

HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

HDRC CASE NO: 2018-121
ADDRESS: 526 E MYRTLE
528 E MYRTLE
LEGAL DESCRIPTION: NCB 1753 BLK 4 LOT 3
ZONING: RM-4
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Kyle Voorhees
OWNER: Kyle Voorhees
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: March 08, 2018
60-DAY REVIEW: May 07, 2018
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 526 E Myrtle.

APPLICABLE CITATIONS:

Sec. 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.

- (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.

- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.
- (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 Certification for the property at 526 E Myrtle, located within the Tobin Hill Historic District.
- b. Rehabilitative scopes of work have been approved administratively including: replacement of front doors, painting of siding and trim, refreshing front and backyards, and foundation repair. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, and interior finishes for ceilings, floors, and kitchen.
- c. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion.

RECOMMENDATION:

Staff recommends approval of Historic Tax Certification based on findings a through c with the stipulation that all work is reviewed and approved by staff prior to verification.

CASE MANAGER:

Huy Pham













Repair	Estimated Cost	Description	Company providing quote
Foundation	\$8,750	World Foundation Repair	World Foundation Repair
Windows	\$8,640	Restore @ \$360/sash x 24 sashes	ARTchitectural
Landscaping	\$3,959	Replace grass in front, add gravel in back	A&C Lawncare
Exterior Painting	\$3,500	All, including paint	Oscar
Ceilings	\$3,500	Remove popcorn, texture, paint	Affordable Structures
Interior Painting	\$4,000	Walls, Doors, Trim (includes paint)	Affordable Structures
Refinish Wood Floors	\$3,250	Screen Floors	Zero Chemical Technology
Kitchen remodel (x2)	\$6,000	Tile floors, backspash, new countertops and sink in both kitchens	
Bathroom remodel (x2)	\$5,000	Tile floors, walls and shower, replace vanity	
Replace water heaters (x2)	\$1,500	Replacing with new 50 gallon tanks on each side	
Replace front doors (x2)	\$800	Includes cost of two doors plus labor	
	\$48,899		

Approx start Dec/Jan 2018

Approx end June 2018

ZERO - CHEM
CARPET, TILE & GROUT CLEANING

CONTRACT:
(512) 387-2030

CUSTOMER INFORMATION

Technician: Robert
Name: Kyle Vanhook
Address: 526 E My. 111
E-Mail: kvanhook@gmail.com
Date: 2/18/18
City: [blank] State: [blank] Zip: [blank]

Ask me how you can save \$25.00 today!

Services

Carpet Cleaning	
Furniture Cleaning	
Protectant (Carpet)	
Protectant (Furniture)	
SOE/UP7 (Urine Treatment)	
Rust/Ink/Degrease/Defoam/Filtration	
Sanitizer (Mold/Mildew - Carpet)	
Sanitizer/Sealant (Mold/Mildew - AC)	
Tile Stripper	
Tile Sealant/Colorant	
Oriental Rugs/Area Rugs	
Air Filter	

Job Description

Full Refresh
\$200.00
Stain 3050.00
Seal 1950.00
Carpet Repairs
Water Extraction
Air Duct
\$57

Subtotal \$8.00
Sur. Fee
Tax
Total

Grand Total

WARRANTY

ZERO - CHEM Carpet Cleaning fully warrants workmanship and materials on all jobs for seven days after service is performed. Our Warranty is limited to the following:

- Odors and/or stains caused by dying agents such as bleach, red Kool-Aid, pets, etc.
- Faulty carpet or tile installation such as loose seams, grout and poor tack strips, carpet separation and delamination.
- Any process involving special kinds of carpeting, upholstery and tile.
- Extended dry times due to unusual circumstances beyond our control.
- Prices may vary for special fabrics or services.
- I understand that floors may be wet or slippery after cleaning.
- Any damage due to "shocks & vac" deodorizers or OFC cleaners.
- Reservices after 7 days will be subject to an additional charge.

ZERO - CHEM Carpet Cleaning makes no warranties other than shown in the description above and is not liable for direct or consequential damages for non-conforming goods or services other than to refund the purchase price thereof. ZERO - CHEM Carpet Cleaning specifically DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING ALL IMPLIED WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

PAYMENT TERMS

☐ Net 30 ☐ Visa/Mastercard
☐ Cash ☐ Discover
☐ Checks

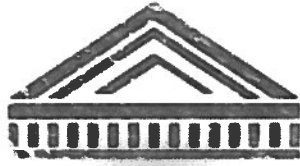
Please make checks out to Zero-Chem Carpet Cleaning

X
Signature
I accept the above conditions concerning the work performed. I also acknowledge that all work performed above has been done to satisfaction.

• Accounts past due and subject to interest at 1.5% per month or 18% per year.
• Collection and/or attorney fees are the responsibility of the customer/debtor.

ZERO - CHEM
CARPET, TILE & GROUT CLEANING

chemcarpetcleaning.com



Affordable Outdoor Structures

Home of the Convertible Picnic Table

210-542-4569

www.affordableoutdoorstructures.com

Written by Pablo Gay

01/01/2018

Kyle Voorhees

526 E Myrtle

San Antonio, TX 78212

kvoorheez@gmail.com

727-481-5632

Paint /Texture Estimate

Ceiling with texture and paint (both duplexes)

1) Removing of popcorn ceiling

- Basic labor to remove popcorn ceiling texture with favorable site conditions.
- For asbestos-free texture only.
- Scrape texture from surface.
- Dispose of scrapings

- removing popcorn ceiling texture including: fasteners, seam tape, outside corner beads and topping compound.

- Ceiling Texturing Debris Disposals to load and haul away old materials, installation waste and associated debris.

2) Repair and texture ceiling

- Basic labor to texture ceiling with favorable site conditions.

- Lightly sand drywall.

- Mix texturing compound.

- Shoot compound onto drywall.

- Knockdown / roll / finish texture.

- Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

- materials and supplies typically required to texture ceiling including: fasteners, seam tape, outside corner beads and topping compound.

- specialty equipment used for job quality and efficiency, including: Taping tools, 115V 50+PSI automatic texture sprayer with compressor.

3) Paint Ceiling

- Basic labor to paint ceiling with favorable site conditions.

- Prep, scrape, sand and patch.

- Roll/spray 1 coats of paint and cut in at trim molding.

- Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

- related materials and supplies typically required to paint ceiling including: masking tape and paper, surface repair and preparation material, primers, and cleanup supplies.

4). Paint walls for both houses

- Basic labor to paint home walls with favorable site conditions.
- Prep, clean, and cover any minor holes. Walls will be painted as is, doors painted as is and trim painted as is.
- closets will not be painted
- Roll / brush/spray 1 coats of paint over existing walls.
- Paint all doors and trim the same color in each room.
- Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.
- related materials and supplies typically required to paint home including: masking tape and paper, surface repair and preparation material, primers, and cleanup supplies.

-CUSTOMER MUST BUY ALL PAINT

- If hazardous materials are found in ceiling/wall (asbestos, lead, etc.) could result in an extra charge to remove
- Quote does include labor, materials (EXCEPT PAINT) and tax (any additional materials that are needed will result in an extra charge
- Visa, MasterCard, American Express accepted (please add 8.25% if paying by credit card)**
- Estimate is good for 60 days and is subject to change

Price break down:

1. Removing Popcorn Ceiling-----\$500.00
2. Float and Texture ceiling-----\$1,900.00
3. Paint Ceiling-----\$1,600.00
4. Paint walls/doors/trim-----\$2,999.00

Total quote for both units is-----\$6,999.00

50% is required to start and the remaining balance is due immediately upon completion.

Estimate time to complete the texture/paint is 8-14 business days and is subject to change.

Earliest start date would be 01/02/2018

Design / Build / Finish / Install
ARTchitectural.com



1350 E. SOUTHCROSS BLVD.
SAN ANTONIO, TEXAS 78223
TEL: (210) 533-1269, FAX: (210) 531-9663

Proposal Contract

This agreement, made this 2nd day of **February** 2018. By and between **Mr. Kyle Voorhees** hereinafter called the OWNER; and ARTCHITECTURAL.COM, 1350 E. SOUTHCROSS @ Riverside Dr. San Antonio, Texas 78223.

This contract Proposal must be exercised within **15 days** of the above date, otherwise it shall become null and void. This proposal will become a valid contract upon signature by the buyer (OWNER) and ARTCHITECTURAL.COM and the transmittal of the cash deposit, requested in this agreement, to the account of ARTCHITECTURAL.COM.

PROJECT: Restoration of 10 Single Lower Window Sashes
JOBSITE: 523 E. Myrtle, San Antonio, TX 78212

BUYERS (OWNER)
AGENT & PHONE:

Mr. Kyle Voorhees
523 E. Myrtle
San Antonio, TX 78212
Email: kvoorheez@gmail.com

ARTCHITECTURAL.COM agrees to furnish the following items according to the plans and specifications furnished by the buyer (OWNER), or agreed to by both OWNER and ARTCHITECTURAL.COM. All hardware, installation, and finishing will be furnished by the OWNER unless explicitly specified directly in this agreement. ARTCHITECTURAL.COM holds the first lien on any Custom-Made items until paid in full. All unfinished Custom made items require an immediate finish. Warpage and spotting may develop if left unfinished; ARTCHITECTURAL.COM will not be responsible for such damage.

Item #1 Restoration of 10 Lower window sashes.

- Removal of casing to be done by owner. ART.com will pick up sashes from residence.
Scrape, sand, fill, re-enforce 10 total window sashes. Replace Rotten Wood or broken parts, If Any.
Apply boiled linseed oil, prime, and scuff. Ready for Paint.
New glass provided by owner. Installed and Glazed by ART.com.
Deliver to residence for Paint and Installation by Others.

Each Sash \$ 287.50

****Note: Casing will need to be replaced by others.**

****All window components, Stops, Casing, Sills, Aprons, etc to be provided by others.****

Total \$ 2,875.00

60% Deposit Due Prior to Starting \$ 1,725.00

Final 40% Due Upon Delivery \$ 1,150.00

Optional

- Add for plywood covering over lower sash opening. To be screwed into jamb from the inside. To prevent Break in or Theft while sashes being restored. **Add \$ 375.00**

ARTchitectural.com reserves the right to photograph any work completed in the above described project as part of our portfolio, archives, brochures and social media. No names will be associated with the photographs to protect owner's anonymity. Any photographs by others containing any work described in this contract and their subsequent publication in magazines, books, newspapers, websites, advertisements, etc must include an accompanying credit to ARTchitectural.com.

All items or work ordered by and produced for the buyer (OWNER) under this agreement are Custom Made to his/her order from approved design specifications, drawings, color samples, and models and ARTCHITECTURAL.COM assumes no liability for their use, function, or misuse, dysfunction. Any future changes of designs or additions requested by the buyer (OWNER) must be made by a written change order, sent by certified mail or facsimile transmittal. Such Change Orders must be prior to Delivery and Installation. All such change orders will have additional changes added to the



BME13

14131 Fairway Glen
San Antonio, TX 78217

Office: (210) 996-1356, Fax: (210) 468-2256, Email: bme1315@yahoo.com

Date	PROPOSAL No.
12/27/17	2017-270

Quote

Customer Name & Address	
Customer Name:	Kyle Voorhees
Address:	526 E. Myrtle San Antonio, TX 78212
Contact Name:	Wayne
Office No:	(727) 481-5632
Fax No:	
Email:	kvoorheez@gmail.com

Job Name & Address	
Address:	526 E. Myrtle San Antonio, TX 78212

Terms
½ down & ½ upon completion

Scope of Proposed Work
Reroof: Aluminum Roof Coating We hereby propose to furnish the material and perform the labor necessary for the completion of: <ol style="list-style-type: none">1. Power wash existing roof system2. Mechanically anchor metal roof around the perimeter of the house3. Install new metal patches as needed and seal all penetrations pertaining to the roof system with a one part urethane sealant4. Install a chimney cap5. Replace damage or rotten fascia as needed6. Apply with paint roller an aluminum coating over the entire roof system7. Clean and haul away all debris resulting from the job. <p>*NOTE: Any hidden damages or extra work will be an additional charge (1 yr labor Warranty) All material is guaranteed to be as specified and the above work to be performed in accordance with the drawing and specification submitted for the above project and complete in a substantial work man like manner.</p> <p>Important Notice: Please notify occupants of your building/household that they are not to stand under the roof's perimeters while we are working. In addition, please do not park vehicles, boats, trailers, etc near the roofs perimeters. We do everything we can to ensure tools and materials do not encore damage or injury. Your attention to these matters is vital.</p> <p><i>This proposal may be withdrawn by us if not accepted within 30 days.</i></p>

Total Due: **\$ 5,550.00**

Acceptance of Proposal

By his or her signature, Owner/Agent hereby accepts and agrees to contractor's proposal as set forth in this roofing agreement.

Owner/Agent Signature: _____

Date: _____

A & C Lawn Care

Debris Removal (2 small trees + Misc objects in Backyard): 475⁰⁰

Labor @ 70 per Sq Ft for 6500^{sq} = 2600

1.5 Pallets of Zoysia

2 yards of top soil + Delivery = 483⁰⁰

Land scape cloth / weed Prevention = 175⁰⁰

17 Yards of Decomposed Granite = 866⁰⁰

Labor @ 100⁰⁰ per cubic Yard = 1700⁰⁰

TOTAL

3959⁰⁰

Please feel free to contact me @ 210-336-2780 if you have any questions. Thank you again for the opportunity to provide service for your lawn care needs:

- Brent