

# HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

**HDRC CASE NO:** 2017-352  
**ADDRESS:** 830 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1656 BLK D LOT W 159.6 OF 2  
**ZONING:** R-5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Justin Abt  
**OWNER:** Justin Abt  
**TYPE OF WORK:** Historic Tax Certification

## REQUEST:

The applicant is requesting Historic Tax Certification for the property at 830 N Pine.

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualification.*

(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.

## FINDINGS:

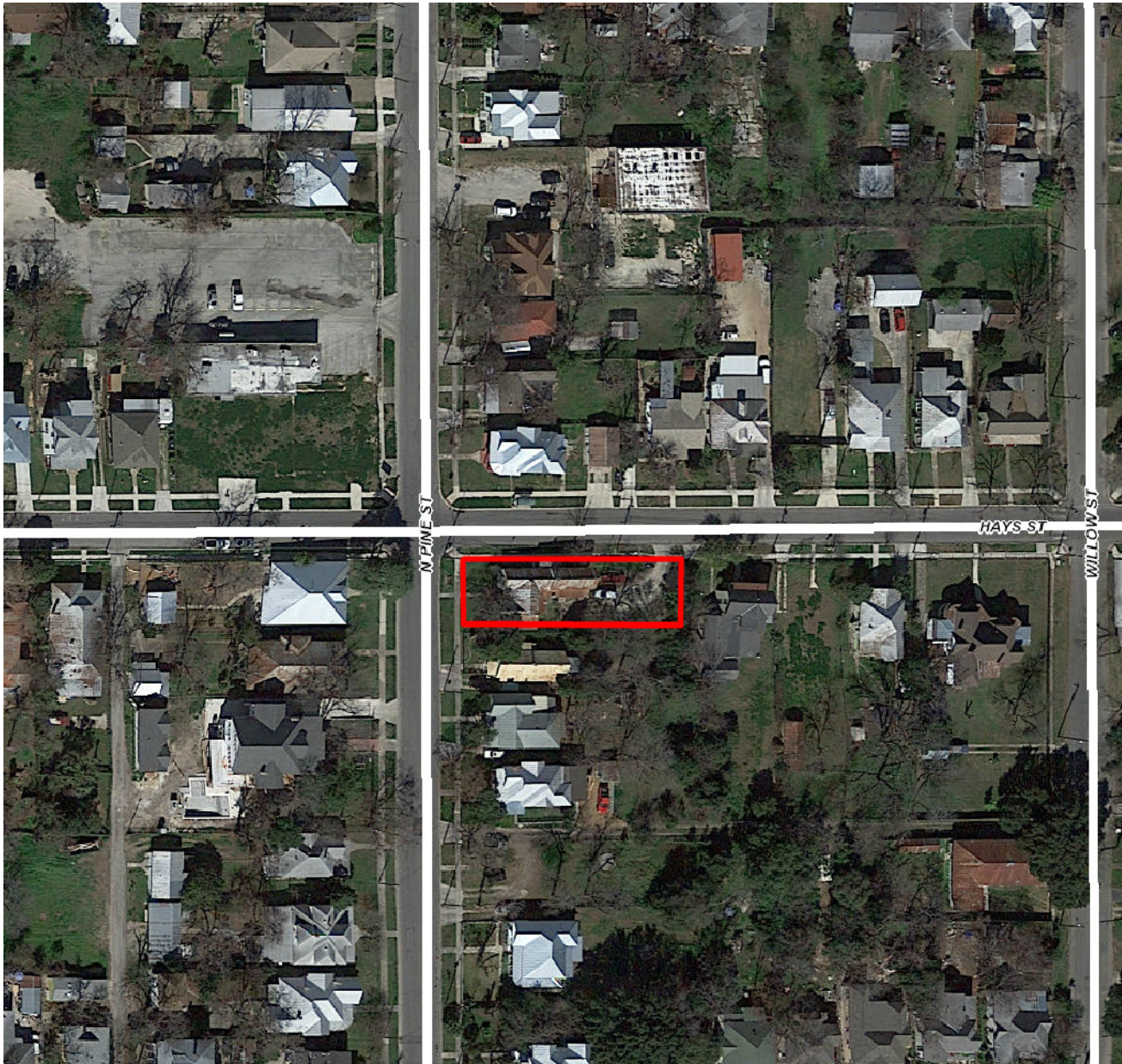
- a. The primary structure located at 830 N Pine St is a 1-story single family home constructed in the Folk Victorian style. The home features several elements of the architectural style, including spindlework front porch detailing, scalloped gable shingles, and bracketed shingled awnings above floor-to-ceiling windows. The home also features a symmetrical front façade with two paired gables flanking either side of the front porch entrance. An addition was added to the home sometime after 1950. The house is a contributing structure in the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work largely consists of restoration work that is eligible for administrative approval, including foundation repair, roof replacement, painting, and window repair and reglazing. The scope also includes a full remodel of the interior.
- c. Staff conducted a site visit on July 24, 2017, to examine the conditions of the property. Foundation repair and roof replacement had already been performed per previously-issued administrative Certificates of Appropriateness, and interior remodeling was taking place. The applicant received an Administrative Certificate of Appropriateness on April 17, 2017 for the installation of a standing seam metal roof with the stipulations that the roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. The approval also stipulated that a bulky, modern ridge cap should not be used. As installed, the roof features an unapproved, raised ridge vent with capped ends that is not in compliance with the approval on record. The ridge detail must be corrected or receive approval from the HDRC in order for the property owner to participate in the tax incentive program.

## RECOMMENDATION:

Staff does not recommend approval of Historic Tax Certification at this time. Staff recommends that the ridge detail be corrected or receive approval from the HDRC in order for the property owner to participate in the tax incentive program as noted in finding c.

**CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 23, 2017

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**J.A.**  
REAL ESTATE INVESTING  
210-301-0030

CITY OF SAN ANTONIO  
NOTICE OF HEARING  
HISTORIC & BEAVER  
HISTORIC COMMISSION  
ADDRESS: 2101 S. ALAMO  
REQUEST: HISTORIC TAX EXEMPTION  
HEARING DATE: August 1, 2012 Time: 3:00 PM  
FOR MORE INFORMATION CONTACT:  
(210) 207-0035  
ALL HEARINGS TAKE PLACE AT 101 S. ALAMO

## King Remodeling and Roofing

Justin Abt  
830 N Pine  
San Antonio, TX 78207

Projected completion: August of 2017



INVOICE

Descriptions	Quantity
<b>Painting outside</b>	
Has to be hand scraped or using a heat gun for removal of paint	2400 sq ft
Paint outside house two coats two different colors new boards caulk and prep windows	5,000
	1900
<b>Painting Inside</b>	
Sheet rock repair, cover floorings, prep windows	
Paint walls, ceiling and baseboards	3500
<b>Flooring</b>	
Sand floors, apply two coats of urethane polymer finish	6,000
In game room remove and install carpet	500
<b>Kitchen</b>	12,000
Removal of cabinets, installing new cabinets (shaker) with hardware and paint facings	
Granite/Quartz counter tops, island and reconfigure kitchen design( designing off renderings)	
Install a island in kitchen no more than 4x4 to include cabinets as base	
Options -- ( to be talked about before we pull specialty items money allowance provided)	
Garbage disposal	200
Sink farmer under mount	500
Sink faucet	400
Under plumbing p -trap installing (parts)	200
Dishwasher	500
Stove	1500
Microwave	300
Refrigerator	2,500
<b>Electrical</b>	3,000
Reconfigure kitchen power, light drops , laundry room checking all power	
Options- allowance	
Fans /light combo ( need 5)	5 \$ 200.00 1,000
<b>Wood work outside</b>	
Tongue and grove Removal and reinstall around house 10' pieces	
Add ventilation to skirting	
Trim out windows 1x6 and Replace 5 window seals	3,000
<b>Landscape</b>	
Prune tree from front of us	500
<b>Stairs</b>	
Prep staircase remove nails prep for installation	
11 steps wood flooring	
11 bullnose pieces	
New handrail or making side of staircase a focal point . Refurbish side staircase	2,500

Descriptions	Quantity
<b>Wood repair inside</b>	
Removing wall kitchen area	
Reconfigure arch ways 4 separate areas. Frame out square with a grand view	
Re Sheetrock and texture those new areas	2,500
<b>Bathroom in hallway</b>	
Take out shower, create a mud bed and tile all walls	
Frame bathroom tub , new toilet, tile floor , tile wall, hardware	3,500
<b>Bathroom #2</b>	
Take out tile on walls and flooring	
Install new tile wall, flooring	
New toilet	
New vanity set, install new hardware and new light	3,000
<b>Master bathroom</b>	
New cabinets ( shaker) with hardware	
Tile floor	
Remove tub and create a stand up shower with glass door	
New vanity with granite top (two sinks,	
Add a Tub on right side of bathroom	7,500
<b>Existing decks- side deck and back deck</b>	2,000
Refurbish decks, replace boards rotten , handrail , power wash deck	
<b>Items not included in bid that have been talked:</b>	
Fence for front of house and side of house 4' high And 100' in length	
Vent hood that has a penetration thru the roof ( we can talk about this item)	
Windows throughout the house that may need repair	
Doors existing or interiors. These were all functional doors and in good condition	
Flooring and baseboards that may be damaged with foundation repair	
Replacing wood flooring with areas that we were going to install carpet or tile ( match wood floor with existing) master bedroom area	
<b>Subtotal</b>	
<b>Total</b>	<b>\$63,500.00</b>

Thank you for your business. It's a pleasure to work with you on your project.

Sincerely yours,

Vincent RODRIGUEZ



# Eagle Construction

130 Cottonwood  
San Antonio, TX 78214  
Phone (210) 400-0805

**Residential**

**Commercial**

**New Construction**

**Remodeling**

June 29, 2017

Justin Abt  
San Antonio, Texas 78202  
210-301-0030

Reference: foundation repair  
830 N. Pine Street 78202

Dear Justin,

Eagle Construction is pleased to submit this proposal to you for the repair of the existing foundation for the above-mentioned address.

## **Project Description**

As reported by client, the existing home is needs foundation repair. The existing home is approximately 2,261 sq. ft (Living Area).

## **I. Professional Services and Fee**

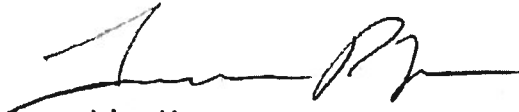
Eagle Construction agrees to provide the following professional services:

1. Replace 35 cedar post with concrete post
2. Replace 90 linear feet of 4X6 Beams

The cost for the above-mentioned services is \$7,000.00. Eagle Construction will require a \$4,000.00 retainer and a signed copy of this proposal to commence work. Eagle Construction will require a second payment prior to pouring of the concrete. This payment will be for \$1,500.00. The last payment will be collected once work has been completed. This last payment will be for \$1,500.00. Any other work to be performed must be written under Professional Services or otherwise is not included. Warranty will be provided for a period of 5 years. Warranty description will be given to client. Client may order extra

work to be done, not mentioned in this contract, in which event, a separate contract for such work shall be entered by client and Eagle Construction.

Submitted By:

A handwritten signature in black ink, appearing to read 'Jaime Vega', with a long horizontal stroke extending to the right.

Jaime Vega  
Eagle Construction

Approved by:

Justin Abt  
Client











# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 17, 2017

**ADDRESS:** 830 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1656 BLK D LOT W 159.6 OF 2  
**HISTORIC DISTRICT:** Dignowity Hill  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Bravo Roofing - 274 Deborah  
**OWNER:** Diamond Properties - 17460 IH 35 North  
**TYPE OF WORK:** Roofing

### REQUEST:

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

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

**DATE:** 4/17/2017 10:23:13 AM

**ADMINISTRATIVE APPROVAL TO:** Replace the existing standing seam metal roof with a new standing seam metal roof with the stipulations that all panels are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. A bulky, modern ridge cap should not be used.

**APPROVED BY:** Edward Hall

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name being the most prominent.

Shanon Shea Miller  
Historic Preservation Officer