

HISTORIC AND DESIGN REVIEW COMMISSION

November 17, 2021

HDRC CASE NO: 2021-539
ADDRESS: 630 E CARSON
LEGAL DESCRIPTION: NCB 1264 BLK 3 LOT E 13.8 OF N 118.5 OF 7 & N 118.5 OF 8 OR 7A & 8A
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Michael Heller
OWNER: Michael Heller
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: October 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 630 E Carson.

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 structure at 630 E Carson was constructed c.1900 and features historic architectural elements with Folk Victorian influence including spindle work and projecting window bays. The applicant has received Certificates of Appropriateness for various scopes of work including additions, exterior alterations and rehabilitation. The primary structure is accompanied by a historically-contributing outbuilding at the south side of the property which was originally constructed as a detached garage that has since been converted into a casita. The structure is contributing to the Government Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes various interior improvements as well as exterior work to include wood siding repair and replacement, foundation repair, exterior alterations to include roof

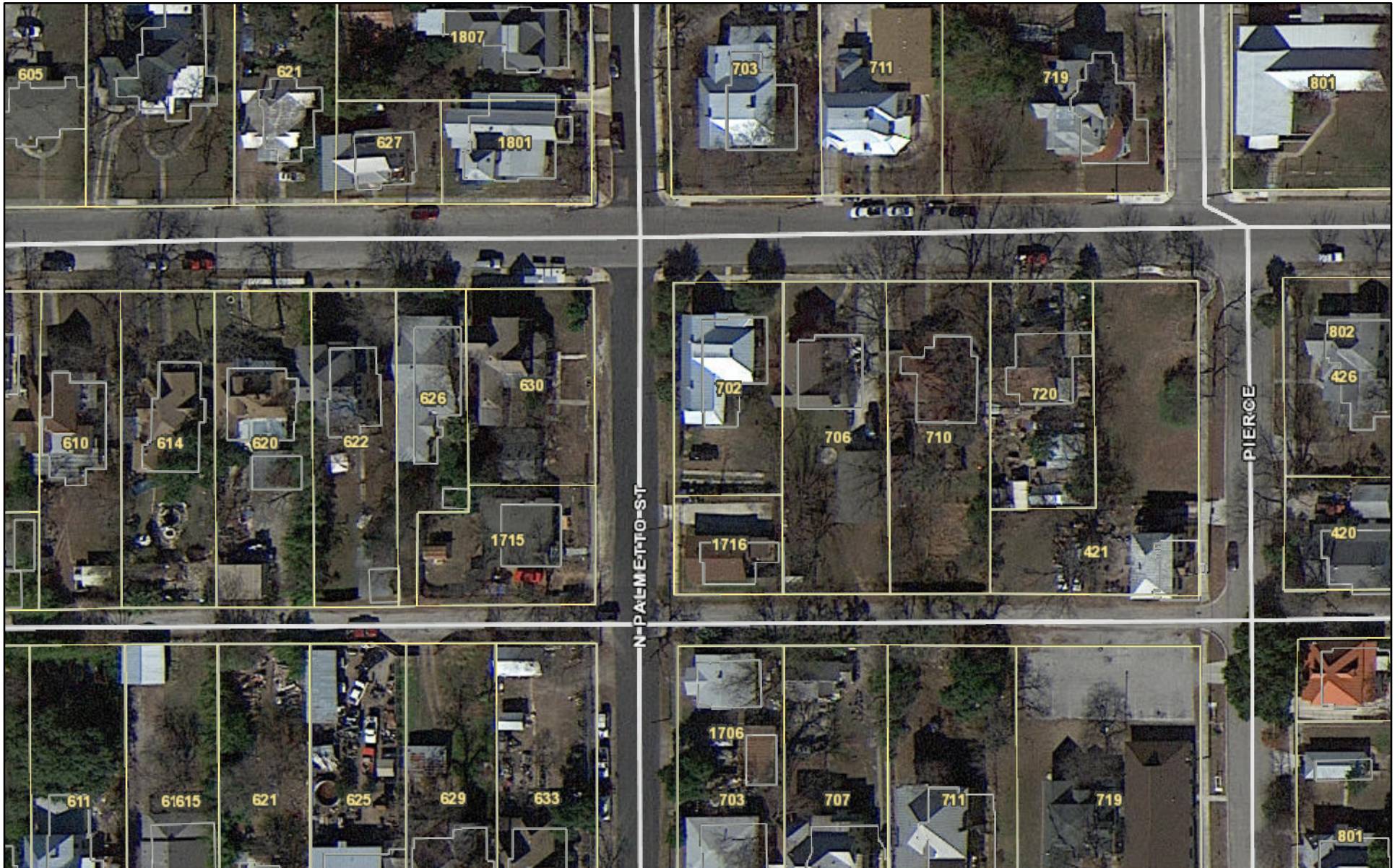
modification and replacement, window replacement, front porch modifications and repair, and partial demolition of non-contributing components.

- c. Staff conducted a site visit on November 11, 2021, 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. Staff commends the applicant for the rehabilitation efforts undertaken on this property.
- 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, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- e. Approval of Tax Verification by the HDRC for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

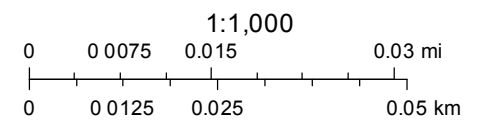
RECOMMENDATION:

Staff recommends approval based on findings a through e.

630 E Carson



September 12, 2019















































CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

November 16, 2016

HDRC CASE NO: 2016-450

ADDRESS: 630 E CARSON

LEGAL DESCRIPTION: NCB 1264 BLK 3 LOT E 13.8 OF N 118.5 OF 7 & N 118.5 OF 8 OR 7A & 8A

HISTORIC DISTRICT: Government Hill

PUBLIC PROPERTY: No

APPLICANT: Michael Heller - 2223 Lotus Blossom

OWNER: Michael Heller - 2223 Lotus Blossom

TYPE OF WORK: Exterior alterations, Porch/Patio, Repair and Maintenance, Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Replace the existing asphalt shingle roof. 2. Install architectural moldings beneath the second story window bays on the north facade as well as install windows with divided lights to match the original. 3. Install windows in the east facade to the north of the existing bay on the first floor. 4. Un-enclose the existing porch on the east facade and perform exterior modifications including window installation, the installation of ornamentation and door replacement. 5. Demolish a second story enclosed porch and a first story enclosed porch. 6. Modify the existing roof line from a hip to gable on the south facade. 7. Remove the enclosed porches on the west facade. 8. Demolish the rear accessory structure. 9. Construct a two-story addition to the south side of the primary historic structure. 10. Construct a two-story garage to the south of the proposed two-story addition. 11. Install a concrete driveway from the street to the proposed garage.

FINDINGS:

a. The structure at 630 E Carson was constructed circa 1900 and features many historic architectural elements with some Folk Victorian influence including spindle work and projecting window bays. Originally constructed as a single family home, the structure has been multiplied many times to incorporate multiple separate dwelling units. At this time, the applicant has proposed various exterior modifications to remove inappropriate additions, to demolish a rear accessory structure and to construct two rear additions. b. Various administrative approvals have been issued for this structure for the repair of existing siding, the installation of fencing and foundation repair. c. ROOFING – The applicant has proposed to replace the existing asphalt shingle roof. Historically, this structure would have featured a standing seam metal roof; however, staff finds the replacement of the existing roof in kind appropriate. d. ARCHITECTURAL MOLDINGS – Beneath the second story window bays on the north facade, the applicant has proposed to install bracket molding. Folk Victorian houses historically feature brackets beneath window bays. Staff finds the proposed installation appropriate; however, the applicant should provide a detailed drawing of the proposed bracket prior to installation. e. EAST FAÇADE WINDOW – The applicant has proposed to install a window on the east facade near the front of the house beneath a second story window. Currently no window opening exists; however, architecturally staff finds that the installation of this window is appropriate. Staff recommends the applicant install a wood window that matches the existing windows in profile and material. f. PORCH RESTORATION – The east facade currently features a side porch that has been enclosed. The applicant has proposed to reopen the porch under its current configuration. The original porch wrapped from the east side of the structure to the rear. Staff finds the applicant's proposal appropriate; however, staff finds that a full porch restoration would be more appropriate. The applicant should provide detailed architectural documents for the

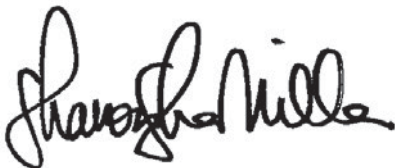
porch restoration that includes information regarding materials and architectural ornamentation. g. PORCH RESTORATION – In addition to the proposed porch restoration, the applicant has proposed to install windows beneath the porch into the original façade, to replace the existing porch door and to install spindle work on the porch. As noted in finding e, staff finds the proposed work appropriate; however, the applicant should provide staff with detailed architectural documents that note the specific location and detailing for each. h. PORCH RESTORATION – On the west façade of the primary historic structure, the applicant has proposed to remove existing enclosed porches. Per the 1904 Sanborn map, a porch does not appear on the west façade; staff finds the applicant's proposal appropriate. i. ROOFING MODIFICATION – At the rear of the primary historic structure, the applicant has proposed to modify an existing shed roof and to install a rear facing gabled roof. Per the Guidelines for Exterior Maintenance and Alterations, 3.B.ii., original roof forms should be preserved. The roof in questions is not an original roof and staff finds the proposed modification appropriate. j. ACCESSORY STRUCTURE DEMOLITION – The applicant has proposed to demolish the rear accessory structure located to the immediate south of the primary historic structure. Office of Historic Preservation staff has found this structure to be contributing. This structure is found on the 1904 Sanborn map and persists in its original location through the present day. Expanded over time, it was likely used as a residence as early as the 1920's. Staff does not recommend approval of the proposed demolition and recommends the applicant restore the rear accessory structure. The applicant should adhere to the Guidelines for Exterior Maintenance and Alterations for any repair work. k. The applicant has proposed various scopes of work that are contingent on the rear accessory structure's demolition. These proposals are listed as items #8 through #10 and include the removal of the rear accessory structure and the construction of two, two story additions. Given that staff finds the demolition of the rear accessory structure inappropriate; the construction of the proposed rear additions can no longer be constructed as proposed. l. DRIVEWAY – The applicant has proposed to construct a rear driveway to facilitate vehicular access to the rear accessory structure. Per the site plan, the applicant has based the driveway width and configuration on the proposed width of the rear addition that would be located in the location of the existing accessory structure. Staff finds the installation of a driveway at this location appropriate; however, the applicant should adhere to the Guidelines for Site Elements when considering its design. Typically, driveways in historic districts feature a width that does not exceed ten feet.

RECOMMENDATION:

Staff recommends approval of items #1 through #7 based on findings a through i with the following stipulations: i. That the applicant provide staff with details of the proposed window bay brackets prior to installation. ii. That the applicant install a wood windows that matches the existing windows in profile and material. iii. That the applicant provide detailed architectural documents for the porch restoration that includes information regarding materials and architectural ornamentation. Staff does not recommend approval of items #8 through #11 based on findings j through l.

COMMISSION ACTION:

Approval of items #1 through #7 with staff's stipulations. Denial of items #8 through #11.



Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

February 1, 2017

HDRC CASE NO: 2017-028

ADDRESS: 630 E CARSON

LEGAL DESCRIPTION: NCB 1264 BLK 3 LOT E 13.8 OF N 118.5 OF 7 & N 118.5 OF 8 OR 7A & 8A

HISTORIC DISTRICT: Government Hill

PUBLIC PROPERTY: No

APPLICANT: Michael Heller - 2223 Lotus Blossom

OWNER: Michael Heller - 2223 Lotus Blossom

TYPE OF WORK: Addition, Exterior alterations, Repair and Maintenance, Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Reinstall the original windows in the north and east side dormers. 2. Demolish the existing rear accessory structure. 3. Construct a two story garage at the rear of the primary historic structure. 4. Extend the roofline from the south side of the primary structure to the proposed rear garage. 5. Construct a driveway from the side street to the rear garage. 6. Install French doors on the west side of the structure. 7. Install a 7'x7' deck on the west side of the structure below the proposed French doors. 8. Install a vinyl window in the top, center window opening on the west façade. 9. Install a Hardi board skirting. 10. If the demolition of the rear accessory structure is not approved, the applicant has proposed to extend the hipped roof over the southern end of the primary historic structure. 11. If the demolition of the rear accessory structure is not approved, the applicant has proposed to remove the three windows on the second story of the south elevation of the primary historic structure.

FINDINGS:

a. The structure at 630 E Carson was constructed circa 1900 and features many historic architectural elements with some Folk Victorian influence including spindle work and projecting window bays. Originally constructed as a single family home, the structure has been multiplied many times to incorporate multiple separate dwelling units. At this time, the applicant has proposed various exterior modifications to remove inappropriate additions, to demolish a rear accessory structure and to construct two rear additions. b. Various administrative approvals have been issued for this structure for the repair of existing siding, the installation of fencing and foundation repair. c. A similar request was heard at the November 16, 2016, HDRC hearing. At that hearing, the applicant received a Certificate of Appropriateness for a number of items including the removal of non-original items, the reopening of enclosed porches, the reinstallation of original window and door openings and roof replacement. d. DORMER WINDOWS – The applicant has proposed to install windows into the north and east façade's dormers. Windows would have originally been located within each dormer. Staff finds this installation appropriate. The applicant should provide a final window design to staff prior to installation. e. ACCESSORY STRUCTURE DEMOLITION – The applicant has proposed to demolish the rear accessory structure located to the immediate south of the primary historic structure. Office of Historic Preservation staff has found this structure to be contributing. A rear accessory structure is located on the property beginning in 1904 and has existed throughout the present. The current accessory structure's footprint is first noted on a Sanborn map in 1932. While this accessory structure is not the original structure, it is from a time period of historic significance and should be preserved. f. DRIVEWAY – The applicant has proposed to construct a driveway on the east side of the property leading to the existing accessory structure. There


is currently no sidewalk or curb cut at this location on N Palmetto. Staff recommends the applicant install a driveway that does not exceed ten (10) feet in width as noted in the Guidelines for Site Elements 5.B.iii. If the applicant needs a double width driveway, staff suggests the installation of two ribbon strip driveways. g. FRENCH DOORS – The applicant has proposed to install French doors on the west elevation of the primary historic structure. The Guidelines for Exterior Maintenance and Alterations 6.B.ii. states that new entrances should be compatible in size, scale, shape, proportion, material and massing with historic entrances. While the applicant has proposed French doors which are not located on the historic structure, staff finds the applicant's proposed location is one where the proposed opening will not be seen from the public right of way. Additionally, the applicant has proposed for the doors to feature an overall height that is consistent with existing bay window openings. Staff finds the proposed openings appropriate. h. DECK – Below the proposed new entrance mentioned in finding g, the applicant has proposed to construct a wood deck to be 7'x7'. Staff finds this proposal minimal in scope and impact to the site and finds its installation appropriate. i. VINYL WINDOW INSTALLATION – The applicant has proposed to install a vinyl window in an existing window opening on the west façade. Staff finds that a vinyl window is not consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.vii. Staff recommends the applicant install a wood window. j. SKIRTING – The applicant has proposed to install a hardi board skirting. This skirting installation is appropriate. k. REAR MODIFICATIONS – The applicant noted in the application documents that if the proposed demolition of the rear accessory structure was not approved, the proposal would be to extend the existing hipped roof over the existing rear addition as well as to remove the tree windows from the second story of the rear, existing addition. Staff finds the extension of the existing roof appropriate as well as the removal of three windows in the existing addition.

RECOMMENDATION:

Staff recommends approval of items #1 and #5 through #11 with the following stipulations: 1. That the proposed driveway not exceed ten (10) feet in height. 2. That the applicant install a wood window in regards to item #8. Staff does not recommend approval of items #2 through 4.

COMMISSION ACTION:

Approval of items #1 and #5 through #11 with staff's stipulations.

A handwritten signature in black ink, appearing to read 'Shanon Shea Miller', with a stylized, cursive script.

Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

April 17, 2019

HDRC CASE NO: 2019-179
ADDRESS: 630 E CARSON
LEGAL DESCRIPTION: NCB 1264 BLK 3 LOT E 13.8 OF N 118.5 OF 7 & N 118.5 OF 8 OR 7A & 8A
HISTORIC DISTRICT: Government Hill
PUBLIC PROPERTY: No
APPLICANT: Michael Heller - 630 E Carson
OWNER: Michael Heller - 630 E Carson

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Construct a two story, rear addition to feature a footprint of sixty-four (64) square feet. 2. Install a set of concrete stairs at the rear of the historic structure. 3. Receive Historic Tax Certification.

FINDINGS:

a. The structure at 630 E Carson was constructed circa 1900 and features many historic architectural elements with some Folk Victorian influence including spindle work and projecting window bays. The applicant has received Certificates of Appropriateness for various scopes of work including additions, exterior alterations and rehabilitation. b. ADDITION – The applicant has proposed to construct a two story, rear addition to feature a footprint of sixty-four (64) square feet. The proposed addition will be located in a southwest corner of the historic structure where it will be visible from neither E Carson nor N Palmetto, will feature a shed roof and both a subordinate height and footprint. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Staff finds the proposed addition to be consistent with the Guidelines for Additions 1.A. c. MATERIALS – The applicant has proposed materials to include wood siding to match that found on the historic structure. Additionally, the applicant has proposed options for the addition's rear door, including a single, steel door and two period appropriate doors with side lites. Generally, staff finds each door option to be appropriate. d. REAR STAIRS – The applicant has proposed for the rear addition to feature a rear facing door. At this door, the applicant has proposed to install concrete steps. The proposed steps will feature a width of four (4) feet, a length of eight (8) feet and a height of three (3) feet. Staff finds the proposed steps to be appropriate given their location. e. HISTORIC TAX CERTIFICATION – The applicant has requested Historic Tax Certification. The applicant has submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification. 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. All scopes of work must be completed as approved through issued Certificates of Appropriateness to be eligible for Historic Tax Verification.

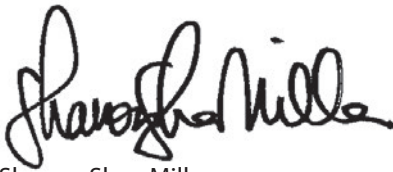
RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on finding a through e with the following stipulations: i.

That all materials and details for the proposed addition match those of the historic structure. ii. That all work be completed as approved and stipulated in regards to Historic Tax Certification.

COMMISSION ACTION:

Approved with staff's stipulations.

A handwritten signature in black ink, appearing to read "Shanon Shea Miller". The signature is fluid and cursive, with the first name being the most prominent.

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 any questions.

**J. Crawford
Construction & Home Remodeling**

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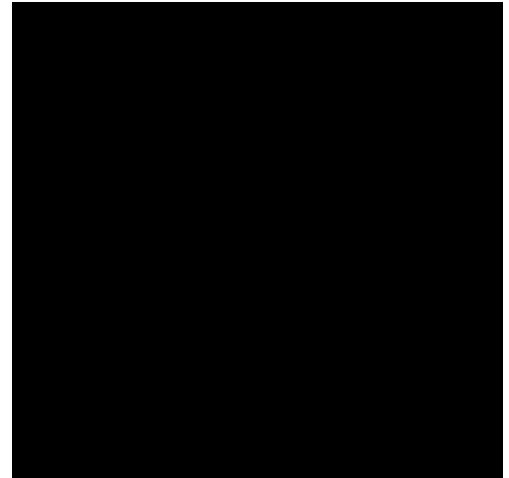


Invoice

BILL TO
Michael Heller

INVOICE 1005
DATE 02/10/2019
TERMS D e on receipt
D E DATE 02/10/2019

DESCRIPTION	AMOUNT	DUE
~ 630 East Carson remodel ~		
House leveling <ul style="list-style-type: none">- Cut concrete pillars (were needed) to even house- Replace 4x6 lumber with correctly sized support beamsInstall new rim joist to support and seal home- Replace rotted, damaged or cut floor joists and other framing		
Engineering fee allowance		
Casita <ul style="list-style-type: none">Make casita habitable for home owner while home i being remodeled		
Level second story bay window <ul style="list-style-type: none">- Includes making and installing brackets to support window		



We truly appreciate your business! Have a great day!

BALANCE DUE



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Invoice

BILL TO	INVOICE	1007
Michael Heller	DATE	03/10/2019
	TERMS	D e on receipt
	D E DATE	03/10/2019

ACCOUNT SUMMARY

02/10/2019	Balance Forward	
	Payments and credits between 02/10/2019 and 03/10/2019	
	New charges (details below)	
	Total Amount Due	

DESCRIPTION	AMOUNT	DUE
~ 630 East Carson remodel ~		
House leveling		
- Cut concrete pillars (were needed) to even house		
Replace 4x6 lumber with correctly sized support beams		
- Install new rim joist to support and seal home		
- Replace rotted, damaged or cut floor joists and other framing		
Engineering fee allowance		
Casita		
- Make casita habitable for home owner while home is being remodeled		
Level second story bay window		
- Includes making and installing brackets to support window		

We truly appreciate your business! Have a great day!	TOTAL OF NEW CHARGES	

J. Crawford

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Invoice

BILL TO
Michael Heller

INVOICE 1009
DATE 04/20/2019
TERMS Due on receipt
DUE DATE 04/20/2019

ACCOUNT SUMMARY

04/13/2019	Balance Forward	
	Payments and credits between 04/13/2019 and 04/20/2019	
	New charges (details below)	
	Tota Amount Due	

DESCRIPTION	AMOUNT	DUE
630 Ea t Car on remodel		
Hou e leveling		
- Cut concrete pillars (were needed) to even house		
Replace 4x6 lumber with correctly ized upport beam		
- Install new rim joist to support and seal home		
Replace rotted, damaged or cut floor joi t and other framing		
Engineering fee allowance		
Casita		
- Make casita habitable for home owner while home is being remodeled		
Level second story bay window		
Include making and in talling bracket to upport window		

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TOTAL OF NEW CHARGES	

J. Crawford

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**Invoice**

BILL TO
Michael Heller

INVOICE 1010
DATE 05/16/2019
TERMS Due on receipt
DUE DATE 05/16/2019

ACCOUNT SUMMARY

04/20/2019 Balance Forward
Payments and credits between 04/20/2019 and 05/16/2019
New charges (details below)
Total Amount Due

DESCRIPTION	AMOUNT	DUE
630 Ea t Car on remodel		
A phalt hingled roof		
- Tear off old shingles to roof decking		
Repair roof decking where needed		
- Install new architectural style shingles		
First and Second story additions (on current drawings)		
Second tory		
- Frame as per drawings and specs		
Extend exi ting roof line over new addition		
- First floor addition		
Frame per drawing and pec		
- Using existing piers with new beams		
Floor decking and framing		
Decking		
- Install new floor decking on first floor of home		
Framing		
- Replace studs around first floor of home where needed		

We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES

BALANCE DUE

J. Crawford

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Invoice

BILL TO	INVOICE	1014
Michael Heller	DATE	06/24/2019
	TERMS	Due on receipt
	DUE DATE	06/24/2019

ACCOUNT SUMMARY

05/16/2019	Balance Forward	
	Payments and credits between 05/16/2019 and 06/24/2019	
	New charges (details below)	
	Total Amount Due	

DESCRIPTION	AMOUNT	DUE
~ 630 East Carson remodel ~		
House leveling		
- Cut concrete pillars (were needed) to even house		
Replace 4x6 lumber with correctly sized support beam		
- Install new rim joist to support and seal home		
- Replace rotted, damaged or cut floor joists and other framing		
Engineering fee allowance		
Level second story bay window		
- Includes making and installing brackets to support window		

We truly appreciate your business! Have a great day!	TOTAL OF NEW CHARGES	
	BALANCE DUE	

J. Crawford

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**Invoice**

BILL TO
Michael Heller

INVOICE 1015
DATE 06/24/2019
TERMS Due on receipt
DUE DATE 06/24/2019

ACCOUNT SUMMARY

05/16/2019	Balance Forward	
	Payments and credits between 05/16/2019 and 06/24/2019	
	New charges (details below)	
	Total Amount Due	

DESCRIPTION	AMOUNT	DUE
~ 630 East Carson remodel ~		
Asphalt shingled roof		
- Tear off old shingles to roof decking		
- Repair roof decking where needed		
In tall new architectural tyle hingle		
Floor decking and framing		
Decking		
- Install new floor decking on first floor of home		
- Framing		
- Replace studs around first floor of home where needed		
Electric temporary power pole		

We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES	
BALANCE DUE	

J. Crawford

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 http://www.jcrawfordllc.com

**INVOICE**

BILL TO
 Michael Heller

INVOICE 1021
DATE 09/26/2019
TERMS Due on receipt
DUE DATE 09/26/2019

ACCOUNT SUMMARY

08/07/2019 Balance Forward
 Payments and credits between 08/07/2019 and 09/26/2019
 New charges (details below)
 Total Amount Due



DESCRIPTION	AMOUNT	DUE
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630 E. Carson whole house remodel*

- ~ Demolition ~
 - All demolition to be done by others
- ~ Rough framing a rework ~
 - Replace rotted, damaged or cut floor joists and other framing
 - Install all new 3/4" decking over floor joists
 - Frame in second floor porch and new roof
 - Frame new garage
 - Frame new front porch and porch roof
- * Completely rebuild stairs to second floor
- ~ Windows & exterior doors ~
 - Install all new Jeldwen all wood windows and exterior doors
 - Excludes back patio doors
- ~ Insulate, drywall & paint ~
 - Apply 1" layer of spray foam insulation to seal exterior walls
 - In tall fiberglass insulation over spray foam in wall cavities
 - Install blown in insulation in attic areas
 - Drywall entire house
 - Prime and paint, walls and ceilings (one wall color and one ceiling color 2 coat)
- ~ New roof ~
 - In tall new asphalt shingled roof
- ~ HVAC ~
 - In tall all new hvac system
 - 2 carrier gas furnaces with 16 seer a/c units
 - 1 unit in attic ducted to 2nd floor
 - 1 unit under 1st floor stairs ducted in crawspace to 1st floor

~ Plumbing ~

- Re-plumb entire home to new kitchen and bathroom layout
- In tall new gas fired power vented water heater
- Re-pipe gas line from meter to new furnaces and water heater
- Fixture allowance included in bathroom & kitchen sections of quote

~ Electrical ~

- Install new 200a service complete with AFCI/GFCI breakers to code
- Install all new electrical wiring in house
- Wire new A/C units
- Wire for 220v range and dryer
- In tall 30 new recessed fixture (recessed fixture price included)
- Install 6 fan/light units
- Install all additional light fixtures
- Fixture allowance \$2000

~ Flooring ~

- In tall new 2 25" oak flooring on first floor of house
- Reuse old flooring on second floor, sand and finish

~ Bathroom ~

- Install new vanities and counters where shown on plans (\$3,000 allowance)
- Install new tile floors and tub/shower surrounds in full bathroom
- Tile allowance \$2000
- Install new plumbing fixtures (\$2,250 allowance)

~ Kitchens ~

- Install new cabinetry in house (\$15,000 allowance)
- Install new countertops in house kitchen (\$3,500 allowance)
- In tall new plumbing fixture (\$750 allowance)

~ Trim & doors~

- In tall new interior 6 panel door (painted the same as trim)
- Install all new 8" wide baseboard and shoe throughout house
- Install all new 6" crown molding throughout house except bedrooms and bathrooms
- In tall all new 4" wide window trim with sill and head cap
- Prime and paint all interior woodwork (one color, two coats)

~ Exterior ~

- * Install new dutchlap siding on two sides of house facing streets
- 2400 sqft of siding
- Replace missing and damaged siding on other sides with siding from front
- Install new skirting around base of house
- Install new exterior trim where missing or damaged
- Paint entire exterior of house and casita (one color body, one color trim, two coat)
- Does not include any siding work on casita
- Install new tongue & groove deck boards on side covered porch



[REDACTED]

[REDACTED]

We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES [REDACTED]

BALANCE DUE [REDACTED]

J. Crawford

1038 Maltese Ln
 San Antonio, TX 78260
 (210) 990-0461
 johnb@jcrawfordllc.com
 http://www.jcrawfordllc.com

**INVOICE**

BILL TO
 Michael Heller

INVOICE 1026
DATE 11/03/2019
TERMS Due on receipt
DUE DATE 11/03/2019

ACCOUNT SUMMARY

09/26/2019 Balance Forward
 Payments and credits between 09/26/2019 and 11/03/2019
 New charges (details below)
 Total Amount Due



DESCRIPTION	AMOUNT	DUE
-------------	--------	-----

630 E. Carson whole house remodel*

- ~ Demolition ~
 - All demolition to be done by others
- ~ Rough framing a rework ~
 - Replace rotted, damaged or cut floor joists and other framing
 - Install all new 3/4" decking over floor joists
 - Frame in second floor porch and new roof
 - Frame new garage
 - Frame new front porch and porch roof
- * Completely rebuild stairs to second floor
- ~ Windows & exterior doors ~
 - Install all new Jeldwen all wood windows and exterior doors
 - Excludes back patio doors
- ~ Insulate, drywall & paint ~
 - Apply 1" layer of spray foam insulation to seal exterior walls
 - In tall fiberglass insulation over spray foam in wall cavities
 - Install blown in insulation in attic areas
 - Drywall entire house
 - Prime and paint, walls and ceilings (one wall color and one ceiling color 2 coat)
- ~ New roof ~
 - In tall new asphalt shingled roof
- ~ HVAC ~
 - In tall all new hvac system
 - 2 carrier gas furnaces with 16 seer a/c units
 - 1 unit in attic ducted to 2nd floor
 - 1 unit under 1st floor stairs ducted in crawspace to 1st floor

~ Plumbing ~

- Re-plumb entire home to new kitchen and bathroom layout
- In tall new gas fired power vented water heater
- Re-pipe gas line from meter to new furnaces and water heater
- Fixture allowance included in bathroom & kitchen sections of quote

~ Electrical ~

- Install new 200a service complete with AFCI/GFCI breakers to code
- Install all new electrical wiring in house
- Wire new A/C units
- Wire for 220v range and dryer
- In tall 30 new recessed fixture (recessed fixture price included)
- Install 6 fan/light units
- Install all additional light fixtures
- Fixture allowance \$2000

~ Flooring ~

- In tall new 2 25" oak flooring on first floor of house
- Reuse old flooring on second floor, sand and finish

~ Bathroom ~

- Install new vanities and counters where shown on plans (\$3,000 allowance)
- Install new tile floors and tub/shower surrounds in full bathroom
- Tile allowance \$2000
- Install new plumbing fixtures (\$2,250 allowance)

~ Kitchens ~

- Install new cabinetry in house (\$15,000 allowance)
- Install new countertops in house kitchen (\$3,500 allowance)
- In tall new plumbing fixture (\$750 allowance)

~ Trim & doors~

- In tall new interior 6 panel door (painted the same as trim)
- Install all new 8" wide baseboard and shoe throughout house
- Install all new 6" crown molding throughout house except bedrooms and bathrooms
- In tall all new 4" wide window trim with sill and head cap
- Prime and paint all interior woodwork (one color, two coats)

~ Exterior ~

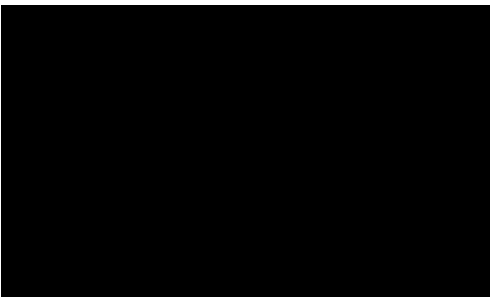
- * Install new dutchlap siding on two sides of house facing streets 2400 sqft of siding
- Replace missing and damaged siding on other sides with siding from front
- Install new skirting around base of house
- Install new exterior trim where missing or damaged
- Paint entire exterior of house and casita (one color body, one color trim, two coat)
- Does not include any siding work on casita
- Install new tongue & groove deck boards on side covered porch

- \$33,417 for new windows and installation
(Excluded casita work costs. Not in scope of work)
Remove garage costs (garage removed from scope of work)


C.O. #1
2 tory addition

C.O. #2
Interior wall change
- Build 3 seperate rooms in back of house
- Includes redesign of electrical layout and drawings
- Build 2 seperate closets under stairs

~Notes~
- Price can be reduced if material allowances come in under
propo ed
- Price can also be reduced as homeowner provides labor
- Casita work has been removed from scope of project
- Back deck has been removed from project scope
Garage ha been removed from project cope



We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES 

BALANCE DUE 

J. Crawford

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**INVOICE**

BILL TO
 Michael Heller

INVOICE 1027
DATE 11/06/2019
TERMS Due on receipt
DUE DATE 11/06/2019

ACCOUNT SUMMARY

11/03/2019 Balance Forward
 Payments and credits between 11/03/2019 and 11/06/2019
 New charges (details below)
 Total Amount Due



DESCRIPTION	AMOUNT	DUE
-------------	--------	-----

630 E. Carson whole house remodel*

- ~ Demolition ~
 - All demolition to be done by others
- ~ Rough framing a rework ~
 - Replace rotted, damaged or cut floor joists and other framing
 - Install all new 3/4" decking over floor joists
 - Frame in second floor porch and new roof
 - Frame new garage
 - Frame new front porch and porch roof
- * Completely rebuild stairs to second floor
- ~ Windows & exterior doors ~
 - Install all new Jeldwen all wood windows and exterior doors
 - Excludes back patio doors
- ~ Insulate, drywall & paint ~
 - Apply 1" layer of spray foam insulation to seal exterior walls
 - In tall fiberglass insulation over spray foam in wall cavities
 - Install blown in insulation in attic areas
 - Drywall entire house
 - Prime and paint, walls and ceilings (one wall color and one ceiling color 2 coat)
- ~ New roof ~
 - In tall new asphalt shingled roof
- ~ HVAC ~
 - In tall all new hvac system
 - 2 carrier gas furnaces with 16 seer a/c units
 - 1 unit in attic ducted to 2nd floor
 - 1 unit under 1st floor stairs ducted in crawspace to 1st floor

~ Plumbing ~

- Re-plumb entire home to new kitchen and bathroom layout
In tall new gas fired power vented water heater
- Re-pipe gas line from meter to new furnaces and water heater
- Fixture allowance included in bathroom & kitchen sections of quote

~ Electrical ~

- Install new 200a service complete with AFCI/GFCI breakers to code
- Install all new electrical wiring in house
- Wire new A/C units
- Wire for 220v range and dryer
In tall 30 new recessed fixture (recessed fixture price included)
- Install 6 fan/light units
- Install all additional light fixtures
Fixture allowance \$2000

~ Flooring ~

- In tall new 2 25" oak flooring on first floor of house
- Reuse old flooring on second floor, sand and finish

~ Bathroom ~

- Install new vanities and counters where shown on plans (\$3,000 allowance)
- Install new tile floors and tub/shower surrounds in full bathroom
-Tile allowance \$2000
- Install new plumbing fixtures (\$2,250 allowance)

~ Kitchens ~

- Install new cabinetry in house (\$15,000 allowance)
- Install new countertops in house kitchen (\$3,500 allowance)
- In tall new plumbing fixture (\$750 allowance)

~ Trim & doors~

- In tall new interior 6 panel door (painted the same as trim)
- Install all new 8" wide baseboard and shoe throughout house
- Install all new 6" crown molding throughout house except bedrooms and bathrooms
- In tall all new 4" wide window trim with sill and head cap
- Prime and paint all interior woodwork (one color, two coats)

~ Exterior ~

- * Install new dutchlap siding on two sides of house facing streets
2400 sqft of siding
- Replace missing and damaged siding on other sides with siding from front
- Install new skirting around base of house
- Install new exterior trim where missing or damaged
- Paint entire exterior of house and casita (one color body, one color trim, two coat)
- Does not include any siding work on casita
- Install new tongue & groove deck boards on side covered porch

- \$33,417 for new windows and installation
(Excluded casita work costs. Not in scope of work)
Remove garage costs (garage removed from scope of work)

C.O. #1
2 tory addition

C.O. #2
Interior wall change
- Build 3 seperate rooms in back of house
- Includes redesign of electrical layout and drawings
- Build 2 seperate closets under stairs

~Notes~
- Price can be reduced if material allowances come in under
propo ed
- Price can also be reduced as homeowner provides labor
- Casita work has been removed from scope of project
- Back deck has been removed from project scope
Garage ha been removed from project cope



We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES 

BALANCE DUE 

J. Crawford

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**INVOICE**

BILL TO
 Michael Heller

INVOICE 1029
DATE 01/04/2020
TERMS Due on receipt
DUE DATE 01/04/2020

ACCOUNT SUMMARY

11/06/2019	Balance Forward
	Other payments and credits after 11/06/2019 through 01/03/2020
01/04/2020	Other invoices from this date
	New charges (details below)
	Total Amount Due

DESCRIPTION	AMOUNT	DUE
630 E. Carson whole house remodel*		
~ Demolition ~		
-All demolition to be done by others		
~ Rough framing a rework ~		
-Replace rotted, damaged or cut floor joists and other framing		
-Install all new 3/4" decking over floor joists		
Frame in second floor porch and new roof		
-Frame new garage		
-Frame new front porch and porch roof		
* Completely rebuild stairs to second floor		
~ Windows & exterior doors ~		
-Install all new Jeldwen all wood windows and exterior doors		
Exclude back patio door		
~ Insulate, drywall & paint ~		
Apply 1" layer of spray foam in relation to seal exterior wall		
-Install fiberglass insulation over spray foam in wall cavities		
-Install blown in insulation in attic areas		
-Drywall entire house		
Prime and paint, wall and ceiling (one wall color and one ceiling color 2 coats)		
~ New roof ~		
- Install new asphalt shingled roof		
~ HVAC ~		
-Install all new hvac system		
-2 carrier gas furnaces with 16 seer a/c units		
-1 unit in attic ducted to 2nd floor		

-1 unit under 1st floor stairs ducted in crawspace to 1st floor

~ Plumbing ~

- Re-plumb entire home to new kitchen and bathroom layout
- In tall new gas fired power vented water heater
- Re-pipe gas line from meter to new furnaces and water heater
- Fixture allowance included in bathroom & kitchen sections of quote

~ Electrical ~

- Install new 200a service complete with AFCI/GFCI breakers to code
- Install all new electrical wiring in house
- Wire new A/C units
- Wire for 220v range and dryer
- In tall 30 new recessed fixture (recessed fixture price included)
- Install 6 fan/light units
- Install all additional light fixtures
- Fixture allowance \$2000

~ Flooring ~

- In tall new 2 25" oak flooring on first floor of house
- Reuse old flooring on second floor, sand and finish

~ Bathroom ~

- Install new vanities and counters where shown on plans (\$3,000 allowance)
- Install new tile floors and tub/shower surrounds in full bathroom
- Tile allowance \$2000
- Install new plumbing fixtures (\$2,250 allowance)

~ Kitchens ~

- Install new cabinetry in house (\$15,000 allowance)
- Install new countertops in house kitchen (\$3,500 allowance)
- In tall new plumbing fixture (\$750 allowance)

~ Trim & doors~

- In tall new interior 6 panel door (painted the same as trim)
- Install all new 8" wide baseboard and shoe throughout house
- Install all new 6" crown molding throughout house except bedrooms and bathrooms
- In tall all new 4" wide window trim with sill and head cap
- Prime and paint all interior woodwork (one color, two coats)

~ Exterior ~

- * Install new dutchlap siding on two sides of house facing streets
- 2400 sqft of siding
- Replace missing and damaged siding on other sides with siding from front
- Install new skirting around base of house
- Install new exterior trim where missing or damaged
- Paint entire exterior of house and casita (one color body, one color trim, two coat)
- Does not include any siding work on casita
- Install new tongue & groove deck boards on side covered porch

Previously paid for items:

[Redacted]

Remove garage costs (garage removed from scope of work)

C.O. #1
- 2 story addition

C.O. #2
- Interior wall changes
 Build 3 separate room in back of house
 - Includes redesign of electrical layout and drawings
- Build 2 separate closets under stairs

C.O. #3
- 2nd floor landing changes
- completely remove existing landing and flooring
 Reframe entire landing

C.O. #4
 Additional Siding material
 - Labor to install by J. Crawford

C O #5
- Demo and disposal costs

~Notes~
- Price can be reduced if material allowances come in under proposed
- Price can also be reduced as homeowner provides labor
- Casita work has been removed from scope of project
- Back deck has been removed from project scope
 Garage has been removed from project scope

[Redacted]

[Redacted]

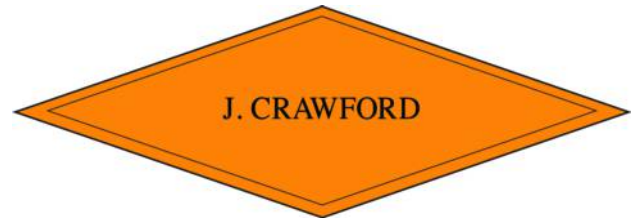
We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES [Redacted]

BALANCE DUE [Redacted]

J. Crawford

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 johnb@jcrawfordllc.com
 http://www.jcrawfordllc.com

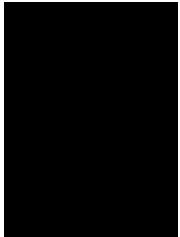
**INVOICE**

BILL TO
 Michael Heller

INVOICE 1033
 DATE 02/07/2020
 TERMS Due on receipt
 DUE DATE 02/07/2020

ACCOUNT SUMMARY

01/04/2020	Balance Forward
	Other payments and credits after 01/04/2020 through 02/06/2020
02/07/2020	Other invoices from this date
	New charges (details below)
	Total Amount Due



DESCRIPTION	AMOUNT	DUE
630 E. Carson whole house remodel*		of
~ Demolition ~		of
-All demolition to be done by others		
~ Rough framing a rework ~		of
-Replace rotted, damaged or cut floor joists and other framing		
-Install all new 3/4" decking over floor joists		
Frame in second floor porch and new roof		
-Frame new garage		
-Frame new front porch and porch roof		
* Completely rebuild stairs to second floor		
~ Windows & exterior doors ~		of
-Install all new Jeldwen all wood windows and exterior doors		
Exclude back patio door		
~ Insulate, drywall & paint ~		of
Apply 1" layer of spray foam in relation to seal exterior wall		
-Install fiberglass insulation over spray foam in wall cavities		
-Install blown in insulation in attic areas		
-Drywall entire house		
Prime and paint, wall and ceiling (one wall color and one ceiling color 2 coats)		
~ New roof ~		of
- Install new asphalt shingled roof		
~ HVAC ~		of
-Install all new hvac system		
-2 carrier gas furnaces with 16 seer a/c units		
-1 unit in attic ducted to 2nd floor		

-1 unit under 1st floor stairs ducted in crawspace to 1st floor

~ Plumbing ~

of

- Re-plumb entire home to new kitchen and bathroom layout
- In tall new gas fired power vented water heater
- Re-pipe gas line from meter to new furnaces and water heater
- Fixture allowance included in bathroom & kitchen sections of quote

~ Electrical ~

of

- Install new 200a service complete with AFCI/GFCI breakers to code
- Install all new electrical wiring in house
- Wire new A/C units
- Wire for 220v range and dryer
- In tall 30 new recessed fixture (recessed fixture price included)
- Install 6 fan/light units
- Install all additional light fixtures
- Fixture allowance \$2000

~ Flooring ~

of

- In tall new 2 25" oak flooring on first floor of house
- Reuse old flooring on second floor, sand and finish

~ Bathroom ~

of

- Install new vanities and counters where shown on plans (\$3,000 allowance)
- Install new tile floors and tub/shower surrounds in full bathroom
- Tile allowance \$2000
- Install new plumbing fixtures (\$2,250 allowance)

~ Kitchens ~

of

- Install new cabinetry in house (\$15,000 allowance)
- Install new countertops in house kitchen (\$3,500 allowance)
- In tall new plumbing fixture (\$750 allowance)

~ Trim & doors~

of

- In tall new interior 6 panel door (painted the same as trim)
- Install all new 8" wide baseboard and shoe throughout house
- Install all new 6" crown molding throughout house except bedrooms and bathrooms
- In tall all new 4" wide window trim with sill and head cap
- Prime and paint all interior woodwork (one color, two coats)

~ Exterior ~

of

- * Install new dutchlap siding on two sides of house facing streets
- 2400 sqft of siding
- Replace missing and damaged siding on other sides with siding from front
- Install new skirting around base of house
- Install new exterior trim where missing or damaged
- Paint entire exterior of house and casita (one color body, one color trim, two coat)
- Does not include any siding work on casita
- Install new tongue & groove deck boards on side covered porch

[Redacted]

(Excluded casita work costs. Not in scope of work)

Remove garage costs (garage removed from scope of work)

- C O #1
- 2 story addition

- C O #2
- Interior wall changes
 - Build 3 seperate rooms in back of house
 - Includes redesign of electrical layout and drawings
 - Build 2 eperate clo et under tair

- C.O. #3
- 2nd floor landing change
 - completely remove existing landing and flooring
 - Reframe entire landing

- C.O. #4
- Additional Siding materials
 - Labor to install by J. Crawford

- C.O. #5
- Demo and disposal costs

[Redacted]

[Redacted]

of

- ~Notes~
- Price can be reduced if material allowances come in under proposed
 - Price can al o be reduced a homeowner provide labor
 - Casita work has been removed from scope of project
 - Back deck has been removed from project scope
 - Garage has been removed from project scope

of

We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES [Redacted]

BALANCE DUE [Redacted]

J. Crawford

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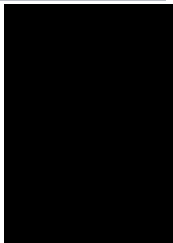
**INVOICE**

BILL TO
 Michael Heller

INVOICE 1043
DATE 04/13/2020
TERMS Due on receipt
DUE DATE 04/13/2020

ACCOUNT SUMMARY

02/07/2020	Balance Forward
	Other payments and credits after 02/07/2020 through 04/12/2020
04/13/2020	Other invoices from this date
	New charges (details below)
	Total Amount Due



DESCRIPTION	AMOUNT	DUE
630 E. Carson whole house remodel*		of
~ Demolition ~		of
-All demolition to be done by others		
~ Rough framing a rework ~		of
-Replace rotted, damaged or cut floor joists and other framing		
-Install all new 3/4" decking over floor joists		
Frame in second floor porch and new roof		
-Frame new garage		
-Frame new front porch and porch roof		
* Completely rebuild stairs to second floor		
~ Windows & exterior doors ~		of
-Install all new Jeldwen all wood windows and exterior doors		
Exclude back patio door		
~ Insulate, drywall & paint ~		of
Apply 1" layer of spray foam in relation to seal exterior wall		
-Install fiberglass insulation over spray foam in wall cavities		
-Install blown in insulation in attic areas		
-Drywall entire house		
Prime and paint, wall and ceiling (one wall color and one ceiling color 2 coats)		
~ New roof ~		of
- Install new asphalt shingled roof		
~ HVAC ~		of
-Install all new hvac system		
-2 carrier gas furnaces with 16 seer a/c units		
-1 unit in attic ducted to 2nd floor		

-1 unit under 1st floor stairs ducted in crawspace to 1st floor

~ Plumbing ~ of
-Re-plumb entire home to new kitchen and bathroom layout
In tall new gas fired power vented water heater
-Re-pipe gas line from meter to new furnaces and water heater
-Fixture allowance included in bathroom & kitchen sections of quote

~ Electrical ~ of
-Install new 200a service complete with AFCI/GFCI breakers to code
-Install all new electrical wiring in house
-Wire new A/C units
-Wire for 220v range and dryer
In tall 30 new recessed fixture (recessed fixture price included)
-Install 6 fan/light units
-Install all additional light fixtures
Fixture allowance \$2000

~ Flooring ~ of
In tall new 2 25" oak flooring on first floor of house
- Reuse old flooring on second floor, sand and finish

~ Bathroom ~ of
-Install new vanities and counters where shown on plans (\$3,000 allowance)
-Install new tile floors and tub/shower surrounds in full bathroom
-Tile allowance \$2000
-Install new plumbing fixtures (\$2,250 allowance)

~ Kitchens ~ of
-Install new cabinetry in house (\$15,000 allowance)
-Install new countertops in house kitchen (\$3,500 allowance)
In tall new plumbing fixture (\$750 allowance)

~ Trim & doors~ of
In tall new interior 6 panel door (painted the same as trim)
-Install all new 8" wide baseboard and shoe throughout house
-Install all new 6" crown molding throughout house except bedrooms and bathrooms
In tall all new 4" wide window trim with sill and head cap
-Prime and paint all interior woodwork (one color, two coats)

~ Exterior ~ of
* Install new dutchlap siding on two sides of house facing streets
2400 sqft of siding
-Replace missing and damaged siding on other sides with siding from front
-Install new skirting around base of house
-Install new exterior trim where missing or damaged
-Paint entire exterior of house and casita (one color body, one color trim, two coat)
- Does not include any siding work on casita
-Install new tongue & groove deck boards on side covered porch

- 50 remaining pieces of siding for back of house
- Labor to install by J. Crawford

C.O. #7

- Various labor charges for moving lumber from under house, per onal item to ca ita from conex, moving variou pile of lumber from around conex in order to have conex removed

C O #8

- Additional charge for upgrade to wide plank oak flooring \$2.79/sq.ft +tax (1650 sq.ft)

C.O. #9

- Fiberboard sound deadening material for attic

~Note ~

- Price can be reduced if material allowances come in under proposed
- Price can also be reduced as homeowner provides labor
- Ca ita work ha been removed from cope of project
- Back deck has been removed from project scope
- Garage has been removed from project scope



We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES



BALANCE DUE



J. Crawford

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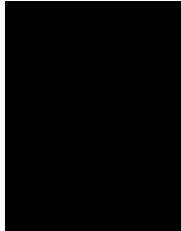
**INVOICE**

BILL TO
 Michael Heller

INVOICE 1048
DATE 04/22/2020
TERMS Due on receipt
DUE DATE 04/22/2020

ACCOUNT SUMMARY

04/13/2020	Balance Forward
	Other payments and credits after 04/13/2020 through 04/21/2020
04/22/2020	Other invoices from this date
	New charges (details below)
	Total Amount Due

**DESCRIPTION****AMOUNT**

630 E. Carson whole house remodel*

~ Demolition ~
 -All demolition to be done by others

~ Rough framing a rework ~
 -Replace rotted, damaged or cut floor joists and other framing
 -Install all new 3/4" decking over floor joists
 Frame in second floor porch and new roof
 -Frame new garage
 -Frame new front porch and porch roof

* Completely rebuild stairs to second floor

~ Windows & exterior doors ~
 -Install all new Jeldwen all wood windows and exterior doors
 Exclude back patio door

~ Insulate, drywall & paint ~
 Apply 1" layer of spray foam in relation to real exterior wall
 -Install fiberglass insulation over spray foam in wall cavities
 -Install blown in insulation in attic areas
 -Drywall entire house
 Prime and paint, wall and ceiling (one wall color and one ceiling color 2 coat)

~ New roof ~
 Install new asphalt shingled roof

~ HVAC ~
 Install all new hvac system
 -2 carrier gas furnaces with 16 seer a/c units
 -1 unit in attic ducted to 2nd floor
 -1 unit under 1st floor stairs ducted in crawspace to 1st floor

~ Plumbing ~

- Re-plumb entire home to new kitchen and bathroom layout
- Install new gas fired power vented water heater
- Re pipe gas line from meter to new furnace and water heater
- Fixture allowance included in bathroom & kitchen sections of quote

~ Electrical ~

- Install new 200a service complete with AFCI/GFCI breakers to code
- Install all new electrical wiring in house
- Wire new A/C units
- Wire for 220v range and dryer
- Install 30 new recessed fixtures (recessed fixture price included)
- Install 6 fan/light units
- Install all additional light fixtures
- Fixture allowance \$2000

~ Flooring ~

- In tall new 2 25" oak flooring on first floor of house
- Reuse old flooring on second floor, sand and finish

~ Bathroom ~

- Install new vanities and counters where shown on plans (\$3,000 allowance)
- Install new tile floors and tub/shower surrounds in full bathrooms
- Tile allowance \$2000
- In tall new plumbing fixture (\$2,250 allowance)

~ Kitchens ~

- In tall new cabinetry in house (\$15,000 allowance)
- Install new countertops in house kitchen (\$3,500 allowance)
- Install new plumbing fixtures (\$750 allowance)

~ Trim & doors~

- Install new interior 6 panel doors (painted the same as trim)
- Install all new 8" wide baseboard and shoe throughout house
- In tall all new 6" crown molding throughout house except bedroom and bathroom
- Install all new 4" wide window trim with sills and head cap
- Prime and paint all interior woodwork (one color, two coats)

~ Exterior ~

- * Install new dutchlap siding on two sides of house facing streets 2400 sqft of siding
- Replace missing and damaged siding on other sides with siding from front
- In tall new skirting around base of house
- Install new exterior trim where missing or damaged
- Paint entire exterior of house and casita (one color body, one color trim, two coats)
- Does not include any siding work on casita
- In tall new tongue & groove deck board on side covered porch

~Note ~

- Price can be reduced if material allowances come in under proposed
- Price can also be reduced as homeowner provides labor
- Casita work has been removed from scope of project
- Back deck has been removed from project scope
- Garage has been removed from project scope

We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES

BALANCE DUE

J. Crawford

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 San Antonio, TX 78260
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 http://www.jcrawfordllc.com

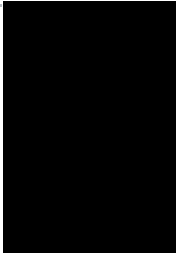
**INVOICE**

BILL TO
 Michael Heller

INVOICE 1062
DATE 08/13/2020
TERMS Due on receipt
DUE DATE 08/13/2020

ACCOUNT SUMMARY

04/22/2020	Balance Forward
	Other payments and credits after 04/22/2020 through 08/12/2020
08/13/2020	Other invoices from this date
	New charges (details below)
	Total Amount Due



DESCRIPTION	AMOUNT	DUE
630 E. Carson whole house remodel*		of
~ Demolition ~		of
-All demolition to be done by others		
~ Rough framing a rework ~		of
-Replace rotted, damaged or cut floor joists and other framing		
-Install all new 3/4" decking over floor joists		
Frame in second floor porch and new roof		
-Frame new garage		
-Frame new front porch and porch roof		
* Completely rebuild stairs to second floor		
~ Windows & exterior doors ~		of
-Install all new Jeldwen all wood windows and exterior doors		
Exclude back patio door		
~ Insulate, drywall & paint ~		of
Apply 1" layer of spray foam in relation to real exterior wall		
-Install fiberglass insulation over spray foam in wall cavities		
-Install blown in insulation in attic areas		
-Drywall entire house		
Prime and paint, wall and ceiling (one wall color and one ceiling color 2 coats)		
~ New roof ~		of
- Install new asphalt shingled roof		
~ HVAC ~		of
-Install all new hvac system		
-2 carrier gas furnaces with 16 seer a/c units		
-1 unit in attic ducted to 2nd floor		

- C.O. #10
- Install of sound deadening material and additional material
Material 195 38
 - Labor 20 hrs. @ \$45hr. = \$900

- C O #11
- Dumpster for clean up

- C O #12
- Build custom range exhaust hood



- ~Notes~
- Price can be reduced if material allowance come in under proposed
 - Price can also be reduced as homeowner provides labor
 - Casita work has been removed from scope of project
 - Back deck ha been removed from project cope
 - Garage has been removed from project scope

of
of

We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES



BALANCE DUE



J. Crawford

1038 Maltese Ln
 San Antonio, TX 78260
 (210) 990-0461
 johnb@jcrawfordllc.com
 http://www.jcrawfordllc.com

**INVOICE**

BILL TO
 Michael Heller

INVOICE 1065
DATE 10/03/2020
TERMS Due on receipt
DUE DATE 10/05/2020

ACCOUNT SUMMARY

04/22/2020	Balance Forward
	Other payments and credits after 04/22/2020 through 10/02/2020
10/03/2020	Other invoices from this date
	New charges (details below)
	Total Amount Due



DESCRIPTION	AMOUNT	DUE
630 E. Carson whole house remodel*		of
~ Demolition ~		of
-All demolition to be done by others		
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-Replace rotted, damaged or cut floor joists and other framing		
-Install all new 3/4" decking over floor joists		
Frame in second floor porch and new roof		
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Exclude back patio door		
~ Insulate, drywall & paint ~		of
Apply 1" layer of spray foam in relation to seal exterior wall		
-Install fiberglass insulation over spray foam in wall cavities		
-Install blown in insulation in attic areas		
-Drywall entire house		
Prime and paint, wall and ceiling (one wall color and one ceiling color 2 coats)		
~ New roof ~		of
- Install new asphalt shingled roof		
~ HVAC ~		of
-Install all new hvac system		
-2 carrier gas furnaces with 16 seer a/c units		
-1 unit in attic ducted to 2nd floor		

- 1 unit under 1st floor stairs ducted in crawspace to 1st floor
- ~ Plumbing ~
 - Re-plumb entire home to new kitchen and bathroom layout
 - In tall new gas fired power vented water heater
 - Re-pipe gas line from meter to new furnaces and water heater
 - Fixture allowance included in bathroom & kitchen sections of quote
- ~ Electrical ~
 - Install new 200a service complete with AFCI/GFCI breakers to code
 - Install all new electrical wiring in house
 - Wire new A/C units
 - Wire for 220v range and dryer
 - In tall 30 new recessed fixture (recessed fixture price included)
 - Install 6 fan/light units
 - Install all additional light fixtures
 - Fixture allowance \$2000
- ~ Flooring ~
 - In tall new 2 25" oak flooring on first floor of house
 - Reuse old flooring on second floor, sand and finish
- ~ Bathroom ~
 - Install new vanities and counters where shown on plans (\$3,000 allowance)
 - Install new tile floors and tub/shower surrounds in full bathroom
 - Tile allowance \$2000
 - Install new plumbing fixtures (\$2,250 allowance)
- ~ Kitchens ~
 - Install new cabinetry in house (\$15,000 allowance)
 - Install new countertops in house kitchen (\$3,500 allowance)
 - In tall new plumbing fixture (\$750 allowance)
- ~ Trim & doors~
 - In tall new interior 6 panel door (painted the same as trim)
 - Install all new 8" wide baseboard and shoe throughout house
 - Install all new 6" crown molding throughout house except bedrooms and bathrooms
 - In tall all new 4" wide window trim with sill and head cap
 - Prime and paint all interior woodwork (one color, two coats)
- ~ Exterior ~
 - * Install new dutchlap siding on two sides of house facing streets
 - 2400 sqft of siding
 - Replace missing and damaged siding on other sides with siding from front
 - Install new skirting around base of house
 - Install new exterior trim where missing or damaged
 - Paint entire exterior of house and casita (one color body, one color trim, two coat)
 - Does not include any siding work on casita
 - Install new tongue & groove deck boards on side covered porch

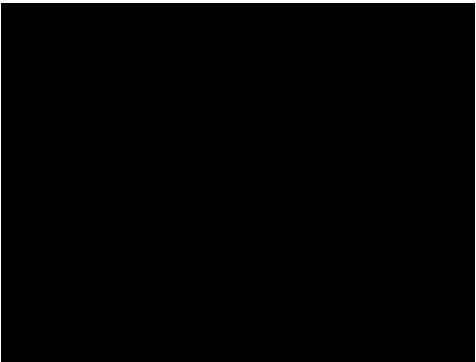
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C.O. #10
- Install of sound deadening material and additional material
Material 195.38
- Labor 20 hrs. @ \$45/hr. = \$900

C O #11
- Dumpster for clean up

C O #12
- Build custom range exhaust hood

C O #13
- Complete Fiberboard sound deadening material install
- Labor 12 hrs. @\$45/hr.



~Note ~
- Price can be reduced if material allowances come in under proposed
- Price can also be reduced as homeowner provides labor
Ca ita work ha been removed from cope of project
- Back deck has been removed from project scope
- Garage has been removed from project scope

of
of

We truly appreciate your business! Have a great day!

TOTAL OF NEW CHARGES



BALANCE DUE



Completed Time Schedule

630 E Carson St

Below is a rough timeline of when items were completed.

- May 2019: foundation and demo of add-ons
- July 2019: roof
- September 2020: reframing
- November 2020: windows
- December 2020: porch and insulation
- January 2020: siding, rough plumbing, rough electrical, and drywall
- June 2020: final plumbing, electrical, and HVAC
- August 2020: all interior finishes

Detailed Written Narrative Explaining the Completed Work

630 E Carson St

This project was a complete overhaul and restoration. At the time of purchase, the house was divided into seven apartments, meaning seven separate kitchens, seven bathrooms, and about 10 bedrooms. Many additions and enclosures had been added to accommodate these spaces.

In addition to this, previous work on the foundation had left the house “split” at the seams, exposing the framing and interior to the elements. This was exacerbated by multiple broken windows on the west side.

My goal was to return the house to its original footprint based on research of early Sanborn Maps.

We began by removing two additions on the east side as well as opening the since enclosed wrap-around porch. We then leveled the piers and replaced undersized beams. The roof decking was replaced as needed; shingles were replaced. All rotted siding and framing were replaced. All windows were replaced with wooden replicas. 100% of the plumbing and electrical elements were removed and replaced. An HVAC system was installed. The house was insulated and drywalled. The interior was finished with all new cabinets, fixtures, and hardware. An approved addition was added to the west side.

DSD Closed Permits:

2196922

2210698

2472375

2474494

2477073

2525684

2539631

2550891

2550896

2550901

2551802

2556294

HDRC Case Numbers:

2016-450

2017-028

2019-179



HISTORIC REHABILITATION APPLICATION: Part 2 of 2

OFFICE OF HISTORIC PRESERVATION

1901 S ALAMO, SAN ANTONIO, TEXAS 78204

210-207-0035 | INFO@SAPRESERVATION.COM

DATE RECEIVED

Staff Initials: _____

Date of HDRC hearing: _____

Use this form :

AFTER WORK IS COMPLETED

1. SUBSTANTIAL REHABILITATION TAX INCENTIVE: TAX VERIFICATION
2. CITY OF SAN ANTONIO FEE WAIVER PROGRAM

This form is to be completed, signed, and filed with the City of San Antonio's Office of Historic Preservation prior to being heard by the Historic & Design Review Commission (HDRC). It will be scheduled according to the HDRC deadline schedule.

Please note that the tax incentive will begin the next available year following the HDRC hearing. OHP staff will notify Bexar County Appraisal District of the approved exemption at the end of the calendar year following verification. BCAD will and require property owners to submit a copy of the approval letter each year in order to claim the incentive.

REQUIRED DOCUMENTS

- ☐ Detailed written narrative explaining the completed work
- ☐ Itemized list of work completed both interior and exterior
- ☐ Completed time schedule
- ☐ Itemized list of final associated costs
- ☐ Color photos of the exterior and interior
- ☐ Color photo of the home from the street
- ☐ Final Building Inspection clearance: Closed permits or Certificate of Occupancy and Certificates of Appropriateness (copies or case number)

Which program are you applying for? Check all that apply.

- ☐ City of San Antonio Fee Waiver Program ☒ Substantial Rehabilitation Tax Program (must be designated historic)

Property Address: 630 E Carson St Zip code: 78208

Legal Description: NCB 1264 Block 3 Lot E Property ID: 113088 Search BCAD if unknown.

Zoning Code: _____ Search COSA's One-Stop Map if unknown. Mark all that apply, if any:

- ☒ Historic District ☐ Historic Landmark ☐ River Improvement Overlay ☐ Public Property ☐ Vacant Structure

Property Owner Name: Michael Heller

Mailing address: 630 E Carson St Zip code: 78208

Phone number: 2107775537 Email: hellerm80@gmail.com

Applicant/Authorized Representative (Primary point of contact if different than owner): _____

Mailing address: _____ Zip code: _____

Phone number: _____ Email: _____

☐ Spanish translation: Preferiría tener un traductor de español en la audiencia. (I would prefer to have a Spanish translator at the hearing.)

Options for the Historic Tax Incentive (must be designated historic)

Residential properties, may select from one of the two options below.

Commercial properties are only eligible for option 2, the Five Zero/Five Fifty incentive.

☐ **OPTION 1: 10 YEAR TAX FREEZE**

This exemption option freezes your COSA City taxes at the pre-improvement value (value at time of Certification) for ten (10) years. Therefore, your COSA City property taxes would be assessed based upon the value of the property before the substantial rehabilitation occurred.

☒ **OPTION 2: FIVE ZERO/FIVE FIFTY**

This option calls for the payment of zero COSA City taxes for five (5) years. For the subsequent five (5) years, the COSA City property taxes will be assessed at only 50% of the post-rehabilitation value of the property.

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER(S) TO MAKE THIS REQUEST OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I, the applicant, acknowledge (PLEASE INITIAL ALL):

MH This form, nor the approval of Tax Verification does NOT take place of a Certificate of Appropriateness NOR a building permit. A building permit, if applicable, must be obtained from the City of San Antonio, Development Services Department. If work that required a Certificate of Appropriateness is part of the proposed substantial rehabilitation that the property owner is responsible for obtain those proper approvals

MH Projects with unapproved work or that have exceeded the scope of approval at the time of Certification are ineligible for the tax incentive.

In accordance with the City of San Antonio Ordinances No. 52281 and/or 52282, I hereby swear that substantial rehabilitation of the property listed has been completed according to the criteria and standards of the City of San Antonio Historic and Design Review Commission.

I hereby authorize duly constituted representatives of the City of San Antonio to make an investigation of the property in compliance with the code requirements.

SIGNATURE OF APPLICANT

DATE

To submit, applicants MUST submit this form in-person to our counter at 1901 S Alamo.