

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-426
ADDRESS: 128 REFUGIO ST
LEGAL DESCRIPTION: NCB 712 BLK 9 LOT N 50 FT OF 7
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: September 24, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 128 Refugio.

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 at 128 Refugio was originally constructed circa 1900 and first appears on the Sanborn Map in 1904. The original structure was a 1-story, single-family residence. Following significant previous modifications, the primary structure is currently a 2-story, single-family residence featuring a cross-gable standing seam metal roof, wood siding, two-over-two windows, a stucco chimney with a decorative stone base, and a reconstructed front porch. The existing structure retains the building's original T-plan. The property is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes siding replacement, railing and column repair, rear railing replacement, interior kitchen and bathroom remodeling, interior stair baluster replacement, wood floor refinishing, HVAC and water heater replacement, and landscaping. The project timeline spans from June 2020 to October 2020.
- c. 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 c.

City of San Antonio One Stop

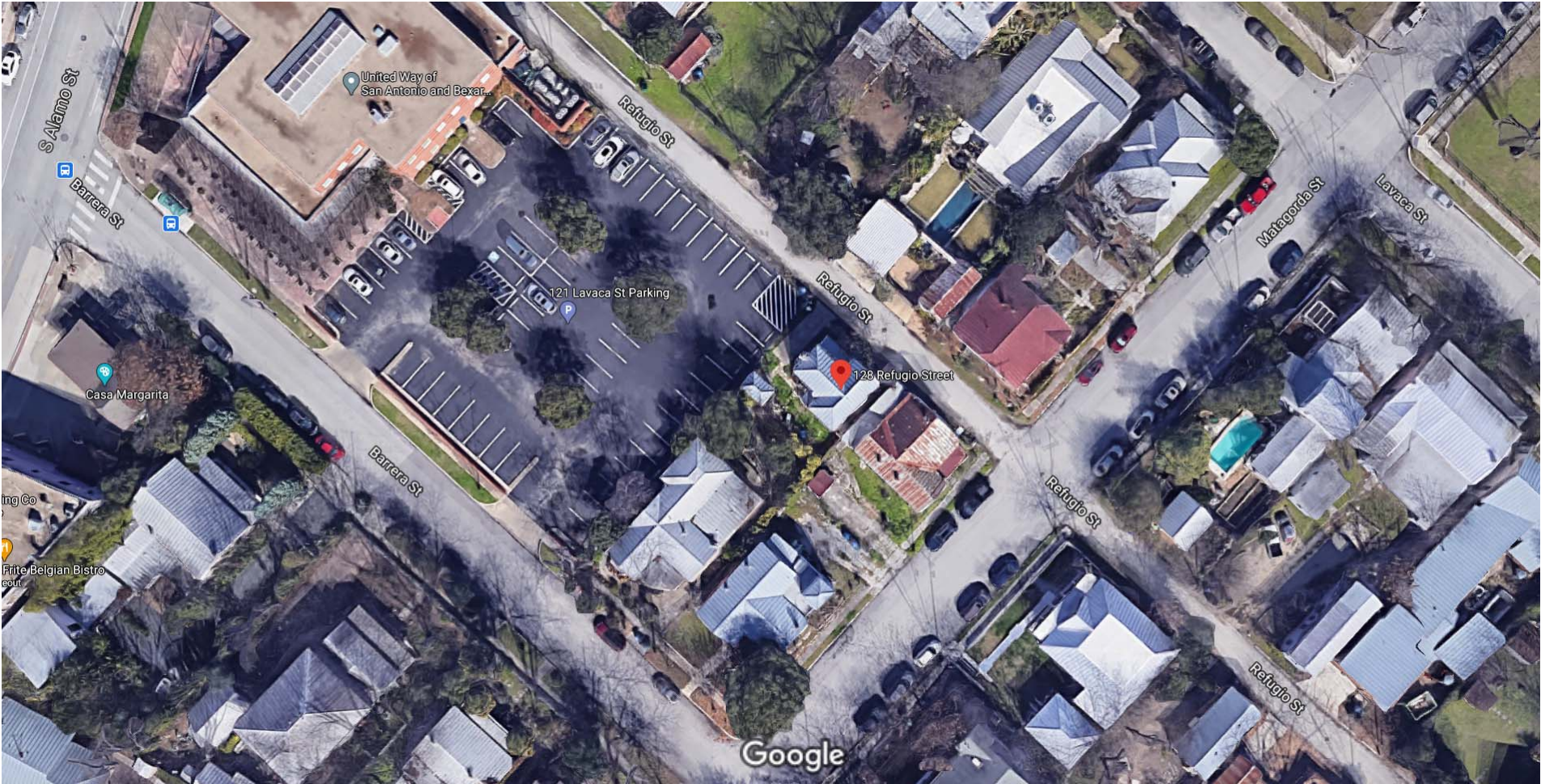


September 24, 2020

— User drawn lines

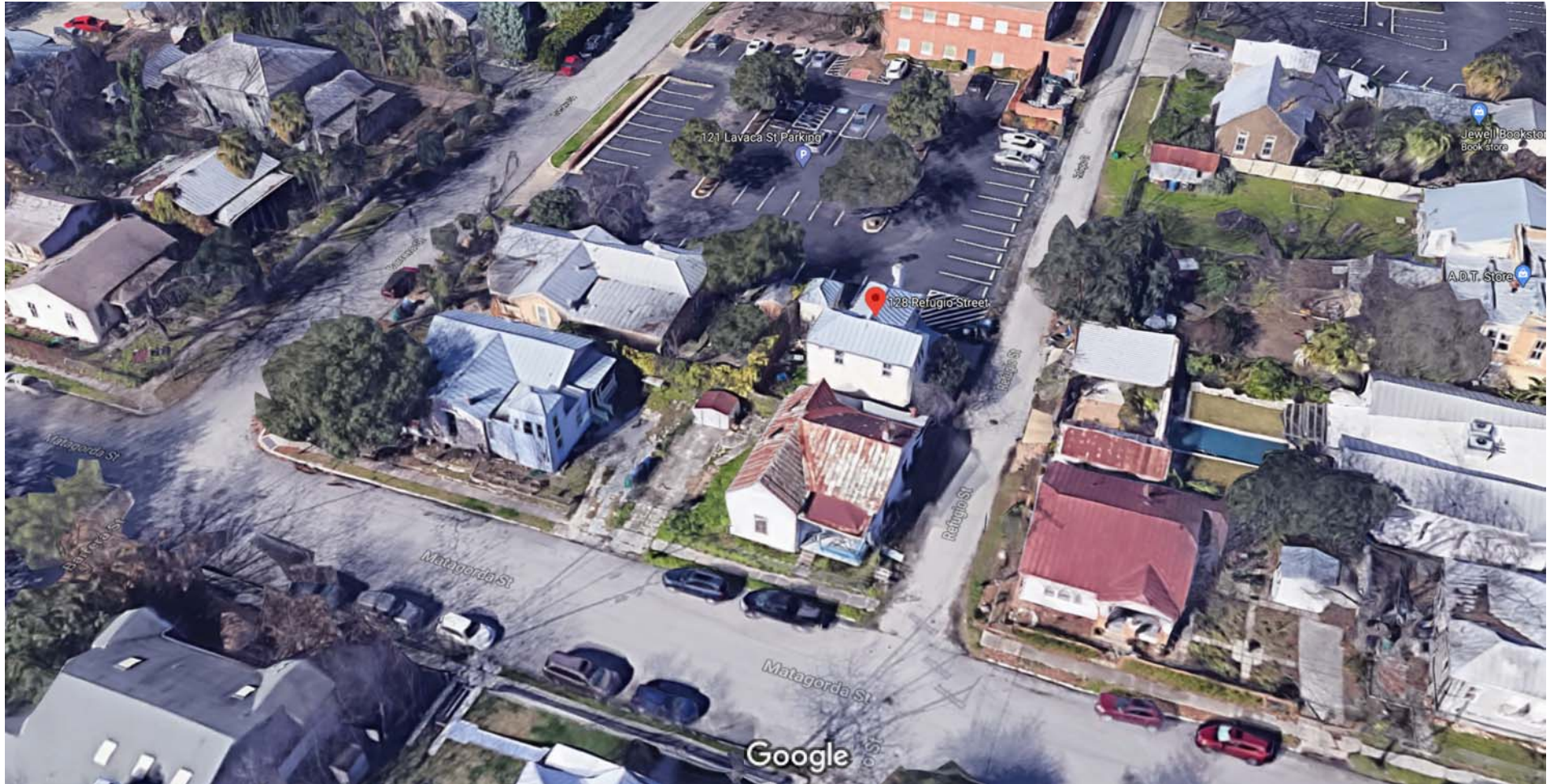
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Google Maps 128 Refugio St



Imagery ©2020 Google, Map data ©2020 , Map data ©2020 20 ft

Google Maps 128 Refugio St



Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

Google Maps 128 Refugio St



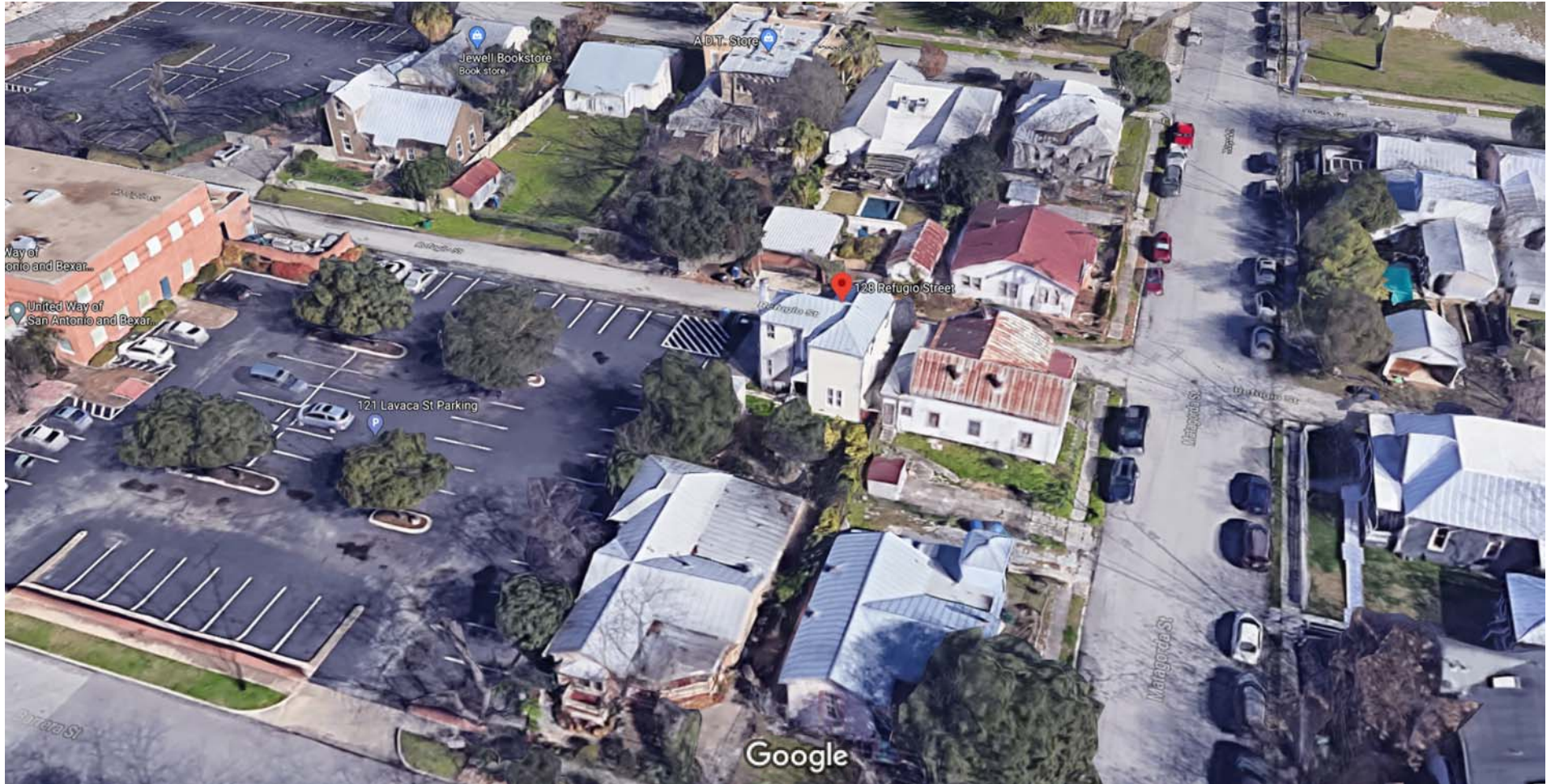
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Google Maps 128 Refugio St



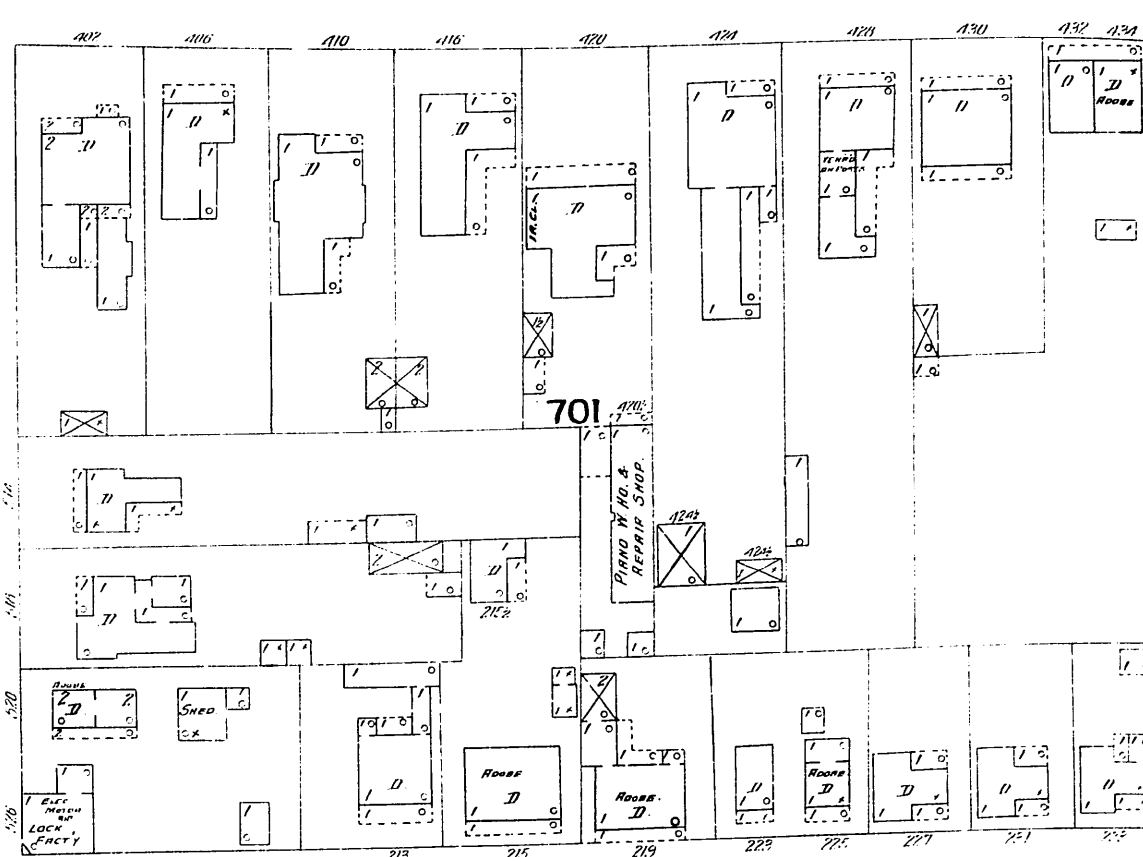
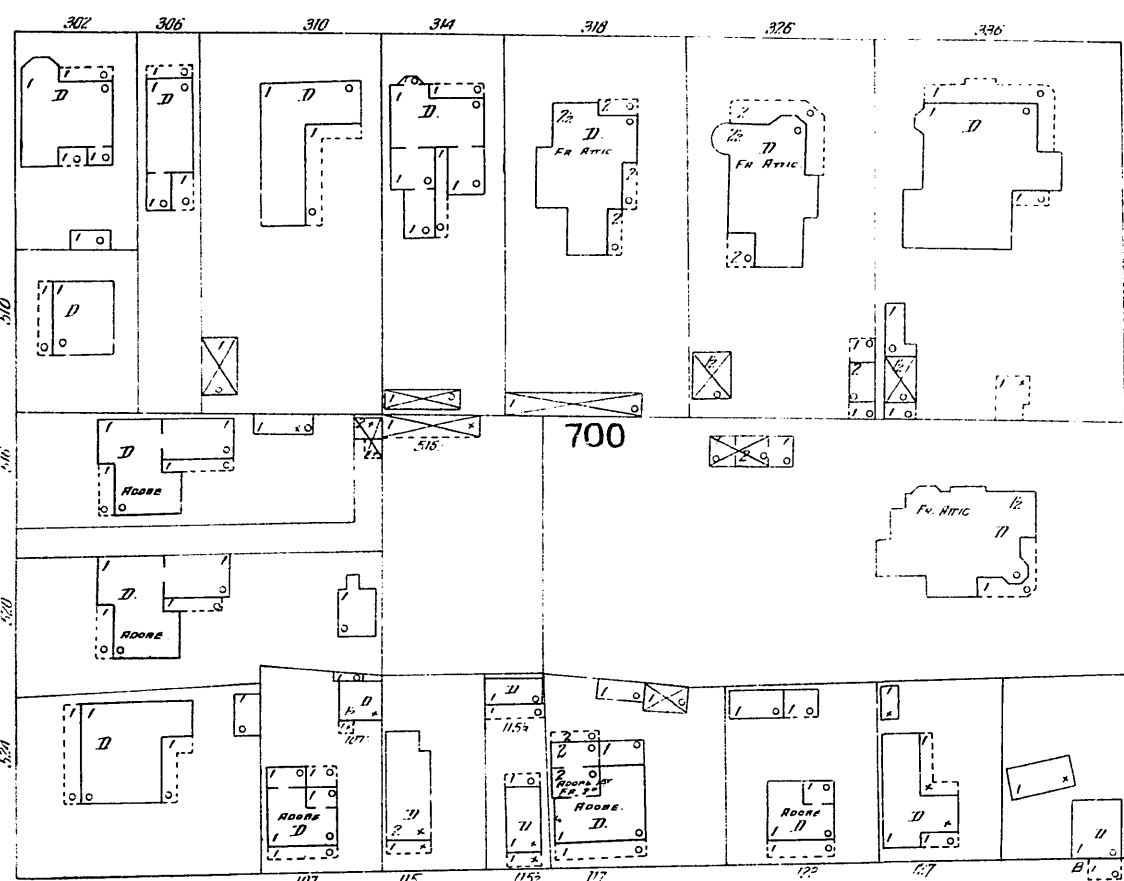
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Google Maps 128 Refugio St

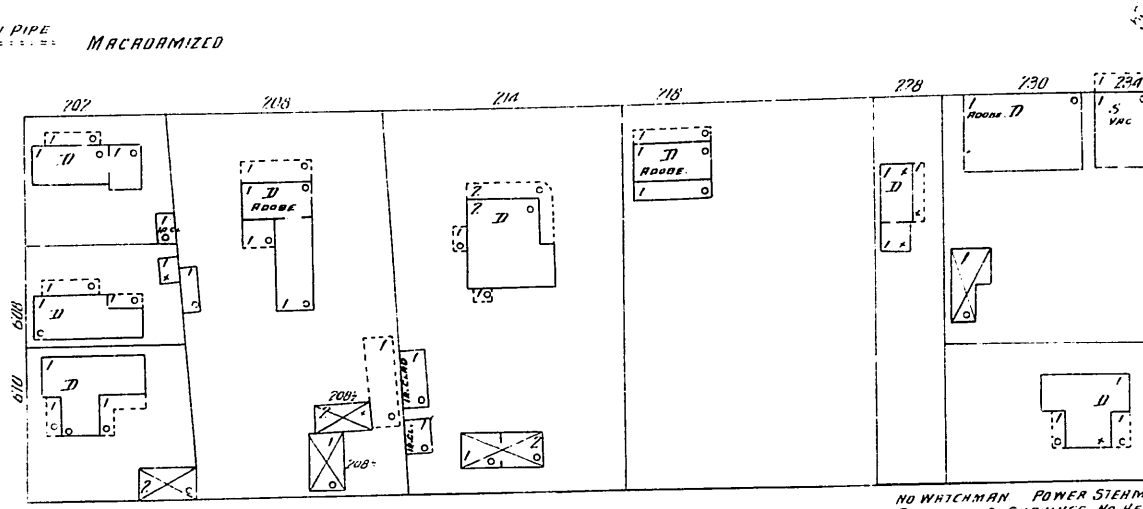
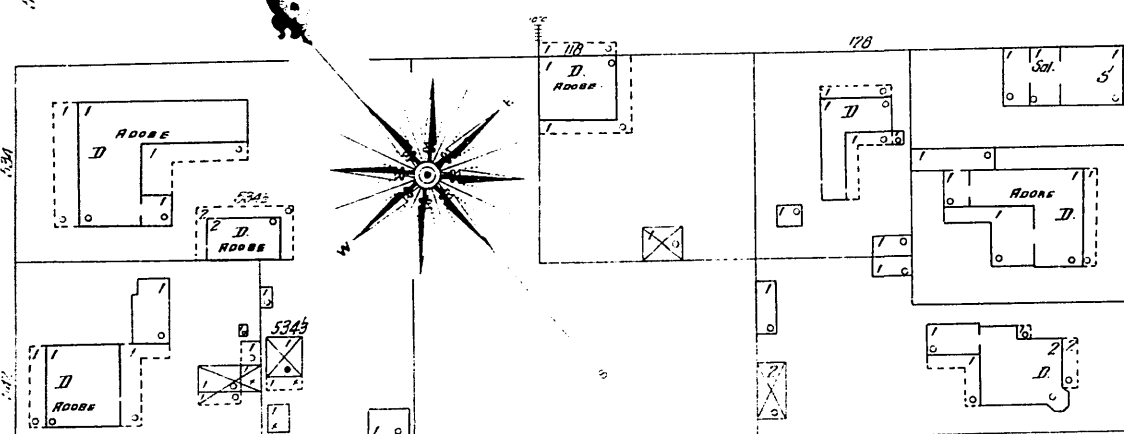


Imagery ©2020 Google, Map data ©2020, Map data ©2020 20 ft

MACROFORMIZED



VICTORIA

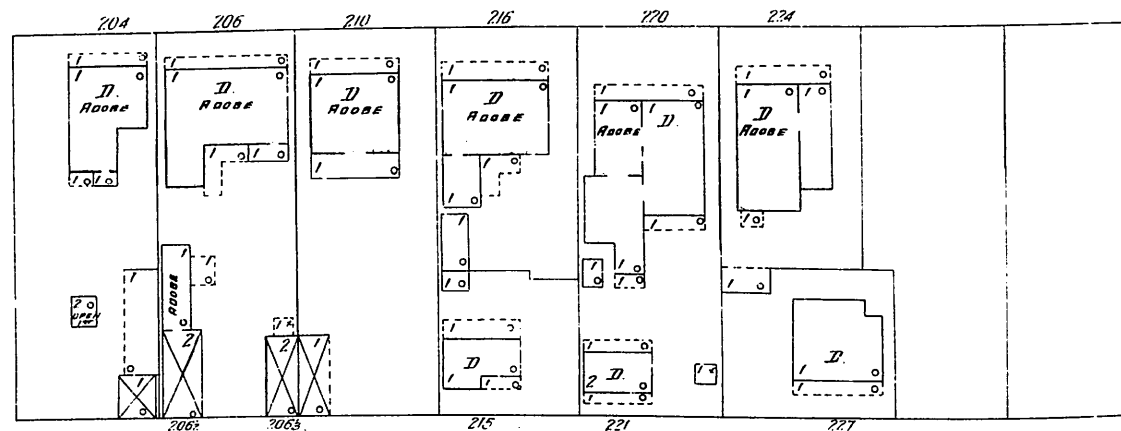
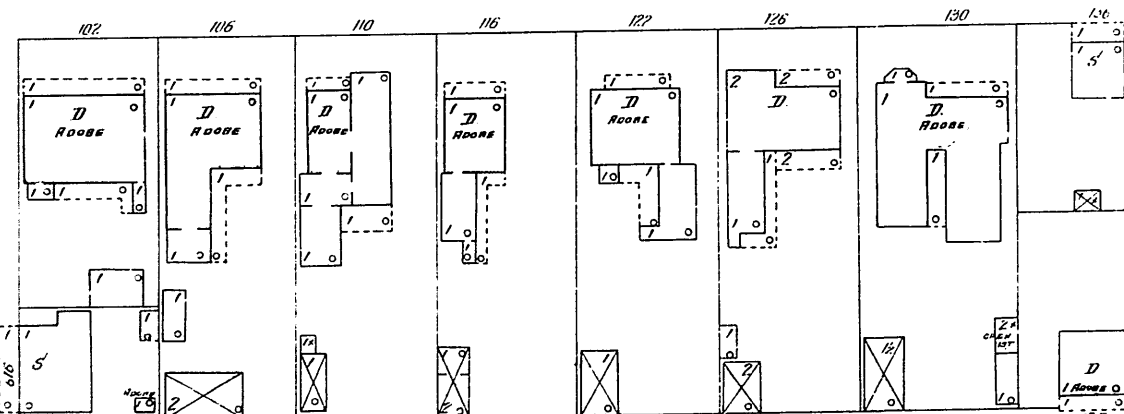


NOT PRYED

707

NO WATCHMAN POWER STEERING
FUEL COIL & SPRAYINGS. NO HE
NO LIGHTS - NO FIRE APPS.

LAVACA

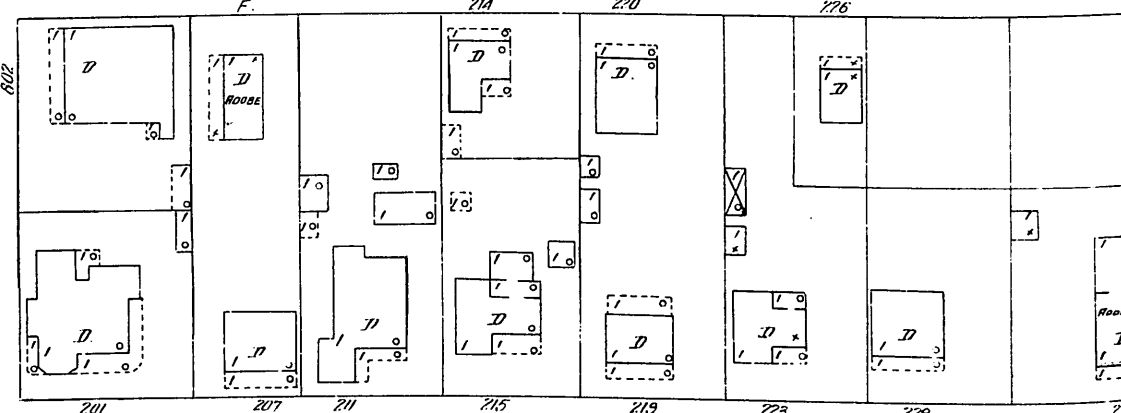
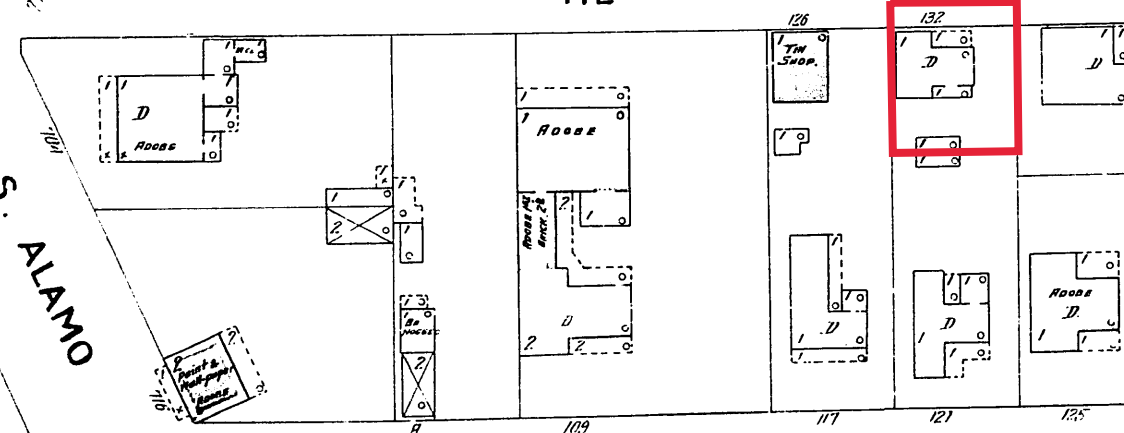


ALLEY NOT PAVED

713

F.

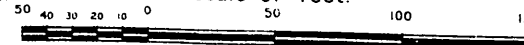
REFUGIO



BARRERA

MACROAMIZED

Scale of Feet.



































128 REFUGIO REHABILITATION PROJECT

The property at 128 Refugio was purchased on March 20, 2020 by Horizon View Realty Investments, LLC. The initial plans for the project were to renovate and subsequently resale the house. However, those plans changed as the two principals of HVRI, Robert Bokenkamp and Dorothy Choice, fell in love with the house and its location, and instead decided to keep the house for themselves. A conventional loan for the property was secured in the name of Robert Bokenkamp and Dorothy Choice in June of 2020.

On June 4, 2020, a Certificate of Appropriateness was obtained to perform repair work on the exterior of the property. Significantly, the objective of the exterior work is to restore the property to its original condition, the only change being the color of the exterior paint. The "Street View – circa 2009" picture shows the house in pristine condition, while the "Front Street View – As Purchased" picture shows the deteriorated condition eleven years later. The two remaining "Street View" pictures show the repair/restoration well underway, with new exterior color, repaired columns and railings, repaired siding utilizing identical wood siding cut at Allen & Allen, and repaired and repainted picket fence in front.

In a stroke of luck, a set of the original construction plans were found in the house subsequent to our purchase. A copy of the plans showing the original floor plan are included, as are the proposed modifications for this project. It was decided to leave the layout essentially as original, with one major change. The house was constructed with two bedrooms upstairs and one full bathroom upstairs. Strangely, the second full bathroom was located downstairs adjacent to the dining room. The design change planned is to convert the downstairs full bathroom into a "powder room" with a vanity and toilet, and remove the small shower. Upstairs, a second bathroom will be constructed utilizing the current closet and a space shown as a "Study" at the top of the stair landing. A new closet will also be constructed as shown in the proposed plans.

The kitchen layout will not change, but new cabinets will be installed along with new appliances. The living room layout will not be changed, but the fireplace will be refaced with white stack stone. The original wood floors will be refinished, new tile will be installed in the kitchen and all bathrooms, and new light fixtures and ceiling fans will be installed throughout. The dining room layout remains unchanged.

Work on this project was begun in June of 2020, and is scheduled to be completed by September 30, 2020.



9139 Braswell St. San Antonio Texas 78254
(210) 371-5651 (210) 392-8376

CONTRACT AGREEMENT

Name (property owner) Dorothy Choice Date 10/21/2019
Project Address 128 Refugio
City SAN ANTONIO State/Zip Code TX
Phone Number (281) 633 6247 E-mail: dorothychoice@gmail.com
Contractor's name Juan Antonio Santana
Contractor's phone number (210) 371-5651 & (210) 392-8376
E-mail: antoniosantanasremodeling@live.com

SCOPE OF WORK

- Order dumpster and demo areas as needed
- Fix siding
- Relocate attic ladder
- Install broken glass window
- Fix closet doors
- Install ~~10~~ can lights (12 can lights in total)
- Install fence, fix front fence, Install gate on front fence, paint front pony fence
- Install hardy around foundation
- Build new bath upstairs - includes shower door + shelves in closet
- Remodel half bath - Owner will buy cabinet - Install wall tile
- Remodel upstairs bath
- Install pocket door upstairs bath
- Paint small garage
- Install stone on fire place
- Apply interior texture and paint interior and exterior of home
- Install new wood deck on front of home
- Install upstairs baseboards
- Install tile on kitchen floor
- Paint interior of home
- Paint decks
- Install switches and plugs

- Install kitchen cabinets (labor only)
- Install kitchen back splash
- Install garbage disposal
- Install wood on ceiling and stain
- Install A/C
- Install handles in cabinets labor only
- Install doors knobs
- Install kitchen faucet labor only
- Install bath faucets
- Install lights labor only
- Install range and dishwasher
- *Install new water heater*

Special Notes: All electrical fixtures will be provided by home owners

Contractor offers to provide for all labors, materials (unless specified above), equipment, tools, necessary city permits and services necessary for execution and completion of the contract. The total approved cost for this rehab is for the amount of \$64,925.00 to be paid by owner to contractor. Please refer below for the draw schedule.

DRAW SCHEDULE

First initial draw of \$9,000.00 will be received when the project starts on 6/19/2020

Second draw of \$8,500.00 will be received on 7/03/2020

Third draw of \$8,000.00 will be received on 7/17/2020

Fourth draw of \$8,000.00 will be received on 7/31/2020

Fifth draw of \$8,000.00 will be received on 8/14/2020

Sixth draw of \$8,500.00 will be received on 8/28/2020

Seventh draw of \$8,500.00 will be received on 9/11/2020

Eighth (final) draw of \$6,425.00 will be received on 9/25/2020

Please make checks payable to JAS BUILDER CONSTRUCTION
OWNER ACCEPTANCE OF CONTRACT

The contractor's proposal is hereby accepted.

BY SIGNING THIS ACCEPTANCE, YOU ARE INCURRING SIGNIFICANT LEGAL AND FINANCIAL OBLIGATIONS, YOU SHOULD CONSULT A LAWYER BEFORE YOU SIGN THIS ACCEPTANCE.

The completion date for the project is set to 09/25/2020. A penalty of \$100.00 per working day (Saturdays, Sundays and holidays, do NOT count as working days) will be applied to contractor after 09/25/2020 if all work on this contract is not completed. Please note: the completed date does not include your final walk through, inspections/re-inspections or final inspection by the city inspector or any necessary delays or time needed to correct any work due to city inspector findings. Any change orders (extra work) needs to be submitted in writing an approved by home owners prior to its execution, any delays cause by home owner signature of change order approval, will be added to due day. The change order associated fee will need to be paid in full once completed. Furthermore, two (2)

working days will be added to the due date for every \$500.00 worth of extra work. A lien waiver and W-9 forms will be completed by contractor at time of final payment.

Dofllave 6/21/2020

Juan Antonio Santana 06/15/2020

Home Owner's Signature Date

Contractor's Signature Date

All workmanship comes with a one (6) months warranty

- Warranties are transferable to one new home owner only.

PAY SCHEDULE

1ST Initial draw – Order dumpster X3, demo areas as needed, fix siding, relocate attic ladder, install broken glass window, fix closet doors.

2nd draw - Install 16 can lights, fix front fence, install hardy around foundation, start building new bath upstairs - includes shower door.

3rd draw – Start remodeling half bath - Owner will buy cabinet - Install wall tile, start remodeling upstairs bath, paint front pony fence, paint exterior of home.

4th draw – Install gate on front fence, install pocket door upstairs bath, paint small garage, install stone on fire place, apply interior texture.

5th draw – Install fence, install new wood deck on front of home, install upstairs baseboards, install tile on kitchen floor, paint interior of home.

6th draw - Paint decks, install switches and plugs, install kitchen cabinets, install kitchen back splash, install garbage disposal, install wood on ceiling and stain.

7th draw - Install A/C, install handles in cabinets labor only, install doors knobs, install kitchen faucet (labor only), install bath faucets, install lights (labor only), install range and dishwasher.

8th draw (FINAL) – completion of project.

PLEASE NOTE:

This is a tentative pay schedule, the order of some items may change in order to continue to complete project on time.

Thank You choosing JAS Remodeling (210) 371-5651 (210)392-8376

The contract price is based on performing the entire scope of work. If you choose to break up the scope of work, prices are subject to change per line item.

Any changes to this contract must be writing and signed by both parties. Please carefully review this contract before signing it.

NO other work outside of what is been disclosed here will be done for this price.

Contractor License

Register # H-925299

SCOPE OF WORK – INTERIOR AND EXTERIOR

1. Repair damaged/rotted siding on house and shed with identical wood siding and paint. Repair window sills and trim, and paint.
2. Install 6' privacy fence on back and sides. Repair front picket fence, install gate, and paint.
3. Inspect foundation. Repair skirting as required.
4. Replace front porch decking. Replace wood columns. Repair and replace wood railing on porch.
5. Replace two HVAC systems. Relocate attic access ladder.
6. Replace water heater.
7. Repair or replace sheetrock as required. Apply new texture and paint.
8. Build new upstairs master bathroom. Install vanity, tile, lights and faucet.
9. Build new closet in master bedroom.
10. Remodel existing upstairs bathroom with new tile, vanity, lights and fixtures.
11. Convert downstairs bathroom to powder room with new tile, vanity, lights and toilet.
12. Install stack stone on fireplace.
13. Install wood ceiling in dining room and stain.
14. Remodel kitchen to include new upper cabinets, new lower cabinets, quartz counter top, farmhouse sink, new tile floor, new tile backsplash, and appliances.
15. Install ceiling fans on porch, living room and bedrooms.
16. Install new outlets and switches.
17. Refinish wood floors and stairs.
18. Install new baseboards on both floors.
19. Install new stackable washer/dryer.
20. Landscape as appropriate.