

# HISTORIC AND DESIGN REVIEW COMMISSION

December 06, 2023

**HDRC CASE NO:** 2023-470  
**ADDRESS:** 410 FURR DR  
**LEGAL DESCRIPTION:** NCB 6696 BLK 5 LOT 34  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Ben & Anne Graf  
**OWNER:** Ben & Anne Graf  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** November 27, 2023  
**60-DAY REVIEW:** January 26, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 410 Furr.

## 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.

*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:

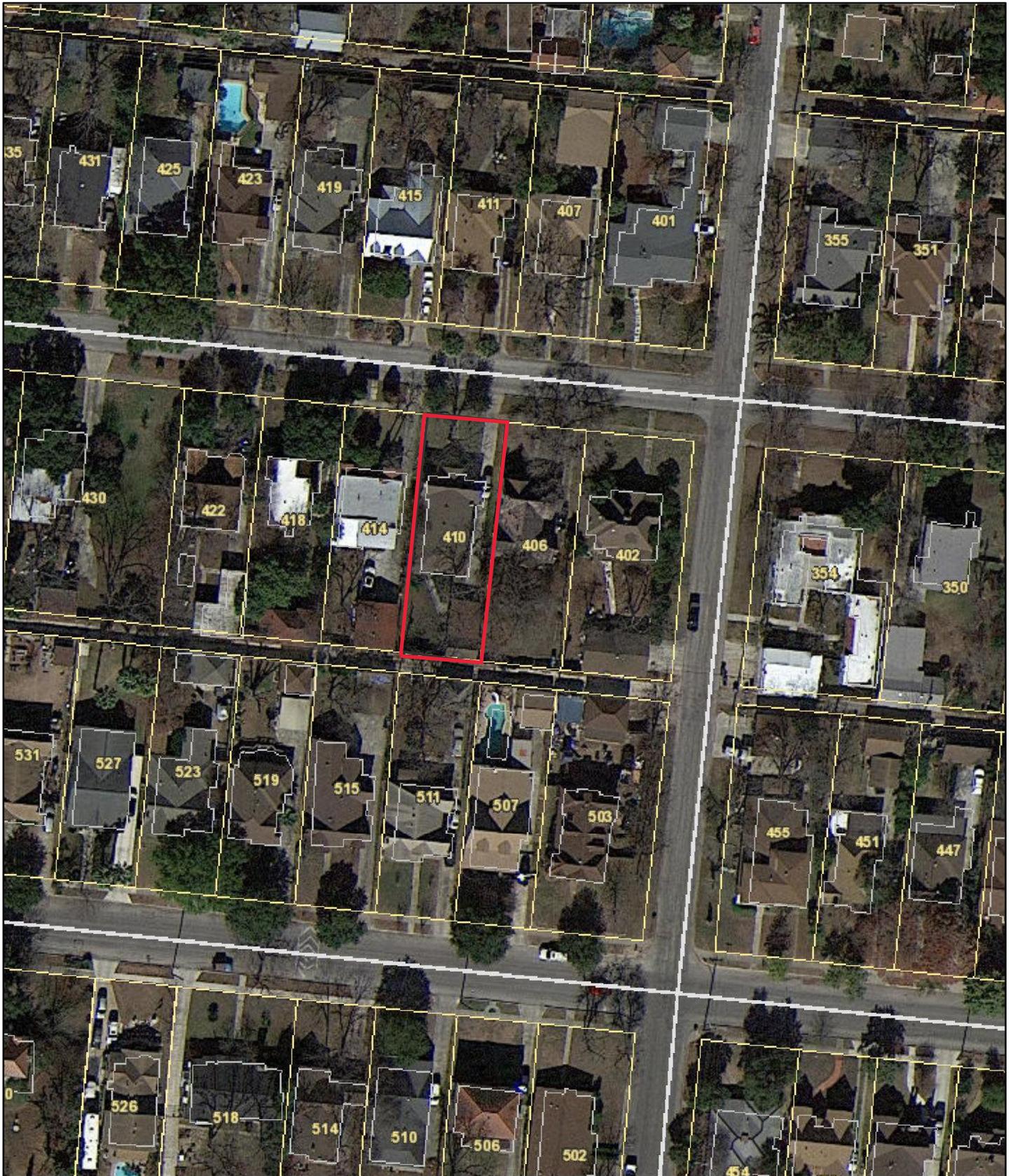
- a. The structure located at 410 Furr is a 1-story, single-family structure constructed circa 1930 with Classical Revival influences. The structure features a T-plan with a side gable composition shingle roof, a front gable porch covering with square columns, one-over-one windows, and wood siding. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes foundation repair and exterior and interior painting.
- 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.
- d. Staff conducted a site visit on November 28, 2023, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.

- e. 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, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC in 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

**RECOMMENDATION:**

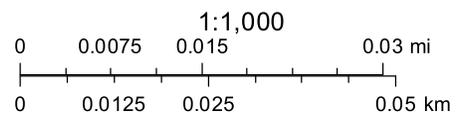
Staff recommends approval based on findings a through f.

# City of San Antonio One Stop



December 1, 2023

— User drawn lines















400

PROTECTED BY  
FRANK'S  
HOME SERVICES



410

410































































**Prepared by:**

Alex Juarez  
alex@gobairdgo.com

Baird Foundation Repair  
www.gobairdgo.com  
TF (210) 534-4110  
F (210) 534-4111  
License# 1870

[Redacted]

**Job location:**

410 Furr Dr  
San Antonio, TX 78201-4425

**Prepared on:**

5-4-22

# Project Summary

Back of the home

Middle

Front

Total Investment ..... [Redacted]

Same Day Discount ..... [Redacted]

**Total Contract Price** ..... [Redacted]

Deposit Required - 20% ..... [Redacted]

Deposit Paid ..... [Redacted]

**Amount Due Upon Installation** ..... [Redacted]

# Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon strikes, riots, acts of God, shortages of labor or materials, war, acts of terrorism, governmental laws, regulations or restrictions or another cause whatsoever beyond Baird Foundation Repair's control. Deposit shall be considered non-refundable to customer after the customers right to cancel this contract as outlined in the notice of right to cancel [Redacted]

[Redacted] accepted by the Customer within 28 days.

**Authorized Signature** \_\_\_\_\_ **Date** 5/4/2022

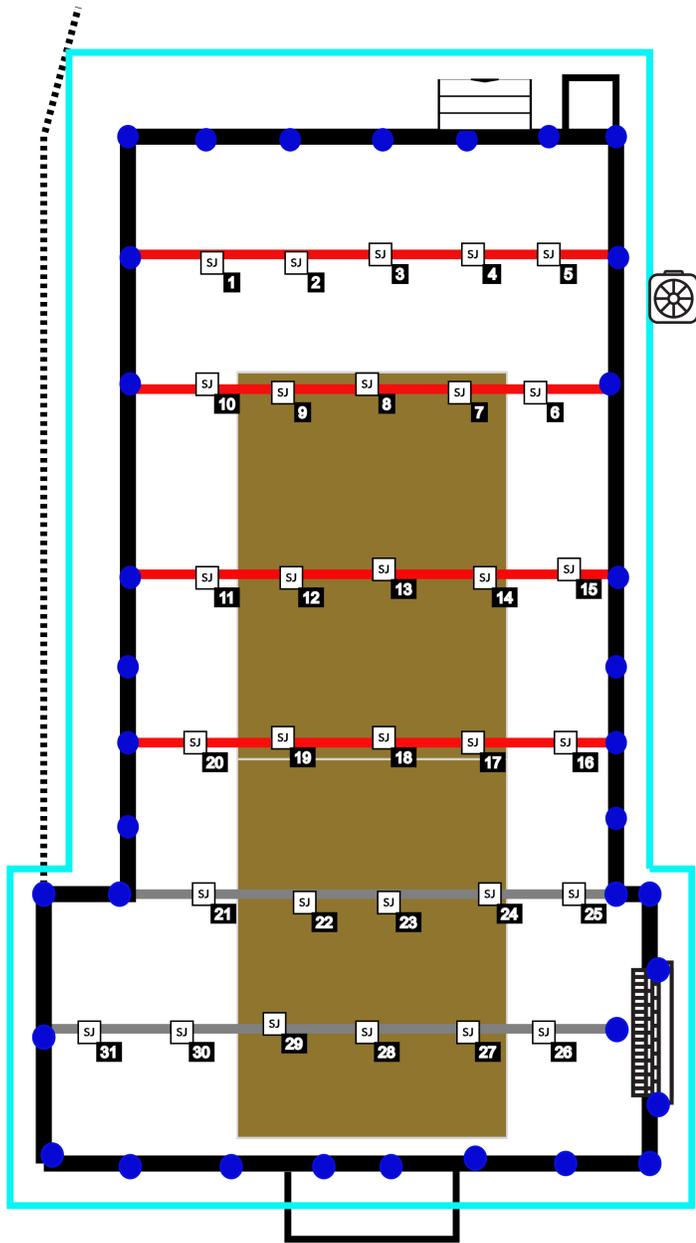
Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due. [Redacted]

[Redacted] 5/4/2022 [Redacted]

[Redacted] completion. **Initial** \_\_\_\_\_

Customer has been made aware of the depth clause and/or overage clause. **Initial** \_\_\_\_\_

# Job Details



SolutionView Legend	
	Smart Jack
	288 Push Pier
	Clean Out
	Concrete Posts
	288 Concentric
	Access Hole
	Excavation
	New Wood Beam
	New Floor Joist
	New I-Beam
	Sill Plate
	Shimming
	R & R Skirting
	Tunneling
	Joint Repair
	Crack Repair
	PolyLevel



# Job Details (Continued)

## Specifications

1) Install cement post(s) to support foundation as shown on Job Detail page with the following size and specifications: Posts will be 10" diameter. Post hole(s) to be 18" diameter, 24" depth. Each post will be reinforced with #4 rebar, #3 stirrups. Final location of post(s) is subject to field conditions. Price reflects a post that is two feet above ground. For any additional feet there will be a \$25 increase per foot. 2) Remove existing cedar post. Posts will be cut off at the ground. 3) Reinforce/install new wood beam. 4) Taking dirt from underneath a home out to provide clearance for Baird to do the work and then haul off dirt. 5) Install SmartJack supports as indicated on Job Detail to support the floor joist system above. Price reflects a SmartJack that is two feet above the ground. For any additional feet there will be a \$30 increase per foot. 6) Acquire appropriate permits as per local building code. 7) Acquire appropriate engineering as per local building code. 8) Remove skirting from around structure where needed to perform work. 9) Install metal lath and plaster around structure where needed to perform work. If skirting is more than 24 inches about ground there will be an additional \$10 per linear foot in height.

## Contractor Will

1.) Attempt to lift the foundation, but is not responsible for cosmetic damage that may result. ( Achieving lift is not guaranteed )

## Customer Will

1.) Responsible for any plumbing, gas lines, and/or sprinkler lines that may be moved/damaged during the installation or lifting process.  
2.) Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines.  
3.) Pay an additional charge for any wood beams or wood joists that are found damaged and/or rotten during the repair process beyond what is stated in this contract.

## Additional Notes

Product placement and type at formens discretion. Customer aware that how maximum practical lift will be based upon what the house will allow and be at the formens discretion.

# Product List

## Back of the home

10" Concrete Posts - One Story .....	19
Cedar Post Removal .....	12
Wood Beam - 4"x6", Custom 11 .....	108
Excavation & Haul Off .....	2
SmartJack, 1-3' .....	20
Permit- Pier and Beam, Custom 4 .....	1
Engineer- Pier and Beam, Engineer .....	1
Skirting Removal .....	117
Install Metal Lath and Plaster .....	117

## Middle

10" Concrete Posts - One Story .....	4
Cedar Post Removal .....	6
SmartJack, 1-3' .....	5
Excavation & Haul Off .....	2
Skirting Removal .....	32
Install Metal Lath and Plaster .....	32

## Front

10" Concrete Posts - One Story .....	12
Cedar Post Removal .....	4
SmartJack, 1-3' .....	6

# Product List (Continued)

Skirting Removal .....	36
Install Metal Lath and Plaster .....	36



# Limited Warranty

Standard Exclusions Permitted By State Law – This Foundation Limited Warranty (“Warranty”) is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor (“Contractor”) to the customer (“Customer”). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

General Terms – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Deposit is non-refundable to customer after the customer’s right to cancel the contract as outlined in the Notice of Right to Cancel relating to this project has expired.

Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer’s warranty. Due to the age of the structure, soil conditions, unknown construction practices, and various other factors, elimination of future foundation movement cannot be and is not guaranteed. The main intent of our remedial repairs to the foundation is to stabilize the foundation as much as is reasonably possible and to help minimize future movement.

## 288 Steel Push Piers

Contractor warrants that the foundation piers will stabilize the affected area(s) against further settlement for the lifetime of the structure, from the date of installation or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the foundation piers. Contractor does not warrant to lift the slab back to its original position, to close cracks, to render doors and windows operational, or to move walls back to their original position.

## Slab Piers

Contractor warrants that these piers will stabilize the affected area(s) against further settlement for five (5) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the slab piers. Contractor does not warrant to lift the slab back to its original position.

## SmartJacks

Contractor warrants that the SmartJacks will stabilize the affected area(s) against further settlement for five (5) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for twenty-five (25) years from the date of installation (see manufacturer’s warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position.

## Geo-Lock Wall Anchors

Contractor hereby warrants that the Geo-Lock wall anchors (“Anchors”) will stop further inward movement of the wall(s) repaired for twenty-five (25) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the Anchors. Walls that do not have Anchors installed entirely from corner to corner, by Contractor, are not warranted. Anchors are warranted only to stabilize the affected wall(s) and not straighten them. If Customer desires further outward movement in the wall(s) repaired, Customer may tighten the installed Anchors as recommended by the manufacturer, but assumes all liability for damages due to over-tightening of the Anchors.

## PowerBraces

Contractor hereby warrants that the PowerBraces will stop further inward movement of the wall(s) repaired for twenty-five (25) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the PowerBraces. Walls that do not have PowerBraces installed entirely from corner to corner, by Contractor, are not warranted. PowerBraces are warranted only to stabilize the affected wall(s) and not straighten them. If Customer desires further outward movement in the wall(s) repaired, Customer may tighten the installed PowerBraces as recommended by the manufacturer, but assumes all liability for damages due to over-tightening of the PowerBraces.

## Shotcrete With Wall Stabilization

Contractor hereby warrants that shotcrete with a wall stabilization system (“Shotcrete”) will stop further inward movement of the wall(s) repaired for twenty-five (25) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to stabilize the wall(s). Shotcrete is warranted only to stabilize the affected wall(s) and not straighten them, and Shotcrete will provide lateral support only and not vertical support. If vertical movement is a problem, additional work may be needed at an additional cost. Although Shotcrete walls will be new concrete foundation walls, some imperfections in the finish of the walls should be expected.

## CarbonArmor

Contractor warrants that CarbonArmor will stabilize the affected area(s) against further inward bowing at the center of the wall(s) repaired for twenty-five (25) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the CarbonArmor. Walls that do not have CarbonArmor installed entirely from corner to corner, by Contractor, are not warranted. CarbonArmor is warranted only to stabilize the wall(s) and not straighten them. CarbonArmor is installed to prevent further bowing of the wall; however, it cannot be expected to stop leaning in at the top of the wall or shearing in at the bottom of the wall. In cases where this occurs, additional work may be needed at an additional cost.

## PolyLEVEL

For concrete slabs raised with PolyLEVEL, Contractor warrants that the area where the slab of concrete was lifted will not settle more than ¼ inch for a period of one (1) year from the date of installation. If it does, Contractor will provide the labor and materials to re-lift the area at no additional charge to Customer. Contractor does not guarantee slabs that are lifted to be level but will do its best to achieve positive results in this regard. This Warranty does not include patching or caulking between slabs. This Warranty is void if Customer does not maintain grade around slabs and seal joints between slabs.

Exclusions From This Warranty – This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer’s negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage (plumbing, electrical, & gas lines); 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) basement water seepage; 10) heave or any damages caused by it; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

# Limited Warranty (Continued)

Items For Which Customer Is Responsible – If foundation is not properly maintained by the customer, the warranty provided herein will be considered null and void, as determined by contractor at its sole discretion. Plumbing leaks under slab will also render the warranty null and void, as determined by contractor at its sole discretion. The Customer is also responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) repairing any damage or breakage that may occur to plumbing, electrical, gas, or sprinkler system lines during installation of piers and/or lifting process and PolyLEVEL installation; 6) repairing any damage or breakage to post-tension cable(s); 7) maintaining positive drainage away from the repaired wall(s); 8) keeping gutters clean and in good working order; 9) directing downspouts a sufficient distance away from the repaired wall(s); 10) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); 11) if no clean-out, one will be installed at an additional cost; and, 12) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

Additional maintenance items for Which Customer is Responsible – The following will help you properly maintain your foundation: Most major foundation movement can be reduced if the moisture level in the soil supporting your foundation is uniformly maintained. Foundation problems associated with expansive clay are usually caused by lack of moisture in the soil. As the soil dries it shrinks and can cause foundation settlement. In some instances, foundation movement can also be caused by too much moisture in soil. As the soil absorbs moisture, it expands and can cause foundation upheaval. Think of the soil as a sponge. Place the sponge under a faucet and then squeeze the water out. Although a majority of the water is gone the sponge is still moist to the touch. The ideal condition of the soil around your home is like that sponge not drippy wet, not bone dry, but moist. The best way to maintain moisture level is with a properly regulated automatic sprinkler system. If you are more disciplined than most of us, the same result can be accomplished by placing soaker hoses eighteen inches from the foundation and regulating the water flow to one-fourth inch in height until water is observed standing on the ground. This process should be repeated as often as necessary to maintain the uniform moisture level described above. During hot and dry seasons, the south and west sides may require more watering than the north and east sides, which are shaded and not exposed to as much direct sun. On gabled ends or sides of the house, there is no run-off so more watering will probably be required. No amount of structural work on a foundation will overcome poor drainage. Surface water, whether from rain or watering, should not be allowed to accumulate around or under your foundation. Proper drainage may require re-contouring the existing grade, placing soil around the perimeter of the foundation, extending downspouts and placing splash blocks to prevent soil erosion or other specifics peculiar to the site. Care should be taken to insure that soil is at least one to two inches per foot to drain at least eighteen inches from the perimeter of the foundation. Guttering is not necessary where proper drainage is provided. Improper drainage will make it virtually impossible to maintain a consistent moisture level around the entire perimeter of your foundation. Most flowers and small shrubs do not cause foundation problems. However, trees and large shrubs with shallow root systems can cause foundation problems. These root systems can grow under the foundation, and, as they grow in diameter, can produce an upheaval. These large trees and plants, also, remove tremendous amounts of water from the soil. In certain instances, root severing at the foundation may be recommended. Ideally, trees should be planted far enough away from your home to keep the roots of the mature tree away from your foundation.

All material used is warranted to be as specified in the Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Worker's Compensation insurance. This warranty pertains only to Baird Foundation Repair work and products that are installed in connection with project.

## Concrete Posts

Contractor warrants that the concrete posts will stabilize the affected area(s) against further settlement for five (5) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the concrete posts. If changes occur due to excess moisture in the area(s) where concrete posts are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer. Contractor does not warrant to lift the foundation back to its original position, to close cracks, to render doors and windows operational, or to move walls back to their original position.

## Drilled Piers & Concrete Spread Footings

Contractor warrants that the foundation piers will stabilize the affected area(s) against further settlement for five (5) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to the Customer, to correct the problem with the drilled piers/concrete spread footings. Contractor does not warrant to lift the slab back to its original position.

## 288 Concentric Steel Pier or 288/350 Concentric SmartJack

Contractor warrants that these piers will stabilize the affected area(s) against further settlement for twenty five (25) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the foundation piers. Contractor does not warrant to lift the slab back to its original position.

## CleanSpace

A CleanSpace crawl space encapsulation system will isolate the home from the earth, lowering the air's humidity level and reducing moisture. However, it does not claim to be a mold mitigation system. Wet crawl spaces require a drainage system and a sump pump system (together, the "Crawl Space Drainage System") to remedy the problem with water below the CleanSpace liner. Contractor warrants that, for five (5) years from its installation date, the CleanSpace liner: 1) will be free from holes and tears; and 2) when installed with a Crawl Space Drainage System, will be free from ground water on top of the liner. If that is not the case, Contractor will provide the labor and materials to fix the problem at no additional charge to Customer. This Warranty does not include damage to the liner caused by abuse, misuse or moisture from condensation.

## Sani-Dry Sedona

Dehumidifier will be covered for a period of one (1) year after installation. Contractor will provide the labor and materials to fix the problem at no additional charge to Customer. This Warranty does not include damage to the dehumidifier caused by abuse or misuse. Filters will not be covered by this warranty.

# Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:  
5/4/2022

1. The date upon which you sign the contract, which is: \_\_\_\_\_ or

2. The date you received this notice of cancellation.



### How to Cancel

If you decide to cancel this transaction, you must do so by notifying Baird Foundation Repair in writing at:

### Baird Foundation Repair

TF (210) 534-4110

F (210) 534-4111

www.gobairdgo.com

726 Hot Wells Blvd.

San Antonio, TX 78223

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

### I wish to cancel.

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Owner's Signature Date

### The undersigned acknowledges receipt of the two copies of this Notice of Right to Cancel.

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Owner's Signature Date



**Baird Foundation Repair**

726 Hot Wells Blvd.  
San Antonio, TX 78223

(210) 534-4110 PH  
(210) 534-4111 FAX

**Change Order**

Date: 6/8/2022

Name:	[REDACTED]
Phone Number:	[REDACTED]
Bill To:	[REDACTED]

Description	Amount
134 feet of floor joist \$25 per	3,350
78 feet of 4x6 wood beam \$30 per	2,340
Add 3 concrete posts \$600 per	1,800
<del>Add a turtle door</del>	<del>3,000</del>

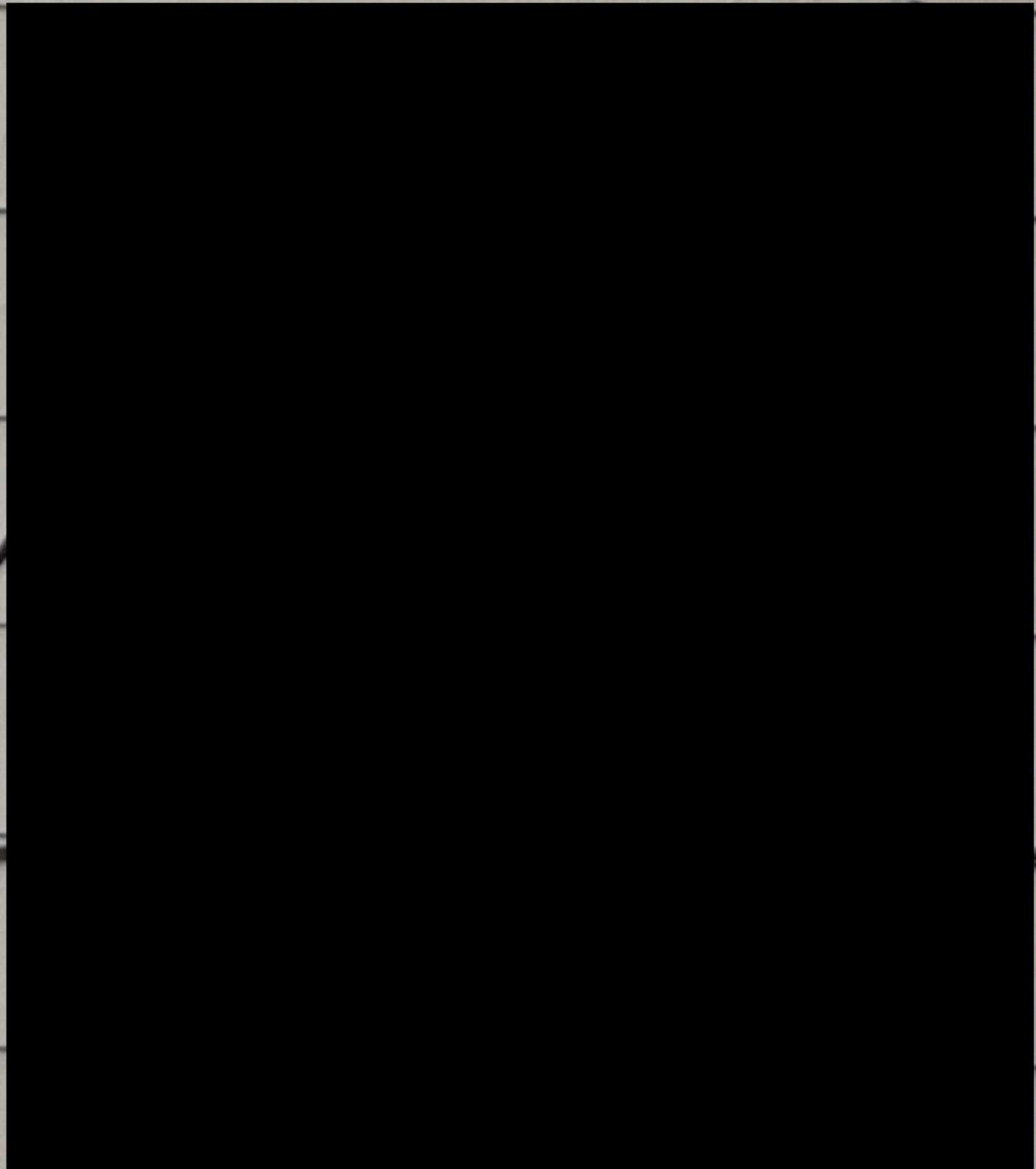
Total Balance	[REDACTED]
Balance Due	[REDACTED]

<b>Customer Approval:</b>	
Name:	[REDACTED]
Date:	[REDACTED]

If you are financing through GreenSky and would like to add this amount to your loan, please call 1-866-936-0602 to update.



Master  
Dinning  
Porch  
Door Frame  
Trim of Fire Place



Fire place Trim + Paint

Crown in Wash room Paint ceiling

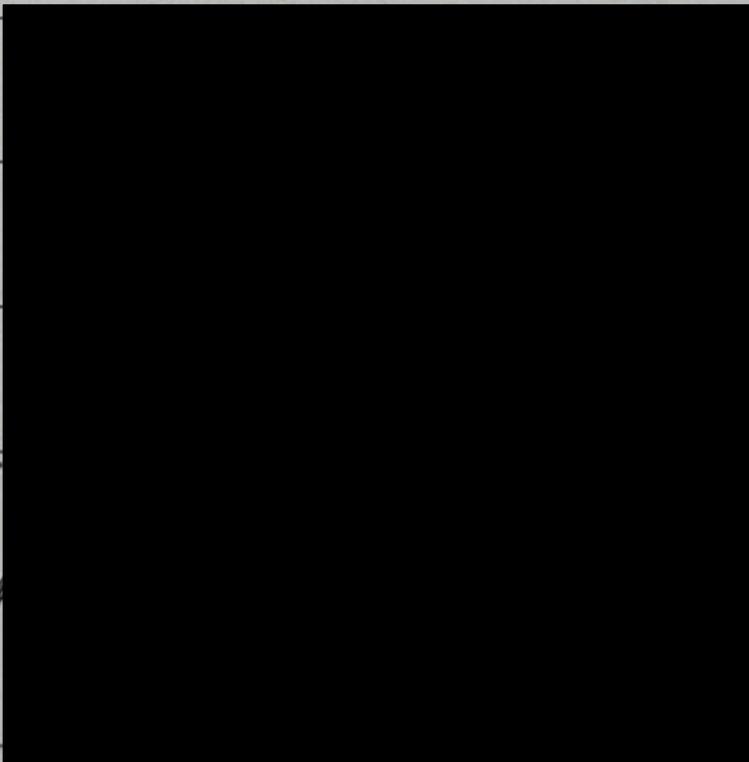
Paint 6 door Frames, 4 windows

Paint Baseboard - living Room Boys room

Hallway

2 days

Mativira



PROPOSAL NO.
SHEET NO.
DATE

Joe Hernandez  
1818 Peterson

210 980-3803 210 948-5579

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME Ben Graf	ADDRESS 410 Furr dr
ADDRESS 410 Furr dr	San Antonio Texas
PHONE NO. [REDACTED]	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of \_\_\_\_\_

Interior Work: Drywall Repairs Through out house walls, Tape & Float and match texture as best as possible. Prime all patch work with PVA Primer. Then paint walls to match as best as possible. Check baseboard and crown mold, scrape, sand, caulk and paint as needed

Utility Tape Float Texture & Paint

2 rooms and hallway

With completion of 3 room and hallway

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \_\_\_\_\_

Dollars (\$) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted \_\_\_\_\_

Per \_\_\_\_\_

Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Joe Hernandez  
7818 Peterson  
San Antonio 7824

PROPOSAL NO.
SHEET NO.
DATE

PROPOSAL SUBMITTED TO:	WORK TO BE PERFORMED AT:
NAME Ben Graf	ADDRESS 410 Furr Dr
ADDRESS 410 Furr Dr	San Antonio
San Antonio Texas	DATE OF PLANS
PHONE NO. [REDACTED]	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of Exterior Work  
Replace all Rotten wood Around house.  
Wash exterior of house with 10 Mux + Clorox  
Scrape & Sand Where needed Prime all bare wood CAULK  
Where needed. wood windows Reglaze where needed  
Prime & Scrape where needed. Then Paint Exterior to  
cover with Coronado Paint Satin



All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted \_\_\_\_\_  
 Per \_\_\_\_\_  
 Note — this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date \_\_\_\_\_ Signature \_\_\_\_\_  
 Signature \_\_\_\_\_



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

July 6, 2022

**ADDRESS:** 410 FURR DR  
**LEGAL DESCRIPTION:** NCB 6696 BLK 5 LOT 34  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Ben Graf/GRAF BEN & ANNE - 410 FURR DR  
**OWNER:** Ben Graf/GRAF BEN & ANNE - 410 FURR DR  
**TYPE OF WORK:** Foundation/skirting

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1) repair the foundation with the installation of cement posts, 10 inches in diameter, (2) remove existing cedar post, (3) install new wood beam for reinforcement, (4) remove soil from underneath the home to provide clearance and remove from site, (5) install SmartJack supports to support the floor joist system above, (6) remove only portions of skirting necessary to access foundation and replace to match existing with the installation of metal lath and plaster.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

DATE: 7/6/2022 1:36:55 PM

- ADMINISTRATIVE APPROVAL TO:**
1. Repair the foundation with the installation of cement posts, 10 inches in diameter.
  2. Remove existing cedar post.
  3. Install new wood beam for reinforcement.
  4. Remove soil from underneath the home to provide clearance and remove from site.
  5. Install SmartJack supports to support the floor joist system above.
  6. Remove only portions of skirting necessary to access foundation and replace to match existing with the installation of metal lath and plaster.

No modifications to the existing skirting are requested or approved at this time.

**APPROVED BY:** Rachel Rettaliata

**Shanon Shea Miller**  
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

September 8, 2023

**ADDRESS:** 410 FURR DR  
**LEGAL DESCRIPTION:** NCB 6696 BLK 5 LOT 34  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Ben Graf/GRAF BEN & ANNE - 410 FURR DR  
**OWNER:** Ben Graf/GRAF BEN & ANNE - 410 FURR DR  
**TYPE OF WORK:** Repair and Maintenance, Painting

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)replace any wood elements that are deteriorated beyond repair to match existing, and (2)paint the exterior to match existing.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 9/8/2023 6:35:19 PM

**ADMINISTRATIVE APPROVAL TO:** 1. Replace any wood elements that are deteriorated beyond repair to match existing.

The wholesale replacement of siding is not requested or approved at this time. Any wood elements that are deteriorated beyond repair may be replaced to match the existing in material, dimension, profile, texture, and finish.

2. Paint the exterior to match existing.

The painting of any historically unpainted masonry is not requested or approved at this time.

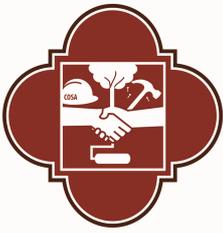
**APPROVED BY:** Rachel Rettaliata

**Shanon Shea Miller  
Historic Preservation Officer**

**A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.**

**A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that,all requirements have been met.**

**This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with**



City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78204

## LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

<b>PERMIT NUMBER</b>	<b>REP-FND-PMT22-35101244</b>
<b>PERMIT NAME</b>	<b>410 FURR DR</b>
<b>PERMIT ISSUANCE DATE</b>	<b>05/27/2022</b>
<b>LOC ISSUANCE DATE</b>	<b>07/20/2022</b>
<b>ADDRESS</b>	<b>410 FURR DR City of San Antonio TX 78201</b>
<b>DESCRIPTION OF WORK</b>	<b>31 Smart jacks and 37 Concrete Posts</b>

Thank you for your business

The City of San Antonio