

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

HDRC CASE NO: 2017-428
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/L C Consulting
OWNER: Joel A. & Lorena F. Dunlap
TYPE OF WORK: Historic Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification 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.

(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 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 Verification outlined in UDC Section 35-618 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**

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|--|----------------|
| Insurance | 18,906 |
| Permit | 1,175 |
| Supervisor | 78,000 |
| Supplies | 10,600 |
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| Dumpster | 8,500 |
| Site Demo | 8,500 |
| Pool Demo | 9,500 |
| Framing | 30,200 |
| Insulation | 5,100 |
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| Attic Insulation | 7,500 |
| | 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

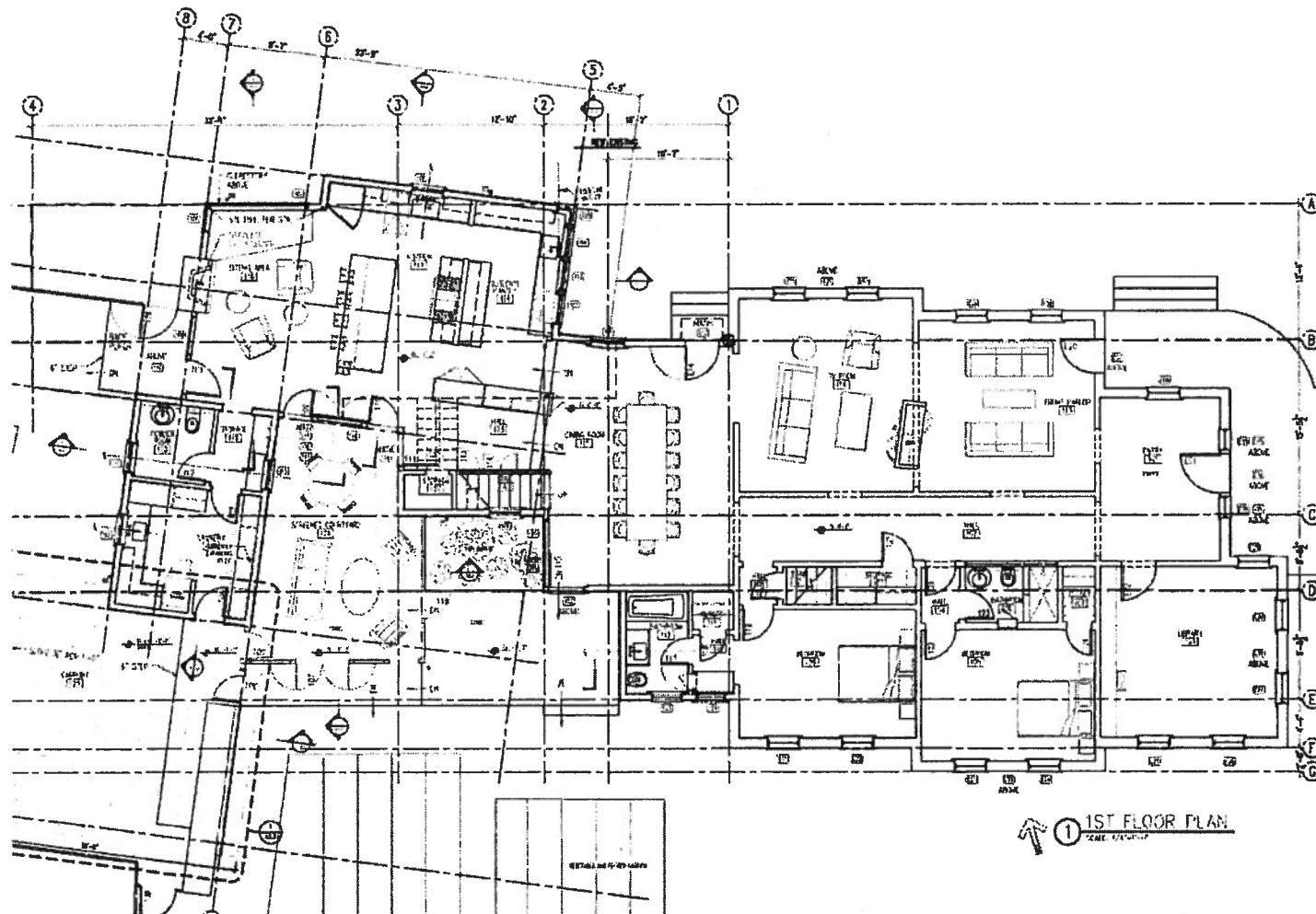
Original HDRC Hearing Date: 1/4/2013

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



ANSWER 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 |
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**WORKING
SET**

Project Start Date: 6-4-12
Date Drawn: 8-13-13
Drawn By: MS: MS

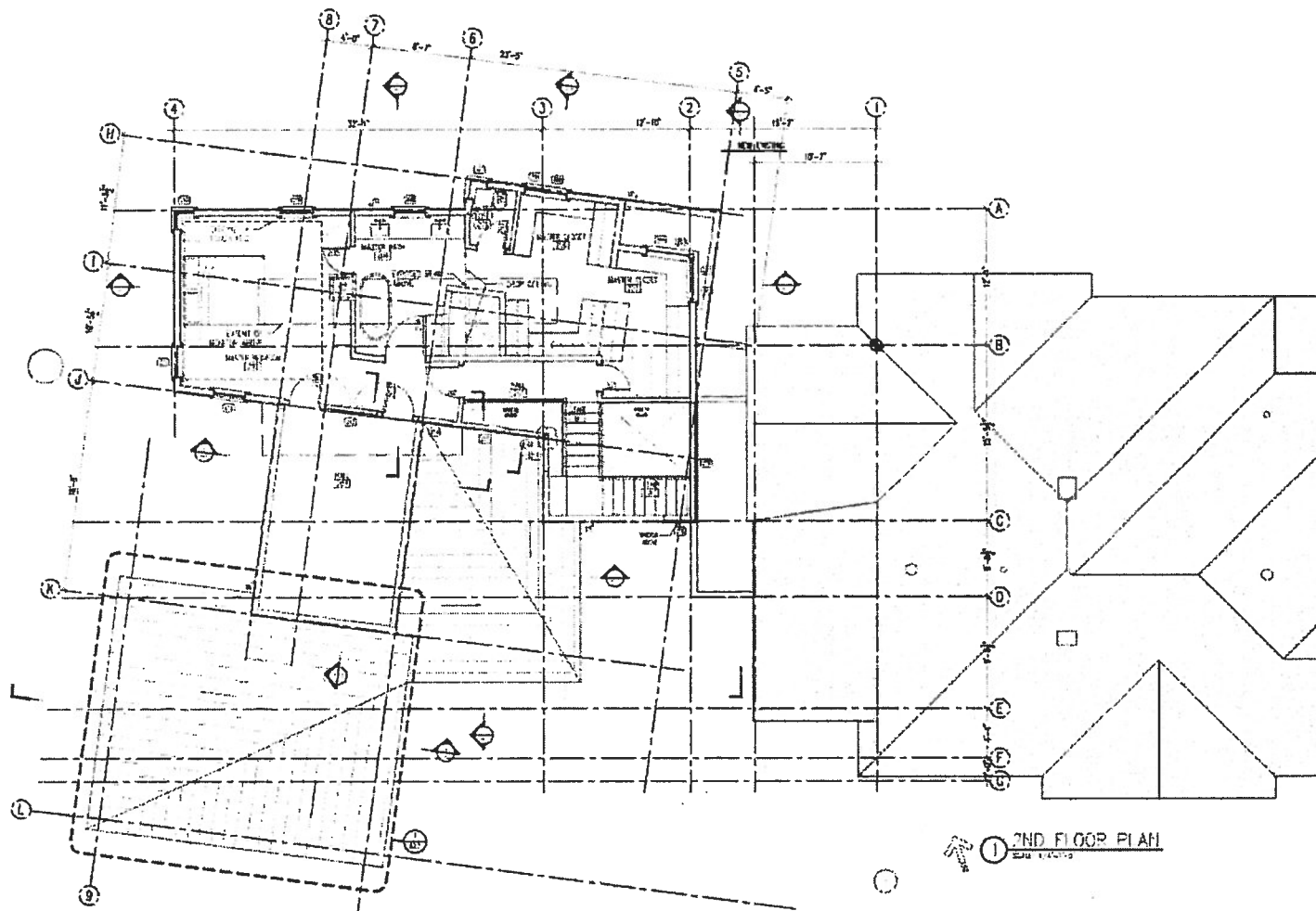
NEW CONSTRUCTION -
1ST FLOOR PLAN

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

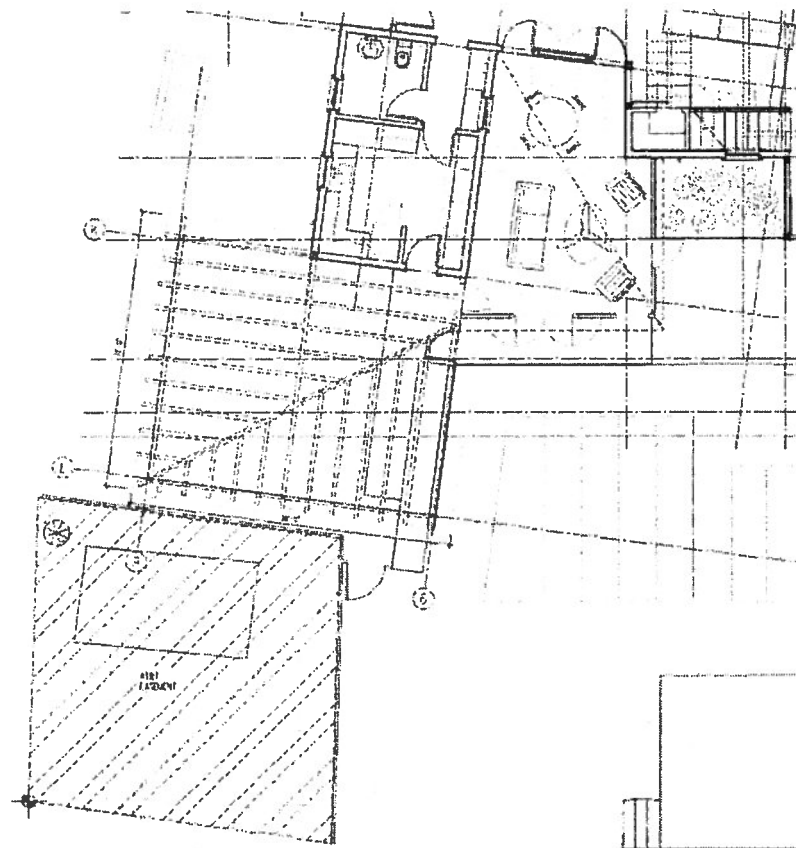
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WORKING SET

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
1001 Oak St.
San Francisco, CA 94111

Designer:
Domestic Architecture
1001 Oak St.
San Francisco, CA 94111
Tel: 415.775.1234

| Date | Description | Rev. |
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WORKING SET

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

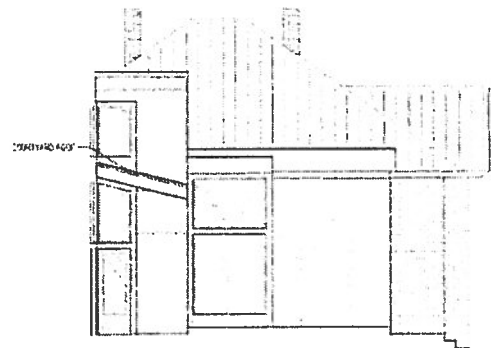
CAR PORT PLAN

Sheet No. **A2.5**

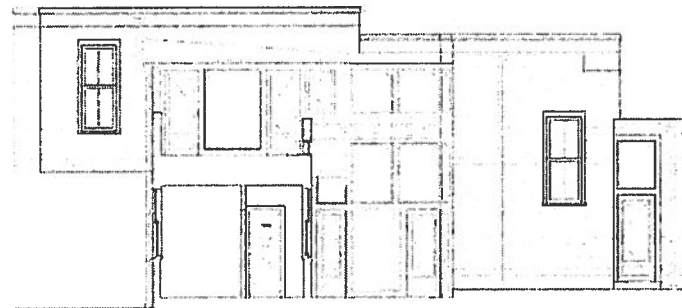
A3_2 EXTERIOR ELEVATIONS.pdf
from Tom Mulica (DomesticArchitecture)

Linda McMullen

Download



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. |
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WORKING SET

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

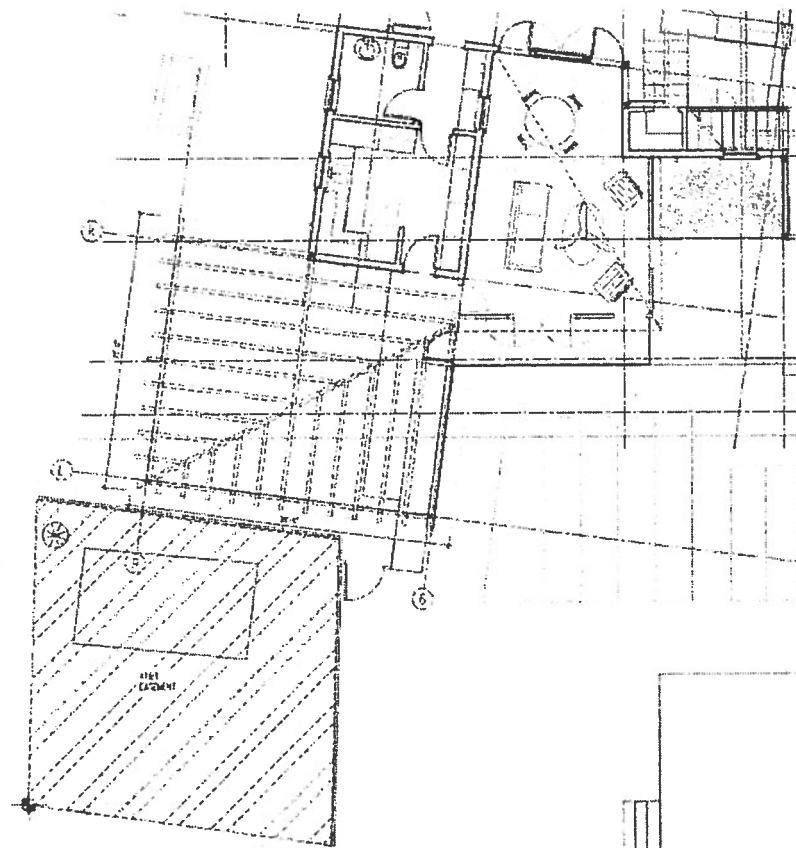
EXTERIOR ELEVATIONS

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 |
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WORKING SET

Project Start Date: 6-4-12
Scale: 1/8" = 1'-0"
Drawn By: MS 100

CAR PORT PLAN

Sheet No. **A2.5**

[illegible]

SYMBOL LEGEND

| | |
|--|------------------------------|
| | HALLWAY |
| | ROOM SYMBOL |
| | DOOR NUMBER |
| | WINDOW SYMBOL |
| | ROOF/CEILING |
| | 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 STAFFS 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 JURISDICTION'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 JURISDICTION PRIOR TO ACCEPTANCE BY THE OWNER/OWNER'S REPRESENTATIVE.
7. PORTABLE FIRE EXTINGUISHERS SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR TO BE LOCATED IN ACCORDANCE WITH NFPA'S PORTABLE REQUIREMENTS PROVIDED VULN. 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 Mulla (ComesticArchitecture)

Linda McMullen
☐ ☐

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

Linda McMullen

Download

[illegible]Dunlap
Residence

2012 12 27
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Designer:
Dorothea Huchler

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^a *Continued*[illegible]

**WORKING
SET**

Neat Southern 64T

• John H. Brown **233**

Order By: 04:10

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1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

COVER SHEET

1

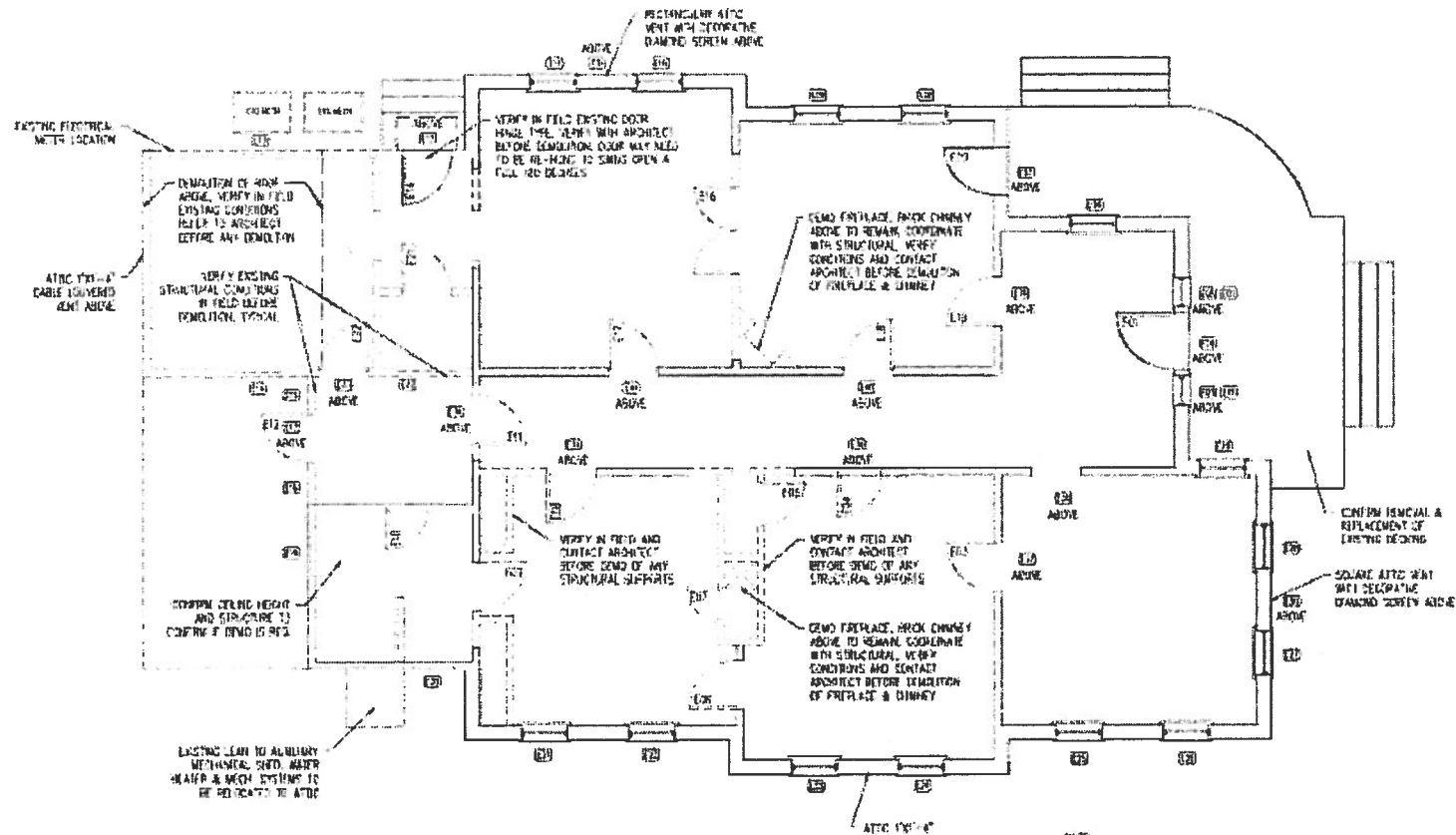
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3-10-72 **AV.1**

A1_1 1ST FLOOR DEMOLITION PLAN.pdf
from Tom Mulica (DomesticArchitecture)

Linda McMullen

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.

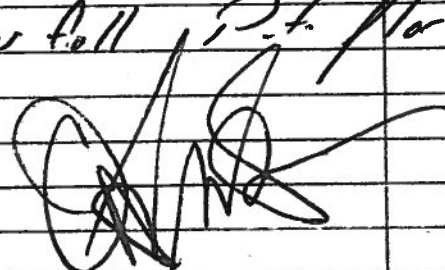
Couch Engineering makes no claim concerning any activity or condition falling outside the specified purposes to which this report is directed. In addition, no warranty, expressed or implied, is made by the engineer for the professional services set forth. Guaranties or warranties for this type of work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