

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-270
ADDRESS: 109 MAGNOLIA DR
LEGAL DESCRIPTION: NCB 6530 BLK 2 LOT 3
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Shelley Ann Bourgeois & Edward Michael Chapa
OWNER: Shelley Ann Bourgeois & Edward Michael Chapa
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: July 06, 2023
60-DAY REVIEW: September 04, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 109 Magnolia.

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.

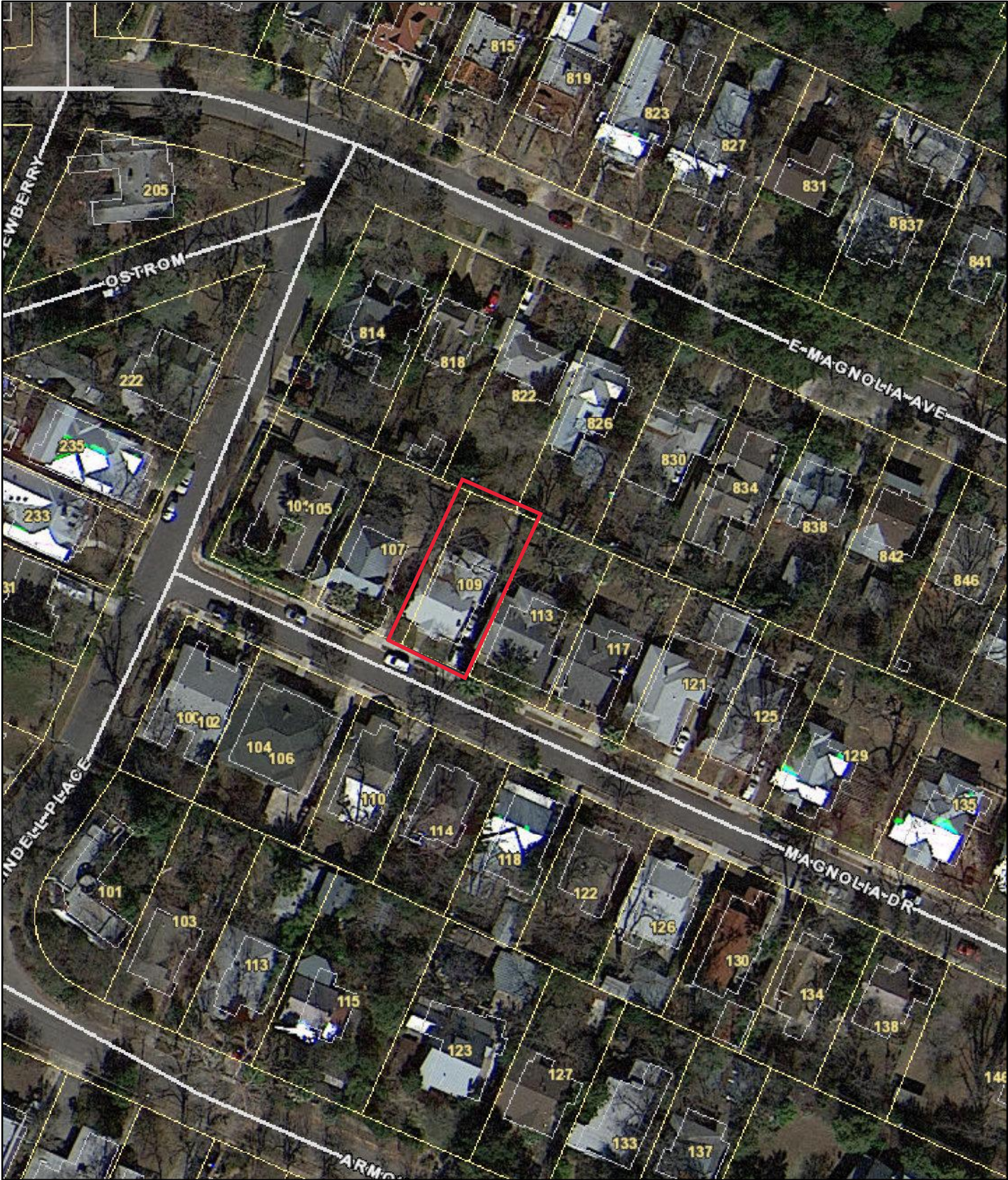
FINDINGS:

- a. The primary structure located at 109 Magnolia Dr is a 1-story, single-family residence constructed circa 1930 in the Craftsman style. The home features a symmetrical façade, a side gable composition shingle roof with clipped gables with deep overhanging eaves, a clipped gable front porch roof on wood post supports, wood cladding, and a side chimney. The property is contributing to the River Road Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel and mechanical, electrical, and plumbing upgrades. No exterior work is proposed at this time. The proposed plans include annotations for foundation repair. Exterior scopes of work will require a Certificate of Appropriateness prior to the start of work.
- 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. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete. Any violations on the property may disqualify the property from participation in the program.

RECOMMENDATION:

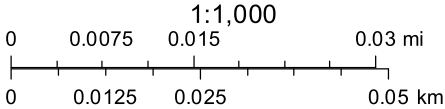
Staff recommends approval based on findings a through c.

City of San Antonio One Stop



July 13, 2023

— User drawn lines









BACKYARD FACING NE, SHOWING
SCREENED IN CVD. PORCH AND
PRIMARY BR ADDITION.











SCREENED IN PORCH













GUEST RR



LIVING RM -
LOOKING @
PRIMARY BR DR



PRIMARY BR LOOKING
TO SCREENED IN PORCH



PRIMARY RR

















Twinfridge^{4**}













P : 210-309-8069
W : RILLACONSTRUCTION.COM
A : 8603 US HWY 281
SUITE 102
SPRING BRANCH, TX 78070

CONSTRUCTION PROPOSAL

Location: 109 Magnolia Dr.

San Antonio, TX 78212

Owner: Michael Chapa and [REDACTED] Bourgeois

Email(s): [REDACTED]

The following proposal is based on drawings designed by Victor Hinojosa, dated 01/23/23. Any changes thereafter will be change orders and require written approval provided by the Owner or assigned representative.

01- GENERAL CONDITIONS:

Mobilization [REDACTED]
Dumpster [REDACTED]
Portable toilet [REDACTED]
Cleaning services during and final
General liability insurance

02- DEMOITION:

Remove all existing walls, furr down(s), cabinetry, countertops, ceiling, and faux beams, to include joint compound paneling, insulation, and wood framing where specified on design. Remove the wall sheathing/skin where all new plumbing will be installed. Remove existing shower, tub, sink, commode in both masterbath and existing guest bathroom. Remove fan and condenser unit in attic.

03- FRAMING:

Labor to build all wood frame walls, restroom pony wall, foundation for future dinning, siting foundation where needed due to plumbing cuts of prior rough-ins, walls for butlers pantry and future restroom. Install beam in area needing to be installed for support of original exterior wall above future dinning area. Frame out for future windows at dinning area. Walls to match existing



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heights through out the residence. Frame out and hang three doors, one new one for the existing guest bedroom and reinstall [REDACTED] ng doors. Install two pocket doors.

04- TAPE-BED-T [REDACTED] PAINT:

Description to be discussed for a defined scope of w [REDACTED]

05- CONCRETE [REDACTED]

06- FLOORING & WALL TILE:

07- M [REDACTED]

Description to be discussed for a defined scope of work [REDACTED]

08- PLUMBING:

Provide labor capping off all prior plumbing of old fixtures where needed. Install sch40 for PVC sanitary waste and vents connections. Domestic water will use PEX piping and fittings from existing supply overhead to all plumbing fixtures.

Plumbing Fixtures Schedule:

(2)-Toilets/Commodes

(3)-Laboratories

(1)-Revise existing water heater and make sure it is the proper size to heat all existing and future appliances

(1)-Water supply to washer [REDACTED]

(1)-New shower kit and drain [REDACTED]

(1)-Tub

(1)-Dishwasher [REDACTED]

(1)-Kitchen sink [REDACTED]



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09- ELECTRICAL:

Demo of existing unnecessary electrical and make safe. Labor to complete an assesment of existing gear and electrical. Update electrical wiring where needed to comply with new design lay out. Include a complete rough in for NEW trim out power, and lighting. All installations will be installed according to plans and schedules provided. All work is to be done in accordance with all city and state codes.

09- DOORS & RESTROOM ACCESSORIES:

Wood Doors (3)
Pocket doors (2)
Door Hardware

10- QUARTZ COUNTERTOPS:

Countertops to match existing design or comprable

EXCLUSIONS:

Reprographics (blueprints) for job trades.
Job site signs and information
Permit Fees
Equipment rental
Fence Enclosure
Mechanical trade Economizers
Work stations fabrication and installation
All owner supplied items as called to Plan
Any specialty end caps or finished trim work where walls finish at windows
Rock cutting
Locating water dead head
Running sewer beyond building
Running water service line beyond building



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City tap fees, water meter fees, water meter boxes or cans, rock cutting.

Utilities

Installation of Saur

Installation of Te

Installatiion of f

Instalation of flooring in lobby or walkway

Installation of gym equipment

Baracades

All low voltage w conduit for Data, sound systems, telephone, cat5e, security, camera wiring, duct detectors, etc.

Pendant Lighting Fixtu

Fire Rated Plywood Panel

Utility company charges for main and temporary power.

All GFCI breakers not shown in panel schedule and floor plans.

Fire al, wiring, devices, and trim out.

Night or overnight hours.

Door closers, door stops

Protection of ca ry systems

Additional Fire Dept. requirements outside scope of work Overtime / Fire Watch /

Adequate water

Upsizing HVAC Systems

Installation of dehumidifier

Excessive insurance / Bid bond Integrity or compliance of existing system

Fire Extinguishers and/or cabinet(s) (price available upon request)

Any Fire Alarm work

Any items not listed on scope of work

CONSTRUCTION PROPOSAL TOTALS

01- GENERAL CONDITIONS

02- DEMOLITION:

03- FRAMING: Combined with demolition \$

03- TAPE-BED-TEXTURE & PAINT: Allowance



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04- CONCRETE:
05- FLOORING & WALL TILE: [REDACTED]
06- MECHANICAL: [REDACTED]
07- ELECTRICAL [REDACTED]
08- PLUMBING [REDACTED]
09- DOORS & RESTROOM ACCESSORIES: Allowance [REDACTED]
10- QUARTZ COUNTERTOPS [REDACTED]
11- ROOFING [REDACTED]
12- CABINETRY: [REDACTED]

LUMBER MATERIALS: [REDACTED]

Total: [REDACTED]
OVERHEAD AND PROFIT 20%: [REDACTED]

GRAND TOTAL: [REDACTED]

GENERAL TERMS AND CONDITIONS

GENERAL:

Rilla Construction Contractors LLC. (RCC), and the customer agree that the following terms and conditions shall govern the services and products that will be provided by RCC. In order for these terms and/or conditions to be modified both parties need to have a signed written agreement.

CHANGE ORDERS:

1. Any request for work that has not been specifically identified in the scope of work will generate a Change [REDACTED] additional work will only be executed upon the direction of the owner [REDACTED], or authorized representative.
2. Written authorization and a signed change order form will be required for any additional work. [REDACTED]



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WARRANTY:

Rilla shall furnish all manufacturers equipment and device warranties received by Rilla. A limited warranty for a period of (1) one year from the date of the respective work, repair, or installation performed by Rilla.

PROPOSAL GUARANTEE:

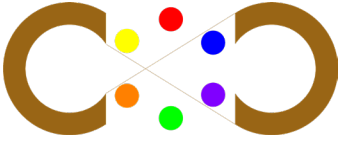
This proposal is guaranteed for a term of (15) fifteen days. If not accepted with-in (15) days, prices and conditions are subject to change.

PAYMENT TERMS:

1. 25% of total will be required prior to commencement of work
2. After 2 weeks from commencement of work, a draw will be requested according to percentage of job completion and every week there after will have the same request until job is fully complete.
3. A 10% retainage will be withheld until punchlist has been completed to the satisfaction of the contracted scope of work.
4. Invoices shall be paid within 48 hours after date of invoice
5. A \$50.00 handling fee will be assessed for any late invoice payment.
6. A \$35.00 dollar fee will be assessed for any returned checks
7. Owner shall pay all associated fees to include attorney fees; should unpaid bills go to collections.

Bid No.:

Signature of Approval



DATE: 09/26/2022
PROJECT No: 2301

CLIENT:

Shelly Bourgeois & E. Michael Chapa



COGNITION CREATIVE, LLC

Victor Yves Hinojosa
C. 210 535 4513
thecognitioncreative@gmail.com

PROJECT NAME/LOCATION

Renovation to existing residential building.
109 Magnolia Dr.
San Antonio, Tx 78212

PROJECT DESCRIPTION:

The client requests the interior renovation of an existing residential structure at 109 Magnolia in order to bring up to a more modern standard.

SCOPE OF WORK:

- *Demo all existing cabinets and plumbing fixtures in the kitchen
- *Demo all existing cabinets and plumbing fixtures in the adjacent guest restroom as well as shared wall with the kitchen and living room area.
- *Demo all existing cabinets and plumbing fixture in the primary restroom
- *Demo and remove both existing doors that open to the screened in porch. 1 door located in the primary bedroom and 1 door located in the kitchen.
- *Demo shared wall between kitchen and screened in porch for kitchen enlargement.
- *Demo faux beams in the living room

- *New kitchen exterior wall to line up with existing exterior wall where door to enter screened in porch from the kitchen is located. Currently seen as a jog out adjacent to the kitchen exterior wall to be demolished.
- *Redesign kitchen layout (update all fixtures, lighting) with a new location for the guest restroom and the addition of a utility room into the program located behind the new kitchen. This will create an open floor plan to promote openness, lighting and opportunities for cross ventilation through the south and/or east facing windows out through the new north facing windows located in the kitchen enlargement.
- *New primary restroom complete design to update all plumbing fixtures and cabinets.
- *New tiled flooring in the kitchen, guest rr, utility room and primary restroom
- *Add second entry door to guest bedroom located adjacent to the main entry (egress)

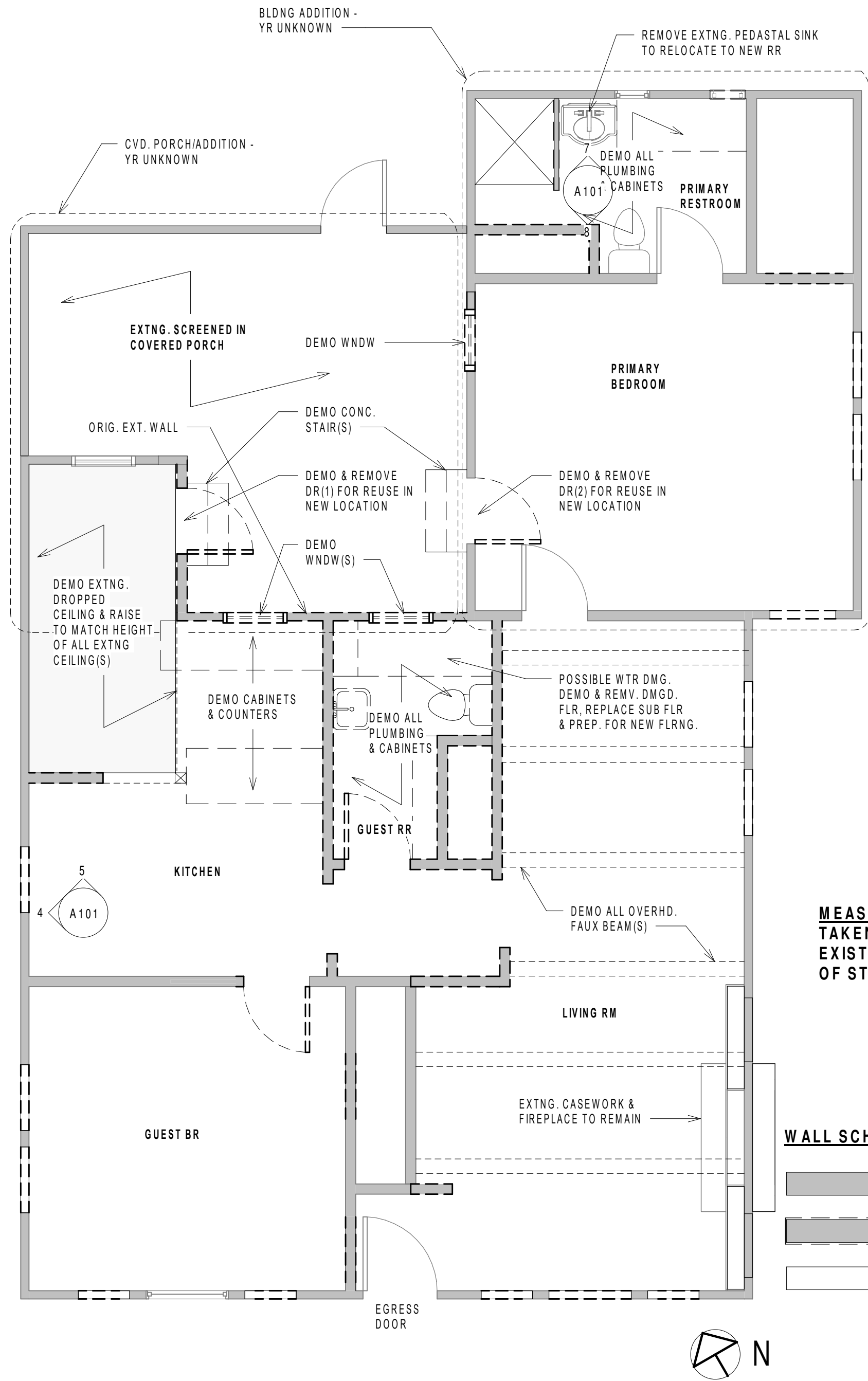
Timeline for construction is 3-4 months and will begin once building permits are issued.

A

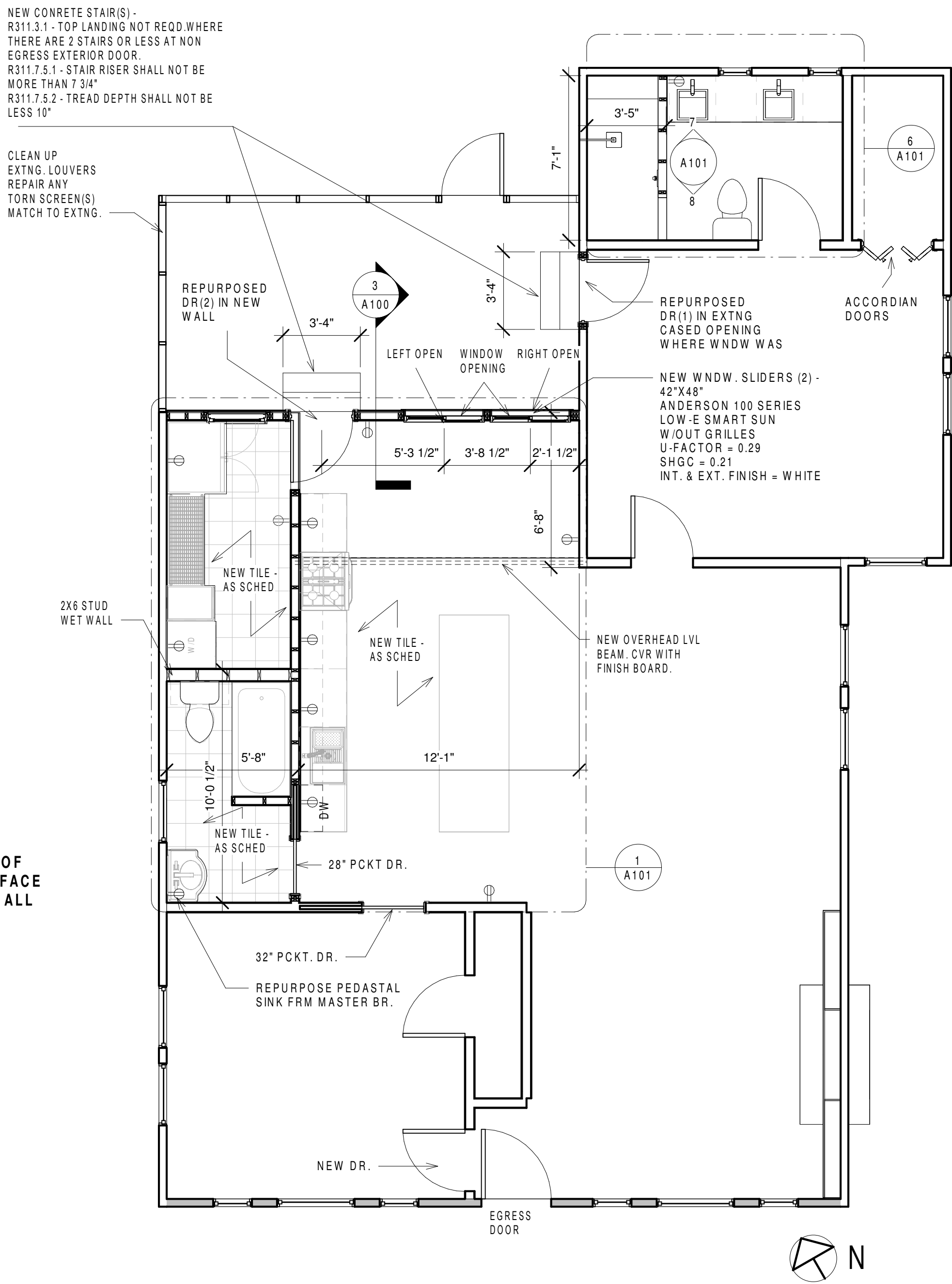
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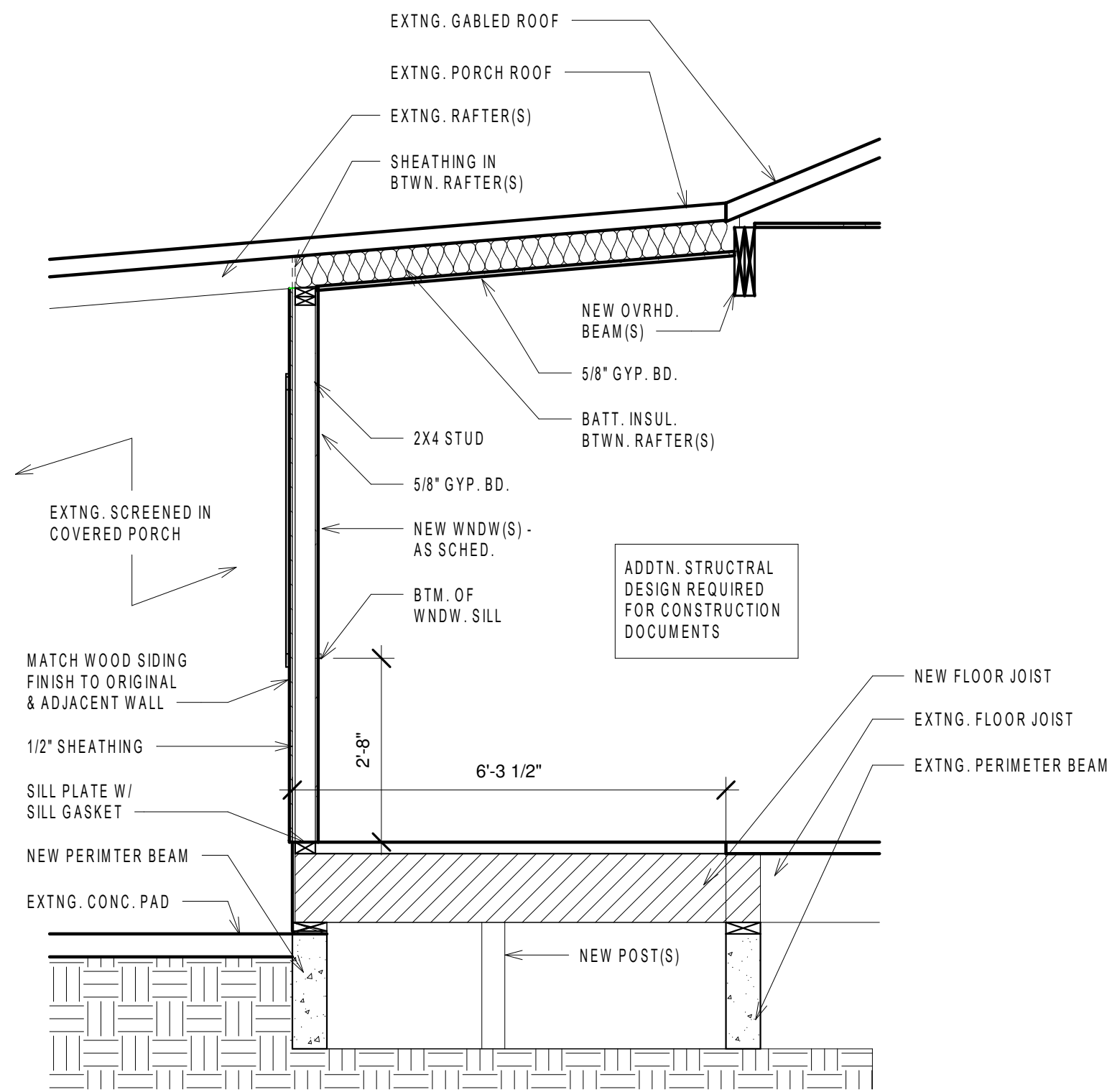
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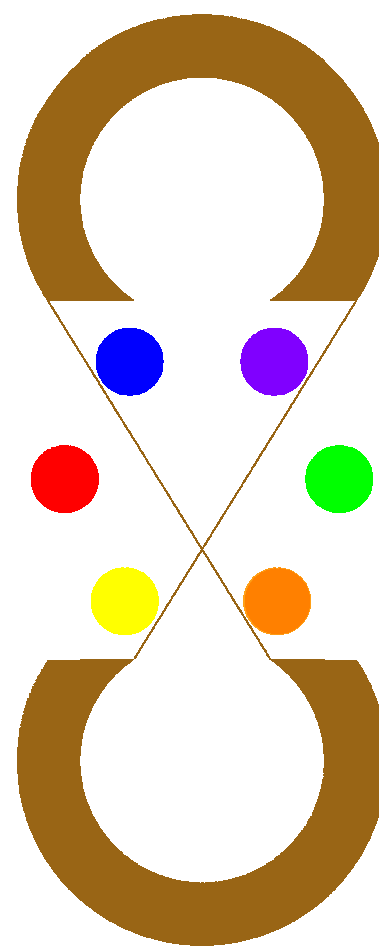
1 EXISTING/DEMO FLOOR PLAN
1/4" = 1'-0"



2 NEW FLOOR PLAN
1/4" = 1'-0"



3 BLDG. SECTION @ NEW EXT. WALL
1/2" = 1'-0"



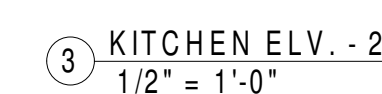
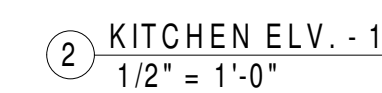
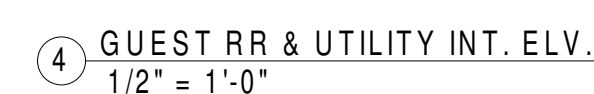
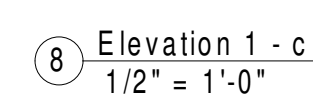
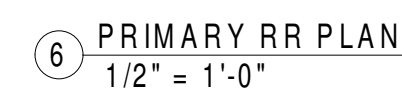
6 TERRACE PL SAN ANTONIO TX 78260
THECOGNITIONCREATIVE @ GMAIL.COM 210 535 4513

BOURHEOIS & CHAPA RESIDENCE
109 MAGNOLIA DR
SAN ANTONIO TX 78210

DRAWN BY: VYH 09/26/2023
FOR OFFICE OF HISTORICAL PRESEVATION
REVIEW ONLY:
NOT FOR CONSTRUCTION OR PERMITS

SHEET TITLE
**DEMO & NEW
FLOOR PLAN**

SHEET NO.
A100



⑤ GUEST RR INT. ELV
1/2" = 1'-0"



**BOURHEOIS & CHAPA RESIDENCE
109 MAGNOLIA DR
SAN ANTONIO TX 78210**

DRAWN BY: VYH 09/26/2023

FOR OFFICE OF HISTORICAL PRESEVATION
REVIEW ONLY:
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SHEET TITLE
ENLARGED
PLANS & INT.
ELEV.

SHEET NO.

A 101