

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2018

HDRC CASE NO: 2018-052
ADDRESS: 1244 VIRGINIA BLVD
LEGAL DESCRIPTION: NCB 3888 BLK 4 N 97 FT OF 12 & N 97 FT OF E 25 FT OF 11 ARB A12
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Knob Hill Historic District
APPLICANT: Diane Moore
OWNER: Mary Young
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: January 18, 2018
60-DAY REVIEW: March 19, 2018
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 1244 Virginia Blvd.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(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.

FINDINGS:

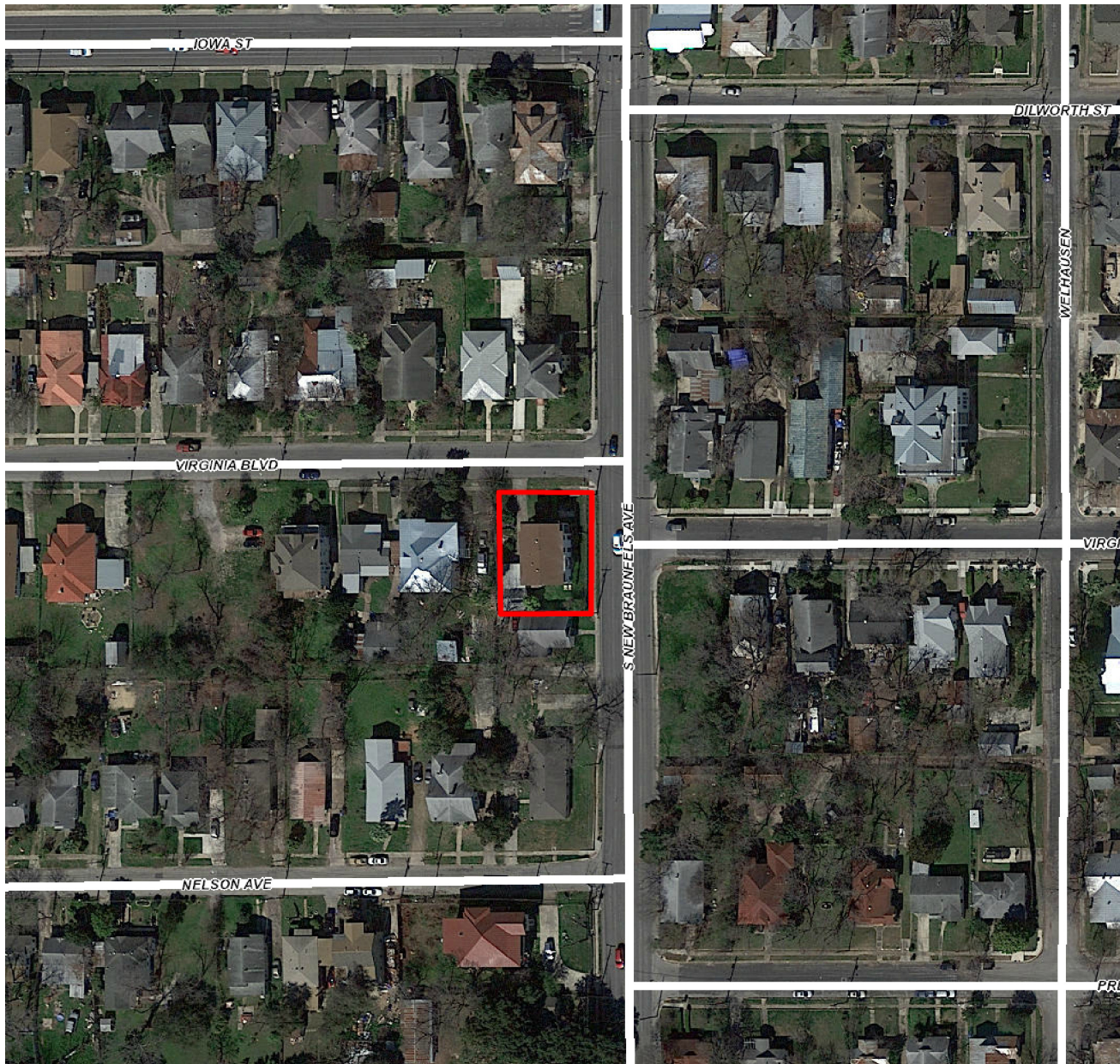
- a. The primary structure located at 1244 Virginia Blvd is a 2-story single family home constructed in the Craftsman style. The home is a contributing structure to the Knob Hill Historic District.
- b. The scope of work consisted of various items that were administratively approved or were confined to the interior, including screen replacement, the removal of non-original stone siding and the restoration of the first story front porch configuration and columns, porch flooring and ceiling repair, wood siding repair and replacement, and painting.
- c. Staff conducted a site visit on January 31, 2018, to examine the exterior conditions of the property. The scope of work has been completed. Staff commends the applicant for undertaking the structure's rehabilitation and returning the first story of the front porch to an appropriate configuration for the historic structure.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.
- e. The approval of Tax Verification by the HDRC in 2018 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:

Staff recommends approval based on findings a through e.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 01, 2018

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NO
PARKING
ANYTIME
TOW AWAY ZONE
↔

1
2
4
4



1244











DAVILA REMODELING
1001 AVANT AVE. 78210
SAN ANTONIO, TEXAS
PHONE: 210 629-4238

DATE: 03/19/2014

Customer Name: DIANE B. MOORE
Billing Address: 1244 Virginia st. San Antonio, Tx
Phone: 210 872-0782 cell 210 490-0603 home

ESTIMATE

SCOPE OF WORK

PROJECT DESCRIPTION UPPER DECK REMODELING

1. EXISTING FLOOR DEMOLITION ,
2. TO REPLACE ROTTEN WOOD ON FLOOR BASE,
3. TO REPLACE THE EXTERIOR SIDING OF THE DECK (40 INCHES WIDTH)
4. TO REPLACE THE CEILING BELOW THE DECK FLOOR,
5. TO PRESSURE WASHING THE DECK CEILING, FIX IT, CAULKING AND PAINTING
6. DECK TRIM PAINTING.

TOTAL \$3,500.00

THIS ESTIMATE INCLUDES MATERIALS AND LABOR

DOWN PAYMENT: \$1,750.00 TO START THE PROJECT AND THE BALANCE \$1,750.00 WHEN PROJECT IS COMPLETED

ELISEO DAVILA

2015

Contractors Invoice

WORK PERFORMED AT: 1244 Virginia st.

TO: E.J & Diane Moore

DATE: YOUR WORK ORDER NO. OUR BID NO.

DESCRIPTION OF WORK PERFORMED

- Requirements:
- 1) Pressure wash house to remove dust, spider webs & debris \$150.00
 - 2) Demo and enclose exterior window under stairway - \$120.00
 - 3) Demo (1) window at carport to create rear exit door - \$75.00
 - 4) Install rear side door and cut hole for double bolt lock - \$220.00
 - 5) Install stairs - \$100.00
 - 6) Install stair rails - \$100.00
 - 7) Demo shed for water heater and rebuild - \$300.00
 - 8) Install door for shed - \$120.00
 - 9) Demo & reinstall all rotten boards (siding) - \$1500.00
 - 10) Prep house for painting (scrape, chalk, and reattach loose boards siding - \$600.00
 - 11) Repair and reset decorative 4'x4'x2' beams underneath eave (13) \$195.00
 - 12) Repair S.E corner of house siding & Face boards pulled away from frame of house caused by (Elec. cable, CATV and telephone cable attached to house - \$400.00
 - 13) Demo & reinstalled water boards (R) side of house - \$75.00
 - 14) Repaired motor left & right side of house rock pulled away, \$500.00
 - 15) Painted house - \$1500.00
 - 16) ~~Painted windows~~ Repaired (2) broken window pane \$50.00
 - 17) Repaired (7) broken windows - \$175.00
 - 18) Painted (25) windows (Scrape, chalk & painted) - \$750.00
 - 19) Painted (28) security bars door, and rails. (scraped & painted) \$120.00

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the work and was completed in a substantial workmanlike manner for the agreed sum of _____ Dollars (\$_____).

This is a ☐ Partial ☐ Full invoice due and payable by: _____ Month _____ Day _____ Year
in accordance with our ☐ Agreement ☐ Proposal No. _____ Dated _____ Month _____ Day _____ Year

Contractors Invoice

WORK PERFORMED AT:

1244 Virginia st.

TO:

E.J & Diane Moore

DATE

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OUR BID NO.

DESCRIPTION OF WORK PERFORMED

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- 4) Install rear side door and cut hole for double bolt lock - \$220
- 5) Install stairs - \$100.⁰⁰
- 6) Install stair rails - \$100.⁰⁰
- 7) Demo shed for water heater and rebuild - \$300.⁰⁰
- 8) Install door for shed - \$120.⁰⁰
- 9) Demo & reinstall all rotten boards (siding) - \$1500.⁰⁰
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- 15) Painted house - \$1500.⁰⁰
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Dollars (\$ _____).

This is a ☐ Partial ☐ Full invoice due and payable by: _____

Month

Day

Year

in accordance with our ☐ Agreement ☐ Proposal

No. _____

Dated _____

Month

Day

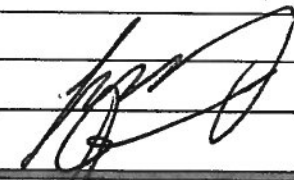
Year

July 11, 2013
Foundation

Job Invoice

SOLD TO Presupuesto de Porch

DATE ORDERED	ORDER TAKEN BY
PHONE NO.	CUSTOMER ORDER #
JOB LOCATION	
JOB PHONE	STARTING DATE
TERMS	

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
	Reparación de PORCH CUATRO casamos.			
	Reparar 78 piezas			
	2x6 y reparar			
	27 piezas de 2x4			
	de pulgadas 24 pulgadas			
	8 piezas 1x10 pieza			
	3 piezas 20x12 pieza			
	Por Total \$5,700			
	Chimento RANGEL			
				
	TOTAL MATERIALS			
				TOTAL LABOR

WORK ORDERED	TOTAL LABOR
DATE ORDERED	TOTAL MATERIALS
DATE COMPLETED	TOTAL MISCELLANEOUS
CUSTOMER APPROVAL SIGNATURE _____	SUBTOTAL
AUTHORIZED SIGNATURE _____	TAX
	GRAND TOTAL