

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

HDRC CASE NO: 2017-426
ADDRESS: 1003 S MAIN AVE
LEGAL DESCRIPTION: NCB 2973 BLK 5 LOT 13 (POODLE ACRES)
ZONING: RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: Nathan Historic District
LANDMARK: House
APPLICANT: Linda McMullen/LC Consulting
OWNER: Joel A. & Lorena F. Dunlap
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 1003 S Main.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period

(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

(1) State the legal description of the property proposed for certification;

(2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;

(3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;

(4) Include a statement of costs for the restoration or rehabilitation work;

(5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;

(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;

(7) Include a detailed statement of the proposed use for the property; and

(8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

(2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the

tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The applicant is requesting Historic Tax Certification for the property at 1003 S Main, located within the Nathan Historic District and an individually designated landmark.
- b. The applicant has performed scopes of work that include the rehabilitation of the primary historic structure including masonry repair, painting, foundation repair, porch repair and interior scopes of work including upgrades to mechanical equipment.
- c. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall




Flex Viewer

Powered by ArcGIS Server

Printed: Aug 29, 2017

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

ADDRESS: 1003 S MAIN AVE
REQUEST: HISTORIC TAX CERTIFICATION/VERIFICATION
HEARING DATE: SEPT 6, 2017 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

**Stoddard Construction Cost
for 1002 S Main Rehabilitation of Historic Structure**

Insurance	18,906
Permit	1,175
Supervisor	78,000
Supplies	10,600
Truck-Trailer	12,500
Facilities	3,700
Project Manager	18,300
Dumkpster	8,500
Site Demo	8,500
Pool Demo	9,500
Framing	30,200
Insulation	5,100
Library	10,000
Window-Door Casing	23,400
Wainscotting	4,500
Door-Jambs	22,000
Baseboard Trim	15,000
Cabinetry	6,400
Front Porch	4,800
Painting	66,500
Wood Floor Finish	12,150
Door Hardware	1,850
Tile	28,800
Hardwood transition Original-New House	18,500
Mechanical - A/C Original Structure	28,250
Elecetrical	43,850
Plumbing Labor	38,975
Foam Insulation	22,000
Masonry Re-pointing	31,500
Attic Insulation	7,500
	3,000
	593,956

**Stoddard Construction Cost
for 1002 S Main Rehabilitation of Historic Structure**

Insurance	18,906
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	3,000
	593,956

J. Carl Fite

650 Bluff Ridge Ct.
New Braunfels,
TX 78132

INVOICE

Date	Invoice #
7/11/2016	110

Bill To
Joel & Lori Dunlap 1003 S Main San Antonio, Tx

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
35	Bath 112 lp floor installed and finished	14.50	507.50
365	Master Bedroom & Hall lp floor installed and finished	14.50	5,292.50
1,808	replace wood floors in damaged areas, replace floor in dining room, sand and finish all flooring in existing house	5.50	9,944.00
4	fabricate 4 new thresholds and install	75.00	300.00
	requesting 50% draw, all floors installed, all floor sanding will be finished 7/13/2016, all interior thresholds installed. floors were sanded @ 60 grit, 80 grit, and last sand 100 grit. 2 downstairs bedrooms, 2 downstairs baths, library, entry, parlor room, tv room completely finished. downstairs hall, DR, upstairs BR and hall needs only 100 grit sand to finish. The edge trim on the upstairs cannot be put on until the metal stairway is installed.	-8,022.00	-8,022.00
	For your reference this is from Estimate #35 dated 4/23/2016		
		Total	\$8,022.00

J. Carl Fite

650 Bluff Ridge Ct.
New Braunfels,
TX 78132

INVOICE

Date	Invoice #
9/29/2016	116

Bill To
Joel & Lori Dunlap 1003 S Main San Antonio, Tx

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Bal. due on case and base	8,027.40	8,027.40
	10% retainage on case and base	-802.74	-802.74
	Bal due on kitchen cabinets	20,987.50	20,987.50
	10% retainage on kitchen cabinets	-2,098.75	-2,098.75
	Powder Rm bead board finished	450.00	450.00
	Extras:		
8	Labor to cut down pantry to 15", labor to cut down sideboard, repair and add piece to top, re-work left side of pantry for wireway 2 men - Carl & Rodrigo	105.00	840.00
	Moxie Paint	503.36	503.36
	Allen & Allen - hinges for Guenther St. door, BR 106 closet doors	470.24	470.24
	Dakota Hdws. - 1" materials to finish upstairs MB and bath baseboards (this is to replace materials missing when Stoddard left, Richard ordered some however we still needed more)	213.08	213.08
8	board foot LLP to remake the original risers and step up from kitchen where architects wanted it extended to BP open shelf	9.50	76.00
3	added 3 more thresholds to existing house	75.00	225.00
		Total	\$28,891.09

DOMESTIC ARCHITECTURE

1422 34th Ave Seattle, WA 98122 p 206.323.0111 f 206.323.6993

Date:	6/12/2013	Project:	1003 S. Main St.
To:	Office of Historic Preservation	Attn.:	Sara Luduena
Fax:		Phone:	(210) 215-9274

Narrative letter for a rear addition to a Historic Landmark single family residence:

Address: 1003 South Main Street, TX 78204

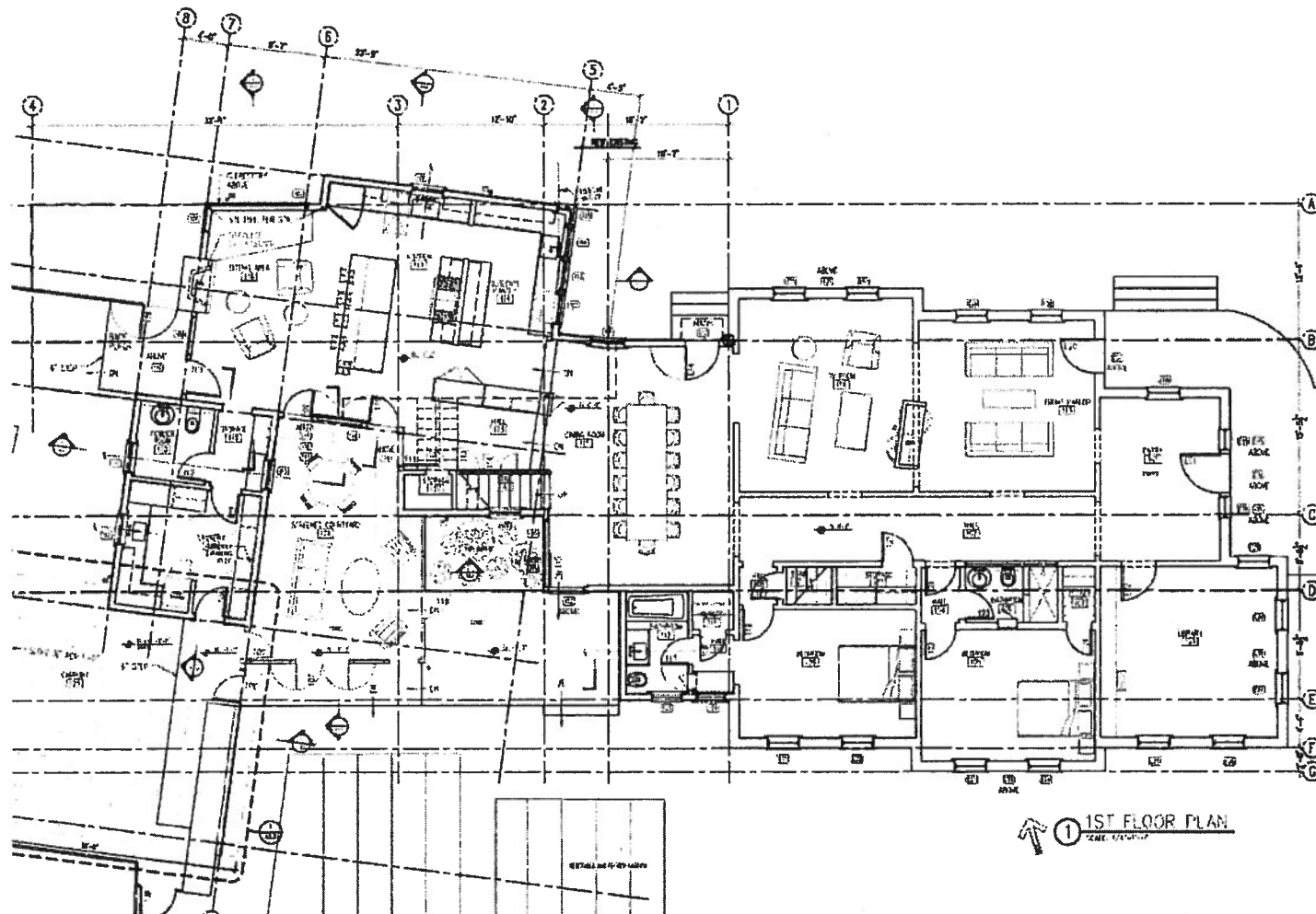
Original HDRC Hearing Date: 1/4/2013

This proposal is for a 1,720 SF residential addition to 1003 South Main Street. The addition is attached to the back of a historic house leaving the majority and also the primary facades intact with no additions or alternations. The addition is angled from the existing structure following the logic of the street angles and further expressing new versus existing. That is, the addition follows the logic of Guenther St. thus acknowledging that the house is a corner lot. We are further defining new versus existing construction by creating a visual gap between the existing roof and the addition. When viewed from Guenther this articulation creates a one story flat roof condition that acts as a transitional element between new and old. Since the dominant feature of the existing house is a dramatically pitched metal roof, the proposed roof is flat both as a distinguishing element and as a way to further reduce height of the addition in relation to the existing roof. At a pedestrian scale, the addition is proposed to be painted wood siding with a profile to match the existing house. The addition's windows are custom wood windows that proportionally reflect the verticality of the existing windows. The new fenestration along Guenther allows for maximum pedestrian friendly articulation, transparency and visual interest while maintaining occupant privacy. Finally, the parapet wood cornice trim detailing reflects some of the historic trim detailing found in the existing house.

Sincerely,
Tom Mulica



STX A1.1



Dunlap Residence

13110 84th St
San Diego, CA 92126

Designer: Domestic Architecture

1122 San Diego
San Diego, CA 92103
Tel: 619.594.1111
Fax: 619.594.1111

ISSUES

Date	Description	Rev

WORKING SET

Project Start Date	6-1-13
Date Drawn	8-13-13
Drawn By	MS 100

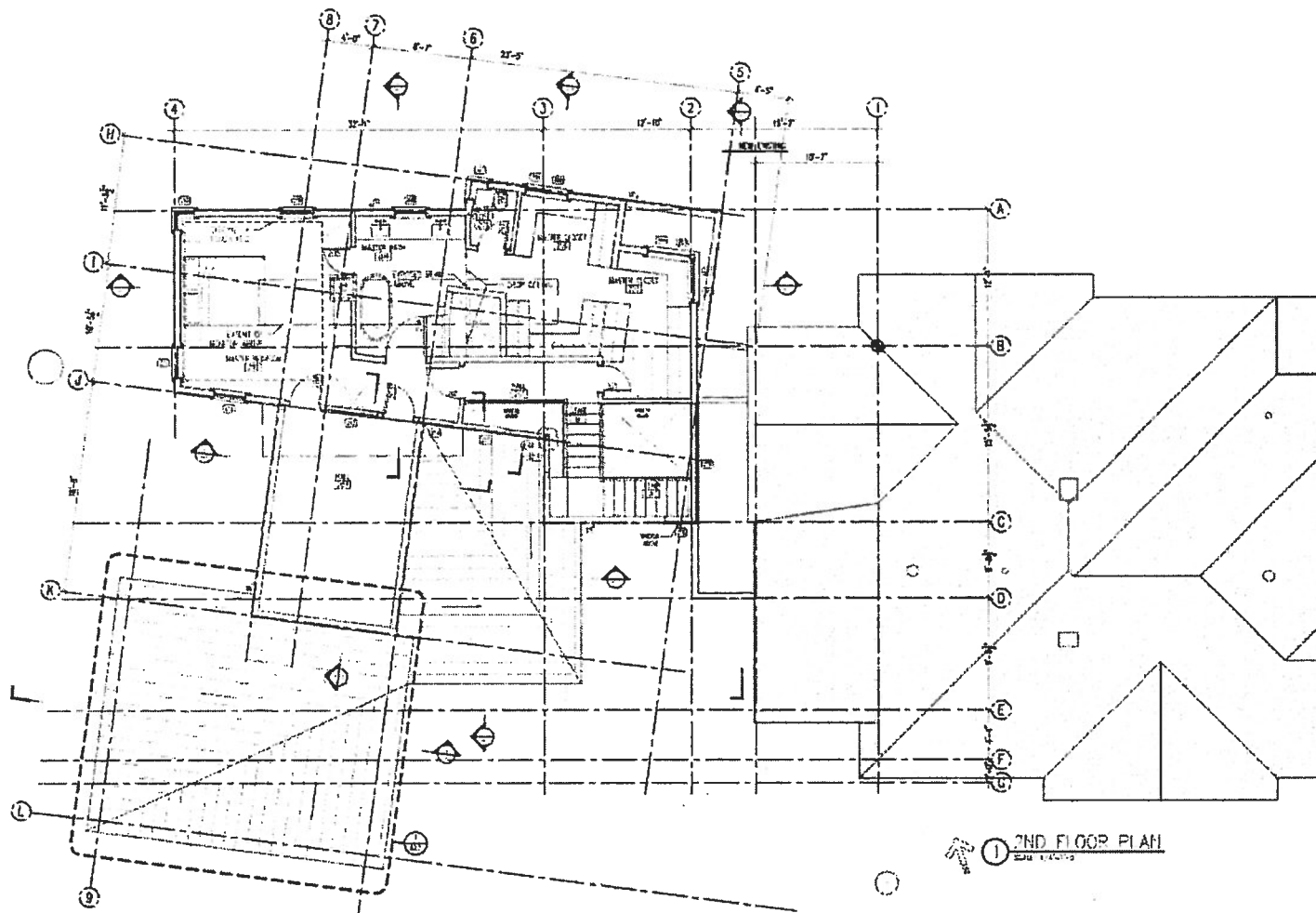
NEW CONSTRUCTION - 1ST FLOOR PLAN

Sheet No. **A2.1**

A2_2 NEW CONSTRUCTION - 2ND FLOOR PLAN.pdf
from Tom Mulica (DomesticArchitecture)

Linda McMullen

Download



1 2ND FLOOR PLAN
Scale: 1/8" = 1'-0"

Dunlap Residence

1000 Main St.
New York, NY 10001

Designer:
Domestic Architecture

1000 Main St.
New York, NY 10001
Tel: 212 123 4567
Fax: 212 123 4568

Issues

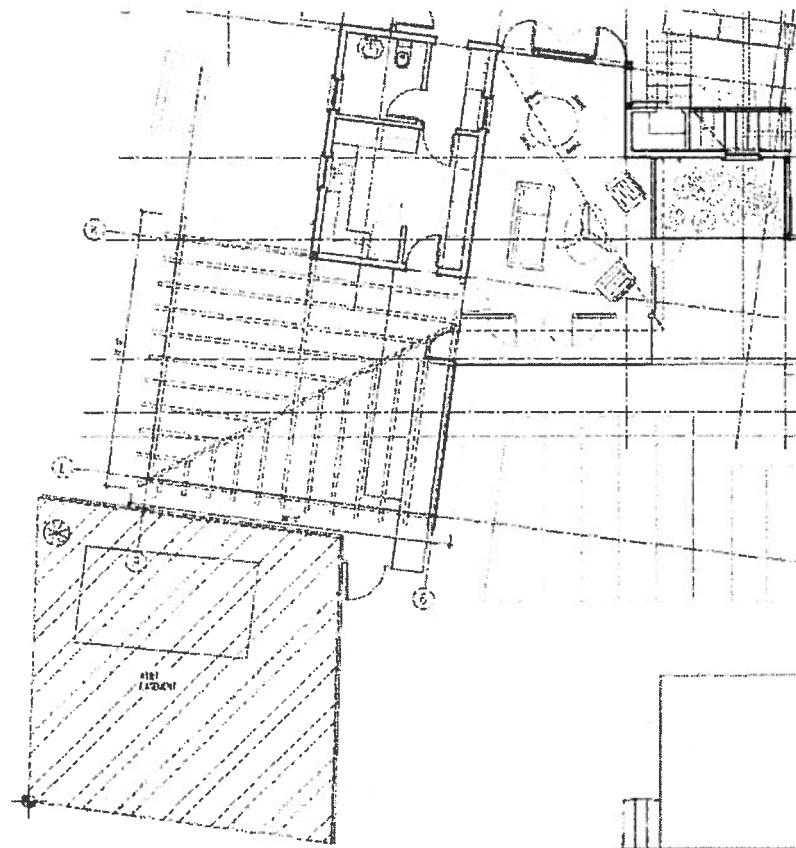
Date	Description	Rev

WORKING SET

Project Start Date: 6/1/11
Title: 2ND FLOOR PLAN
Drawn By: S.S. LEO

NEW CONSTRUCTION -
2ND FLOOR PLAN

Sheet No: **A2.2**



① CAR PORT FRAMING PLAN
SCALE: 1/8"=1'-0"

Dunlap Residence
10210 10th St
San Diego, CA 92121

Designer:
Domestic Architecture
10210 10th St
San Diego, CA 92121
Tel: 619.594.1234
Fax: 619.594.1235

Issues

Date	Description	Rev #

WORKING SET

Project Start Date: 6-1-11
 Date Closed: 9-1-11
 Drawn By: RJS 110

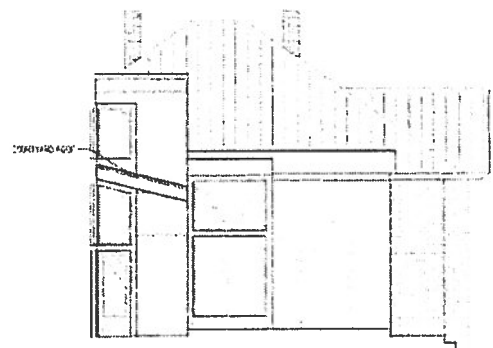
CAR PORT PLAN

Sheet No. **A2.5**

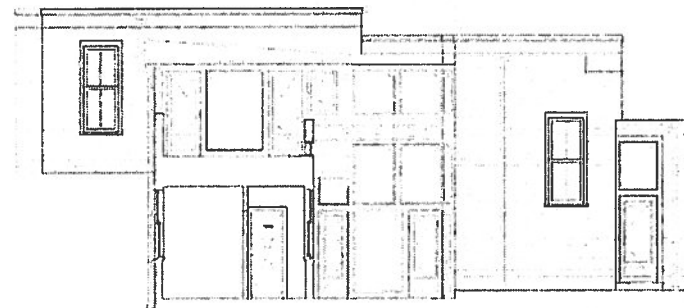
A3_2 EXTERIOR ELEVATIONS.pdf
from Tom Mulica (DomesticArchitecture)

Linda McMullen

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2 EAST COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"

Dunlap Residence

10716 B&O
for 4/14/12, 11/12/14

Designer: Domestic Architecture

10716 B&O
for 4/14/12, 11/12/14
for 12/17/14

LOGS

Date	Drawn/Rev.	Rev.

WORKING SET

Project Start Date: 6-4-12
Issue Dates: 6-15-12
Drawn By: MS, AD

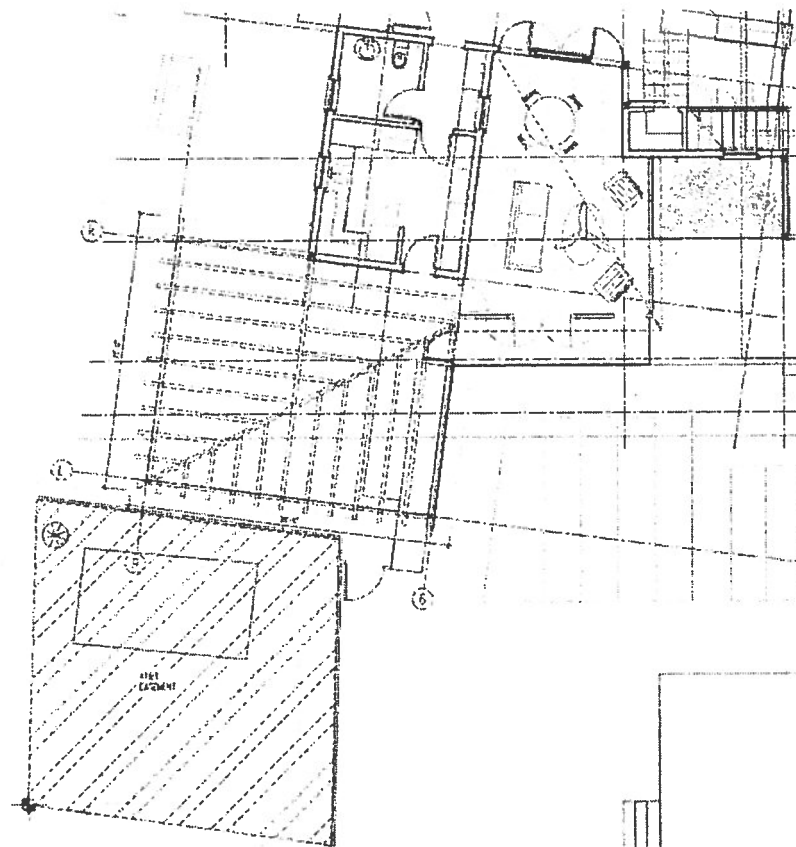
EXTERIOR ELEVATIONS

Sheet No: **A3.2**

A2_5 CAR PORT PLAN.pdf
from Tom Mulica (DomesticArchitecture)

Linda McMullen

Download



↑ ① CAR PORT FRAMING PLAN
SCALE: 1/8" = 1'-0"

**Dunlap
Residence**
1021 N. 1st St.
No. 1021 N. 1st St.

Designer:
Domestic Architecture
1021 N. 1st St.
No. 1021 N. 1st St.
No. 1021 N. 1st St.

ISSUES

Date	Description	REV

WORKING SET














Project Start Date: 6-1-12
Scale: 1/8" = 1'-0"
Drawn By: JLS

CAR PORT PLAN

Sheet No. **A2.5**

[illegible]

SYMBOL LEGEND

RAILWAY 	ROOM SYMBOL 
	DOOR NUMBER 
	ROOF/POOR 
	REVISION NUMBER 
	ELEVATION KEY
	EXTERIOR ELEVATION REFERENCE
	INTERIOR ELEVATION REFERENCE
	SECTION REFERENCE
	DETAIL REFERENCE

GENERAL NOTES

DESIGN OF WORK
ADDITION AND PARTIAL RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE

REGULATORY

1. ALL WORK INCLUDING SUBMITTALS, PERMITS, AND OTHERS SHALL CONFORM TO THE SAN ANTONIO BUILDING CODES (BASED ON THE 2010 INTERNATIONAL BUILDING/RESIDENTIAL CODE).
2. THE GENERAL CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROJECT PERMITS, PAY ALL NECESSARY PERMIT FEES, AND POST ALL NECESSARY BOND AS REQUIRED (UNLESS OTHERWISE AGREED TO IN CONTRACT DOCUMENTS).
3. A COPY OF THE APPROVED PERMIT PLANS MUST BE ON THE JOB SITE DURING CONSTRUCTION.
4. UTILITY SYSTEMS, GROUND CONNECTIONS, TESTING, ETC., SHALL BE IN ACCORDANCE WITH THE REGULATING AGENCY'S RULES AND REGULATIONS.
5. ALL STREET'S ALIGNMENT OF THE PROJECT SHALL BE KEPT CLEAR OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND FLUSHING ALL UTILITY SYSTEMS AS REQUIRED BY THE REGULATING AGENCY PRIOR TO ACCEPTANCE BY THE OWNER/ENGINEER.
7. PORTABLE FIRE EXTINGUISHERS SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR TO BE LOCATED IN ACCORDANCE WITH NFPA REQUIREMENTS PROVIDED FIRE RATED PORTABLE FIRE EXTINGUISHERS IN ALL AREAS FINAL LOCATIONS TO BE DETERMINED.

PROJECT DATA

PROJECT TEAM



2013-06-14_Dunlap - HDRC Submittal Documents.pdf
from Tom Muller (ComesticArchitecture)

☐ ☐ ☐ Download

Linda McMullen

SYMBOL	LEGEND
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A0-1.pdf
from Tom Mulka (DomesticArchitecture)

Linda McMullen

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SYMBOL	LEGEND	GENERAL NOTES	PROJECT DATA	PROJECT TEAM	DRAWING INDEX

Download



COUCH ENGINEERING
P.O. BOX 34897
SAN ANTONIO, TEXAS 78265-4897
210-738-8888
FAX 210-599-4825

Engineer's Inspection Letter

PHL Foundation Repair
1471 Stoneleigh
Comfort, Texas 78013

Referenced Project: 1003 S. Main
San Antonio, Texas 78204

To Whom It May Concern:

Your construction of the foundation repair for the building located at the above referenced address was completed with the engineering guidance provided by our office. The Engineer of Record for the foundation repair is Michael B. Couch having a Texas Professional Engineer License Number of 53982.

The foundation repair construction documents were provided to assist in developing the scope of the repair and to provide guidance on the construction of the new structural members. The foundation repair was constructed with engineering guidance or written guidance provided by our office. The following is a description of the repair work undertaken:

See Couch Engineering Job No.:17-30

Report Dated: 16 February 2017

Qualified individuals from this office visited the site to check the construction stated above for general conformance with our design/construction documents and the 2015 edition of the **International Residential Code** for residential sites.

No drainage was affected by the underpinning work.

In my opinion, based on our experience, knowledge, information and belief, the stated construction that we observed is in general conformance with our design/construction documents OR engineering guidance and the 2015 edition of the **International Residential Code** for residential sites.

As denoted by the engineer seal on any construction documents and on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering. We further believe we have met those requirements insofar as our responsibility for periodic observation of the work for conformance is concerned.

If you have any questions, please call.

Respectfully,

Michael B. Couch

Michael B. Couch, P.E.
Couch Engineering, F-6020



COUCH ENGINEERING
P.O. BOX 34897
SAN ANTONIO, TEXAS 78265-4897
210-738-8888
FAX 210-599-4825

February 16, 2017

PHL Foundation Repair
1471 Stoneleigh
Comfort, Texas 78013

**RE: Engineer's Cross Section and Final Site Visits of
Concrete Footings for Single Story Residence**

Job No: 17-30

To Whom It May Concern:

I. GENERAL

Project Description: Cross Section and Final Site Visits of Concrete Footings,
Wood Beams and Foundation Re-elevation For Single Story
Residence

Project Location: 1003 S. Main, San Antonio, Texas 78204

Dates of Inspection: Friday, February 3, 2017
Thursday, February 16, 2017

Contractor: PHL Foundation Repair

II. SUMMARY OF ACTIVITY

The firm of Couch Engineering was contracted to provide cross section inspection prior to placement of concrete footings and final inspection of concrete posts, wood beams, wood floor joists and foundation re-elevation for the above referenced structure. These services were performed by a Licensed Professional Engineer of Couch Engineering on February 3, and 16 , 2017.

The following work was completed prior to arrival on February 3, 2017:

The contractor hand excavated forty-four concrete footings under the interior and exterior foundation beams of the above referenced residence. The spread footings were excavated approximately 40" below the ground surface. The footings were approximately 24" by 24". Each footing contained three No. 3 reinforcing steel bars horizontally in each direction supported approximately 3" off the bottom of the footing. Four No. 4 vertical reinforcing steel bars with No. 3 reinforcing steel bar ties at 16" on center were located inside an 10" diameter cardboard form. The cardboard form began approximately 12" above the bottom of the footing and continued to the wood beam. The foundation was re-elevated approximately 1/2" and temporarily supported on wood blocks. Approximately 100 linear feet of treated 4" by 6" wood beam and approximately 70 linear feet of 2" by 8" wood floor joists were installed. The footings were attached to the wood beams with 1/2" diameter by 12" long steel J-bolts. The footings were ready to receive concrete.

The following work was completed prior to arrival on February 16, 2017:

Hand mixed concrete was placed to a depth of approximately 12" and continued inside the cardboard form to the bottom of the wood beam. The concrete was allowed to cure for several days. The cardboard forms were removed and the footings were backfilled.

III. LIMITS OF THE SITE VISIT

This report is provided by an independent Licensed Professional Engineer and is valid as of the date of this site visit. It excludes conditions and events after this site visit. This report makes no guarantee that every possible discrepancy has been cited. The conclusions and recommendations are opinions based on professional training, years of experience and data retrieved from visual site observations at the time of this site visit.

Couch Engineering makes no claim concerning any activity or condition falling outside the specified purposes to which this report is directed. In addition, no warranty, expressed or implied, is made by the engineer for the professional services set forth. Guaranties or warranties for this type of work are typically provided by the contractor.

Only the items mentioned above have been reviewed. The structural capacity of the framing was not reviewed nor analyzed. Since there were no as-built foundation plans available, nor any information on the exact preparation of the subgrade beneath the foundation, the overall analysis and opinions are limited by these factors. This also precludes any structural calculations from being performed. It should be understood that the professional advice in this report neither implies nor establishes any warranty for the building.

637845

INVOICE

SOLD TO Jool Dunlap		SHIP TO PHL Foundation Repair.	
ADDRESS 1003 S MAIN AVE		ADDRESS 1471 Stoneleigh Rd	
CITY, STATE, ZIP SA TX 78204		CITY, STATE, ZIP comfort TX 78013	
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.
			DATE 16 Feb 2017.

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Total cost \$21,450			
		Final payment \$ 10,225.00			
		Prm in full P.L. No. 5			
		Pd			
		AMOUNT			
		*1323			
		