

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-242
ADDRESS: 220 LEIGH ST
LEGAL DESCRIPTION: NCB 723 BLK 5 LOT 10
ZONING: R-6 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Salvador Valdez
OWNER: Salvador Valdez
TYPE OF WORK: Demolition of rear accessory structure
REQUEST:

The applicant is requesting approval to demolish a contributing rear accessory structure.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-614. - Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e., the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered,

historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance.

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the

application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor

outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

FINDINGS:

- a. The primary structure located at 220 Leigh St is a one story single-family home constructed approximately 1930 in the Craftsman cottage style. It is a contributing structure within the Lavaca Historic District. The property contains a rear accessory structure constructed in 1931, which is also contributing to the Lavaca Historic District. The applicant is requesting approval to demolish the rear accessory structure.
- b. The applicant met with the Demolition and Designation Committee (DDC) on June 14, 2017 on site at 220 Leigh. The applicant noted that gas pipes had been disconnected years ago, and there is no plumbing, water, electricity, or sewage. The accessory structure is currently being used for storage. The Committee stated that demolition by neglect is not applicable in this scenario, as the applicant has owned the property for five years, and the deterioration far exceeds that time period. The DDC noted the severely deteriorated state of the foundation, and stated that the foundation was likely never pier and beam, but rigged together at the time of construction. The DDC noted that the roof has held up very well, as well as a majority of the interior elements, including the hardwood floors, interstitial wall structure, and windows, along with exterior columns and doors. It was determined that the salvage stipulation was extremely important in this case, as so much original material is still intact and viable for reuse.
- c. SCOPE – The applicant is requesting approval for demolition only. There are not replacement plans proposed at this time.
- d. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614(b), in order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The structure, despite the current condition of the foundation, contains a substantial amount of original materials with a high quality of craftsmanship. In the submitted application, the applicant has indicated that the structure no longer serves a purpose and poses a safety and health hazard due to rodents and termites. The applicant has noted that the property has been on the real estate market for some time, and while the primary home has garnered interest from potential buyers, the rear accessory structures have ultimately deterred buyers from purchasing the property. However, the applicant received confirmation from OHP staff in February 2017 that the two other rear accessory structures are non-contributing and may be approved for demolition upon the receipt of demolition applications. Staff does not believe that the marketability of the property has been fully explored without the removal of the two non-contributing rear accessory structures, which may impact the value of the property as a whole to potential buyers. Additionally, the applicant indicated that he attempted to collect reasonable costs for repair and restoration and furnished these documents as exhibits to the application. One company, Olshan Foundation, declined to give a foundation repair estimate because the foundation was deteriorated beyond repair; Baird Foundation could give no guarantee that the structure would meet leveling requirements for foundation repair, but quoted an estimate at \$36,698.50 for the work. A quote from BRC Remodeling Group estimates a sum \$135,180.00 to bring the structure up to city code requirements and habitable. The total cost of these estimates is \$171,878.50. The applicant has indicated that he received a demolition estimate for \$6,800.00. While the quoted combined cost of foundation repair and renovation exceeds the demolition quote and the current appraised value of the structure, staff finds that evidence for UDC Section 35-614(b) have not fully been met.
- e. LOSS OF SIGNIFICANCE – In January 2017, the applicant submitted an application for non-contributing status for three outbuildings located at the rear of the property. Two of the structures were determined to be non-contributing, but the structure in question was determined to be contributing. The review describes the structure as a one story, single bay residential structure constructed in 1930 featuring a front gable and full porch with simple wooden column porch supports. The structure appears on the 1951 Sanborn Map, and newspaper archives revealed advertisements for a two-room furnished apartment in 1931. In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural,

architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Since February 2017, additional substantial evidenced has not been furnished by the applicant or owner to qualify the removal of significance. Additionally, the structure exhibits a high degree of integrity of site, function, form, and materiality, and retains original columns, woodlap siding, elements of its cedar pier foundation, wood windows and shutters, front door, and roof structure, including bracketed eave details. Staff does not believe this criterion for demolition has been met.

RECOMMENDATION:

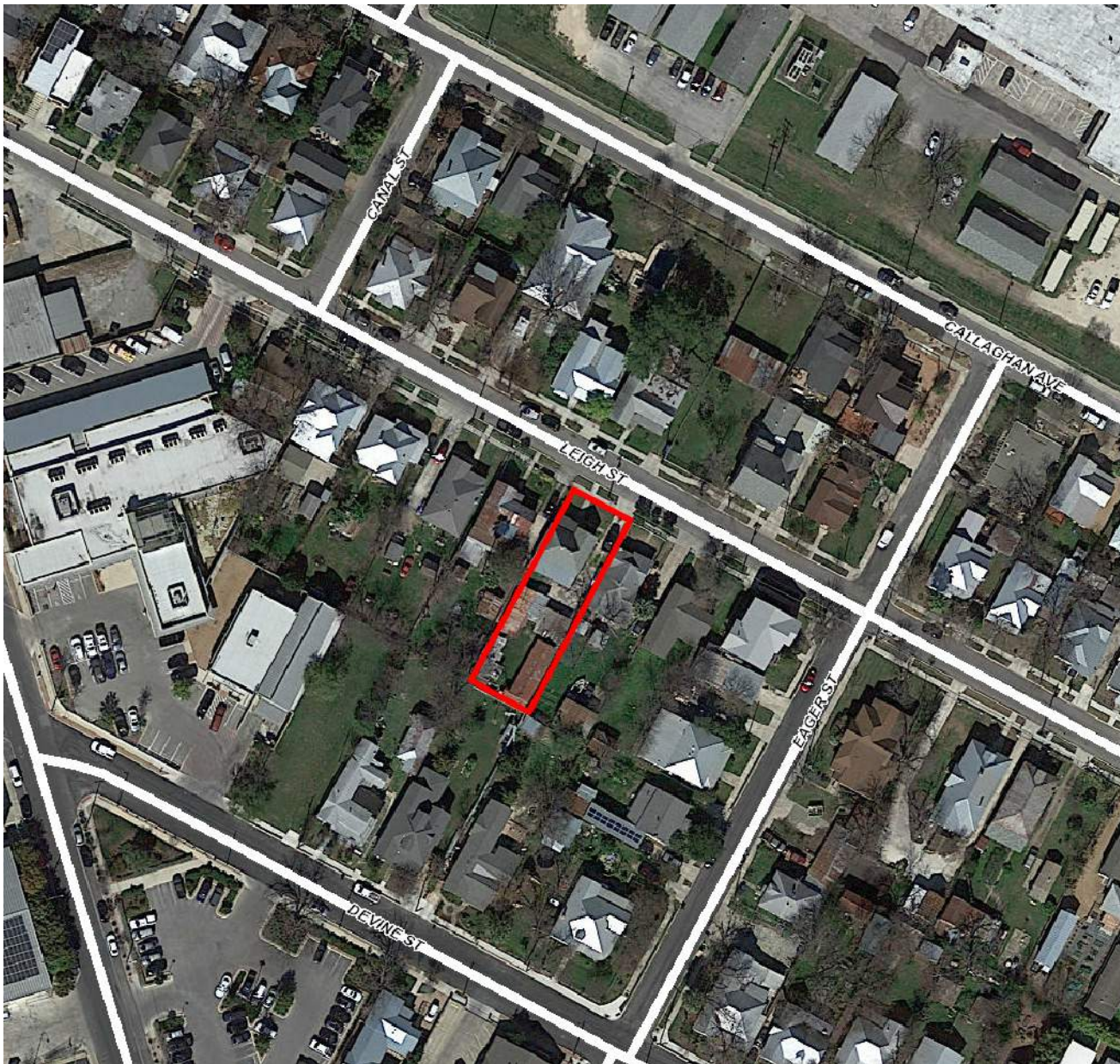
Staff does not recommend approval of the demolition based on findings a through e. If the HDRC recommends approval of the demolition, staff recommends that the applicant create a comprehensive salvage plan to submit to staff prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- In January 2017, the applicant submitted an application for non-contributing status for three outbuildings located at the rear of the property. Two of the structures were determined to be non-contributing, but the structure in question was determined to be contributing. This determination of contributing status was made final on February 3, 2017.
- The applicant met with the Demolition and Designation Committee (DDC) on June 14, 2017. The discussion is outlined in finding b.



Flex Viewer

Powered by ArcGIS Server

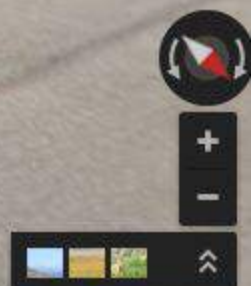
Printed: May 31, 2017

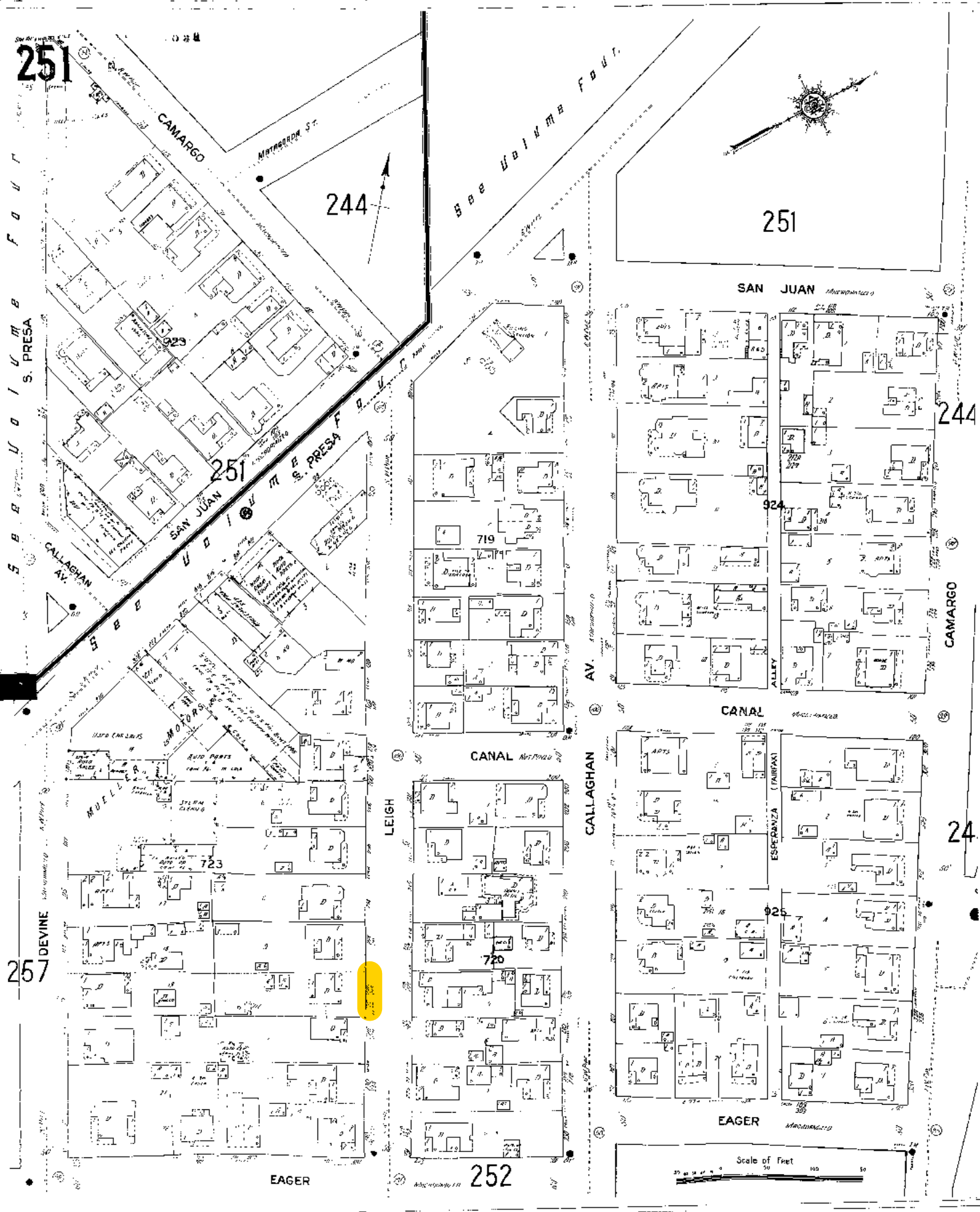
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: 220 LEGAT
REQUEST: [REDACTED]
HEARING DATE: [REDACTED], 2018 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

Trudy Edwards
210-595-9801
www.TrudySARealEstate.com
KWH
KELLER WILLIAMS
210-495-3030
KWSanAntonio.com
FOR SALE





1951 SANBORN MAP

**SALVADOR VALDEZ
220 LEIGH STREET
SAN ANTONIO, TEXAS 78210
(210) 392-0651**

May 5, 2017

MEMORANDUM

From: Salvador Valdez

To: City of San Antonio, Office of Historic Preservation

Subj: REQUEST FOR DEMOLITION OF STRUCTURE #1

Ref: (a) NCB 723 BLK 5LOT 10

Encl: (1) City of San Antonio request for Partial Demolition permit application dtd January 20, 2017

(2) City of San Antonio ltr dtd 3FEB2017 re: Structure #1 "Contributing structure"

(3) House leveling estimate by Olshan Foundation San Antonio, David Wells, CFRS, NFRA Certified Foundation Repair Specialist, (210) 557-5744

(4) Baird Foundation Repair, Francisco Organista, (210) 884-1113

(5) House repair estimate by BRC Remodeling Group, LLC, Vernon L. Bryant, General Contractor

(6) Demolition estimate by American Concrete, LLC, Dario Hernandez Jr., HUB, ESBE, HABE,MBE, SBE Certified, (210) 286-0415

1. On January 20, 2017 I submitted a City of San Antonio request for a partial demolition permit application to remove three structures to the rear of the house as Enclosure (1) outlines. On February 3, 2017 I received a letter stating that one of the structures, Structure #1 was considered a Contributing structure. In an effort to demolish the unusable and dangerous structures on my property located at 220 Leigh, SATX, 78210 the following information is provided:

a. Enclosure (2) outlined that Structure #1 is a Contributing Structure, however sadly, this structure no longer serves any purpose and poses a dangerous hazard and additionally constitutes an unsafe health hazard as it harbors a habitat for rodents and breeds termites and associated insects.

b. In an attempt to ascertain reasonable costs for repair and restoration I received estimated costs from Olshan Foundation, Enclosure (2). Although Olshan was willing to give me an estimate for minor leveling of the main structure they declined to provide an estimate for "Structure #1" because what foundation existed was rotted and determined was beyond repair.

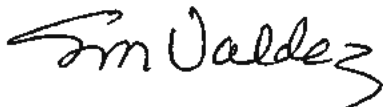
c. After several attempts to locate a foundation company that would entertain doing a "foundation overhaul" on Structure #1, I received an estimate from Baird Foundation Repair, Enclosure (3). Baird Foundation's estimate only agreed to the project if they 1) Replaced the whole foundation including all wood beams and floor joists which included excavation costs for the portion of the structure which has already submerged below ground level and 2) Were not liable for any other portions of the structure to include successful reconnections of water, electrical or sewage. 3) No given guarantee that Structure #1 would meet leveling variance requirements for the completed foundation repair.

2. If agreed to Baird's Foundation estimate of \$36,698.50 for this less than 500 sqft apartment then, refurbishment costs in making this structure habitable for use would be required.

a. Enclosure (4) is an estimate of costs by BRC Remodeling Group in making the structure meet basic needs and incorporate current city code requirements. BRC Remodeling Group estimates the cost to be approximately \$135,180.00 and when included with Baird's Foundation estimate of \$36,698.50 the total cost in making this structure habitable again is estimated to be \$171, 878.50.

3. Alternatively, the cost of demolition of all three structures as outlined in enclosure (1) would amount to \$6,800.00 as estimated by enclosure (5). Therefore, the cost of maintaining this structure as a contributing structure far exceeds the appraised market value or the Bexar County Tax Assessor-Collector's appraised value of the these structures. I cannot afford the costs of repair of this structure. I therefore request permission and approval for demolition and determination of structure #1 to be included as "NOT a contributing structure".

Very respectfully,



Salvador M. Valdez
Owner

Cc: Benjamin Trotter

















































CITY OF SAN ANTONIO
 1901 S. ALAMO STREET, TEXAS 78204 (210) 207-1111
COMPLETE OR PARTIAL DEMOLITION PERMIT APPLICATION
 (Applicant to complete all numbered spaces - Please Print)

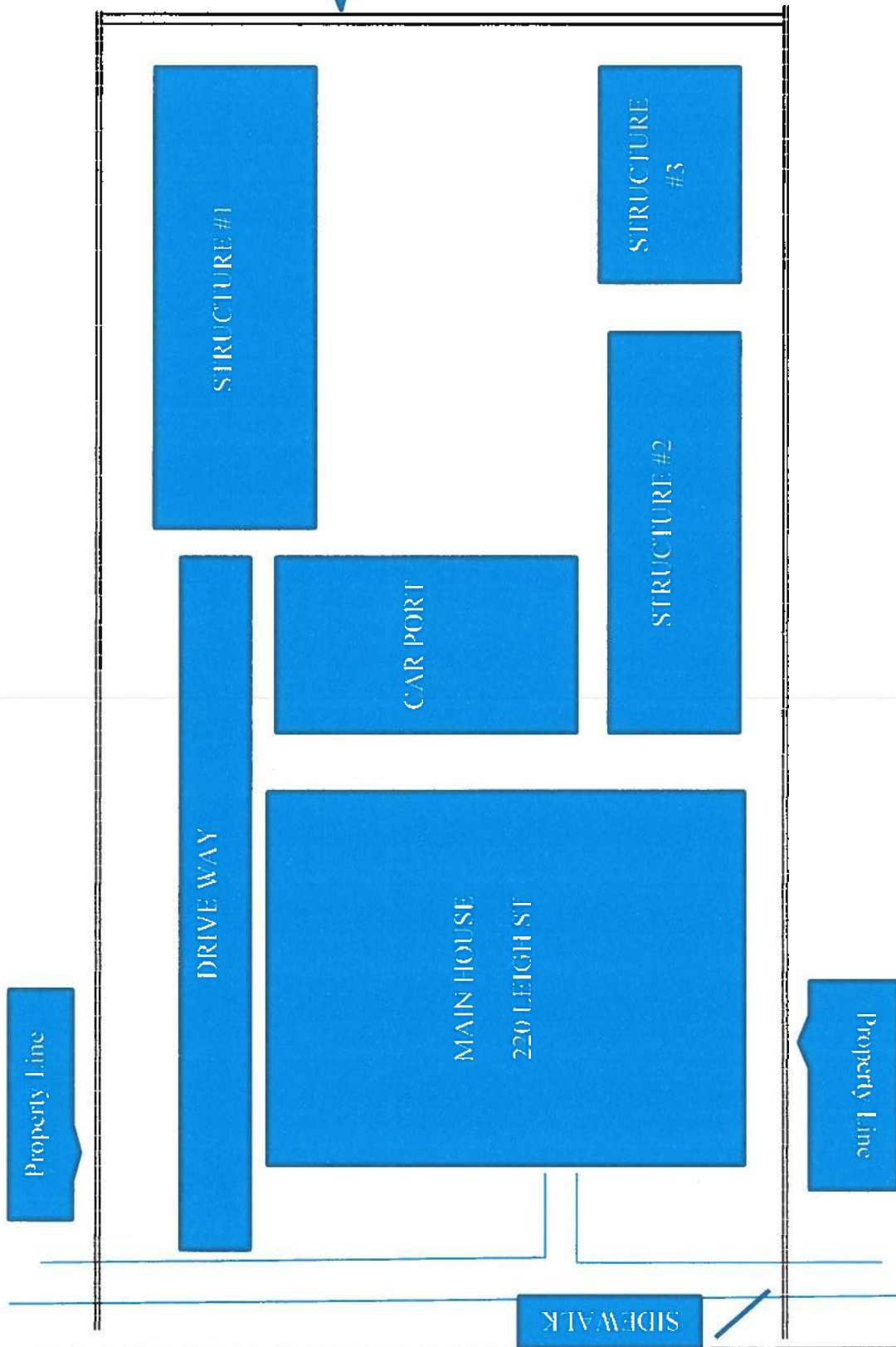
0	AP Number: COMMERCIAL: Yes <input checked="" type="radio"/> No <input type="radio"/> Date: 20 Jan 2017		
	Project Name:		
1	Site Address: 220 Leagh St., San Antonio, TX ⁷⁸²¹⁰		Building No.: Suite No.:
2	Legal Description	NCB: 723	Block: 5 Lot(s): 10
	Owner: Salvador Valdez		Phone: 210.392.0651 Fax:
3	Address: 220 Leagh St		Email: salvador.m.valdez@yahoo.com
	City: San Antonio, TX AC#	State: TX	Zip Code: 78210-1318
	Demo Contractor:		Phone: Fax:
4	Address:		Email:
	City:	Zip Code:	ID# Lic: Current: Yes No
	Engineer:		Phone: Fax:
5	Address:		Email:
	City:	AC#	State: Zip Code:
	Contact Person: Salvador Valdez		Phone: 210.392.0651 Fax:
6	Address: 220 Leagh St.		Email: salvador.m.valdez@yahoo.com
	City: San Antonio, TX AC#	State: TX	Zip Code: 78210-1318
	Number of Structures: 3 (three)	Building Height:	No. of Floors:
7	NOTICE: Commercial two stories or with basement require submittal letter by Licensed Professional Engineer		
	Type of Construction: Wood	Basement: N/A	Yes No
	Gas Service: Yes <input checked="" type="radio"/> No <input type="radio"/>	Explosives: Yes <input checked="" type="radio"/> No <input type="radio"/>	
	Crane: Yes <input checked="" type="radio"/> No <input type="radio"/>	Start: Finish: Security Provided: Yes <input checked="" type="radio"/> No <input type="radio"/>	
8	DEMO CONTRACTOR READ & INTIAL As the demolition contractor, you are hereby under notice that the demolition debris shall be transported to an approved and permitted landfill site. Failure to comply will constitute a Violation of "Vernon's Texas Civil Statutes Article 4477-7, Section 8a(1), (2) and 4477-6(a), Section 2.022 and 2.04. Initial: Date:		
9	CPS ENERGY	Utility disconnect requested on: N/A	
	Utilities to be disconnected by - Electric: N/A		Gas: N/A
10	Emergency: Yes <input checked="" type="radio"/> No <input type="radio"/>	Case Number:	Date:
11	Underground Fuel Tanks: Yes <input checked="" type="radio"/> No <input type="radio"/>	Engineered Bracing	Yes <input checked="" type="radio"/> No <input type="radio"/>
12	Site Plan: Yes No	Photos: Y N	Aerial: No
13	Notarized Letter: Yes No	Contractor Contract: Yes No	Date:

City of San Antonio
COMPLETE OR PARTIAL DEMOLITION PERMIT APPLICATION
(Applicant to complete all numbered spaces - Please Print)

14	Public Works Right of Way Permit: Yes No		Permit #		
	Street Closure: Yes No		Sidewalk Closure: Yes No		
15	Pedestrian Protection Req'd: Yes No		Bldg AP Number: Approved: Yes No		
16	Asbestos Survey Report: (Required for Commercial)	Yes No	Notes:	Abatement	Yes No
	Floodplain Permit:	Yes No	Permit No.	Floodplain:	Yes No
	Non-conforming Use:	Yes No	Other:	Historical?	Yes No
17	220 Leigh ST CPS Energy Accessory only		CPS Clear To Accessory Structures located on the rear of The Property only - METERS located on MAIN structure - Hand Demo only CITY PUBLIC SERVICE		
	Approval Stamp or Signature				
	Date 1-20-17				
18	Historic Preservation				
	Approval Stamp or Signature				
	Date				
19	City Arborist Tree Permit		TREE PRESERVATION APPROVED (AZ) DATE 01/20/17 BY [Signature] NO TREES TO BE REMOVED.		
	Tree Affidavit - Tree Permit Number				
	Approval Stamp or Signature				
	Date 01/20/17				

220 LEIGH ST.
SAN ANTONIO, TEXAS 78210

NCB 723 BLK 5 LOT 10





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

February 3, 2017

ADDRESS: 220 LEIGH ST
LEGAL DESCRIPTION: NCB 723 BLK 5 LOT 10
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Salvador Valdez - 220 Leigh St
OWNER: Salvador Valdez - 220 Leigh St
TYPE OF WORK: Review of Contributing Status

REQUEST:

The applicant is requesting a determination of contributing status for three (3) accessory structures located on the property.

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

DATE: 2/3/2017 8:09:53 AM

ADMINISTRATIVE APPROVAL TO: After review, staff has made the following determination:

1. Structure #1, as indicated on the site plan, is a one story, single bay residential structure built c. 1930. It features a front gable and full porch with simple wooden column porch supports. This structure appears on the 1912-1951 Sanborn and newspaper archives revealed advertisements for a two-room furnished apartment in 1931. This is a CONTRIBUTING structure.
2. Structure #2, as indicated on the site plan, is a one story garage. It appears as 2 separate garages on the 1912-1951 Sanborn, indicating that it was somehow joined together in subsequent years. Originally it had a shed roof with a small front overhang. This structure has been modified with the addition of a canopy, and removal of some original materials. This is NOT a contributing structure.
3. Structure #3, as indicated on the site plan, is a one story side gable structure built after enclosures 1 and 2. This is NOT a contributing structure.

APPROVED BY: Katie Totman

Enclosure (2)



Shanon Shea Miller
Historic Preservation Officer

Agreement / Contract

SA STRUCTURAL REPAIR SOLUTIONS, LLC (dbs 'Olshan Foundation Solutions'), hereinafter called CONTRACTOR, enters into this agreement on this 27th day of February 2017, with:

SALVADOR VALDEZ

, hereinafter called OWNER to provide labor, equipment, and materials for the work described herein upon the structure located at:

220 LEIGH, SAN ANTONIO, TEXAS 78210.

Owner's Contact Number: 210-392-0651

Alternate Number: 000-000-0000

Foundation Underpinning (Scope of Work)

<input checked="" type="checkbox"/> REPAIR PLAN: at Total Cost of \$4,650.00		Owner has requested to MODIFY the Repair Plan- OWNER INITIAL HERE:	
Service or Product	Warranty	MODIFIED REPAIR PLAN: at Total Cost of n/a	
• Hybrid Piling (8-Exterior and -Interior)	1 Year Limited	Service or Product	Warranty
REPAIR PLAN SPECIAL PROVISIONS:		MODIFICATIONS TO REPAIR PLAN SPECIAL PROVISIONS:	
Distance to job site (miles) 30 < < <		Distance to job site (miles) 30 < < <	
Note: Possible Additional Charges (if needed, during initial job):		Tunnel per ft \$250 ; Cut Builder Piers \$250 each; Remove Previous Work / Concrete \$100 per Hour Steel Support / Angle Iron \$40 per piling	
Owner has selected the REPAIR PLAN with a TOTAL COST to the OWNER of:		\$ 4,650.00	

Crawl Space Repair (Scope of Work)

General Description of Work: ADJUST FOUNDATION AS CLOSE AS POSSIBLE TO ELEVATION READINGS USING EXISTING SUPPORT SYSTEM. METAL SHIMS WILL BE USED WITH ADJUSTMENTS. NOTE: WOOD FRAMING, I-BEAMS, JOIST, ETC. MAY NOT ALWAYS COOPERATE WHEN ADJUSTING. I-BEAM BOLTS MAY NOT BE LONG ENOUGH TO BE BOLT AFTER ADJUSTMENTS.		Owner has requested to MODIFY the Repair Plan- OWNER INITIAL HERE:	
<input checked="" type="checkbox"/> REPAIR PLAN: at Total Cost of \$6,045.00		MODIFIED REPAIR PLAN: at Total Cost of \$6,045.00	
Service or Product	Warranty	Service or Product	Warranty
• 1092 (SQ FT) - Adjust/Reshim Station	1 Year Limited	• 1092 (SQ FT) - Adjust/Reshim Station	1 Year Limited
SPECIAL PROVISIONS		MODIFICATIONS TO SPECIAL PROVISIONS	
INCLUDES: CITY PERMIT, ENGINEER'S REVIEW LETTER		N/A	
Owner has selected the Crawl Space Repair (Scope of Work) with a TOTAL COST to the OWNER of:		\$ 6,045.00	

Other Special Provisions

ANY MINOR WOOD REPLACEMENT WILL BE IN ADDITION TO CONTRACT PRICE. INSTALLATION COST IS \$15.00 PER LINEAR FOOT AND DOES NOT COVER MAJOR WOOD REPLACEMENT. IF ANY ADDITIONAL SUPPORT STATIONS ARE NEEDED, AN ADDITIONAL COST OF \$250.00 PER INTERIOR STATION AND \$600 PER EXTERIOR STATION WILL BE ADDED TO TOTAL. OWNER MUST APPROVE OF CHANGES PRIOR TO CHANGES BEING MADE.

Other Cost Adjustments - brief description>>

SIGN UP BY 3-5-17 AND SAVE.....

\$ (1,000.00)

TOTAL AGREEMENT COST >>

\$ 9,695.00

Deposit

(Note: deposits may be refundable up to 2 weeks prior to work beginning)

enter as negative >>

\$ -

Net Amount Due from Customer per payment terms below

\$ 9,695.00

Payment Terms:

Payment for services to be paid (1/2) \$4,847.50 Due before work starts (1/2) \$4,847.50 Due upon completion

<<<Owner Initial acknowledging receipt of a copy of Applicable Warranties & Warranties Terms & Provisions

Enclosure (3) pg 1

This agreement is subject to Chapter 27 of the Texas Property Code. The provisions of that chapter may affect your right to recover damages from the performance of this contract. If you have a complaint concerning a construction defect arising from the performance of this contract and that defect has not been corrected through existing warranty service, you must provide notice regarding the defect to the contractor by certified mail, not later than the 60th day before the date you file suit in a court of law. If requested by Contractor, you must provide an opportunity to inspect & cure the defect pursuant to Section 27.004, Texas

RESTORATION TYPE

EXT _____
 INT _____
 TOT _____



NAME SALVADOR VALDEZ
 ADD. 220 LEITZ
SA, TX 78210
 TEL 210-372-0651
 WK TEL _____
 DATE 2-20-17 MAP # _____

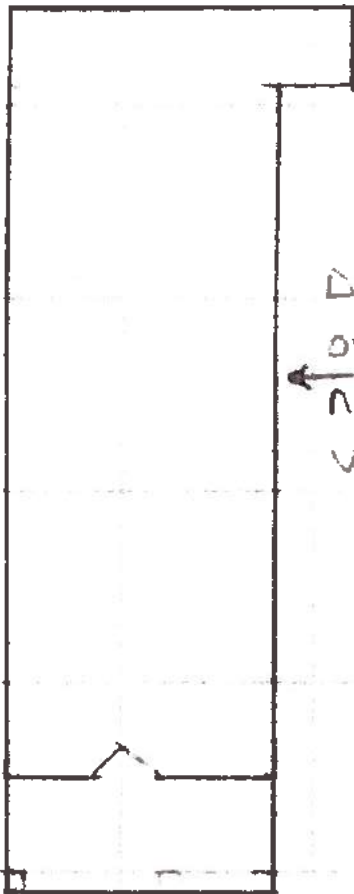
LEGEND

○ EXTERIOR
 ● INTERIOR
 ○ BUILDERS PIERS
 X PREVIOUS WORK
 PE POOL EQUIPMENT
 [G] GAS LINE
 - - - - FENCE
 ~~~~~ WALL CRACKS

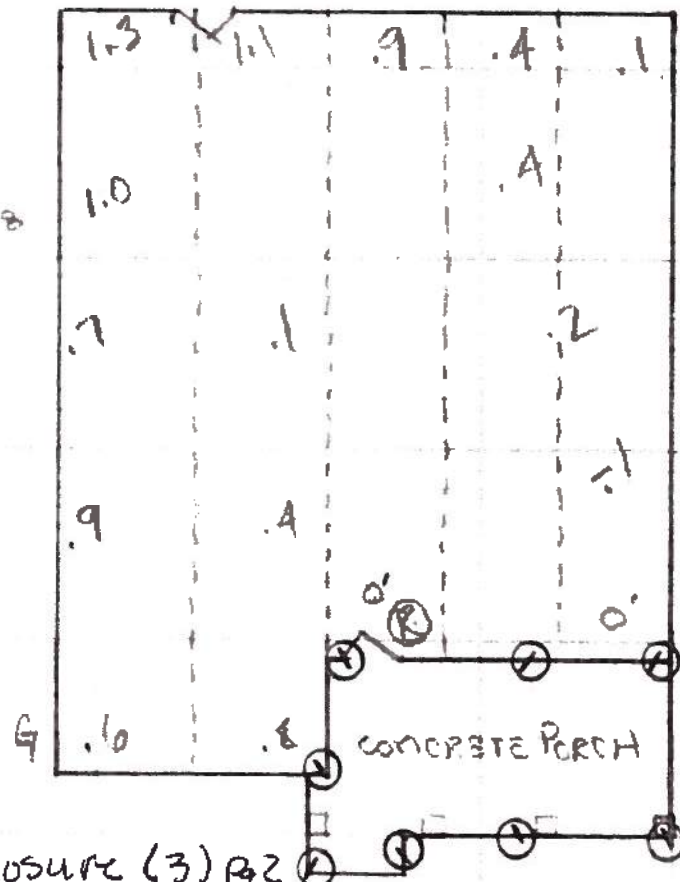
[A/C] A/C UNIT  
 ← SLOPE  
 8 CLEAN OUT

1 STORY  
 — BRICK  
 — GRADE BEAM DEPTH

BREAK-OUTS  
 (CRAWL) / CONV  
 P&B / B&B



Decline TO QUOTE  
 ON THIS STRUCTURE  
 NEEDS TOO MUCH  
 WOOD REPLACEMENT







Prepared by:  
Francisco Organista  
C 210-884-1113  
francisco@bairdfoundationrepair.com

Baird Foundation Repair  
www.bairdfoundationrepair.com  
TF (210) 534-4110  
F (210) 534-4111  
License# 1870

Prepared on:  
2-23-17

Prepared for:  
Salvador Valdez  
salvadmvaldez@yahoo.com  
H (210) 392-0651

Job location:  
220 Leigh Street  
San Antonio, TX 78210

## Project Summary

|                                     |                    |
|-------------------------------------|--------------------|
| Permanently Stabilize Floors        | \$38,630.00        |
| Lift & Level Floors                 | \$0.00             |
| Total Investment                    | \$38,630.00        |
| Same Day Discount                   | \$1,931.50         |
| <b>Total Contract Price</b>         | <b>\$36,698.50</b> |
| Deposit Required - 20%              | \$7,339.70         |
| Deposit Paid                        | \$0.00             |
| <b>Amount Due Upon Installation</b> | <b>\$36,698.50</b> |

## Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 28 days.

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

Customer to pay 50% balance on start of job, remainder upon completion.

Initial \_\_\_\_\_

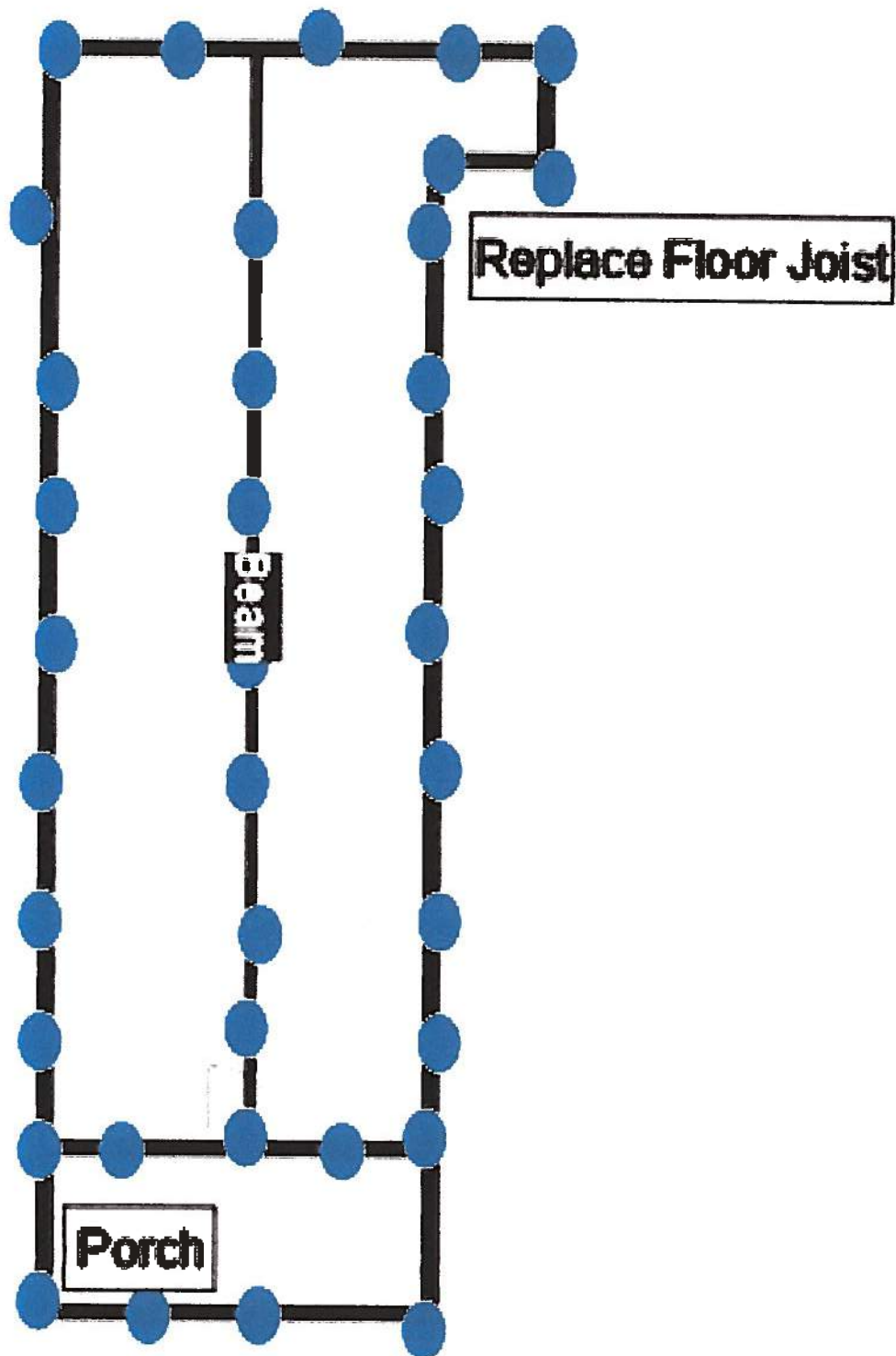
Customer has been made aware of the depth clause and/or overage clause.

Initial \_\_\_\_\_

Enclosure (4)



# Job Details





# Job Details (Continued)

## Specifications

Install cement post(s) with the following size and specifications: Post hole(s) to be 18" diameter, 24" depth. If two story home, holes will be 30" depth. Each post will be reinforced with #4 rebar, #3 stirrups. Acquire appropriate permits as per local building code. Acquire appropriate engineering as per local building code. Reinforce/install new wood beam. Reinforce/install new wood floor joist.

## Contractor Will

## Customer Will

# Product List

## Permanently Stabilize Floors

|                          |     |
|--------------------------|-----|
| Concrete Posts, Custom 2 | 36  |
| Permits, Custom 4        | 1   |
| Engineer, Custom 6       | 1   |
| Wood Beam, Custom 11     | 180 |
| Floor Joist, Custom 12   | 0   |
| Excavation               | 10  |
| floor joist              | 340 |

## Lift & Level Floors

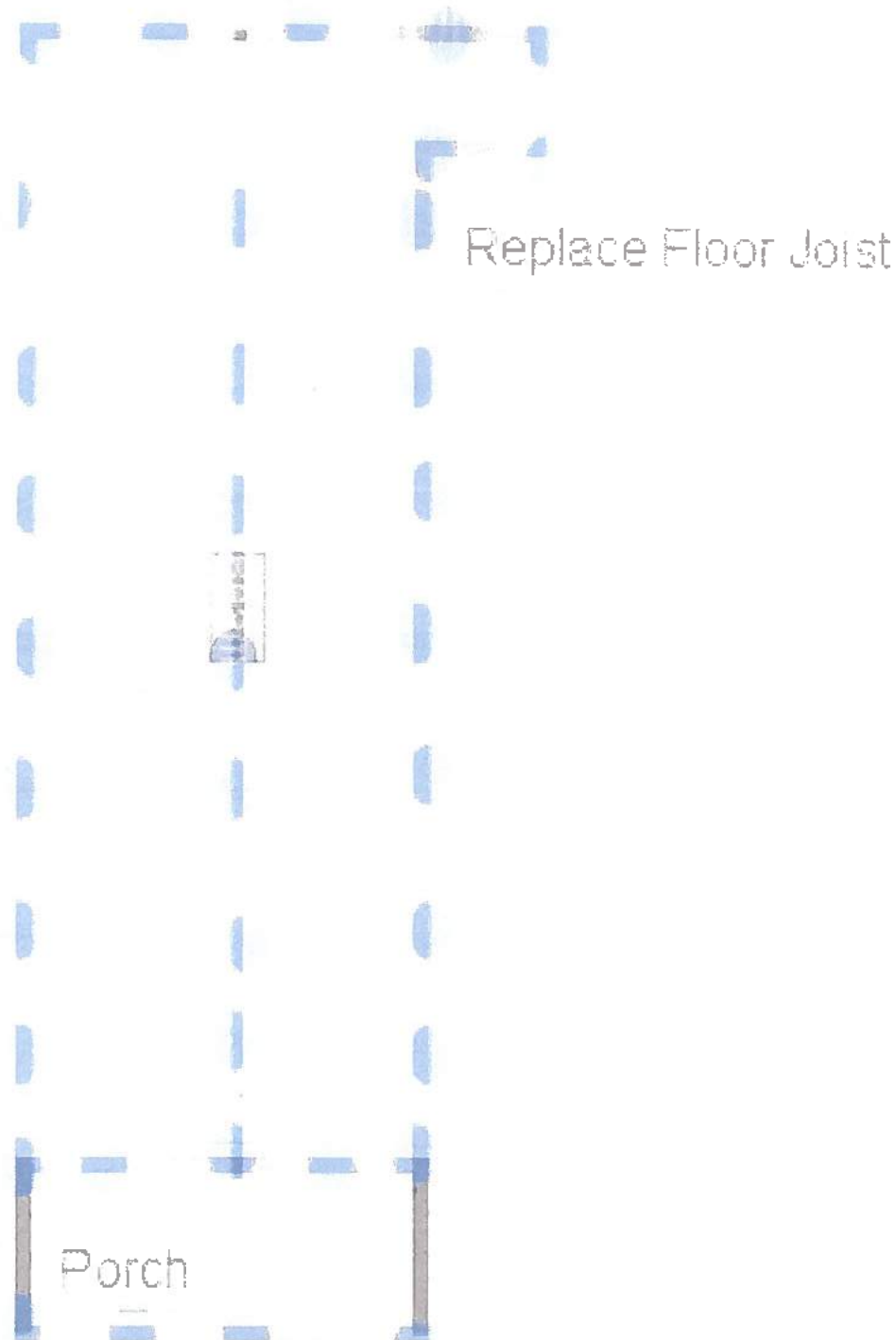
Enclosure (4)



# Recommendations to Your Project

Cleanspace Encapsulation

Bid Required





# Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

1. The date of the transaction, which is: \_\_\_\_\_ or
2. The date you received this notice of cancellation.

## How to Cancel

If you decide to cancel this transaction, you may do so by notifying us in writing at:

**Baird Foundation Repair**  
TF (210) 534-4110  
F (210) 534-4111  
www.bairdfoundationrepair.com  
3306 Clark Avenue  
San Antonio, TX 78223

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

**I wish to cancel.**

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

**The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.**


\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date



|                      |                      |            |                                                                                   |    |              |
|----------------------|----------------------|------------|-----------------------------------------------------------------------------------|----|--------------|
| Address              | 220 Leigh            |            |  |    |              |
| Client               | BRC Remodeling Group |            |                                                                                   |    |              |
| Square Footage       | 1000                 |            |                                                                                   |    |              |
| *ARV                 |                      |            |                                                                                   |    |              |
| *Repairs             | \$                   | 135,180.00 |                                                                                   |    |              |
| *All IN              | \$                   |            |                                                                                   |    |              |
| *Purchase Price      |                      |            |                                                                                   |    |              |
| <b>INTERIOR WORK</b> |                      |            |                                                                                   |    |              |
| <b>PAINT/DRYWALL</b> |                      |            |                                                                                   |    |              |
| X                    |                      | n/a        | Paint                                                                             | \$ | 2,250.00     |
|                      |                      | n/a        | Drywall Patch                                                                     |    | 0.00         |
|                      | ea                   | n/a        | Scrape Popcorn (1-story)                                                          | -  | 0.00         |
|                      | ea                   | n/a        | Scrape Popcorn (2-story)                                                          | -  | 0.00         |
| X                    | sft                  | n/a        | Re-texture entire house                                                           | -  | \$ 1,950.00  |
|                      | ea                   |            | Individual drywall patches/holes                                                  | -  | 0.00         |
| X                    | ea                   | 225        | Install drywall board (w/texture)                                                 | -  | \$ 16,875.00 |
| <b>TOTAL:</b>        |                      |            |                                                                                   |    | \$ 21,075.00 |
| <b>FLOORING</b>      |                      |            |                                                                                   |    |              |
|                      | sft                  |            | Carpet stain                                                                      | -  | 0.00         |
|                      | sft                  |            | Carpet install (level #1)                                                         | -  | 0.00         |
| X                    | sft                  | 1000       | Tile install (level #1)                                                           | -  | \$ 7,500.00  |
|                      | sft                  |            | Install Hardibacker (1/4")                                                        | -  | 0.00         |
|                      | sft                  |            | Engineered Wood Floor                                                             | -  | 0.00         |
|                      | sft                  |            | Refinish Wood Floor                                                               | -  | 0.00         |
|                      | sft                  |            | Linoleum install (wood)                                                           | -  | 0.00         |
| <b>TOTAL:</b>        |                      |            |                                                                                   |    | \$ 7,500.00  |
| <b>KITCHEN</b>       |                      |            |                                                                                   |    |              |
|                      | ea                   |            | Cabinet Refinish (lacquer)                                                        | -  | 0.00         |
| X                    | ea                   | 15         | Cabinets new                                                                      | -  | \$ 6,187.50  |
|                      | ea                   |            | Cabinets Repair                                                                   | -  | 0.00         |
|                      | ea                   |            | Cabinets Hardware (labor only)                                                    | -  | 0.00         |
| X                    | lf                   | 25         | Backsplash (standard)                                                             | -  | \$ 1,350.00  |
|                      | lf                   |            | Laminate Countertops (level #1)                                                   | -  | 0.00         |
| X                    | sft                  | 50         | Granite Countertops (level #1)                                                    | -  | \$ 2,700.00  |
| X                    | ea                   | 1          | Electric Range (standard)                                                         | -  | \$ 675.00    |
| X                    | ea                   | 1          | Dishwasher (standard)                                                             | -  | \$ 502.50    |
| X                    | ea                   | 1          | Micro-hood (standard)                                                             | -  | \$ 525.00    |
|                      | ea                   |            | Vent-a-hood (standard)                                                            | -  | 0.00         |
| <b>TOTAL:</b>        |                      |            |                                                                                   |    | \$ 11,940.00 |
| <b>WINDOWS</b>       |                      |            |                                                                                   |    |              |
| X                    | ea                   | 13         | Replace Dble Pane (whole window)                                                  | -  | \$ 8,287.50  |
|                      | ea                   |            | Reglaze Double Pane                                                               | -  | 0.00         |
|                      | ea                   |            | Reglaze Single Pane                                                               | -  | 0.00         |
|                      | ea                   |            | Reglaze Sliding Glass Door                                                        | -  | 0.00         |
|                      | ea                   |            | Replace Screens                                                                   | -  | 0.00         |
|                      | ea                   |            | Blinds                                                                            | -  | 0.00         |
| <b>TOTAL:</b>        |                      |            |                                                                                   |    | \$ 8,287.50  |
| <b>BATHS</b>         |                      |            |                                                                                   |    |              |
| X                    | ea                   | 1          | Walk-in Shower (3'x3'x8')                                                         | -  | \$ 1,875.00  |
|                      | ea                   |            | Walk-in Shower Conversion (3'x5'x8')                                              | -  | 0.00         |
| X                    | ea                   | 1          | Framed Shower Glass                                                               | -  | \$ 975.00    |
|                      | ea                   |            | Frameless Shower Glass                                                            | -  | 0.00         |
| X                    | ea                   | 1          | Mirror (no frame)                                                                 | -  | \$ 337.50    |
| X                    | ea                   | 1          | Bathroom Hardware (chrome)                                                        | -  | \$ 97.50     |
|                      | lf                   |            | Marble Vanity Top                                                                 | -  | 0.00         |
| X                    | sft                  | 16         | Granite Vanity Top                                                                | -  | \$ 960.00    |
| X                    | ea                   | 4          | Vanity Cabinet                                                                    | -  | \$ 1,710.00  |
|                      | ea                   |            | Refinish Tub/Surround                                                             | -  | 0.00         |
| X                    | ea                   | 1          | Tub/Shower Surround (3'x5')                                                       | -  | \$ 1,275.00  |
| <b>TOTAL:</b>        |                      |            |                                                                                   |    | \$ 7,230.00  |



**PLB/HVAC**

|   |    |   |                                     |   |    |          |
|---|----|---|-------------------------------------|---|----|----------|
| X | ea | 1 | Undermount Kitchen Sink             | - | \$ | 397.50   |
|   | ea |   | Standard Kitchen Sink               | - |    | 0.00     |
| X | ea | 1 | Upgrade Kitchen Faucet              | - | \$ | 397.50   |
|   | ea |   | Standard Kitchen Faucet             | - |    | 0.00     |
| X | ea | 1 | Refrigerator Water Line             | - | \$ | 217.50   |
| X | ea | 1 | Garbage Disposal                    | - | \$ | 337.50   |
| X | ea | 1 | Washing Machine Water Box           | - | \$ | 127.50   |
| X | ea | 1 | Shower Valve w/Trim                 | - | \$ | 397.50   |
| X | ea | 2 | Porcelain Undermount Sink           | - | \$ | 375.00   |
| X | ea | 1 | Toilet (elongated)                  | - | \$ | 345.00   |
|   | ea |   | Tub (steel)                         | - |    | 0.00     |
| X | ea | 2 | Bathroom Faucet (brush nickel)      | - | \$ | 255.00   |
| X | ea | 1 | Tub / Shower Faucets (brush nickel) | - | \$ | 487.50   |
| X | tn | 3 | HVAC Condensor                      | - | \$ | 2,587.50 |
| X | tn | 3 | HVAC Coil                           | - | \$ | 2,587.50 |
|   | ea |   | HVAC Service                        | - |    | 0.00     |

**TOTAL: \$ 8,512.50****DOORS / TRIM / WALLS**

|   |    |     |                                  |   |    |          |
|---|----|-----|----------------------------------|---|----|----------|
| X | ea | 8   | Interior Pre-Hung Door (6-panel) | - | \$ | 2,220.00 |
| X | lf | 3   | Bifold Door (6-panel)            | - | \$ | 540.00   |
| X | lf | 650 | Baseboard                        | - | \$ | 2,925.00 |
|   | lf |     | Primed Shoe Mold                 | - |    | 0.00     |
|   | lf |     | Door Casing                      | - |    | 0.00     |
| X | lf | 100 | Window Stool                     | - | \$ | 600.00   |
|   | lf |     | Crown Molding (4")               | - |    | 0.00     |
|   | ea |     | Drop Header at Closet            | - |    | 0.00     |
|   | lf |     | Install Stair Spindles (wooden)  | - |    | 0.00     |
|   | lf |     | Build Wall / Half Wall           | - |    | 0.00     |
| X | ea | 2   | Exterior Metal Door              | - | \$ | 1,500.00 |
|   | ea |     | French                           | - |    | 0.00     |
| X | ea | 6   | Knob non-lock                    | - | \$ | 225.00   |
|   | ea |     | Peep hole                        | - |    | 0.00     |
| X | ea | 2   | Knob lock                        | - | \$ | 75.00    |
| X | ea | 2   | Exterior Knob w/Deadbolt         | - | \$ | 300.00   |

**TOTAL: \$ 8,385.00****ELECTRICAL**

|   |     |     |                                  |   |    |          |
|---|-----|-----|----------------------------------|---|----|----------|
| X | sft | n/a | Electrical Rewire                | - | \$ | 8,250.00 |
|   | ea  |     | Switches and Plugs               | - |    | 0.00     |
|   | ea  |     | Interior Electrical Panel        | - |    | 0.00     |
|   | ea  |     | Exterior Electrical Panel        | - |    | 0.00     |
|   | ea  |     | Install Light Box w/switch       | - |    | 0.00     |
|   | ea  |     | Install Ceiling Fan Box w/switch | - |    | 0.00     |
| X | ea  | 4   | Recessed Cans                    | - | \$ | 690.00   |
| X | ea  | 4   | Flush Fixtures                   | - | \$ | 330.00   |
| X | ea  | 1   | Chandelier                       | - | \$ | 127.50   |
| X | ea  | 2   | Exterior Coach Light             | - | \$ | 255.00   |
| X | ea  | 2   | Pendant Lights                   | - | \$ | 375.00   |
| X | ea  | 1   | Vanity Light                     | - | \$ | 97.50    |
| X | ea  | 1   | Exhaust Fan w/Light              | - | \$ | 277.50   |
| X | ea  | 3   | Ceiling Fan                      | - | \$ | 675.00   |
|   | ea  |     | Hot Punch                        | - |    | 0.00     |

**TOTAL: \$ 11,077.50****INTERIOR MISC.**

|   |     |    |                            |                  |    |          |
|---|-----|----|----------------------------|------------------|----|----------|
|   | hr  |    | Interior Demolition        |                  |    | 0.00     |
| X | hr  | 30 | Misc. Plumbing             | new sewer/supply | \$ | 9,000.00 |
|   | hr  |    | Misc. Electrical           | -                |    | 0.00     |
|   | lf  |    | Custom Cabinets            | -                |    | 0.00     |
|   | hr  |    | Paint Touch-up             | -                |    | 0.00     |
| X | ea  | 1  | Interior Clean             | -                | \$ | 337.50   |
|   | ea  |    | Accent Painting (per room) | -                |    | 0.00     |
|   | sft |    | Blown Insulation           | -                |    | 0.00     |
|   | ea  |    | Design / Renderings        | -                |    | 0.00     |

**TOTAL: \$ 9,337.50****INT. SUM \$ 93,345.00**

7 Enclosure (15)



**PAINT**

|               |                    |
|---------------|--------------------|
| <b>TOTAL:</b> | <b>\$ 2,250.00</b> |
|---------------|--------------------|

|               |           |          |
|---------------|-----------|----------|
| <b>TOTAL:</b> | <b>\$</b> | <b>-</b> |
|---------------|-----------|----------|

|               |           |          |
|---------------|-----------|----------|
| <b>TOTAL:</b> | <b>\$</b> | <b>-</b> |
|---------------|-----------|----------|

|               |           |          |
|---------------|-----------|----------|
| <b>TOTAL:</b> | <b>\$</b> | <b>-</b> |
|---------------|-----------|----------|

|               |    |                 |
|---------------|----|-----------------|
| <b>TOTAL:</b> | \$ | <b>4,560.00</b> |
|---------------|----|-----------------|

|               |    |                 |
|---------------|----|-----------------|
| <b>TOTAL:</b> | \$ | <b>4,560.00</b> |
|---------------|----|-----------------|

|               |                     |
|---------------|---------------------|
| <b>TOTAL:</b> | <b>\$ 35,025.00</b> |
|---------------|---------------------|

**EXT. SUM \$ 41,835.00**

**NOTES:**

3 Enclosure (5)





**American Concrete, LLC**  
3603 Lakefield St.  
San Antonio, TX 78230  
(210) 286-0415  
americanconcretelc@yahoo.com

## ESTIMATE

### ADDRESS

Salvador M Valdez  
220 Leigh  
San Antonio, Tx 78210

**ESTIMATE # 1285**

**DATE 05/01/2017**

**EXPIRATION DATE 05/31/2017**

### ACTIVITY

### AMOUNT

American Concrete, LLC Job Address: 220 Leigh San Antonio Tx 78210 Hereby proposes and agrees to furnish all necessary labor, equipment, machinery, tools, safety gear and supervision required to perform the following scope of work: Demolish the entire Structure +/- 1800 sq ft, removal and dispose of all elements specified, this includes concrete foundation and beams, front car port will be saved, remove Sidewalks/ concrete under carport 1600 sqft +/- . Grade area where work is being preformed so that water flows away from the house. Preserve in operating condition all active utilities traversing the site. Protect all property, including but not limited to; mains, manholes, catch basins, valve boxes, poles, guys and other trades (as applicable). • Removal and disposal of all construction debris (C&D) created from this work. Provide daily cleanup generated by debris. (Days to complete 7-10). Payments will be 50 % upon acceptance \$3,400.00 and Balance due upon completion in the amount of \$3,400.00 . We will provide tree protection.

6,800.00

**EXCLUSIONS:** Site work, • Temporary power, temporary lighting, temporary water. Temporary site offices, temporary sanitary facilities. • Barricade / temporary enclosures. • Patch & repair work. • Terminate cap & seal plumbing/sewer/gas . • Sprinkler work by others. • Permits, Asbestos remediation, testing, and/or reports. Terminate electrical. Set temp electrical pole. Core drilling, saw-cutting and/or trenching. • Concrete pour back, in-fill.

1

Enclosure (6)

We are not responsible for delays or failure to perform the work due to conditions beyond its control, including availability of supplies, materials, weather, access to job site, and other acts of God. The above work shall be completed in good workmanship.



## ACTIVITY

## AMOUNT

This bid is turnkey. It consist of all labor, materials, & equipment needed to complete work described above. Contractor shall not be responsible for delays or failure to perform the work due to conditions beyond its control, including availability of materials, weather, access to job site, and other acts of God. The above work shall be completed in good workmanship.

The undersigned states that all the information provided herein is true and correct and undersigned and read and hereby agrees to the terms and conditions listed above on this quote. Any deviation or alteration from the above specifications involving extra cost of material or labor will be executed only upon written orders for same and will become an extra charge over the sum mentioned in this contract. All change orders must be made in writing. All permits and fees are excluded and will be paid for by the owner unless otherwise noted. American Concrete LLC is not responsible for utility lines less than 12 inches deep any unforeseen items beyond our control. American Concrete LLC will carry General Liability and Commercial Auto Insurance. Your signed acceptance constitutes a contract between you and the undersigned. All sums payable under this contract [or agreement] shall be paid to American Concrete LLC, Bexar County, Texas. The proper venue for any action hereunder, whether legal or equitable, shall be maintained in San Antonio Bexar County, Texas. Interest will accrue on all sums past due or found to be past due under this contract [or agreement] at the rate of eighteen percent (18%) compound interest per annum. The prevailing party agrees to pay reasonable attorney fees, all costs of court, and any other expenses incurred in the event of a litigated dispute between the parties. Any past due invoices will result in breach of contract. American Concrete LLC will Stop all work until payment is made.

By signing you are giving American Concrete LLC full authority to represent the owner.

Owner of Property \_\_\_\_\_

Address \_\_\_\_\_

Job Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

TOTAL

**\$6,800.00**

Accepted By

Accepted Date

2 Enclosures (6)

We are not responsible for delays or failure to perform the work due to conditions beyond its control, including availability of supplies, materials, weather, access to job site, and other acts of God. The above work shall be completed in good workmanship.





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

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: June 14, 2017 HDRC Case# \_\_\_\_\_

ADDRESS: 220 Leigh Meeting Location: 220 Leigh

APPLICANT: Salvador Valdez

DRC Members present: John Bustamante

Staff present: Stephanie Phillips, Edward Hall

Others present: \_\_\_\_\_

REQUEST: Demolition of rear accessory structure  
(contributing)

COMMENTS/CONCERNS: Gas pipes - disconnected years ago.

No plumbing, water, electricity, sewage

JB: Salvage stipulation = OK. Very important.

Demo by neglect = not applicable.

Never a pier + beam, but rigged together.

Roof has held up very well.

**COMMITTEE RECOMMENDATION:**      **APPROVE [ ]    DISAPPROVE [ ]**  
**APPROVE WITH COMMENTS/STIPULATIONS:**

\_\_\_\_\_  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date