

HISTORIC AND DESIGN REVIEW COMMISSION

June 06, 2018

HDRC CASE NO: 2018-241
ADDRESS: 924 DAWSON ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT 15
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Erik and Maria Dimmett
OWNER: Erik and Maria Dimmett
TYPE OF WORK: Tax Certification
APPLICATION RECEIVED: May 11, 2018
60-DAY REVIEW: July 10, 2018
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 924 Dawson.

APPLICABLE CITATIONS:

Sec. 35-618. - Tax Exemption Qualifications.

- (a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:
 - (1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.
- (b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.
- (c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:
 - (1) State the legal description of the property proposed for certification;
 - (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
 - (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
 - (4) Include a statement of costs for the restoration or rehabilitation work;
 - (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
 - (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
 - (7) Include a detailed statement of the proposed use for the property; and
 - (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

- (d) Certification.
 - (1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the

historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.
- (e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.
- (f) Historic Preservation Tax Exemptions.
 - (1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:
 - A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.
 - B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.
- (g) Eligibility.
 - (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

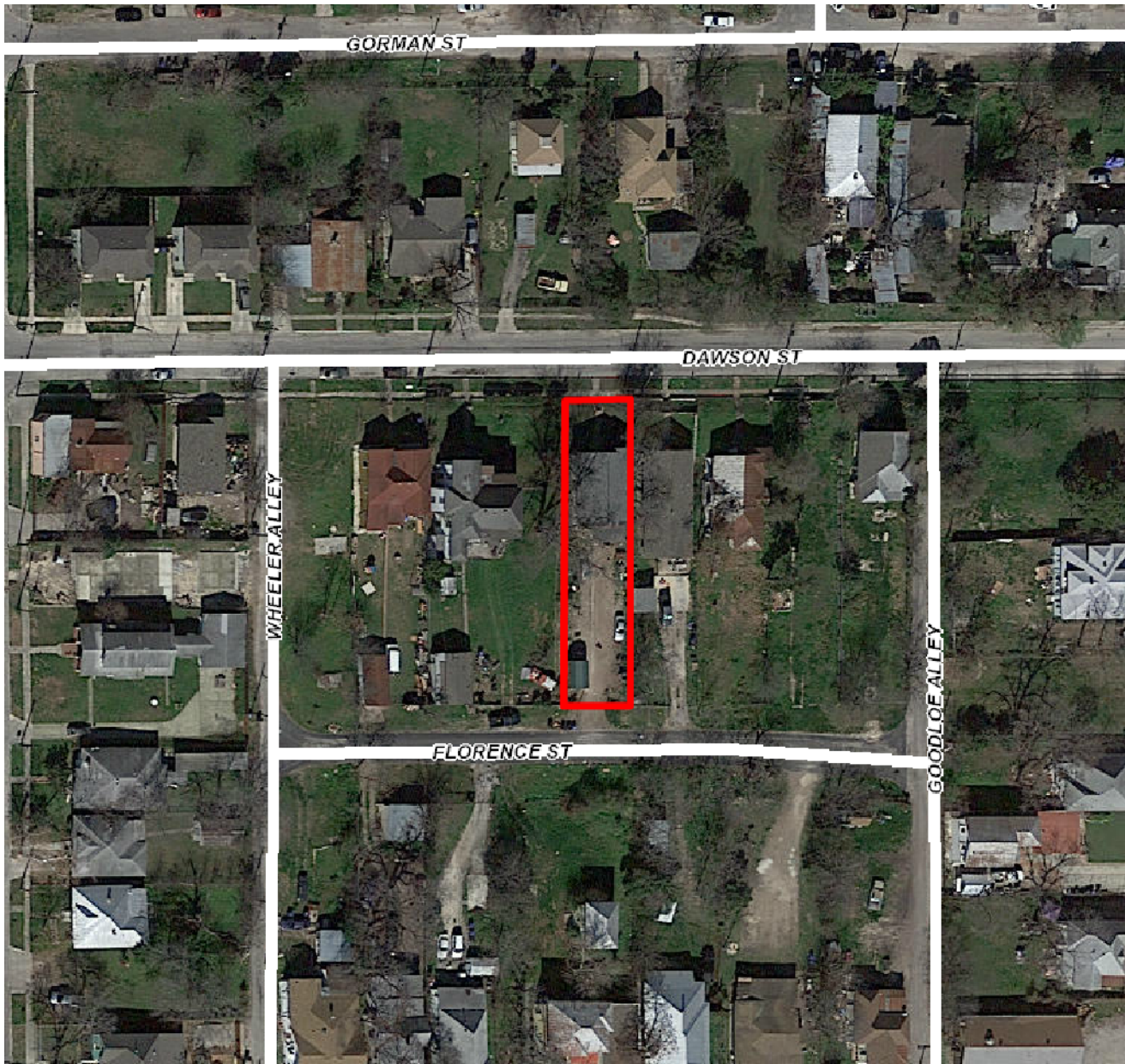
- a. The applicant is requesting Historic Tax Certification for the property at 924 Dawson, located within the Dignowity Hill Historic District.
- b. A number of rehabilitative scopes of work have been approved administratively including foundation repair, paint, privacy fence installation, exterior lighting fixtures, in-kind exterior wood and plaster repairs, the installation of a 199 sq ft rear addition, reroofing, and exposing of wood siding by removing synthetic siding. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing.
- c. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion.

RECOMMENDATION:

Staff recommends approval of Historic Tax Certification based on findings a through c.

CASE MANAGER:

Huy Pham



924 Dawson

Powered by ArcGIS Server

Printed: May 29, 2018

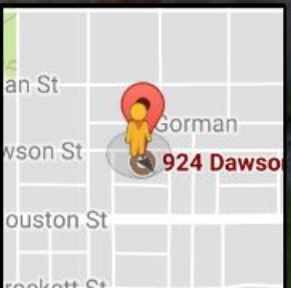
The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

924 Dawson St
San Antonio, Texas



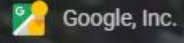
Google, Inc.

Street View - Apr 2016



Google

924 Dawson St
San Antonio, Texas

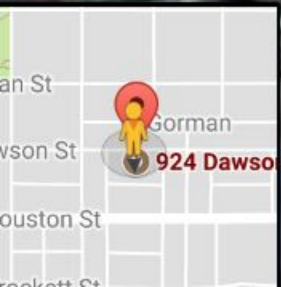


Street View - Oct 2007



Currently shown: Oct 2007

2007 2016



Google































Estimated Renovation Costs for 924 Daws

Estimated renovation time: November 2016- May 2017

Total

\$71,092.00

Item	Cost
Building Permits	\$1,000.00
Cabinets	\$1,500.00
Concrete	\$3,000.00
Construction Clean	\$600.00
Countertops & Vanities	\$2,500.00
Drywall	\$1,800.00
Dumpster	\$850.00
Electrical	\$5,200.00
Flooring	\$6,300.00
Foundation	\$2,000.00
Framing	\$5,800.00
Hardware	\$400.00
HVAC	\$5,000.00
Insulation	\$1,200.00
Millwork & Trim	\$2,200.00
Paint	\$7,200.00

Item	Cost
Port o Let	\$500.00
Roofing	\$3,800.00
Siding	\$2,300.00
Tile	\$1,792.00
Windows	\$3,400.00
Administrative	\$12,750.00

Actual Renovation Costs for 924 Dawson St

Actual renovation time: November 2016- May 2018

Total

\$143,995.38

Item	Cost
Building Permits	\$1,000.00
Cabinets	\$1,500.00
Concrete	\$3,000.00
Construction Clean	\$600.00
Countertops & Vanities	\$2,500.00
Drywall	\$1,800.00
Dumpster	\$1,350.00
Electrical	\$6,850.00
Engineer	\$2,000.00
Excavation	\$4,500.00
Flooring	\$7,300.00
Foundation	\$4,000.00
Framing	\$12,350.00
Hardware	\$400.00
HVAC	\$5,000.00
Insulation	\$1,200.00
Millwork & Trim	\$2,200.00

Item	Cost
Paint	\$7,200.00
Port o Let	\$500.00
Repairs	\$4,600.00
Roofing	\$3,800.00
Siding	\$2,300.00
Tile	\$2,992.00
Windows	\$3,400.00
Administrative	\$12,750.00
Plumbing	\$8,402.50
Mai Vu Construction	\$975.48
	\$3,500.00
	\$3,945.00
	\$4,652.27
	\$6,930.02
	\$4,514.59
	\$4,662.83
	\$3,931.73
Shelves	\$1,300.00
Appliances	\$1,407.87
Lanscaping	\$4,681.09





Plan Reviews/Permits/Inspections For An Address

Permits for address **924 dawson**

House Number:

Street:

Bldg/Suite: Example: 2 or BLDG:2 or SUITE:201

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
2164142	924 DAWSON ST	ALEX SCHAFER ALEX SCHAFER		STOP WORK	RESIDENTIAL BLDG APPLICATION	Inspections	Reviews
2167346	924 DAWSON ST	LUIS A MATA	12/21/2017	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2227471	924 DAWSON ST	LAST CALL PLUMBING LAST CALL PLUMBING, INC. CARLOS A KUTZA		STOP WORK	GENERALPLUMB	Inspections	Reviews
2229841	924 DAWSON ST	DORMCO VENTURES LLC TANYA R LAUNER		OPEN	RESIDENTIAL BLDG APPLICATION	Inspections	Reviews
2229908	924 DAWSON ST	R.A. FLORES ELEC R. A. FLORES ELECTRIC RAUL FLORES	09/26/2017	CLOSED	GENERL	Inspections	Reviews
2234098	924 DAWSON ST	R.A. FLORES ELEC RAY PERALEZ	09/01/2017	CLOSED	TML	Inspections	Reviews
2316721	924 DAWSON ST	GOODYEAR PLUMBING, LLLC MALACHI WHITES	12/18/2017	CLOSED	GENERALPLUMB	Inspections	Reviews
2326328	924 DAWSON ST	R.A. FLORES ELEC R. A. FLORES ELECTRIC RAUL FLORES		OPEN	TOPS	Inspections	Reviews
2332721	924 DAWSON ST	TEXAS COOL HEATING & AC LUIS A MATA	05/07/2018	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2342467	924 DAWSON ST	VANTAGE FOUNDATION REPAIR DERK A MAZURCZAK		OPEN	MISC NO REVIEW	Inspections	Reviews

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PERMIT NUMBER EXPLANATIONS

2164142

Previous owner ran out of money to finish project and sold back to party I purchased it from.

Only stopped work and did not pay the balance on permit.

I am willing to pay this fee in order to close the permit.

2227471

A different company, under a different permit (2316721), finished this work on 12/11/17.

2229841

Passed 5/9/18

2326328

Spoke to Development Services and they told me this permit was not necessary as another permit (2229908 & 2234098) covered the work. I have not been able to get in touch with contractor, left multiple messages and there has been no contact.

2342467

Passed on 5/8/18



List Inspections By Permit Number

A/P Number:

A/P Number: [2164142](#) **A/P Type:** RESIDENTIAL BLDG APPLICATION
Address: 924 DAWSON ST
Work: 1. NEW 10X18=180 SQ.FT ONE STORY BEDROOM ADDITION, ATTACHED TO REAR OF EXISTING RESIDENCE ON NEW PIER & BEAM FOUNDATION**RRG** MUST COMPLY WITH SETBACKS/ MUST COMPLY WITH UDC AND IRC/ IF APPLICABLE, MUST COMPLY WITH HISTORIC COA AS APPROVED/ NOT TO BUILD OVER ANY EASEMENTS/ HOME OWNER/CONTRACTOR NOTIFIED OF ENGINEERS LETTER REQUIRED TO CLEAR FOUNDATION INSPECTION/ HOME OWNER/CONTRACTOR AWARE OF INSPECTIONS REQUIRED/ WHAT'S NEXT HANDOUT ISSUED**RRG** 2. GENERAL REPAIRS - TO INCLUDE REPLACEMENT OF SIDING, (15) WINDOWS, (12) DOORS, AND REMOVING WALL SEPARATING KITCHEN AND DINING ROOM. MUST COMPLY WITH SETBACKS/ MUST COMPLY WITH UDC AND IRC/ IF APPLICABLE, MUST COMPLY WITH HISTORIC COA AS APPROVED/ NOT TO BUILD OVER ANY EASEMENTS / HOME OWNER/CONTRACTOR AWARE OF INSPECTIONS REQUIRED/ WHAT'S NEXT HANDOUT ISSUED///RRG 3. RESIDENTIAL RE-ROOF- W/ NO CHANGE TO PITCH/ REMOVING EXISTING SHINGLES AND REPLACING W/ SAME TYPE/NO OTHER WORK BEING DONE/ALL WORK MUST COMPLY WITH THE UDC/ IF APPLICABLE, MUST COMPLY WITH HISTORIC COA AS APPROVED/. MATERIALS AND METHODS OF APPLICATION USED FOR RE-COVERING OR REPLACING AN EXISTING ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF 2015 IRC CHAPTER 9 ROOF ASSEMBLIES TO INCLUDE DRIP EDGE (905.2.8.5) AND METAL FLASHING AS REQUIRED BY CODE.. RRG **NOTE: ANY ELECTRICAL, MECHANICAL OR PLUMBING WORK WILL REQUIRE AN ADDITIONAL PERMIT BY STATE LICENSED CONTRACTOR AND INSPECTIONS COMPLETED. ****OHP CERTIFICATE OF APPROPRIATENESS APPROVAL TO REPAIR BROKEN AND MISSING PLASTER & SKIRTING WITH IN-KIND MATERIALS. REMOVE NON-HISTORIC SYNTHETIC SIDING AND REPAIR/REPLACE ORIGINAL WOOD SIDING AS NEEDED WITH IN-KIND MATERIALS, PROFILE, DIMENSIONS. REPAIR EXISTING WOOD ELEMENTS OF EXISTING DOORS AND WINDOWS MAINTAINING HISTORIC TRIM, SILL, PROFILE, AND DIMENSION. ADD 180 SQ FT ADDITION TO REAR OF STRUCURE, KEEPING ONE WINDOW AND ONE DOOR AS ON EXISTING REAR FACADE; RE-INSTALLING SALVAGED DOOR AND WINDOW ON THE ADDITION WEST AND REAR FACADES. ADDITION TO HAVE WOOD SIDING AND COMPOSITION SHINGLE ROOF MATCHING EXISTING MAIN STRUCTURE. REPLACE EXISTING 3 TAB COMPOSITION SHINGLE ROOF WITH IN-KIND MATERIALS AND PATTERN. REMOVE NON-HISTORIC FRONT VINYL WINDOW AND REPLACE WITH 3 ONE OVER WOOD WINDOWS TO MATCH HISTORIC PHOTO.***

CPS Release Info:

Unpaid Fees: \$51.50

Child Permits: MECHPERM

[Reviews](#)

Contractors/Contacts:
 ALEX SCHAFER
 ALEX SCHAFER

Insp Type:	Request Date:	Insp Date:	Insp Status:	Inspector	Insp Comments:
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				Name:	
BUILDING FOUNDATION INSPECT			HOLD	JOHN MURRAY	
BUILDING FRAME INSPECTION			HOLD	JOHN MURRAY	
BUILDING FOUNDATION INSPECT	7/19/2016 1:26:00 PM	7/20/2016 11:24:00 AM	PARTIAL PASSED	JOHN VALADEZ	7/20/16-REQUIRE AN ENGINEER OBSERVATION LETTER TO CLEAR THE FOUNDATION.JV#114***
BUILDING FRAME INSPECTION	8/29/2016 4:43:00 PM	8/30/2016 1:26:00 PM	FAILED	JOHN ANGLIN	
BUILDING FINAL INSPECTION			HOLD	JOHN MURRAY	
BUILDING INSULATION INSP/LTR			HOLD	JOHN MURRAY	

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List Inspections By Permit Number

A/P Number:

A/P Number: [2227471](#) **A/P Type:** PLUMBING PERMIT APPLICATION
Address: 924 DAWSON ST
Work: PLUMBING IN FIXTURES 1 KITCHEN SINK 1 WATER HEATER 1 WASHING MACHINE 3 TOILETS 3 LAVY 2 TUBS **PER CONTRACTOR NO LONGER ON JOB. REQ STOP WORK AND WILL SEND CANCEL FORM..MLAGUILAR

CPS Release Info:

CPSGEN	12/18/2017 1:13:00 PM	2229908
CPSTML	2/1/2017 4:25:00 PM	2234098

Unpaid Fees: \$0.00

Child Permits:

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Contractors/Contacts:

LAST CALL PLUMBING
 LAST CALL PLUMBING, INC.
 CARLOS A KUTZA

Insp Type:	Request Date:	Insp Date:	Insp Status:	Inspector Name:	Insp Comments:
PLUMBING TOP OUT	1/18/2017 2:42:00 PM	1/19/2017 3:08:00 PM	FAILED	FRANK MANCE	
PLUMBING ROUGHIN	1/26/2017 3:17:00 PM	1/27/2017 1:59:00 PM	FAILED	JEROME TRUSS	
PLUMBING TOP OUT	1/26/2017 3:18:00 PM	1/27/2017 2:10:00 PM	FAILED	JEROME TRUSS	
PLUMBING ROUGHIN	2/2/2017 8:27:00 PM	2/6/2017 2:39:00 PM	PASSED	JEROME TRUSS	ADD HANGER ON 3"
PLUMBING ROUGHIN	1/30/2017 1:35:00 PM	1/31/2017 11:37:00 AM	PARTIAL PASSED	JEROME TRUSS	RETEST ROUGHIN
PLUMBING TOP OUT	1/30/2017 1:35:00 PM	1/31/2017 11:34:00 AM	PASSED	JEROME TRUSS	
PLUMBING TOP OUT	1/17/2017 11:44:00 AM	1/18/2017 1:57:00 PM	FAILED	CECIL MILLER	
PLUMBING FINAL			NO ACTION	MILTON MORALES	
PLUMBING ROUGHIN	1/18/2017 2:42:00 PM	1/19/2017 3:06:00 PM	FAILED	FRANK MANCE	
PLUMBING TOP OUT	1/12/2017 2:04:00 PM	1/13/2017 9:48:00 AM	FAILED	JOHN LONG	
UNDERGROUND WATERLINE	1/30/2017 1:36:00 PM	1/31/2017 11:38:00 AM	PASSED	JEROME TRUSS	

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List Inspections By Permit Number

A/P Number:

A/P Number: [2229841](#) **A/P Type:** RESIDENTIAL BLDG APPLICATION
Address: 924 DAWSON ST
Work: 1. NEW 14X28=392 SQ.FT ONE STORY BEDROOM ADDITION, ATTACHED TO REAR OF EXISTING RESIDENCE ON NEW PIER & BEAM FOUNDATION**JCORONA** MUST COMPLY WITH SETBACKS/ MUST COMPLY WITH UDC AND IRC/ IF APPLICABLE, MUST COMPLY WITH HISTORIC COA AS APPROVED/ NOT TO BUILD OVER ANY EASEMENTS/ HOME OWNER/CONTRACTOR NOTIFIED OF ENGINEERS LETTER REQUIRED TO CLEAR FOUNDATION INSPECTION/ HOME OWNER/CONTRACTOR AWARE OF INSPECTIONS REQUIRED/ WHAT'S NEXT HANDOUT ISSUED**JCORONA** 2. GENERAL REPAIRS - TO INCLUDE REPLACEMENT OF SIDING, (15) WINDOWS, (12) DOORS, AND REMOVING WALL SEPARATING KITCHEN AND DINING ROOM. MUST COMPLY WITH SETBACKS/ MUST COMPLY WITH UDC AND IRC/ IF APPLICABLE, MUST COMPLY WITH HISTORIC COA AS APPROVED/ NOT TO BUILD OVER ANY EASEMENTS / HOME OWNER/CONTRACTOR AWARE OF INSPECTIONS REQUIRED/ WHAT'S NEXT HANDOUT ISSUED///JCORONA 3. RESIDENTIAL RE-ROOF- W/ NO CHANGE TO PITCH/ REMOVING EXISTING SHINGLES AND REPLACING W/ SAME TYPE/NO OTHER WORK BEING DONE/ALL WORK MUST COMPLY WITH THE UDC/ IF APPLICABLE, MUST COMPLY WITH HISTORIC COA AS APPROVED/. MATERIALS AND METHODS OF APPLICATION USED FOR RE-COVERING OR REPLACING AN EXISTING ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF 2015 IRC CHAPTER 9 ROOF ASSEMBLIES TO INCLUDE DRIP EDGE (905.2.8.5) AND METAL FLASHING AS REQUIRED BY CODE.. RRG **NOTE: ANY ELECTRICAL, MECHANICAL OR PLUMBING WORK WILL REQUIRE AN ADDITIONAL PERMIT BY STATE LICENSED CONTRACTOR AND INSPECTIONS COMPLETED. ****OHP CERTIFICATE OF APPROPRIATENESS APPROVAL ON FILE/JCORONA 5/7/18 ACTIVITY ON AP#2316721 - THIS PERMIT IS VALID UNTIL JUNE 8, 2018**AALEXANDER

CPS Release Info:

CPSGEN	12/18/2017 1:13:00 PM	2229908
CPSTML	2/1/2017 4:25:00 PM	2234098

Unpaid Fees: \$3.00

Child Permits:

2167346	MECHPERM
2227471	PLUMBPERM
2229908	ELECPERM
2234098	ELECPERM
2316721	PLUMBPERM
2326328	ELECPERM

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Contractors/Contacts:

DORMCO VENTURES LLC
TANYA R LAUNER

Insp Type:	Request Date:	Insp Date:	Insp Status:	Inspector Name:	Insp Comments:
BUILDING FOUNDATION INSPECT	7/10/2017 3:31:00 PM	7/13/2017 3:51:00 PM	PASSED	JOHN VALADEZ	
BUILDING FRAME INSPECTION	5/25/2017 10:18:00 PM	5/26/2017 11:06:00 AM	PASSED	JOSE RAMIREZ	
BUILDING FOUNDATION INSPECT	5/23/2017 7:10:00 PM	5/24/2017 7:21:00 AM	PARTIAL PASSED	JOHN VALADEZ	5/24/17-REQUIRE AN ENGINEER OBSERVATION LETTER FOR THE FOUNDATION.JV#114***
BUILDING FRAME INSPECTION	5/23/2017 7:12:00 PM	5/24/2017 10:35:00 AM	FAILED	TYRONE FARIAS	
BUILDING FINAL INSPECTION	5/8/2018 12:56:00 PM	5/9/2018 10:32:00 AM	PASSED	JOSE RAMIREZ	
BUILDING INSULATION INSP/LTR		1/3/2018 8:07:00 AM	PASSED	JOHN MURRAY	

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A/P Number:

A/P Number: [2326328](#) **A/P Type:** ELECTRICAL PERMIT

Address: 924 DAWSON ST

Work Summary: TOPS

CPS Release Info:

CPSGEN	12/18/2017 1:13:00 PM	2229908
CPSTML	2/1/2017 4:25:00 PM	2234098

Unpaid Fees: \$0.00

Child Permits: .

[Reviews](#)

Contractors/Contacts:
 R.A. FLORES ELEC
 R. A. FLORES ELECTRIC
 RAUL FLORES

Insp Type: ELECTRIC PRE FINAL	Request Date:	Insp Date:	Insp Status: NO ACTION	Inspector Name: DALE LIGHT	Insp Comments:
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List Inspections By Permit Number

A/P Number:

A/P Number: [2342467](#) **A/P Type:** MISC NO REVIEW
Address: 924 DAWSON ST
Work: FOUNDATION REPAIR DETAILS- PARTIAL NO SLAB ON GRADE/ YES #33 PIER &
Summary: FOOTINGS NO WOOD SILL #LF / YES BEAM #54 LF / NO JOIST # LF MUST COMPLY WITH UDC AND IRC. MUST COMPLY WITH IB 172. NO SKIRTING & NO OTHER REMODELING WORK BEING PERFORMED. **ENGINEERS LETTER REQUIRED TO CLEAR FOUNDATION INSPECTION. **RRAMIREZ** **COPY OF APPLICATION MUST BE AVAILABLE AT JOB SITE WITH PERMIT** **NOT REMOVING SKIRTING: FOUNDATION COMPLIANCE AGREEMENT ON FILE; WILL RESULT IN PARTIAL PASS OF FINAL. CAN BE SUBMITTED TO CALLCENTER@SANANTONIO.GOV. **NOTE: INSPECTION SCHEDULING: PLEASE CALL 210-207-1111, OPTION 0, TO SCHEDULE INSPECTIONS (SCHEDULING ON THE PHONE OR IN PERSON WILL RESULT IN A \$3.00 SCHEDULING FEE). OR, FEEL FREE TO SCHEDULE INSPECTIONS ONLINE, FREE OF CHARGE, BY CREATING A PORTAL ACCOUNT (FOR ASSISTANCE CREATING AN ONLINE ACCOUNT, CONTACT THE CALL CENTER).

CPS Release Info: **Unpaid Fees: \$0.00**

Child Permits:

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Contractors/Contacts:
 VANTAGE FOUNDATION REPAIR
 DERK A MAZURCZAK

Insp Type:	Request Date:	Insp Date:	Insp Status:	Inspector Name:	Insp Comments:
BUILDING FINAL INSPECTION	5/7/2018 12:56:00 PM	2/1/2018 2:22:00 PM	PARTIAL PASSED	BEN RYMERS	
BUILDING FOUNDATION INSPECT		5/8/2018 5:07:00 PM	PASSED	JOHN VALADEZ	
BUILDING FINAL INSPECTION			NO ACTION	BEN RYMERS	

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