

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 07

HDRC CASE NO: 2015-211
ADDRESS: 806 E GUENTHER ST
LEGAL DESCRIPTION: NCB 2916 BLK 5 LOT 2
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jason Hull
OWNER: Jason Hull
TYPE OF WORK: Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 806 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 November 5, 2014.
- 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: May 21, 2015

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OWNERS / BORROWERS: JASON R HULL

CONTRACTOR: THE VERY USEFUL COMPANY

PROPERTY: 806 E GUENTHER ST SAN ANTONIO, TX 78210-1238

LENDER: CORNERSTONE HOME LENDING, INC.

CONTRACTOR HEREBY REQUESTS THE BELOW ITEMIZED FUNDS FROM LENDER FOR CONTRACTOR TO PAY FOR THE LISTED ITEMS, ALL OF WHICH ARE A PART OF THE CONSTRUCTION PROJECT AT THE ABOVE REFERENCED PROPERTY. ALL ARE IN ACCORDANCE WITH THE PREVIOUSLY SUBMITTED LENDER AND OWNER APPROVED BUDGET:

PAYEE NAME	DESCRIPTION	AMOUNT
THE VERY USEFUL COMPANY	FOUNDATION + SKIRT + FEE, CONTRACTOR	\$15,000.

*****TOTAL TO PAY TO CONTRACTOR / OWNER*****

\$15,000

CONTRACTOR REPRESENTS THAT THE ABOVE REFERENCED BILLS AND EXPENSES:

WILL BE PAID

HAVE BEEN PAID FOR

\$15,000

THE VERY USEFUL COMPANY
CONTRACTOR

DATE

706-247-6668
CONTRACTOR PHONE NO.

LENDER'S DISBURSEMENT STATEMENT (FOR LENDER'S USE ONLY)

NOTICE TO OWNER FROM LENDER:

STATEMENT OF FUNDS DELIVERED VIA LENDERS AUTHORIZATION:

THROUGH LAST STATEMENT	\$ -0-
THIS REQUEST	\$ 15,000
TOTAL AFTER REQUEST IS FUNDED	\$ 15,000

ABOVE IS A COPY OF THE CONTRACTOR'S DRAW REQUEST. HOWEVER, YOU ARE ADVISED THAT THE LENDER IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE CONTRACTOR'S DRAW REQUEST. PLEASE SIGN ASAP AND FAX SO WE CAN AUTHORIZE RELEASE OF FUNDS.

OWNER

J R Hull 6 Oct 14

DATE

PHONE NO.

336-575-2393

CONTRACTOR'S DRAW REQUEST

OWNERS / BORROWERS: JASON R HULL

CONTRACTOR: THE VERY USEFUL COMPANY

PROPERTY: 806 E GUENTHER ST SAN ANTONIO, TX 78210-1238

LENDER: CORNERSTONE HOME LENDING, INC.

CONTRACTOR HEREBY REQUESTS THE BELOW ITEMIZED FUNDS FROM LENDER FOR CONTRACTOR TO PAY FOR THE LISTED ITEMS, ALL OF WHICH ARE A PART OF THE CONSTRUCTION PROJECT AT THE ABOVE REFERENCED PROPERTY. ALL ARE IN ACCORDANCE WITH THE PREVIOUSLY SUBMITTED LENDER AND OWNER APPROVED BUDGET:

PAYEE NAME	DESCRIPTION	AMOUNT
THE VERY USEFUL COMPANY	Roof	9,500.00
THE VERY USEFUL COMPANY	SHAR	1,500.00

*****TOTAL TO PAY TO CONTRACTOR / OWNER*****

11,000.00

CONTRACTOR REPRESENTS THAT THE ABOVE REFERENCED BILLS AND EXPENSES:

WILL BE PAID

\$

HAVE BEEN PAID FOR

\$

11,000.00

THE VERY USEFUL CO 10.19.14
CONTRACTOR DATE

706-247-6668
CONTRACTOR PHONE NO.

LENDER'S DISBURSEMENT STATEMENT (FOR LENDER'S USE ONLY)

NOTICE TO OWNER FROM LENDER:

STATEMENT OF FUNDS DELIVERED VIA LENDERS AUTHORIZATION:

THROUGH LAST STATEMENT

\$

15,000.00

THIS REQUEST

\$

11,000.00

TOTAL AFTER REQUEST IS FUNDED

\$

76,000.00

ABOVE IS A COPY OF THE CONTRACTOR'S DRAW REQUEST. HOWEVER, YOU ARE ADVISED THAT THE LENDER IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE CONTRACTOR'S DRAW REQUEST. PLEASE SIGN ASAP AND FAX SO WE CAN AUTHORIZE RELEASE OF FUNDS.

JR R. Hull 10 Oct 14
OWNER DATE

336-575-2393
PHONE NO.

CONTRACTOR'S DRAW REQUEST TO OWNER AND LENDER

OWNERS/BORROWERS: JASON R HULL

CONTRACTOR: THE VERY USEFUL COMPANY

PROPERTY: 806 E GUENTHER ST SAN ANTONIO, TX 78210-1238

LENDER: CORNERSTONE HOME LENDING, INC.

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PAYEE NAME	DESCRIPTION	AMOUNT
THE VERY USEFUL CO	HVAC	5,500.
THE VERY USEFUL CO	ELECT SERVICE	1,800
THE VERY USEFUL CO	SUBMISSION TO	
	HISTORY REVIEW	1,000
THE VERY USEFUL CO	PLUMBING	3,900
****TOTAL TO PAY TO CONTRACTOR / OWNER****		

CONTRACTOR REPRESENTS THAT THE ABOVE REFERENCED BILLS AND EXPENSES:

WILL BE PAID

HAVE BEEN PAID FOR

\$

\$ 12,200

THE VERY USEFUL COMPANY LLC

CONTRACTOR

DATE

10-28-14

706-247-6668

CONTRACTOR PHONE NO.

LENDER'S DISBURSEMENT STATEMENT (FOR LENDER'S USE ONLY)

NOTICE TO OWNER FROM LENDER:

STATEMENT OF FUNDS DELIVERED VIA LENDERS AUTHORIZATION:

THROUGH LAST STATEMENT

THIS REQUEST

TOTAL AFTER REQUEST IS FUNDED

\$

\$

\$

26,000

12,200

38,200

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OWNER

J. R. Hull

DATE

28 Oct 14

PHONE NO.

336-575-2393

OWNERS / BORROWERS: JASON R HULL

CONTRACTOR: THE VERY USEFUL COMPANY

PROPERTY: 806 E GUENTHER ST SAN ANTONIO, TX 78210-1238

LENDER: CORNERSTONE HOME LENDING, INC.

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PAYEE NAME	DESCRIPTION	AMOUNT
THE VERY USEFUL COMPANY	ATIC INSULATION	\$1,200
THE VERY USEFUL COMPANY	BATHROOM FLOOR	\$2,300

****TOTAL TO PAY TO CONTRACTOR / OWNER****

\$3,500

CONTRACTOR REPRESENTS THAT THE ABOVE REFERENCED BILLS AND EXPENSES:

WILL BE PAID

HAVE BEEN PAID FOR

\$

\$3,500

THE VERY USEFUL CO.

CONTRACTOR

DATE

12-6-14

706-247-6668

CONTRACTOR PHONE NO.

LENDER'S DISBURSEMENT STATEMENT

(FOR LENDER'S USE ONLY)

NOTICE TO OWNER FROM LENDER:

STATEMENT OF FUNDS DELIVERED VIA LENDERS AUTHORIZATION:

THROUGH LAST STATEMENT

THIS REQUEST

TOTAL AFTER REQUEST IS FUNDED

\$

\$

\$

38,200

3,500

15,000

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OWNER

DATE

PHONE NO.

J. R. Hull

6 Dec 14

336-595-2393

CONTRACTOR'S DRAW REQUEST TO OWNER AND LENDER

OWNERS / BORROWERS: JASON R HULL

CONTRACTOR: THE VERY USEFUL COMPANY

PROPERTY: 806 E GUENTHER ST SAN ANTONIO, TX 78210-1238

LENDER: CORNERSTONE HOME LENDING, INC.

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PAYEE NAME	DESCRIPTION	AMOUNT
THE VERY USEFUL COMPANY	PAINT	6,000
THE VERY USEFUL COMPANY	HISTORIC REVIEW SUBMIT	1,000
THE VERY USEFUL COMPANY	CONTRACTOR FEE	8,000
*****TOTAL TO PAY TO CONTRACTOR / OWNER*****		15,000

CONTRACTOR REPRESENTS THAT THE ABOVE REFERENCED BILLS AND EXPENSES:

WILL BE PAID

HAVE BEEN PAID FOR

\$

\$15,000

THE VERY USEFUL COMPANY LLC

CONTRACTOR

DATE

706-247-6668

CONTRACTOR PHONE NO.

LENDER'S DISBURSEMENT STATEMENT (FOR LENDER'S USE ONLY)

NOTICE TO OWNER FROM LENDER:

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THROUGH LAST STATEMENT

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TOTAL AFTER REQUEST IS FUNDED

\$

\$

\$

41,700

15,000

56,700

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OWNER

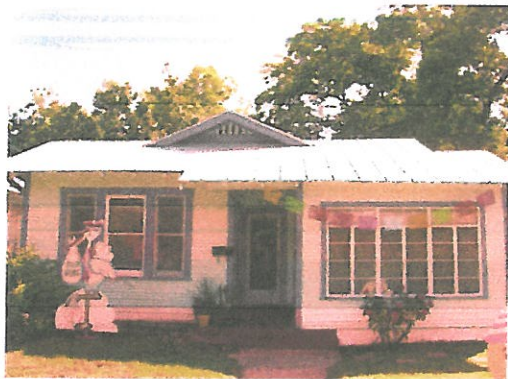
DATE

PHONE NO.

J R Hull

10 JUN 14

336-575-1393



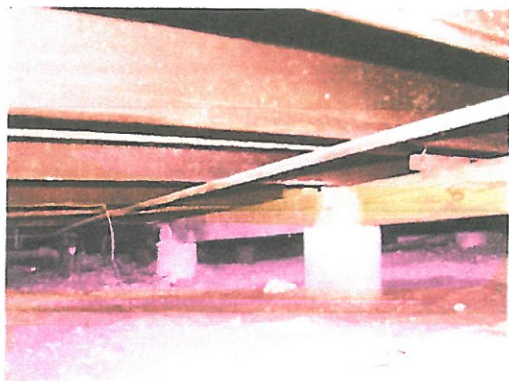
DSC01484



DSC01485



DSC01486



DSC01487

City of San Antonio

A/P # 2657106

Your inspection was: APPROVED

Your inspection type was: Residential

ROUGH IN

FINAL

Mechanical Inspections

Insp. # 130

Partial/Complete

Commercial

C O F O

Inspector: A. M. [Signature]

Date: 5-10-88

Time: 12:45

Phone: 413-5863

Revised: 1-5-84

Development Services - Permits

12-00

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Application #2020828

Application #: 2020828

Site Location: 806 E GUENTHER ST
SAN ANTONIO, TX 78210-0000

Application Type: PLUMBING PERMIT APPLICATION

Application Description: 11/06/14 REMOVE EXISTING WATER HEATER AND REPLACE WITH NEW TANKLESS WATER HEATER//RY

Occupancy Type: MEREDITH & JASON

Occupancy Type: RESIDENTIAL CONSTRUCTION

Work Type: EXISTING

Declared Valuation: 0

Status: Finalized

Applicant/Contact:

Company/Contractor: R P PLUMBING
3814 BREMEN AVE
CELL: 842/3441
SAN ANTONIO, TX 78210-5706
Day: (210)532-9126 X
Fax: (210)532-2494

Additional Contacts:

JR ROBERT P PUENTE 3814 BREMEN
SAN ANTONIO, TX 78210-5706

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)

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Application #2017106

Application #: 2017106

Site Location: 806 E GUENTHER ST
SAN ANTONIO, TX 78210-0000

Application Type: MECHANICAL PERMIT APPLICATION

Application Description: CHANGEOUT 3TON GAS SYSTEM **LZ**

Occupancy Type: JASON HALL

Occupancy Type: RESIDENTIAL CONSTRUCTION

Work Type: EXISTING

Declared Valuation: 0

Status: Finalized

Applicant/Contact:

Company/Contractor: TEXAS STAR A/C & HEAT CO.
1130 TETFORD
SAN ANTONIO, TX 78253-
Day: (210)725-1133 x
Fax: (210)626-9703

Additional Contacts: DAVID J PEREZ LICENSE HOLDER 1130 TETFORD
SAN ANTONIO, TX 78253

Mechanical Trade Permit

SEER Rating: 16

Building Permit?: No

Details: 1 CONDENSING UNIT # OF TONS
1 COOLING UNIT
1 GAS FURNACE
7 DUCT OUTLET

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It's A
GIRL

Kenny
Elizabeth
Mar
4-23-15
Lila
19 1/2