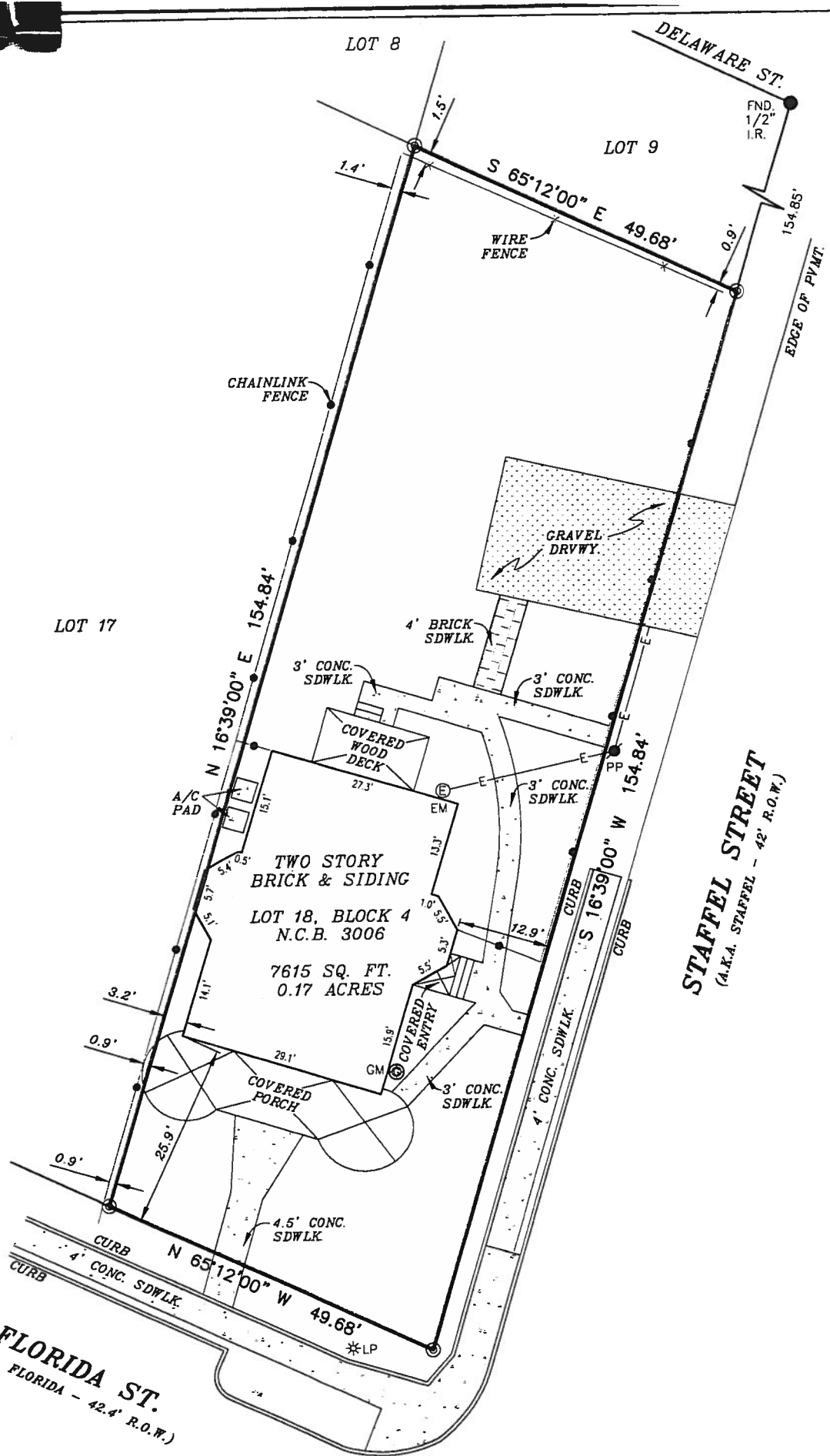




233 Florida Street



**FLORIDA ST.**  
(A.K.A. FLORIDA - 42.4' R.O.W.)



**Mower / Yochem residence**  
**233 Florida St, San Antonio, TX 78210**

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**Completed Repairs/Improvements**

10/06/2014	Rain gutter repairs	\$486.00
12/10/2014	Rain gutter repairs	\$1,146.00
10/09/2014	Replace foundation/skirting	\$12,000.00
03/05/2015	Landscape design	\$3,900.00
05/19/2015	Replace foundation skirting for moisture barrier	\$1,800.00
06/11/2015	Replace foundation skirting for moisture barrier	\$1,600.00
02/28/2015	Engineer consult re: water drainage on site	\$360.00
01/15/2015	Insulate under house (no sub floor)	\$3,600.00
04/02/2015	Remove side entrance, install window	\$6,314.17
03/06/2015	Remove trees to correct drainage	\$3,788.75
03/18/2015	Replace sewer lateral	\$4,650.00
07/02/2015	Grading/landscape/fencing to correct drainage	\$21,345.00
11/03/2015	Roof repair	\$200.00
05/25/2016	Replaced metal roof	\$19,700.00

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<b>Total Completed Repairs/Improvements:</b>	<b>\$80,889.92</b>
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# PROPOSAL

Page No.

of

Pages

WE SEAMLESS GUTTERS

734 Ravenna Avenue  
SAN ANTONIO, TEXAS 78220  
(512) 326-7873  
Fax (512) 327-7127

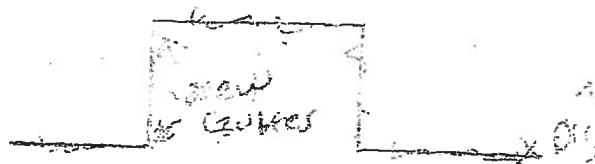
1023

PROPOSAL SUBMITTED TO <i>Charlotte Yocham</i>		PHONE <i>(512) 529-6298</i>	DATE <i>10-3-14</i>
STREET <i>233 Florida St</i>		JOB NAME	
CITY, STATE and ZIP CODE <i>San Antonio TX 78210</i>		JOB LOCATION <i>Same</i>	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

- ① Replace Damage Gutter on Back of House with Aluminum Gutter 5" Check all Existing Gutter and Clean Install Gutter Screens on The Back of House only, add one Downspout
- ② Labor Warranty Three Year.

Color  
Gutter - White



✓ done + paid 10/6/14  
att #1437

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

*Four Hundred Eighty Six* dollars (\$ *486* ).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within *60* 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. Payment will be made as outlined above.

Date of Acceptance:

Signature

Signature *C. Yocham*



# PROPOSAL

Page No.

of

Pages

VP TEAM H33 OUTTERS  
734 Progress Avenue  
SAN ANTONIO, TEXAS 78225  
(214) 326-7872  
Fax: (214) 327-7727

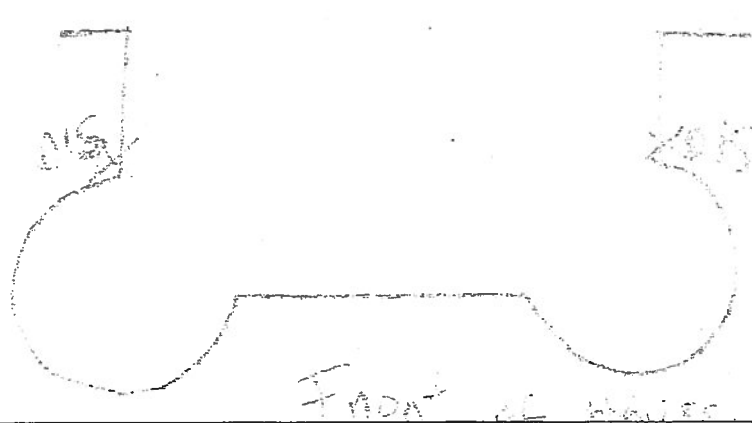
10-9-14  
1046

PROPOSAL SUBMITTED TO <i>Yocham</i>		PHONE <i>(512) 529-6285</i>	DATE <i>11-26-14</i>
STREET <i>533 Florida St</i>		JOB NAME	
CITY, STATE and ZIP CODE <i>San Antonio TX 78210</i>		JOB LOCATION <i>Same</i>	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

- ① Install Aluminum Gutter 6" with Aluminum Downspout 3x4 Using Hidden Hangers
- ② Labor Warranty Three Years

Color  
Guttering White  
D/S



pol by  
CL # 1014  
12-10-14

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

*One Thousand One Hundred Forty-two* dollars (\$ *1142.00*).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature

Note: This proposal may be withdrawn by us if not accepted within *60* 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. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_



14905 Wheeler Rd  
Atascosa Tx 78002  
Phone 210-836-7386 Fax 210-622-9076  
Manuel\_colunga0731@yahoo.com

DATE; 10/09/14

NAME; Charlotte Yochem

BILLING ADDRESS;

SITE ADDRESS; 233 Florida St

San Antonio tx

RE: WORK CONTRACT

This work contract is to confirm the receipt of the referenced matter below and also to summarize and confirm the terms under which you have hired Colunga Construction Company to assist you.

You have hired us to

1. Install 50 Concrete Piers (10 inches wide)
2. Level house much as Possible
3. 3 Years Warranty
4. Certificate of the Warranty
5. Engineer Report
6. Replace 80 ft of New Beam 4x6 (treated)
7. Remove Existing Skirting all around the house
8. Install Skirting (Stucco) around the House Except in the front of the House
9. Install Vents Every 8 ft on the Skirting
10. City permit
11. Install 2 Access Doors in the skirting

Colunga Construction Company will be performing the work and assuming the responsibility for your matter. The charge for Colunga Construction Company is Twelve Thousand (\$12,000) The Company will require a down payment of \$6,000 to begin the work and the remaining balance of \$6,000 when the job is completed.

NOTE: The Company will not responsible for any damage to the plumbing, the roof or broken windows and any cracked sheet rock Brick Stone or Stucco during the Leveling of the foundation of the house ;

If these terms are acceptable to you, please sign a copy of this contract and return it. Thank you for your attention to this work Contract. In case the homeowner doesn't pay in full after 5 days within completion of the foundation colungas Construction Company will take legal action.

Thank you,

PATRICIA C. NINO  
(210) 836-7386

I have read and agree to the above terms:

*Patricia C. Nino*  
Patricia Colunga Nino

*10/09/14*  
Date





# Blue Heron

## DESIGNS, INC.

A Landscape Design/Build Firm

### LANDSCAPE DESIGN AND CONSULTATION DRAW REQUEST #3

March 5, 2015

**Submitted to:**

Mr. Roland C. Mower  
Mrs. Charlotte Yochem  
233 Florida  
San Antonio, Texas 78210

**Work to be Performed for:**

Residence  
  
233 Florida  
San Antonio, Texas 78210

The following is a Draw Request for the Landscape Design and Consultation proposal dated November 13, 2014:

**TOTAL PHASE ONE AND PHASE TWO LANDSCAPE DESIGN AND CONSULTATION \$ 4,450.00**

**Initial deposit received:**

**(\$ 1,500.00)** *pd*

**Draw Request #2**

**(\$ 1,000.00)**

**TOTAL BALANCE.....\$ 1,950.00**

**This Draw Request # 3**

**\$ 1,000.00**

**Additional ~**

**Meeting with Calvetti and Tree Coordination with Arborists**

4 Hours Randy Rodgers \$ 100.

**\$ 400.00**

**TOTAL DRAW REQUEST.....\$ 1,400.00**

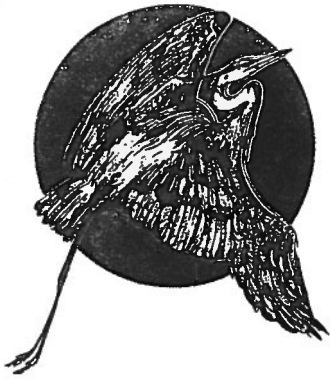
*Thank you for the opportunity to work on this project with you!*

Sincerely,  
Blue Heron Designs, Inc.

*Randy*  
Randy Rodgers  
President

*pd by C  
3/6/15*





# Blue Heron

## DESIGNS, INC.

A Landscape Design/Build Firm

### LANDSCAPE DESIGN AND CONSULTATION DRAW REQUEST

January 29, 2015

**Submitted to:**

Mr. Roland C. Mower  
Mrs. Charlotte Yochem  
233 Florida  
San Antonio, Texas 78210

**Work to be Performed for:**

Residence

233 Florida

San Antonio, Texas 78210

The following is a Draw Request for the Landscape Design and Consultation proposal dated November 13, 2014:

**TOTAL PHASE ONE AND PHASE TWO LANDSCAPE DESIGN AND CONSULTATION \$ 4,450.00**

Initial deposit received:

( \$ 1,500.00)

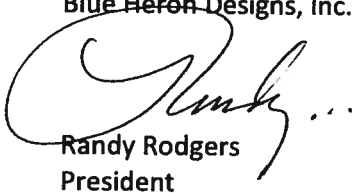
**This Draw Request:**

**\$ 1,000.00**

*pd 1-29-15*

*Thank you for the opportunity to work on this project with you!*

Sincerely,  
Blue Heron Designs, Inc.

  
Randy Rodgers  
President







# Blue Heron

## DESIGNS, INC.

A Landscape Design/Build Firm

### LANDSCAPE DESIGN AND CONSULTATION PROPOSAL

November 13, 2014

**Proposal Submitted to:**

Mr. Roland C. Mower  
Mrs. Charlotte Yochem  
233 Florida  
San Antonio, Texas 78210  
Charlotte: 512-529-6288

**Work to be Performed at:**  
Residence

233 Florida  
San Antonio, Texas 78210  
[Charlotte@yochemlaw.com](mailto:Charlotte@yochemlaw.com)

**Proposed Landscape Design & Consultation:**

Blue Heron Designs, Inc. proposes to furnish landscape design and consultation services for your beautiful historical residence at 233 Florida, San Antonio, Texas per the following acceptable guideline. The landscape plan will be completed in three phases.

**Landscape Goals:**

- To provide a master landscape design for the improvement to the drainage and the landscape of 233 Florida Street in Lavaca Historic District

**Phase One: Creation of Master Landscape Base Plan:**

Utilizing the Site Survey, field measurements and field grade shots, create a site plan with elevations and existing viable tree locations (field measured). Known utility locations will be provided on the plan. Door and window locations will be provided on the plan for the first floor rooms.

**Phase One: Proposed Cost & Basis.....\$ 1,100.00**

- Based on receipt of CAD Survey of the property

3 Hours Randy Rodgers Consultation and Oversight	\$ 100.	\$ No Fee
6 Hours Field Measurements, Assessment and Site Survey	\$ 75.	\$ 450.00
8 Hours Creation of Master Site Document with Notes	\$ 75.	\$ 600.00
Reproduction/Site Level Fee		\$ 50.00

**Note: Tree Locations will be field measured so they may not be exact**



Mr. Roland C. Mower  
Mrs. Charlotte Yochem  
Blue Heron Designs, Inc.  
Landscape Design Proposal  
November 13, 2014 Page 2

**Phase Two: Create Conceptual Master Landscape Plan:**

**Front Landscape~**

- Create a new pedestrian walkway to the front door
- Design and Specify material for front porch, walk and steps
- Create drainage assessment and provide options
- Create concept for location and basic design of new perimeter fence with gates
- Provide paving materials options for walkway to back landscape
- Create Landscape Illumination concept for exterior lighting and coordinate the selection of exterior lighting fixtures on the residence *+ speaker in back*
- Create green screening where possible *see fence @ PSA back patio*
- Provide new tree plan

**Back Landscape~**

- Assess the existing back deck, relationship to the residence (elevations, materials and access to main landscape and existing upstairs balcony). Provide a new conceptual patio plan and provide material recommendations – Provide for larger entertainment patio
- Provide options for location of an outdoor kitchen with proximity to the kitchen area ~ extension of the new patio
- Provide concepts for parking and future possible garage or carport location
- Provide for dog run
- Assess all fencing and gates and make recommendations for replacement

<b><u>Proposed Cost: Phase Two Conceptual Master Plan and Budget.....</u></b>			<b>\$ 3,350.00</b>
10 Hours Randy Rodgers Landscape Design	\$ 100.	\$	1,000.00
30 Hours CAD Work/Landscape Design/Document Preparation	\$ 75.	\$	2,250.00
Reproduction		\$	100.00

Create documents with necessary supporting information to present to the Lavaca Historic Preservation Committee for approval of proposed Phase Two Landscape Concepts.

**TOTAL PHASE ONE AND PHASE TWO LANDSCAPE DESIGN & CONSULTATION.....\$ 4,450.00**



Mr. Roland Mower  
Mrs. Charlotte Yochem  
Blue Heron Designs, Inc.  
Landscape Design Proposal  
November 13, 2014 Page 3

**Phase Three: Final Landscape Design**

**NOTE: Phase Three Final Landscape Design will be completed from the accepted Conceptual Design/Budgets as each area is developed at the rates above:**

- Paving and Hardscape Details for Drives, Walkways, Patios and Steps
- Details for Fences and Gates
- Drainage Plan
- Outdoor Kitchen Design
- Sleeving & Electrical Plans
- Electrical / Landscape Illumination Plans
- Planting Plans
- Written Irrigation Directive (Irrigation Contractor will provide written guideline and "as built" drawings completed to add to permanent file as each portion is constructed)

**Proposed Cost Phase Three Final Landscape Design.....\$**

Phase Three will be completed as it is constructed at the rates lined out above.

**Not Included**

- Requirements or expenses for a structural engineer when needed or requested
- Presentations to the Lavaca Historic Preservation Committee if required

**Terms:**

\$1,500.00 deposit with draws as the work is presented. BHD fees for the services described above are based on the time required to do the work performed plus reproduction. BHD will submit our bill for services provided on a monthly basis. Payment is due upon the presentation of our billing and is payable in San Antonio, Texas. Unpaid balances will incur a 1.5% monthly fee from date of invoice. Phase One and Two may be accepted independently of Phase Three.

If circumstances arise which require additional fees, supplemental billings will be submitted to you for payment. We will endeavor to provide our services within the budgets provided. Payment for supplemental billings will be due upon presentation, payable in San Antonio, Texas.

Blue Heron Designs, Inc. is a design/build firm, so all budgets provided will be based on the costs for our firm to act as a general contractor for the installation of the landscape project *if desired by the Owner.*

**Mr. Roland C. Mower  
Mrs. Charlotte Yochem  
Blue Heron Designs, Inc.  
Landscape Design Proposal  
November 13, 2014 Page 4**

If the above is satisfactory with you, we would ask that you date and sign the copy of this agreement and return it to us along with your deposit at which time we will schedule our field work to begin.

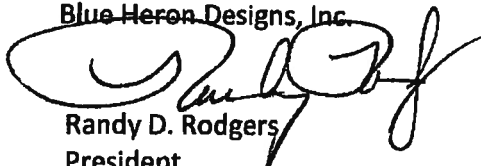
This proposal is good for thirty (30) days.

Thank you for the opportunity to provide this proposal to you.

Yours very truly,

Accepted: \_\_\_\_\_, 2014

Blue Heron Designs, Inc.

A handwritten signature in black ink, appearing to read "Randy D. Rodgers", is written over the company name.

Randy D. Rodgers  
President

\_\_\_\_\_  
Roland Mower

\_\_\_\_\_  
Charlotte Yochem



14905 Wheeler Rd  
Atascosa Tx 78002  
Phone 210-836-7386 Fax 210-622-9076  
Manuel\_colunga0731@yahoo.com

DATE; 04/18/15

NAME; Charlotte Yochem

BILLING ADDRESS;

SITE ADDRESS; 233 Florida St

San Antonio Tx 78210

RE. WORK CONTRACT

This work contract is to confirm the receipt of the referenced matter below and also to summarize and confirm the terms under which you have hired Colunga Construction Company to assist you.

You have hired us to

1. Remove existing skirting (stucco)
2. Haul away trash
3. Dig trench all around the house in order to Install New Hardie Siding
4. Cancel one access door
5. Install air vents every 6 ft 12 to 15 Total

pd \$1800  
5/19/15

Colunga Construction Company will be performing the work and assuming the responsibility for your matter. The charge for Colunga Construction Company is One Thousand Eight Hundred Dollars (\$1,800) The Company will require a down payment of \$900 to begin the work and the remaining balance of \$900 when the job is completed.

NOTE: The Company will not be responsible for any damage to the plumbing, the roof or broken windows and any cracked sheet rock Brick Stone or Stucco during the Leveling of the foundation of the house ;

If these terms are acceptable to you, please sign a copy of this contract and return it. Thank you for your attention to this work Contract. Colunga Construction Required the last payment when the owner received the certificate of the warranty and the Engineer Report

Thank you,

PATRICIA C. NINO  
(210) 836-7386

I have read and agree to the above terms:

Patricia C. Nino  
Patricia Colunga Nino

5/18/15  
Date

\_\_\_\_\_  
Charlotte Yochem

\_\_\_\_\_  
Date





foundation repair

06/04/15

Name; Charlotte Yochem  
Address: 233 Florida Ave  
City: San Antonio TX

### **JOB PROPOSAL FOR 233 FLORIDA AVE**

1. Remove existing hardie siding
2. Install new Skirting (stucco)
3. Install Vents every 4 ft

psd 6-11-15

**TOTAL COST \$1,600**

The Company will be responsible for all the material and labor of the work above. Colunga Construction Company will also be responsible for all trash dumping and to have all of the work area cleaned up. The pay for Colunga Construction Company is requiring half of the total amount to begin the job and the other half when the job is fully completed.

NOTE:

Thank You

Manuel Nino Colunga  
(210)710-8117

# CALVETTI & ASSOCIATES

Professional Engineers Incorporated (F-12655)

Date Invoice #  
2/28/2015 2-18-15L

Terms
Due on receipt

Charlotte Yochem  
233 Florida Street  
San Antonio, TX 78210

CAPE Project No.  
15-018 - Residence @ 233 Flor...

CAPE Project

Residence @ 233 Florida St.

Description	Amount
Structural Engineering Fee for Services Rendered through February, 2015	
One (1) Field Observation (2-26-15)	135.00
Principal Engineer - Report	225.00
Thank you for your business.	
<b>Total</b>	<b>\$360.00</b>

# CALVETTI & ASSOCIATES

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Professional Engineers Incorporated (F-16036)

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March 3, 2014

Charlotte P. Yochem  
233 Florida St.  
San Antonio, TX 78210

Re: Residence at 233 Florida St.

Project Number 15607018

Dear Ms. Yochem:

At your request I met with you at your residence referenced above to review certain conditions with which you were concerned.

As I understand, the residence was reconditioned about five months ago having a new foundation and upgraded exterior and interior finishes. Presently your concern pertains to the surface water drainage around the foundation. During the visit you gave me a drawing indicating the elevations of the grade around the perimeter of your property and around the residence.

## OBSERVATIONS

The residence is a two-story wood framed building supported on a pier and beam foundation. It sets on the northwest quadrant of the intersection of Florida Street, at the South, and Staffel Street, at the East. There is a concrete porch at the front and east side and a wood porch at the rear of the house. There is a concrete retaining wall along the front of the property, extending back 19 feet along the west property line and 76 feet along the east property line. There are under-floor vents in the skirting material on the west and east perimeter of the foundation and two under-floor access panels on the east side of the house. The skirting material seemed to be a cement coated board with cement plaster applied to metal lath. Some of the vents are below the adjoining grade as are the two access panels. There are two large trees at the front of the property, one medium tree on the east side and one large tree at the back of the house.

## DISCUSSION

The drawing and visual observations made indicates that surface water does not properly drain away from the house and in several locations actually flows under the building passing through some of the lower vents and both access panels.



# CALVETTI & ASSOCIATES

Ms. Charlotte Yochem  
233 Florida Street

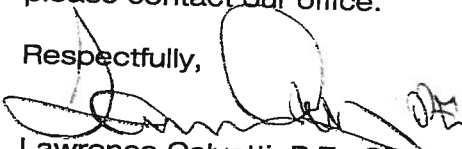
March 3, 2014  
Page 3

## OBSERVATION AND REPORT LIMITS

The opinions expressed in this report are based on visual observations of the site, foundation and submitted document, and made solely to help determine the apparent drainage conditions around the perimeter of the designated project and possible correction measures. This office cannot at any time assume responsibility for any latent defects that are not apparent to visual observation. Neither the observations made nor this report is intended to cover mechanical, electrical or architectural features, except those noted.

We appreciate the opportunity of working with you on this project. If you have any questions regarding this report, or if we may be of further service to you, please contact our office.

Respectfully,

  
Lawrence Calvetti, P.E., SECB

**CALVETTI & ASSOCIATES**  
**Professional Engineers Incorporated**  
(TBPE Firm Registration No. F-16036)



# Beicker Insealation

333 Beicker Road  
Seguin, TX 78155

## Invoice

Date	Invoice #
1/15/2015	808

Bill To
Charlotte Yochem 233 Florida Street San Antonio, TX 512 529 5288

Project

Quantity	Description	Price Each	Amount
1,200	Apply 2 inches of Icynene MDC-200 closed cell , R-14 spray foam insulation to the underside of the Floor.	3.00	3,600.00
	Terms and Conditions 1. Payment is due in full upon completion of spray foam insulation application. 2. Owner is to provide truck access to the site address. 3. Beicker Insealation will provide liability and Workman's Compensation Insurance. 4. Price includes all applicable sales taxes.		0.00
		pal 1-15-15	
		<b>Total</b>	<b>\$3,600.00</b>

INVOICE

MARCH 30,2015

CHARLOTTE YOCHAM

233 FLORIDA

SAN ANTONIO, TX

\$154.51 GLAZE WINDOW

\$413.52 WINDOW AND TRIM

\$250.00 MATERIAL-CARPENTER

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\$818.03 SUBTOTAL

<sup>181.97</sup>  
~~\$163.60~~ SUPERVISION / PROFIT / OVERHEAD / DELIVERY SERVICE / ETC

~~\$981.63~~ TOTAL DUE

<sup>61,000.00</sup>

pol 3-31-15



# INVOICE

APRIL 13, 2015

CHARLOTTE YOCHAM

233 FLORIDA

SAN ANTONIO, TX

\$1500 CARPENTRY / DEMO DRAW

\$300 SUPERVISION / PROFIT / OVERHEAD

\$1800 TOTAL DUE

pd 4-13-15

INVOICE

APRIL, 16, 2015

CHARLOTTE YOCHAM

230 FLORIDA

SAN ANTONIO, TX.

\$580.00 PAINT-SEE ATTACHED

\$116.00 SUPERVISION/PROFIT/OVERHEAD

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\$696.00 TOTAL DUE

pd 4-17-15

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# INVOICE

CHARLOTTE YOCHAM

233 FLORIDA

SAN ANTONIO, TX

FINAL DRAW

\$2248.48 CARPENTRY-SEE ATTACHED

\$100.00 PAINT-SEE ATTACHED

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\$469.69 SUPERVISION / PROFIT / OVERHEAD

\$2818.17 TOTAL DUE

pd

# City of San Antonio

# Residential Combination Inspections

AP No. 2042620 Address. 233 Florida Insp. # 5786190

Your inspection was:

Approved

Conditional Approval (see comments on back)

The following inspections were performed:

Mechanical

Electrical

Plumbing \*

Building

~~Rough-in~~

~~Rough-in (TOPS)~~

~~Rough-in~~ Top out

Foundation

Frame

UDFrame

~~Final~~

~~Final~~

Reconnect Waterpipe in Slab

Insulation

Final

UDFinal

(TML)

Underground Waterline

Tree Final

Gas Sewer Final

Flatwork

Inspector: Frank Smith #207 Date: 4-2-15 Time: 9:50 Phone: 210-846-0825

Please take a moment to tell us how we're doing by taking our survey <http://www.sanantonio.gov/dsd/survey.asp>

Revised: 12/7/11





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS**

March 6, 2015

**ADDRESS:** 233 FLORIDA ST  
**LEGAL DESCRIPTION:** NCB 3006 BLK 4 LOT 18  
**HISTORIC DISTRICT:** Lavaca  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Charlotte Yochem - 233 Florida  
**OWNER:** Roland C. Mower Charlotte P. Yochem - 233 Florida  
**TYPE OF WORK:** Tree removal

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to: Remove a 22" damaged pecan tree at the rear of the house as well as three hackberry trees and a line of ligustrums along the east property line. A tree report has been provided by Etter Tree Care recommending the removal of the pecan tree.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 3/6/2015 11:04:54 AM

**ADMINISTRATIVE APPROVAL TO:** Remove a 22" damaged pecan tree at the rear of the house as well as three hackberry trees and a line of ligustrums along the east property line. The applicant has provided documentation stating future plans to replace the removed items with new trees and shrubs.

**APPROVED BY:** Edward Hall  
For:

Shanon Shea Miller  
Historic Preservation Officer

TEXAS TREES  
8502 Vineyard Mist  
San Antonio, TX 78255

(210)559-5566  
mikefleeming@satx.rr.com



# Invoice

Date	Invoice #
03/26/2015	7179
Terms	Due Date
Due on receipt	03/26/2015

<b>Bill To</b>
Charlotte Yochem 233 Florida San Antonio, TX 78210

Amount Due	Enclosed
\$3,788.75	

Please detach top portion and return with your payment

Date	Service	Description Of Work	Amount
03/24/2015	Tree Services	Removal of (1) Lg. Pecan tree in backyard near house. Haul away all brush & debris., 1 @ \$2,400.00	2,400.00T
03/24/2015	Tree Services	Removed the stump., 1 @ \$300.00	300.00T
03/24/2015	Tree Services	Removal of the line of (3) Hackberry, (1) Loquat & approx. (14) Ligustrum trees. Haul away all brush & debris., 1 @ \$550.00	550.00T
03/24/2015	Tree Services	Additional Services: Removed (7) extra trees., 1 @ \$250.00	250.00T

Thank you so very much for the opportunity to serve you!!!  
Please call on us whenever we might be of help again in the future!!!  
Be sure to let your friends, family & associates know about.....  
TEXAS TREES - "Expert Tree, Landscape & Irrigation Services"!!!!

SubTotal	\$3,500.00
Tax (8.25%)	\$288.75
Total	\$3,788.75

TEXAS TREES

"EXPERT TREE, LANDSCAPE & IRRIGATION SERVICES"

THANK YOU!!!

pd 3/26/15

LICENSE NO.  
PM-38068

# INVOICE

# BROWN'S

**Plumbing & Mechanical Services**  
6960 Pittman Rd.  
Adkins, Texas 78101  
(210) 385-0373 FAX (210) 649-1887

Service Call Invoice # 203702-15

Date: 3/18/15

Work Location 233 Florida Ave  
San Antonio Tx 78210

Bill To: Charlotte Jackson

### Description of Work

Performed: Removed & Replaced 4" sewer line  
from main at Drive way to stub out of House.  
Excavation 74' and inspected by city.  
Tied into city main

**Labor Guaranty:** The labor charge as recorded here relative to the equipment serviced as noted, is guaranteed for a period of thirty (30) days. We do not, of course, guaranty other materials/parts than those we supply. If repairs later become necessary due to other defective materials/parts, they will be charged separately.

### Materials:

[illegible]

**Parts Warranty:** All material/ Parts are warranted as per Manufacturer specifications.

**Terms: Due Upon Completion**

I hereby acknowledge the satisfactory completion of the above described work and agree to the terms.

**X**

*AP/ach*

3-18-15

Date \_\_\_\_\_

**Thank you for your business!**

TEXAS STATE BOARD OF PLUMBING EXAMINERS – 919 East 41<sup>st</sup> Street P.O. Box 4700-(512) 450-2146



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 1, 2015

**ADDRESS:** 233 FLORIDA ST  
**LEGAL DESCRIPTION:** NCB 3006 BLK 4 LOT 17  
**HISTORIC DISTRICT:** Lavaca  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Charlotte Yochem - 233 Florida  
**OWNER:** Charlotte Yochem - 233 Florida  
**TYPE OF WORK:** Driveway/sidewalk, Fencing, Landscaping/hardscaping/irrigation, Tree removal

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: re-grade the landscape around the house to produce positive drainage away from the foundation, remove the existing concrete and brick walkways leading from the back wood patio to the parking area, remove the existing chain link fence and the existing stumps and small trees growing within it, remove and haul away the left over concrete/stone previously dumped at the north side of the property, install a 3' wide stepping stone walkway leaving from the back deck to the decomposed granite parking area, install St. Augustine Sod in all area that have been graded, install fencing and gate for the north and west sides of the property and provide and install pavers on the side of the residence between the house and neighbor's driveway.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 6/1/2015 4:03:48 PM

**ADMINISTRATIVE APPROVAL TO:** Re-grade the landscape around the house to produce positive drainage away from the structure's foundation, remove the existing concrete and brick walkways leading from the back wood patio to the existing parking area, remove the existing chain link fence and the existing stumps and small trees growing with in it (this has been previously approved), remove and haul away the left over concrete/stone previously dumped at the north side of the property, install a 3' wide stepping stone walkway leading from the back deck to the decomposed granite parking area, install St. Augustine Sod in all areas that have been graded, install fencing and a gate for the north and west sides of the property and install pavers on the side of the residence between the house and neighbor's driveway. The replacement chain link fence is to match the location and height of the existing per the side plan. No portion of the fence is to exceed 6 (six) feet in height. No portion of the fence in the front yard is to exceed more than 4 (four) feet in height at any location.

**APPROVED BY:** Edward Hall





# Blue Heron

## DESIGNS, INC.

A Landscape Design/Build Firm

**FINAL DRAW REQUEST FOR LANDSCAPE GRADING & IMPROVEMENTS BUDGET**  
**July 2, 2015**

**Submitted to:**

Mr. Roland C. Mower  
Mrs. Charlotte Yochem  
233 Florida  
San Antonio, Texas 78210

**Work Performed at:**

Residence  
  
233 Florida  
San Antonio, Texas 78210

**The following is our Final Draw Request for the work that has been completed at your residence.**

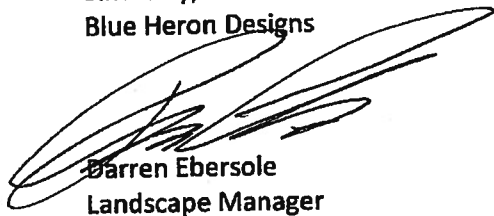
Total Accepted Budget:	\$ 21,345.00
State Sales Tax 8.25% (Not Applicable for Fencing)	\$ 1,435.09
<u>Total Landscape Grading &amp; Improvements:</u>	<u>\$ 22,780.09</u>
Less Deposit Received 5/29/15:	<\$ 5,000.00>
Less Draw Received 6/12/15:	<\$ 7,500.00>
Remaining Balance:	\$ 10,280.09

**Final Draw Request:**

**\$ 10,280.09**

*Thank you for allowing us to work on this project for you!*

Sincerely,  
Blue Heron Designs



Darren Ebersole  
Landscape Manager

*pd 7/6/15*





# Blue Heron

## DESIGNS, INC.

A Landscape Design/Build Firm

pd \$5,000 · 5/29/15  
pd \$7,500 6/

### PHASE ONE ~ LANDSCAPE GRADING & IMPROVEMENTS BUDGET

Revised – May 26, 2015

**Budget Submitted to:**  
Mr. Roland C. Mower  
Mrs. Charlotte Yochem  
233 Florida  
San Antonio, Texas 78210  
Charlotte: 512-529-6288

**Work to be Performed at:**  
Residence  
  
233 Florida  
San Antonio, Texas 78210  
Charlotte@yochemlaw.com

**Description of Proposed Budget:**  
Blue Heron Designs, Inc. proposes the following budget for the phase one grading and landscape around the residence, 233 Florida, San Antonio, Texas per the following guideline:

#### Scope of Work:

- Re-grade landscape around residence to produce positive drainage away from the foundation  
Note: This will be completed by grading higher against the new installed cement board skirting around the perimeter of the residence. **NOTE: In the back, the drainage may still stand or puddle in the back area away from the residence due to existing grades ~ Remove Stumps along Staffel.**  
24 Cubic Yards of Mixed Soils  
Note: Please note the area to be graded – highlighted on plan
- Remove existing concrete and brick walkways leading from back wood patio to parking area
- Remove existing Chain Link Fence and Stumps/Trees growing in them (*Owner to coordinate with Neighbors*)
- Remove/Haul Away left over concrete/stone dumped at north side of property
- Provide and Install a 3' Wide Stepping Stone Walkway leading from back deck to granite parking area
- Install St. Augustine Sod in all areas that have been graded – see highlighted plan
- Provide and Install fencing and Gate for North and West Side of Property (6' Chain Link Fence)
- Provide and Install fencing and 1 Gate for Dog Run (6' Chain Link Fence)
- Provide and Install Pavers on side of residence between house and neighbor's driveway (will slope as much as possible given limited fall due to placement of vents)

**BUDGET FOR PHASE ONE LANDSCAPE ~**  
Oversight, layout and coordination with Owner .....\$ 900.00  
12 Hours for Darren at \$ 75.00/Hr.



**Roland Mower~Charlotte Yochem**  
**Blue Heron Designs, Inc.**  
**Phase One Landscape Improvements**  
**Revised - May 26, 2015 Page 2**

<b>Re-grading/Stump Removal/TreeFenceRemoval/DebrisRemoval:</b>	<b>\$ 7,195.00</b>
2 Days Crew 4 Men Tools, Equipment, Insurance	\$ 3,300.00
2 Days Bobcat \$ 250.	\$ 500.00
4 Haul Aways (Brush and Soil/Grass) \$ 250.	\$ 1,000.00
12 Cubic Yards Compost and sand or 3 way mix \$95.	\$ 1,140.00
12 Cubic Yards of Sand and Soil (Topsoil) \$65.	\$ 780.00
Removal of Existing Chain Link Fence and Dog Run and disposal	\$ 475.00

**West Fence Installation Budget (Approximately 94 Linear Feet) with 1 Gate:**

**6' Chain Link Fence Budget:**.....\$ 1,950.00

- 1 5/8" Top Rail Schedule 40
- 1 7/8" Line Post Schedule 40
- 2 3/8" Terminal Post Schedule 40
- 2" – UGA Mesh – **Note:** This is designed so you can plant vines to grow on fence

**North Fence Installation Budget: (Approximately 51 Linear Feet)**

**6' Chain Link Fence Budget:**.....\$ 925.00

- Same Chain Link Fence Specifications as above

**Dog Run Fence Installation Budget and 1 Gate: (Approximately 47 Linear Feet)**

**6' Chain Link Fence Budget:**.....\$ 1,075.00

- Same Chain Link Fence Specifications as above

**\*Note:** New Perimeter Fence will be installed at same location as existing fence, unless we can locate A property pin, if so will then place fence on property line. Option is to have a survey company locate Two back corners so fence can be on property line.

**\*Note:** Includes Permit for Fence.

**Installation of Beige Pavers on West Side Budget:**.....\$ 3,000.00

- Install 6" of Compacted Limestone Subbase (2 Lifts)
- Install 170 SF of Pavers (BHD has used good looking pavers 5" x 5" ~ this would be labor only
- Border to be neighbor's driveway, steel edging at back corner of residence
- *Slope Grade away from residence as much as possible (limited by placement of vents)*  
*Blue Heron recommends that 2 vents on North West side of residence be eliminated as they*  
*Are below the elevation of existing driveway*

**Stepping Stone Walkway from Back Porch to Granite Parking Area Budget:**.....\$ 1,000.00

- Approximately 75 Square Feet Walkway (based on a 3' wide walk)
- Large Stepping Stones to be set at stride length apart and have grass grow in between
- Includes Labor, Materials, Oversight

11-3-15 \$50 cash \$150 check

\$200 Jesus Flores

w/ All Cld Roofing  
repair edge + part  
of roof in back to  
fix holes + gaps  
where water was  
running behind vinyl  
siding + down through  
interior walls.



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

**ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS**

January 15, 2016

**ADDRESS:** 233 FLORIDA ST  
**LEGAL DESCRIPTION:** NCB 3006 BLK 4 LOT 18  
**HISTORIC DISTRICT:** Lavaca  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Charlotte Yochem - 233 Florida  
**OWNER:** Charlotte Yochem - 233 Florida  
**TYPE OF WORK:** Roofing

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to: Replace the existing standing seam roof with a new roof to match the existing.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 1/15/2016 7:57:14 AM

**ADMINISTRATIVE APPROVAL TO:** Replace the existing standing seam roof with a new roof to match the existing.

**APPROVED BY:** Edward Hall

For:

Shanon Shea Miller  
Historic Preservation Officer





# IRON CLAD ROOFING & RENOVATIONS

1200 SHEARER ROAD, BULVERDE TEXAS 78163, 210-316-6595, MROD@IRONCLADROOF.COM

Date: 11/1/15

Project: metal roof

Location: 233 Florida

*Completed  
5/25/16*

Description: New construction – installation of standing seam metal roofing 24gauge 18 inch panels.

Color: Gavanized/galvalume

## Scope of Work:

Remove existing roof system. Remove wood shake shingle.

Haul off debris and clean.

Install 7/16 osb decking.

Install Synthetic underlayment.

Install Storm Guard to all valleys, abutments and penetrations.

Install flashing system to all abutments and side walls.

Install DL drip edge flashing to perimeter of structure.

Install custom fabricated plumbing vents to all plumbing vents.

Install 24 gauge standing seam double lock metal roofing to entire roof.

Install all ridge trim to all hips and ridges.

Install ridge ventilation at no extra cost.

Install custom fabricated valley metal to valleys.

Sweep area with a magnet for metal debris.

Warranty is a lifetime warranty on all workmanship and 40 year on material.

**Total: \$ 19,700.00**

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Signature

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Contractor Signature