

HISTORIC AND DESIGN REVIEW COMMISSION

November 01, 2017

HDRC CASE NO: 2017-537
ADDRESS: 2047 W WOODLAWN
LEGAL DESCRIPTION: NCB 1963 BLK 1 LOT 12
ZONING: R-6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: K & M Contractors LLC
OWNER: K & M Contractors LLC
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: October 15, 2017
60-DAY REVIEW: December 14, 2017
REQUEST:

The applicant is requesting to receive Historic Tax Certification.

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:

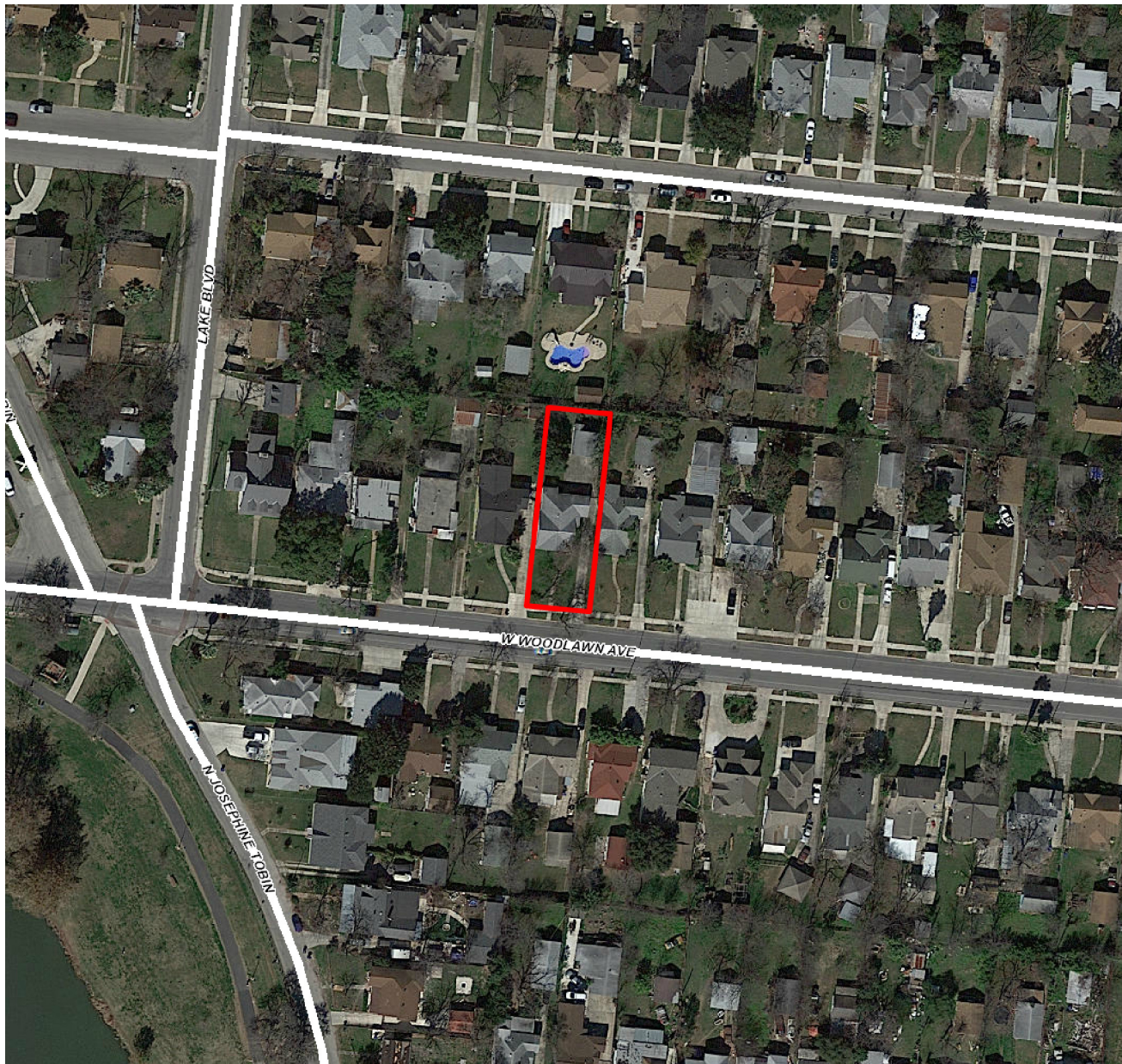
- a. The primary structure located at 2047 W Woodlawn is a 1-story single family home constructed in 1941 in the Craftsman style. The home features a cross gable configuration, a dominant front gable, and an asymmetrical front porch. The home is a contributing structure in the Monticello Park Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work consists of various items that were administratively approved or were confined to the interior, including foundation repair, refinishing of existing doors, wood window repair and restoration, removal of non-original aluminum window screens, replacement of the roof in-kind, painting of the façade, upgrading the existing plumbing, and a remodel of the interior.
- c. Staff conducted a site visit on October 26, 2017, to examine the exterior conditions of the property. Staff commends the applicant for undertaking the structure's rehabilitation.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval based on findings a through d.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

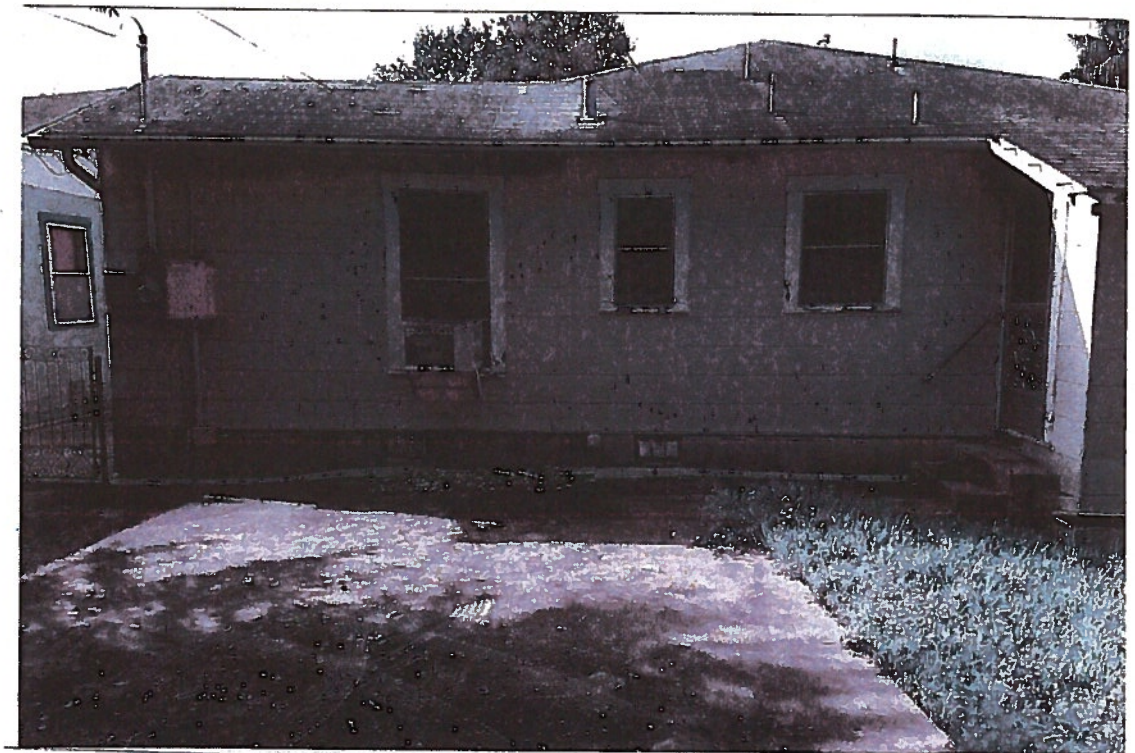
Printed: Oct 23, 2017

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Full
Right
Side



Direct
Rear



Left
Side



Front-



Front
with
porch



Right
side



City Of San Antonio Office Of Historic Preservation 10/11/2017

K & M Contractors L L C is Very Pleased to be able to Completely

"Renew" & " Refresh" This Gorgeous Property @ 2047 West Woodlawn Ave. 78201

This Home will Be Started with A Complete Pier & Beam Stabilization.

And 100% Transferable Warranty passed to the Future Home Buyer.

2047 West Woodlawn Ave will be "refinished" in High Quality Exterior Grey Paint

with the soffit's & fascia's in Exterior Bright White & All Window Shutters in

Gloss Black. Color Swatch's attached for all.

The 3 Original Exterior Door's will be Refinished In Exterior Red Gloss .

3 New Storm Doors will be added with double Hinge's & a High Gloss Red Finish.

All Windows will be replaced with Tinted Double Pane Double Hung Windows.

There will be "NO" alteration to Window openings. Complete Documentation attached.

The Roof On 2047 West Woodlawn will be replaced with "Shasta Grey " Shingle's

on Home & Garage. All Drip edge's will be of 1 & 1/2" spec's.

Shingle & Drip Edge 'Sample" attached.

Due to the Pantry Now Housing the "Water Heater" My Master Plumber will

move it OUT SIDE Directly behind Rear Wall of Home with Concrete Pad & Proper Enclosure.

The Garage currently has a "Lean to her to the Left "which we will Correct & Paint

Identical to home colors . Our Garage door Specialist will properly Furnish Panels

to properly cover garage Door openings.

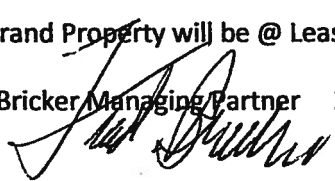
K & M Contractors L L C is a City Of San Antonio Licensed Contractor with Proper Insurance .

All Hired "Professionals " will Properly Obtain San Antonio City Building "Permits"

to complete their work so that proper Inspections can be preformed.

The Complete Refresh to this Grand Property will be @ Least \$60k Details Attached.

K & M Contractors L L C Fred Bricker Managing Partner 210-763-1160



2047 W. Woodlawn Avenue

Rehab Budget

Item Description	Budget
Exterior Paint (3 tone)	2,900
Exterior Siding	450
Exterior Trim	300
Exterior Roof	6,500
Landscaping	1,900
Interior Paint (2 tone)	2,900
Sheetrock, tape, float & texture	600
Baseboards & trim	700
Scrape Popcorn	500
Tile Flooring	1,000
Hardwood Flooring (refinish)	2,200
Kitchen appliances (low)	1,000
Cabinets w/knobs	200
Cabinets (refinish)	300
Kitchen granite counters	950
Kitchen backsplash	300
Kitchen - Sink	200
Kitchen disposal	150
Faucet	150
Shower plumbing kit (3 piece)	300
Tub w/claw feet	500
Vanity	600
Toilet	400
Sink and faucet	350
Mirrors / Hardware	150
Exterior Doors	400
Knobs (interior)	100
Windows (new)	2,980
Complete re-wire (200 amp)	4,200
Fans/Chandelier	375
Lights	150
GFCI Outlet	180
Plugs/Switches/Plates	250
HVAC w/ducts, air grilles, programmable thermostat, fresh air intake and ductboard	10,858
Dumpster	400
Demo	200
Haul Off	250
Power Wash	250
Smoke / CO Detectors	270
Final Clean	200
Foundation	4,500
Plumbing	3,985
Total	157,298
	\$53,663

Full Bath & Master Bath


AKW
\$4,550

[Back to Quote](#)

LOWE'S HOME CENTERS, LLC #1645
 1470 AUSTIN HIGHWAY
 SAN ANTONIO, TX 78209-4338
 USA
 (210) 828-6011



Project #: 521018307 Description: Remodel project
 Customer Name: FRED BRICKER
 Customer Phone: (210) 763-1160
 Customer Address: 3734 HIGHCLIFF
 SAN ANTONIO, TX 78218
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0006 Size = 36-in W x 81-in H	Manufacturer: Larson  Pembroke Division: Millwork Product: Doors Type: Screen Manufacturer: Larson Product Category: Full View Style: Screen Only Model: Pembroke Item Number: 811198 Custom or Standard Size: Standard Actual Width: 35 3/4-in Actual Height: 79 3/4-in - 80 3/4-in Fits Opening Width: 35 7/8-in - 36 3/8-in Fits Opening Height: 80-in - 81-in Color: White Glass Option: No Glass Insert Screen: TuffScreen Screen Color: Black Hardware: Surface Mount Exterior/Interior Hardware Finish: Color Matched / Color Matched (1)French Door Kit(s): No Material: Aluminum Lead Time: 14 Days Thank You for Ordering Larson Products	\$191.78	2	\$383.56
0001 Size = 23 1/2-in W x 35 1/2-in H	Manufacturer: ThermaStar by Pella (R) Double Hung NFRC: U-Factor: 0.30, SHGC: 0.25, VLT: 47, CR: 55 Double Hung TDI: WIN-816 Double Hung DP35: Size Tested 36-in x 72-in ***Performance values only valid for a single window and do not apply to mullions***			
		\$201.19	3	\$603.57

ESTIMATE



K & M Contractors

(210) 763-1160

Estimate #

610485

Date

09/08/2017

Alpha Hi-Tech Foundations

6335 Camp Bullis Suite 4
San Antonio, TX 78257

Phone: (210) 568-7755

Email: AlphaHiTechFoundation@gmail.com

Web: www.AlphaHiTechFoundationstx.com

Description	Total
Level and Shim Price Per Pier	\$3,000.00
Level and Shim property at 2047 w. Woodlawn, San Antonio, Texas to city regulations	
One Story Pier And Beam Foundation Repair	\$1,880.00
Level one-story residential structure located at 2047 w. woodlawn, San Antonio, Texas in compliance with city building codes and typical construction practices using up to 8. The piers will a minimum 8-inch round solid concrete pier that will be reinforced with #3 bars.	

Subtotal	\$4,880.00
Discount	\$380.00
Total	\$4,500.00

This Statement of Work (SOW) is issued pursuant to the Consultant Services Master Agreement between ___K & M Contractors_____ ("Client") and Alpha Hi-Tech Foundations (Residential Building Contractor Lic#: H-926075 Exp Date: 3/29/18), effective ___09/08_____, 2017 (the "Agreement"). This Scope Of Work (hereinafter called the "SOW") is subject to the terms and conditions contained in the Agreement between the parties and is made a part thereof. Any term not otherwise defined herein shall have the meaning specified in the Agreement. In the event of any conflict or inconsistency between the terms of this SOW and the terms of this Agreement, the terms of this SOW shall govern and prevail.

This SOW, effective as of ___09/08_____, 2017 is entered into by and between Contractor and Client, and is subject to the terms and conditions specified below. The Exhibit(s) to this SOW, if any, shall be deemed to be a part hereof. In the event of any inconsistencies between the terms of the body of this SOW and the terms of the Exhibit(s) hereto, the terms of the body of this SOW shall prevail.

Period of Performance

The Services shall commence on _____, and shall continue through _____. If weather permits.

Engagement Resources

Level the house as structure permits and follows the engineer report as request by the customer.

Scope of Work

Contractor shall provide the Services and Deliverable(s) as follows:

- 1.- Install and replace up to _8_ solid concrete piers.
- 2.- Stabilize structure and level house till structure permits by city regulations.

Deliverable Materials

No additional materials to mention at this SOW.

Contractor Responsibilities - WARRANTY

WE PROVIDE A LIFE TIME TRANSFERABLE TO A SECOND BUYER WARRANTY. If we repair the whole foundation.

The warranty is for the job performed by Alpha Hi-Tech Foundation only. If a third party modifies or disposes the foundation in any way, this warranty will be void.

Client Responsibilities

Water and power should be provide by the customer at all time.

Customer should cover the whole balance at the moment of completion.

Dumpster should be provide and place at the property by the customer or Alpha Hi-Tech can be haul the debris for additional charge of \$400.00.

Alpha Hi-Tech Foundations is not responsible for replacement of concrete, sheetrock, trim, texture, paint, wallpaper, tile, wood, carpet or the like which may be damaged as result of Alpha Hi-Tech Foundations' attempts to repair structural defects covered by this contract. Alpha Hi-Tech Foundations is not responsible for the costs of finding, gaining, or closing access to covered items, or for additional charges to remove or install related or non-related equipment in order to make a covered repair unless otherwise noted in the SOW.

Fee Schedule

This engagement will be conducted on a Work & Materials basis. The total value for the Services pursuant to this SOW shall not exceed \$___7,540.00___ unless otherwise agreed to by both parties via the project changes control procedure, as outlined within. A PCR will be issued specifying the amended value.

Payable as follows:

One Payment \$_4,500.00

PLUMBING ENGINEERING & CONSULTING



RAYMOND RODRIGUEZ

5419 Timber Post

San Antonio, Tx 78250

Tel. (210) 612-1502

Lic. M-39108

Texas State Board of Plumbing Exam. (512) 936-5200

Date: 9/12/2017

ADDRESS: *Fred Bricker*
2047 West Woodlawn

DESCRIPTION: *Remodel house*

Remodel full baths, kitchen, laundry room, relocate waterheater and eliminate gas jets, wall furnace, add water softener.

Remove and replace commode, lavatory and tub and shower; to include cut-offs, supply lines, p-traps and faucets (contractor to provide lavatory cabinet and top).

Replace kitchen faucets, sink (standard stainless steel), cut-offs and supplies for under sink (disposal optional).

Move washer machine to laundry room (with washer box) and add water softener drains and waterlines and separation of hard and soft water lines (not including softener), also relocate waterheater to outside room.

Eliminate all gas jets as per code and remove wall furnace.

To include proper permits, drainage and waterlines under house.

TOTAL:

\$ 3,985.00

ANY ALTERATION AND OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDER ON SPEC. PAGE 2, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE PROPOSAL. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL.

ACCEPTANCE OF BID

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

DATE:

9/16/2017

SIGNATURE
SIGNATURE

Raymond Rodriguez
Fred Bricker



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/10/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 877-372-1463 877-339-3408

Contractor's Edge Insurance Services

107 Avenida de la Estrella

Suite 201A

San Clemente, CA 92672

INSURED

K&M Contractors, LLC

3734 Highcliff Dr

San Antonio, TX 78218

CONTACT NAME: Jeff Radin

PHONE (A/C, No, Ext): 877-372-1463

FAX (A/C, No): 877-339-3408

E-MAIL ADDRESS: jeffr@contractorsedgeinsurance.com

PRODUCER CUSTOMER ID #: certs.ceinsurance@gmail.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Preferred Contractors Insurance Company

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PCA5025-PCCM244517	10/10/17	10/10/18	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
	<input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 1,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG \$ 1,000,000
	ANY AUTO						
	ALL OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
	SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	HIRED AUTOS						BODILY INJURY (Per accident) \$
	NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						
	EXCESS LIAB						EACH OCCURRENCE \$
	DEDUCTIBLE						AGGREGATE \$
	RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						WC STATUTORY LIMITS
	If yes, describe under DESCRIPTION OF OPERATIONS below						OTH-ER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

GC Remodel

CERTIFICATE HOLDER

K&M Contractors, LLC
3734 Highcliff Dr
San Antonio, TX 78218

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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LEFT
SIDE
@ REAR



Pantry
Moving
WATER
HEATER
OUT
SIDE



Future
a/c
UNIT
CLOSED



Old Line
 Resa
 Antwy
 wall
 where
 water Heater
 will be mounted
 on AD &
 ceiling



1 of these
 windows



TAKE
 windows
 in Bedroom
 with the window
 that will be
 removed for
 central AC
 All windows
 5' x 4' 7" /



Art
window
units
are
gone

Adding
central air



3

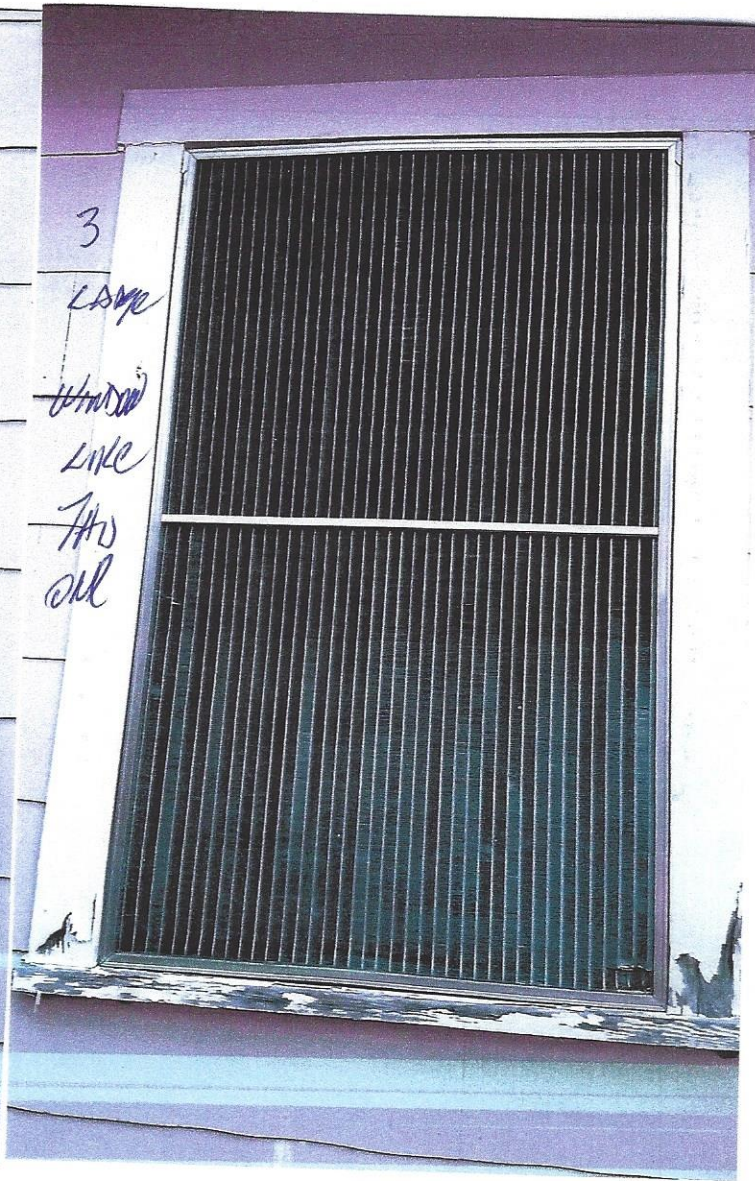
Large

Window

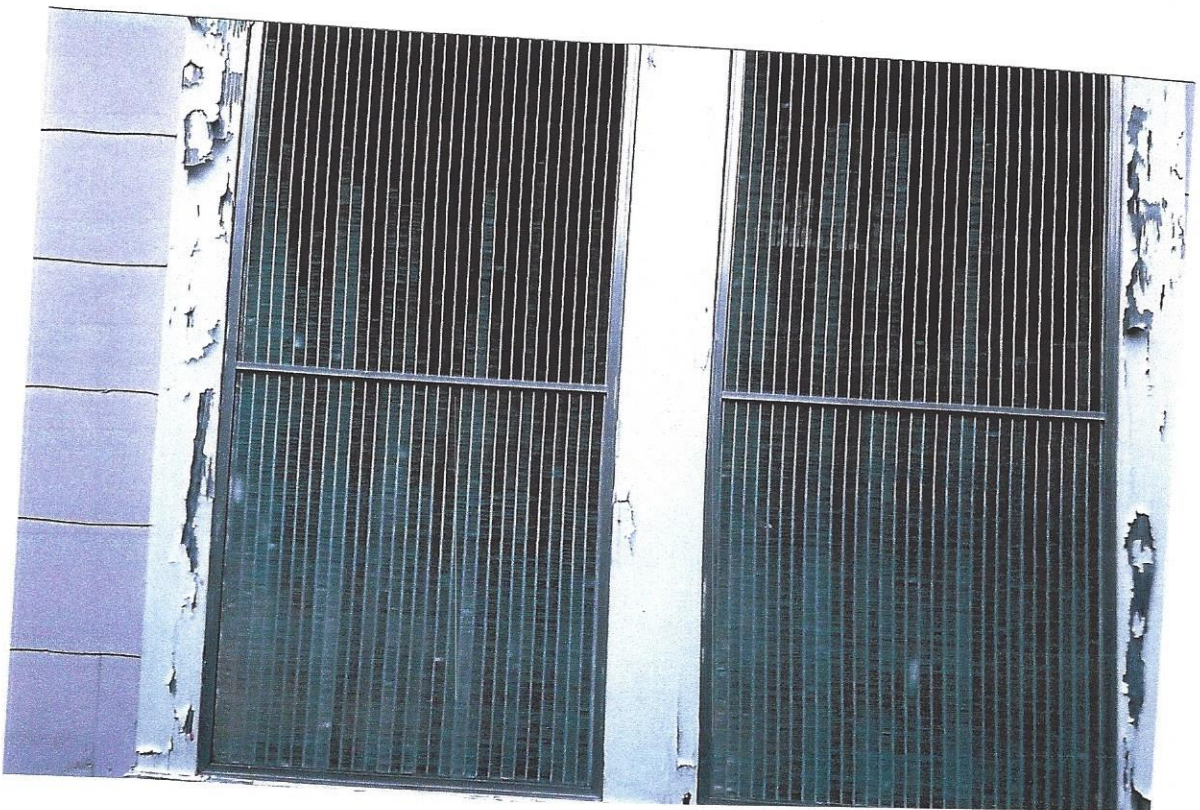
like

the

old



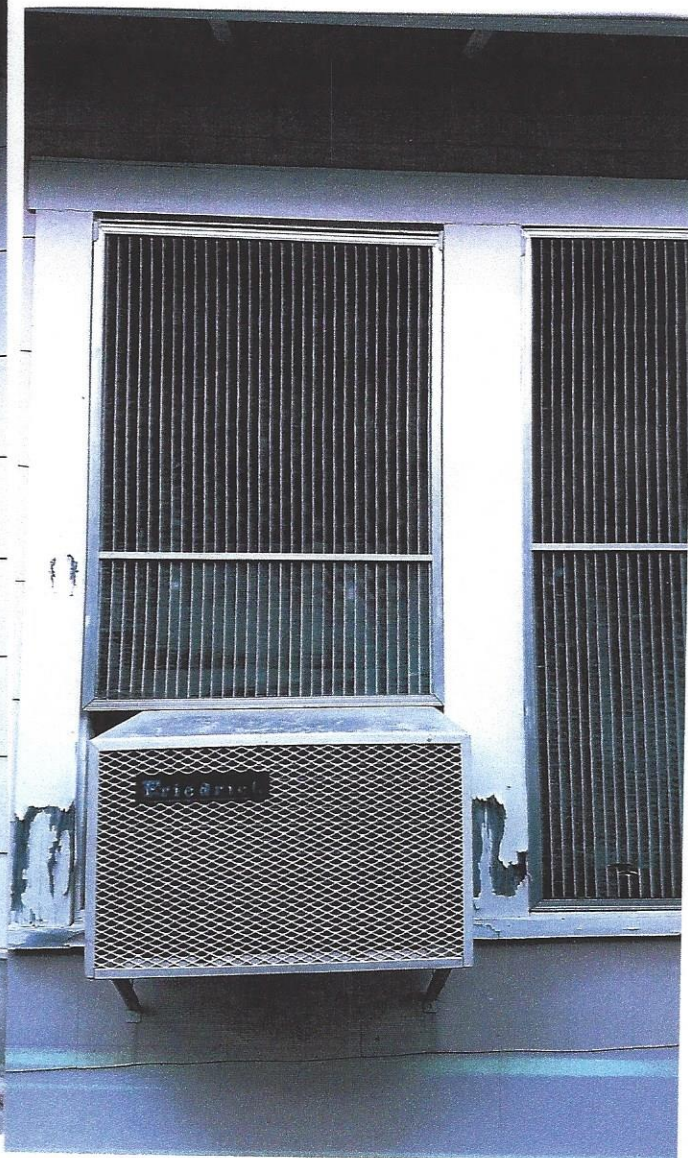
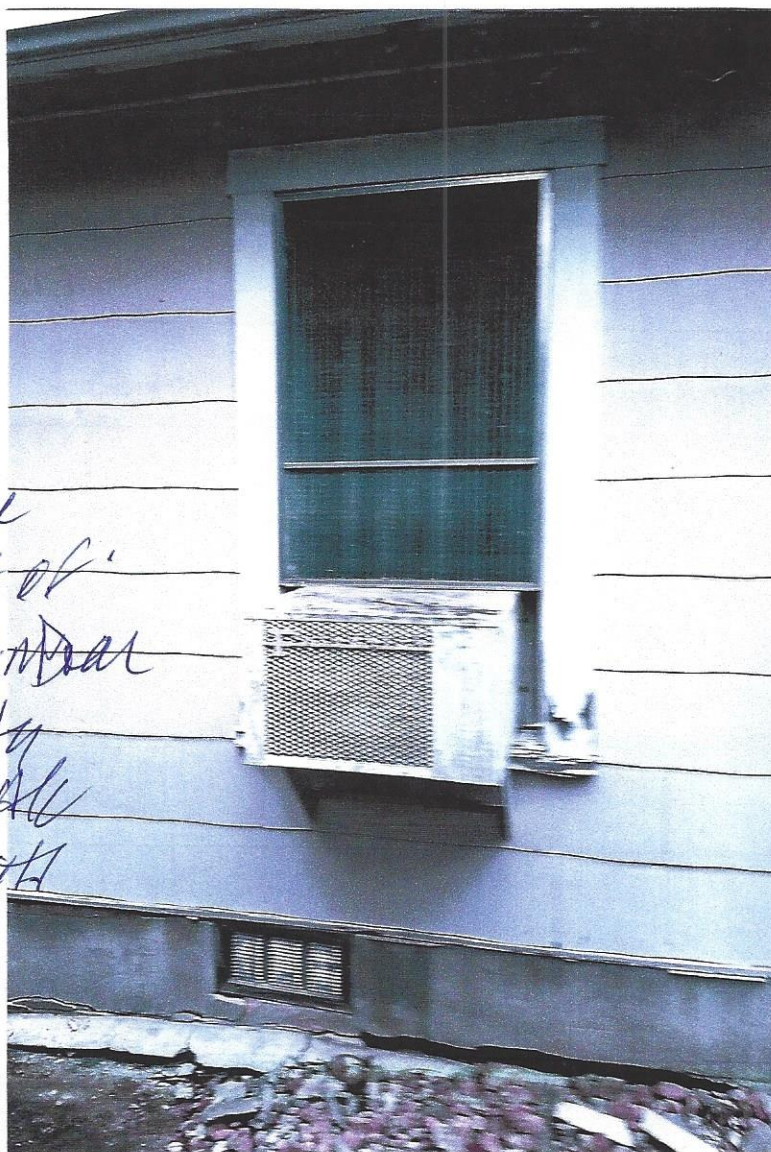
12
of
these
wooded
double
hang
with
aluminum
screen



Left
Roan
Side
An
Studd
Set



2.
more
set of
window
with
all
length



INSIDE
Bedroom
with alc
window
AK
5th fl
5th fl



INSIDE
Dining
Room
window
5th fl
5th fl



Bedroom
with blinds up
AK 5th fl 5th fl

