

# HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

**HDRC CASE NO:** 2018-050  
**ADDRESS:** 325 E PARK AVE  
**LEGAL DESCRIPTION:** NCB 1751 BLK 6 LOT 8  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Andrew Liguori  
**OWNER:** Andrew Liguori  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** January 19, 2018  
**60-DAY REVIEW:** March 20, 2018  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 325 E Park Ave.

## 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:

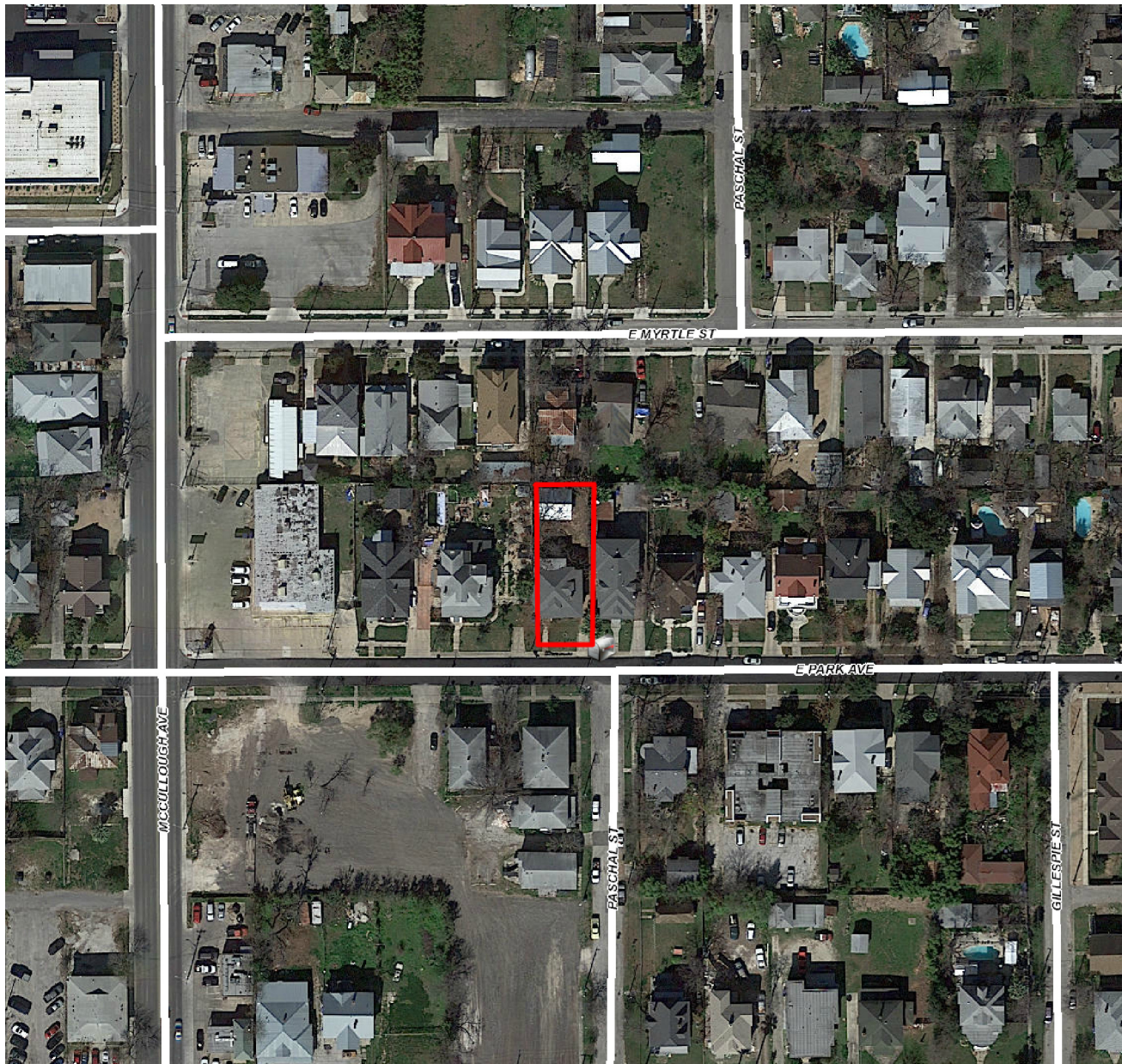
- a. The structure located at 325 E Park is a two-story single-family home constructed in approximately 1920 in the Craftsman style. The house features a distinctive 2-story asymmetrical front porch with square columns, a hipped roof with hipped dormer, and a front door accentuated with side lites and transoms. The house is a contributing structure in the Tobin Hill Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of proposed work consists of various items that qualify for administrative approval, were previously approved by the HDRC, or are confined to the interior, including plumbing, electrical wiring and fixtures, HVAC upgrades, an interior remodel, siding repair, and the installation of a rear deck.
- c. Staff conducted a site visit on January 31, 2018, to examine the exterior conditions of the property. Staff commends the applicant for his plans for significant reinvestment in the property.
- 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: Jul 07, 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.



325

TX DUM  
800-99  
TXDUMPS



Residential

Tabor Hill  
325 E. Park



JH-66

**2003 SURVEY PHOTO**

# **Construction Proposal**

MGM Heating and Air Conditioning

January 19, 2018  
Andrew Liguori  
325 E. Park Ave  
San Antonio, Texas 78212

MGM Air  
700 Lavaca St.  
Austin, Texas 78701  
United States  
5128659490  
Company Fax

# Proposal

---

January 19, 2018

Between the Owner:      **Contact Primary Full Address**  
                                     **Contact Primary Telephone**

And the Contractor:      **MGM Air**  
                                     **700 Lavaca St. #1400**  
                                     **Austin, Texas 78701**  
                                     **United States**  
                                     **Company License Number**  
                                     **5128659490**

For the Project:            **Andrew Liguori**  
                                     **325 E. Park Ave**  
                                     **San Antonio, Texas 78212**

## SCOPE OF WORK:

### MAIN HOUSE:

#### Paint/drywall

\*Paint inside (3-4 colors) and out (3-4 colors). Repair drywall defects caused by foundation repair; No texture (match smooth finish...probably a level 2 or 3); Paint corrugated fence. Paint kitchen cabinets

#### \*Electric

Interior and exterior electrical changes; switches and outlets and lights throughout with new locations; Security lights exterior; Hardwired connections for COMBO co2/smoke detectors \*\*I will provide detectors; HVAC breaker is too large

#### HVAC

HVAC coolant lines need to be suspended under house; Seal ductwork and recharge coolant.

#### \*Roof/gutters

Addition of gutters; \*\*\*Confirm HDRC approval

#### \*Siding

Various Siding repairs on the exterior - confirm details-estimate 25% replaced

#### \*Floors

Refinish wood floors throughout (this is if budget allows - not totally necessary.) If not fully refinishing floors, then make repairs/patches as needed. Exposing and finishing wood in kitchen. Full Bathrooms and mudroom/laundry are getting tile. New Tile in front of fireplace.

#### \*Fence

Add 6' fence at rear. Also want to shore up existing corrugated fence at east side of property. For west side fence, possibly add new planks to my side of the existing neighbor's fence.

**\*Kitchen**

Paint cabinets and restore as necessary. New hardware. New counter tops, sink, faucet, etc. New back splash.

**\*Bathroom**

Master bath total remodel; Changing layout; addition of standup shower, double vanity, moving tub and toilet; tile

**\*Bathroom**

Guest bath total remodel; changing entrance to allow common doorway and reworking layout.

**\*Bathroom**

1/2 bath: Reuse vanity from upstairs. New toilet, mirror, lighting, fixtures, etc.

**\*Mudroom/**

laundry

Addition of cabinets and shelving, lighting, tile, fix entry door

**\*Dining room**

Addition of 6 recessed cans; Add molding for wainscoting?

**\*Carpentry**

Build out closet of existing water heater upstairs

**\*Carpentry**

Check all closets and redesign/build shelves as needed.

**\*Carpentry**

Replace stairs banister

**\*Exterior**

Increase rail height on upstairs balcony (HDRC denied approval for this - will have to figure something out)

**\*Exterior**

Repair and Replace siding and trim where needed. Especially at the exterior where bowed siding is evident.

**\*Exterior**

Redo steps to front door/wood

Replace stairs off rear porch

Replace rotten decking upstairs and downstairs as needed

New lighting, some new locations

Three way switch for exterior lights on upstairs balcony

**\*General**

1D3 from inspection report. Something about spliced rafters needing to be sistered

Addition of GAS tankless water heater

(stove, tank less water heater, etc).

Replace hose bib in back and front, to come out of new skirting if hardi is permitted.

**SPECIAL CONDITIONS:**

- \*As for the wood windows and doors this project for companies specializing in restoration. I will find someone that specializes in this. This will also allow you to save money. We will over look it but not responsible for the install.
- \*Drainage will have to be contracted through a landscaper.
- \*Use your insulation guy that way you will get the best price from them
- \*Fixing interior doors will be on time and materials. Every door is going to be different so a fix cost on each one will not be cost effective.
- \*Pipe from house to Casita not included because measurements were not taken
- \*Upstairs bid upon city approval to see what we can do
- \*Fire place not bid, need to get a specialist out to the home.
- \*Removed interior stair banister. Will have carpenter give ideas

**TOTAL BASE PRICE:** **\$128,587.38**

**STANDARD ALLOWANCES (INCLUDED IN BASE PRICE):**

Permits	\$3,846.15
Electrical Fixtures	\$1,057.69
Plumbing Fixtures	\$7,211.54
Countertops	\$8,333.33
Bath Hardware Labor	\$769.23

**Project Totals:**

Name	Classification	Quantity	Total Cost
<b>Planning</b>			
Permits			
Building Permit/HDRC Costs	Other	1	\$3,846.15
<b>Permits Subtotal:</b>			<b>\$3,846.15</b>
<b>Planning Subtotal:</b>			<b>\$3,846.15</b>

<b>Electrical Systems</b>			
---------------------------	--	--	--

Electrical Labor			
Electrical Labor Costs	Labor	1	\$3,846.15
<b>Electrical Labor Subtotal:</b>			<b>\$3,846.15</b>
Electrical Fixtures			
Recessed Cans	Material	6	\$576.92
Bath Vent Fans	Material	3	\$480.77
<b>Electrical Fixtures Subtotal:</b>			<b>\$1,057.69</b>
<b>Electrical Systems Subtotal:</b>			<b>\$4,903.84</b>

<b>Plumbing Systems</b>			
Plumbing Labor			
Plumbing Labor Costs	Labor	1	\$19,230.77
<b>Plumbing Labor Subtotal:</b>			<b>\$19,230.77</b>
Water Heaters			
Gas tabkless water heater	Material	1	\$4,163.46
<b>Water Heaters Subtotal:</b>			<b>\$4,163.46</b>
Plumbing Fixtures			

Kitchen Double Bowl Sink	Material	1	\$1,282.05
Kitchen Faucet A	Material	1	\$1,025.64
Master Bath Sink(s)	Material	2	\$897.44
Master Bath Faucet(s)	Material	2	\$641.03
Master Bath Toilet	Material	1	\$416.67
Bathroom 2 Sink(s)	Material	2	\$641.03
Bathroom 2 Faucet(s)	Material	2	\$641.03
Bathroom 2 Tub Faucet	Material	1	\$416.67
Bathroom 2 Toilet	Material	1	\$416.67
Bathroom 3 Faucet(s)	Material	1	\$416.67
Bathroom 3 Toilet	Material	1	\$416.67
<b>Plumbing Fixtures Subtotal:</b>			<b>\$7,211.57</b>
<b>Plumbing Systems Subtotal:</b>			<b>\$30,605.80</b>

<b>HVAC System</b>			
HVAC System			
Labor	Material	1	\$641.03

<b>HVAC System Subtotal:</b>			<b>\$641.03</b>
<b>HVAC System Subtotal:</b>			<b>\$641.03</b>

<b>Insulation &amp; Drywall</b>			
Drywall Labor			
Labor Type 3	Labor	1	\$1,282.05
<b>Drywall Labor Subtotal:</b>			<b>\$1,282.05</b>
Drywall Materials			
4'x12'x1/2" Drywall	Material	30	\$416.35
Tape	Material	8	\$99.81
Drywall Mud	Material	48	\$599.54
Corner Bead	Material	50	\$346.96
<b>Drywall Materials Subtotal:</b>			<b>\$1,462.66</b>
<b>Insulation &amp; Drywall Subtotal:</b>			<b>\$2,744.71</b>

<b>Exterior Veneer</b>			
Siding Labor			
Installation Labor	Labor	1	\$5,769.23
<b>Siding Labor Subtotal:</b>			<b>\$5,769.23</b>
Siding Materials			

Siding	Material	142	\$4,005.13
Corner Trim	Material	30	\$1,000.00
Nails	Material	2	\$205.13
<b>Siding Materials Subtotal:</b>			<b>\$5,210.26</b>
Exterior Veneer-Misc			
Lattice	Other	40	\$1,538.46
<b>Exterior Veneer-Misc Subtotal:</b>			<b>\$1,538.46</b>
<b>Exterior Veneer Subtotal:</b>			<b>\$12,517.95</b>

<b>Cabinetry &amp; Countertops</b>			
Cabinetry			
Installation Labor	Labor	1	\$3,846.15
Kitchen	Material	1	\$4,487.18
Laundry	Material	1	\$1,025.64
<b>Cabinetry Subtotal:</b>			<b>\$9,358.97</b>
Countertops			
Installation Labor	Labor	1	\$3,846.15
Quartz	Material	1	\$4,487.18
<b>Countertops Subtotal:</b>			<b>\$8,333.33</b>

<b>Cabinetry &amp; Countertops Subtotal:</b>			<b>\$17,692.30</b>
--	--	--	--------------------

<b>Floorcovering</b>			
Hardwood Flooring Labor			
Installation Labor	Labor	2200	\$5,641.03
<b>Hardwood Flooring Labor Subtotal:</b>			<b>\$5,641.03</b>
<b>Floorcovering Subtotal:</b>			<b>\$5,641.03</b>

<b>Tile &amp; Ceramics</b>			
Tile Flooring Labor			
3 Bathroom floors	Labor	1	\$2,820.51
<b>Tile Flooring Labor Subtotal:</b>			<b>\$2,820.51</b>
Tile Flooring Materials			
Tile	Material	146	\$1,114.42
Vapor Barrier	Material	1	\$208.18
Adhesive	Material	2	\$274.79
Grout	Material	2	\$274.79
<b>Tile Flooring Materials Subtotal:</b>			<b>\$1,872.18</b>

Tub/Shower Tile Labor			
Installation Labor	Labor	1	\$2,307.69
<b>Tub/Shower Tile Labor Subtotal:</b>			<b>\$2,307.69</b>
Tub/Shower Tile Materials			
Tile	Material	105	\$801.46
Grout	Material	1	\$137.40
4'x8' hardie	Material	20	\$276.18
<b>Tub/Shower Tile Materials Subtotal:</b>			<b>\$1,215.04</b>
<b>Tile &amp; Ceramics Subtotal:</b>			<b>\$8,215.42</b>

<b>Interior Finishes</b>			
Paint Labor			
Exterior Paint Labor	Labor	1	\$5,769.23
Interior Paint Labor	Labor	1	\$5,769.23
Interior Trim Labor	Labor	1	\$1,666.67
<b>Paint Labor Subtotal:</b>			<b>\$13,205.13</b>
Paint Materials			
Exterior Paint Materials	Material	1	\$1,025.64

Interior Paint Materials	Material	1	\$1,538.46
<b>Paint Materials Subtotal:</b>			<b>\$2,564.10</b>
<b>Interior Finishes Subtotal:</b>			<b>\$15,769.23</b>

<b>Bath Hardware</b>			
Bath Hardware Labor			
Bath Installation Labor	Labor	1	\$256.41
Materials	Material	1	\$512.82
<b>Bath Hardware Labor Subtotal:</b>			<b>\$769.23</b>
<b>Bath Hardware Subtotal:</b>			<b>\$769.23</b>

<b>Exterior Areas &amp; Finishes</b>			
Deck Labor/Fence			
Installation Labor	Labor	1	\$8,717.95
<b>Deck Labor/Fence Subtotal:</b>			<b>\$8,717.95</b>
Deck Materials			
Deck Materials Costs	Material	1	\$4,857.37

Fence Materials cedar pickets	Material	1	\$1,665.38
<b>Deck Materials Subtotal:</b>			<b>\$6,522.75</b>
<b>Exterior Areas &amp; Finishes Subtotal:</b>			<b>\$15,240.70</b>

<b>Construction Clean Up</b>			
Clean Up - Daily			
Dumpster	Other	1	\$705.13
<b>Clean Up - Daily Subtotal:</b>			<b>\$705.13</b>
Clean Up - Final			
Clean Up - Final Costs	Other	1	\$641.03
<b>Clean Up - Final Subtotal:</b>			<b>\$641.03</b>
<b>Construction Clean Up Subtotal:</b>			<b>\$1,346.16</b>

<b>Jobsite Facilities</b>			
Portable Restrooms			
Monthly Rental/ 3 months	Other	1	\$961.54
<b>Portable Restrooms Subtotal:</b>			<b>\$961.54</b>

<b>Jobsite Facilities Subtotal:</b>			<b>\$961.54</b>
---	--	--	-----------------

<b>Supervision</b>			
Supervision			
Jobsite Supervision	Other	1	\$7,692.31
<b>Supervision Subtotal:</b>			<b>\$7,692.31</b>
<b>Supervision Subtotal:</b>			<b>\$7,692.31</b>
<b>Classification Costs</b>			
Total Materials Cost			\$42,433.54
Total Labor Cost			\$70,769.23
<b>Grand Total</b>			<b>\$128,587.38</b>

## Acceptance of Agreement

**Witness** our hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Classification Costs			
Total Materials Cost			\$42,433.54
Total Labor Cost			\$70,769.23
Grand Total			\$128,587.38

### Acceptance of Agreement

Witness our hand and seal on this 19 day of January, 2018.

Signed in the presence of:

Witness

Contractor Signature

1/19/2018

Witness

Owner Signature

Signed in the presence of:

---

Witness

---

Witness

---

Contractor Signature

---

Owner Signature