

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 06

HDRC CASE NO: 2015-216
ADDRESS: 524 E GUENTHER ST
LEGAL DESCRIPTION: NCB 938 BLK 1 LOT 14,15 AND SE 25 FT OF 16
ZONING: RM4 H HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Zilker, A Charles - House
APPLICANT: David Altgelt
OWNER: David Altgelt
TYPE OF WORK: Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 524 E Guenther.

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. This property received Historic Tax Certification on May 6, 2015.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- c. The approval of Tax Verification by the HDRC in 2015 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2016.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Apr 28, 2015

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Item	Bid	Paid	Money Owed
Plumbing	\$9,705.00	\$8,553.00	
General Contractor	\$38,060.00	\$30,660.00	\$10,130.00
Roof	\$50.00	\$50.00	
Driveway	\$11,350.00	\$11,350.00	
Fence	\$1,705.25	\$1,705.25	
Floors	\$14,961.18	\$6,895.65	
Architect	\$2,850.00	\$2,850.00	
Interior Painting	\$8,066.00	\$6,695.00	\$1,600.00
Gutters	\$1,529.00	\$1,529.00	
Electric	\$1,250.00	\$1,250.00	

Appliances:

Stove	\$1,000.00	\$849.00	
Washer/Dryer	\$1,200.00	\$1,070.43	
Microwave/Vent	\$500.00	\$289.00	
Fridge/Ice Maker	\$1,400.00	\$830.36	
Disposal	\$100.00	\$179.00	
Dishwasher	\$700.00	\$489.00	
Taxes		\$305.81	

Miscellaneous:

Tile	\$1,948.15	\$1,948.15	
Sinks/toilets/Tub	\$3,383.90	\$1,613.70	
Lights/Fans	\$2,500.00	\$1,728.00	\$2,325.00
Kitchen Cabinets	\$3,900.00	\$3,900.00	
Kitchen Counter	\$1,926.93	\$963.46	
Yard	\$260.00		
Shutters	\$5,546.00	\$3,000.00	

Total	\$113,891.41	\$88,703.81	\$14,055.00
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Estimated Loan Amount	Estimated Reserve
\$50,000.00	\$24,812.40

Estimated Remaining Cost	\$25,187.60
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Remaining Budget	\$0.00
Total Loan Needed	\$25,187.60

Difference between Borrowed & Loan Estimate	\$11,132.60
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Previously Spent

Outdoor Painting		
Screen work		
Electric		
Foundation		
Window restoration		
Total	\$40,000.00	16000

Total Renovation Cost	\$158,758.81
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Completed April 2015

City of San Antonio

Electrical Inspections

A/P No. 2013611

Your inspection was: Approved Partially Approved Conditional Approval

Your inspection type was:

Rough-in Final C of O Temporary Meter Loop (TML)

Temporary on Permanent Set (TOPS) Reconnect (comments on back)

Inspector: GLT294 Date: 3-13-15 Time: A.M. Phone: 216-5839

City of San Antonio

Electrical Inspections

A/P No. 2013611

Your inspection was: Approved Partially Approved Conditional Approval

Your inspection type was:

Rough-in Final C of O Temporary Meter Loop (TML)

Temporary on Permanent Set (TOPS) Reconnect (comments on back)

Inspector: Castillo Date: 12/19/14 Time: _____ Phone: 416-3970

City of San Antonio

Mechanical Inspections

A/P #. 1584339

Insp. # _____

Your inspection was: APPROVED

Partial/Complete

Your inspection type was: Residential

Commercial

ROUGH IN

FINAL

C OF O

Inspector: [Signature]

Date: 5/5/15

Time: 2:00

Phone: 177-6301

Revised: Feb 2010

City of San Antonio

Plumbing Inspections

Permit No. 20337323

Release No. 5752377

Your inspection was: APPROVED

Partially Approved

~~Conditional Approval~~

Your inspection type was: Plumbing

Gas

Sewer

Underground Waterline

Rough in

Top out

Final

C of O

Waterpipe in Slab

___ This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: NO160

Date: 1/7

Time: 1:37

Phone: 2605547

Revised: July 2013

City of San Antonio

Plumbing Inspections

Permit No. 2034107

Release No. 5763113

Your inspection was: APPROVED

Partially Approved

Conditional Approval

Your inspection type was: Plumbing

Gas

Sewer

Underground Waterline

Rough in

Top out

Final

C of O

Waterpipe in Slab

___ This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: 1/6/24

Date: 1/23/25

Time: _____

Phone: 2607732

Revised: July 2013

Application #2036109

Application #: 2036109

Site Location: 524 E GUENTHER ST
SAN ANTONIO, TX 78210-0000

Application Type: PLUMBING PERMIT APPLICATION

Application Description: Rough-in, Top out and fixture set for 5 fixtures and 1
water heater// 3/16/15 RECEIVED SHOWER PAN
LETTER #174 M.M.

Occupancy Type: RESIDENTIAL CONSTRUCTION

Work Type: EXISTING

Declared Valuation: 0

Status: Finalized

Applicant/Contact:

Company/Contractor: GEORGE PLUMBING CO., INC.
12 BURWOOD LANE
SAN ANTONIO, TX 78216-
Day: (210)495-9991 X

Additional Contacts: GEORGE L STATE LIC 15115 LITTLE
 SALIBA HOLDER WREN DR
 SAN ANTONIO, TX
 78255-0000

Plumbing Trade Permit

Permit Class: GENERAL PLUMBING

Feet of Sewer Line: 0

Reclaim Waterline # of
Openings: 0

Street Cut?: No

Details: 1 WATER HEATER (GAS/ELECTRIC)
5 PLUMBING FIXTURES

Thank you for using San Antonio's Online Permits.

[Return to site](#)

Application #2036113

Application #: 2036113

Site Location: 524 E GUENTHER ST
SAN ANTONIO, TX 78210-0000

Application Type: PLUMBING PERMIT APPLICATION

Application Description: Three gas outlets and combine into one gas meter.

Occupancy Type: ~~RESIDENTIAL CONSTRUCTION~~

Work Type: EXISTING

Status: Finalized

Applicant/Contact:

Company/Contractor: GEORGE PLUMBING CO., INC.
12 BURWOOD LANE
SAN ANTONIO, TX 78216-
Day: (210)495-9991 X

Additional Contacts: GEORGE L STATE LIC 15115 LITTLE
 SALIBA HOLDER WREN DR
 SAN ANTONIO, TX
 78255-0000

Plumbing Trade Permit

Permit Class: GAS PERMIT

Feet of Sewer Line: 0

Reclaim Waterline # of
Openings: 0

Street Cut?: No

Details: 3 OPENINGS

Thank you for using San Antonio's Online Permits.

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Application #2046711

Application #: 2046711

Site Location: 524 E GUENTHER ST
SAN ANTONIO, TX 78210-0000

Application Type: PLUMBING PERMIT APPLICATION

Application Fixture Set in front bath only. Call George 210
Description: 495-9991. Rough-in and top out done by others on
different permit. Complete top out of hot and cold
water done by others on different permit. 3/16/15
WILL CLOSE OUT PERMIT & WORK OFF
DIFFERENT PERMIT #174 M.M.

Occupancy Type: RESIDENTIAL CONSTRUCTION

Work Type: EXISTING

Declared Valuation: 0

Status: Finalized

Applicant/Contact:

Company/Contractor: GEORGE PLUMBING CO., INC.
12 BURWOOD LANE
SAN ANTONIO, TX 78216-
Day: (210)495-9991 X

Additional Contacts: GEORGE L STATE LIC 15115 LITTLE WREN
SALIBA HOLDER DR
SAN ANTONIO, TX
78255-0000

Plumbing Trade
Permit

Permit Class: GENERAL PLUMBING

Feet of Sewer Line: 0

Reclaim Waterline # 0
of Openings:

Street Cut?: No

Details: 3 PLUMBING FIXTURES

Thank you for using San Antonio's Online Permits.

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Application #2049486

Application #: 2049486

Site Location: 524 E GUENTHER ST
SAN ANTONIO, TX 78210-0000

Application Type: PLUMBING PERMIT APPLICATION

Application Description: INSTALL PRESSURE REDUCING VALVE NEAR
METER AND THERMAL EXPANSION TANK AT
WATER HEATER

Occupancy Type: RESIDENTIAL CONSTRUCTION

Work Type: EXISTING

Status: Finalized

Applicant/Contact:

Company/Contractor: GEORGE PLUMBING CO., INC.
12 BURWOOD LANE
SAN ANTONIO, TX 78216-
Day: (210)495-9991 X

Additional Contacts: GEORGE L STATE LIC 15115 LITTLE
 SALIBA HOLDER WREN DR
 SAN ANTONIO, TX
 78255-0000

Plumbing Trade Permit

Permit Class: GENERAL PLUMBING

Feet of Sewer Line: 0

Reclaim Waterline # of
Openings: 0

Street Cut?: No

Details: 1 PLUMBING FIXTURES

Thank you for using San Antonio's Online Permits.

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524 E. Guenther

Refurbished and repainted entire exterior. Landscaped front yard. Levelled Foundation.



Full Plumbing & Electrical overhaul on entire property. Central AC Installed. Attic Insulated.



All interior wood floors refurbished. All tile floors replaced.



Garage – refurbished, painted, electrical added, concrete floor added



Refurbished all windows and screens



Front Porch – Added outdoor outlets. Repainted



Back Yard – new privacy fence along back perimeter. Added out door outlets



Installed new rain gutters



Living Room – refurbished original floors, windows and repainted



Living Room



Living Room/Dining Area



Guest Bedroom



Guest Bathroom – New floors, fixtures, tub



Kitchen – New Floors, fixtures and appliances



Kitchen



Hallway



Laundry Room



Master Bedroom



Master Bedroom – refurbished original French Doors



Master Bath



Master Bath



Master Closet



Bedroom #3 (my Studio)



Studio

