

## HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 3

**HDRC CASE NO:** 2016-002  
**ADDRESS:** 306 KING WILLIAM  
**LEGAL DESCRIPTION:** NCB 743 BLK 2 LOT 12  
**ZONING:** RM4 H HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Giles-Diaz House  
**APPLICANT:** Daniel Rodriguez  
**OWNER:** Daniel Rodriguez  
**TYPE OF WORK:** Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 306 King William.

### 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:

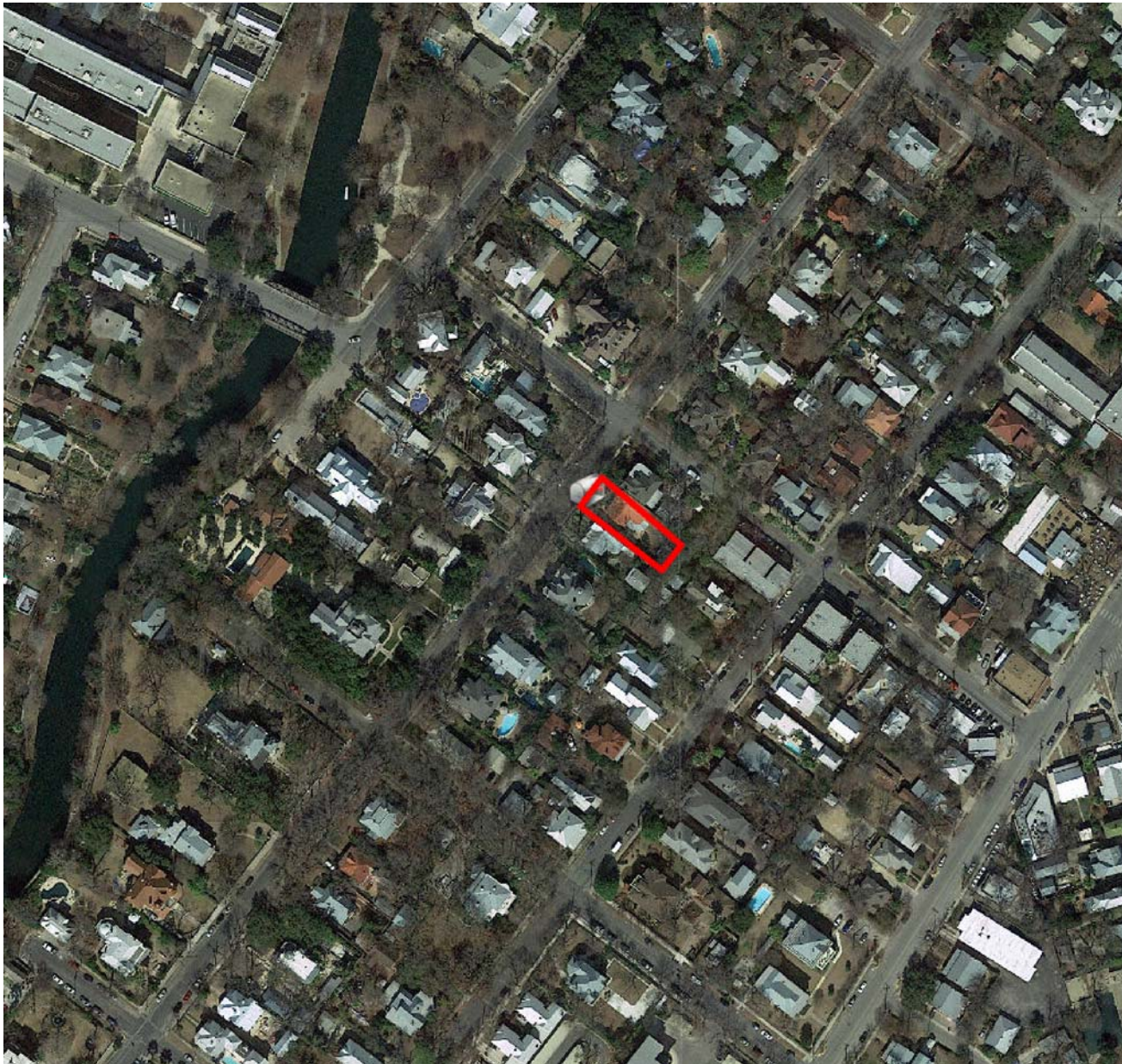
- a. This property received Historic Tax Certification on September 18, 2015.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- c. The approval of Tax Verification by the HDRC in 2016 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2017.

### RECOMMENDATION:

Staff recommends approval based on findings a through c.

### CASE MANAGER:

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 11, 2016

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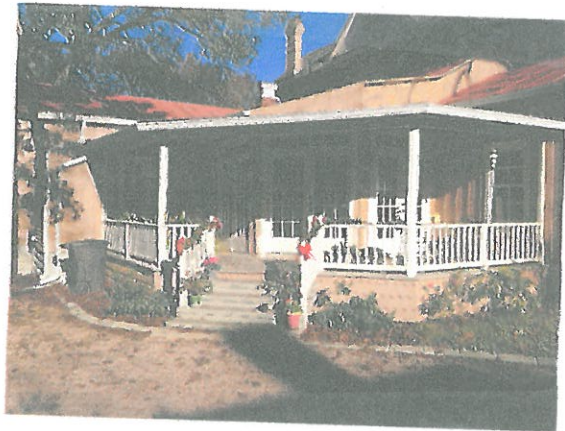












George Garcia	Material & Labor:	\$ 9,200.00	due to trade	Electrician
Pedro Gutierrez	Material & Labor:	\$ 5,400.00	due to trade	Plumber
<b>LABOR (Subcontractors)</b>				
Jesse Gamez		\$ 7,500.00		
Andrew Reina		\$ 700.00		Foundation
Fernando Perez		\$ 8,900.00		carpenter helper
Silverio Macias		\$ 1,200.00		Finish carpenter
Alex Pagan		\$ 425.00		Demolition
Gilberto Esparza		\$ 2,100.00		carpenter helper
Frank Quintero		\$ 2,900.00		Finish carpenter
Pedro Cantu		\$ 1,500.00		Painter
<b>MATERIALS</b>				
*AC material purchases for subcontractors		\$ 25,204.40		Roofer
Insurance for 3 months		\$ 2,750.00		
Permits & Engineer Reports		\$ 765.00		
Profit @ 10%		\$ 7,500.00		
Contractor salary		\$ 9,500.00		
Office duties & supplies		\$ 2,820.60		
Grand Total:		\$ 88,365.00		

Lic. # HI2992  
Free Estimates



## ALAMO CITY CONSTRUCTION

GENERAL CONTRACTORS SINCE 1966

CONCRETE WORK - FOUNDATIONS - PAINT - ROOFING  
HOME & OFFICE REMODELING - ROOM ADDITIONS

**3902 S. Presa San Antonio, Tx. 78210**

[alamocityconst@att.net](mailto:alamocityconst@att.net)

Fred J. Reina  
210-534-2851

Fax  
210-534-2874

Mark A. Reina  
210-559-4884

From: no-reply <no-reply@sanantonio.gov>

To: sandyleerod <sandyleerod@aol.com>

Subject: Inspection 5642143 - BUILDFIN #1 - Performed on 11/19/2015 08:38:53 for permit 1997309

Date: Thu, Nov 19, 2015 8:39 am

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Dear Customer,

You are receiving this e-mail as part of the Development Services Customer Alert System because there has been activity concerning your project, A/P 1997309 - DANIEL G RODRIGUEZ at 306 KING WILLIAM.

Your BUILDING FINAL INSPECTION was conducted by JESSE LOPEZ and the inspection PASSED with the comments below (if applicable):

You can schedule inspections online through our Dynamic Portal, via your smart phone or tablet on our Mobile Inspection Scheduler, or by calling our Inspection Scheduling line at (210)-207-1111 and select Option 1.

Inspections scheduled through the Inspection Scheduling line are subject to a \$3 Inspection Scheduling fee.

Inspections scheduled through Dynamic Portal or Mobile Inspection Scheduler are not assessed a \$3 Inspection Scheduling fee.

If you no longer wish to receive e-mail alerts from the Development Services Customer Alert System, please select the unsubscribe option below. Thank you.

Your Development Services Team

Unsubscribe.

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CONTROL INFO:

LOGGED: 11/19/2015 08:38:53 AM

NOTIFY: 11/19/2015 08:39:20 AM

DB: PH1

APPLICANT: 25097 - AC302440

PROFILE: 25097 - DEFLT

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CITY OF SAN ANTONIO

Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

## List Inspections By Permit Number

A/P Number: 1911888

Search

Reset

A/P  
Number: 1911888

A/P Type:

MISC NO REVIEW

Address: 306 KING WILLIAM

**Work:** 1600 SQ.FT./YES-PARTIAL FND REP/NO SLAB ON GRADE/YES-INSTALLING 20  
**Summary:** CONCRETE POSTS/60 FT. OF FLOOR JOIST/20 FT. OF SILL/NOTE: ENG LTR ON  
 FILE//TO INCLUDE RES GEN REPAIRS OF: REMOVING & REPLACING 16 WINDOWS, 2  
 DOORS W/FRAMING/ SIDING/ REPLACE EXIST REAR PORCH RAILING, REPAIR FRONT  
 PORCH--INSTALLING FRENCH DOORS--NO STRUCTURAL WORK BEING DONE PER  
 CONTRACTOR///RSM

CPS  
Release  
Info:

	10/3/2013	
CPSGEN	10:32:00 AM	1912652

Unpaid Fees: \$0.00

Child  
Permits:

1912652	ELECPERM
1935853	PLUMBPERM
1935856	PLUMBPERM

[Reviews](#)

## Contractors/Contacts:

ALAMO CITY CONSTRUCTION

ALAMO CITY CONST.  
FREDERICK J REINA

Insp Type:	Request Date:	Insp Date:	Insp Status:	Inspector Name:	Insp Comments:
<a href="#">BUILDING FOUNDATION INSPECT</a>	10/17/2013 7:28:00 AM	10/17/2013 7:28:00 AM	PASSED	JOHN VALADEZ	10/17/13***ENG.LTR.RECV'D.,LOUIS FARAKLAS,JR.,P.E.,#63096.JV#114***
<a href="#">BUILDING FINAL INSPECTION</a>			NO ACTION	JASMINE VILLEJO	
<a href="#">BUILDING FRAME INSPECTION</a>	11/25/2013 11:46:00 AM	11/26/2013 8:41:00 AM	PARTIAL PASSED	ARTURO SILVA	FRAME OK, DONOT INSULATE REQUIRE PLUMBING INSPECTION. THIS ADDRESS REQUIRES PLUMBING PERMIT.
<a href="#">BUILDING FRAME INSPECTION</a>			NO ACTION	JASMINE VILLEJO	

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## Plan Reviews/Permits/Inspections For An Address

Permits for address 306 King William

House Number: 306

Street: King William  
SUITE: 201

Bldg/Suite:

Example: 2 or BLDG:2 or

List Plan Reviews/Permits/Inspections For An Address

Reset

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
<a href="#">373469</a> 31811B	306 KING WILLIAM	HOME DEPOT THOMAS SALTER		OPEN	RESIDENTIAL BLDG APPLICATION	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">929579</a>	306 KING WILLIAM	SONORA HARTLEY	09/30/2003	CLOSED	GARAGE SALE PERMIT	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1056091</a>	306 KING WILLIAM	HOMEOWNER SONORA HARTLEY	10/06/2014	CLOSED	GARAGE SALE PERMIT	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1911888</a>	306 KING WILLIAM	ALAMO CITY CONSTRUCTION ALAMO CITY CONST. FREDERICK J REINA	12/27/2013	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1912652</a>	306 KING WILLIAM	TWO TWENTY ELECTRIC TWO TWENTY ELECT PASCUAL M GUJARDO	12/27/2013	CLOSED	GENERL	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1920316</a>	306 KING WILLIAM	LUIS A AMAYA	08/22/2014	CLOSED	MECHANICAL PERMIT APPLICATION	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1935853</a>	306 KING WILLIAM	PLUMBING CONTRACTORS	07/23/2014	CLOSED	GENERALPLUMB	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1935856</a>	306 KING WILLIAM	PLUMBING CONTRACTORS	12/04/2013	CLOSED	SEWER	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1940611</a>	306 KING WILLIAM	DANIEL G RODRIGUEZ	10/06/2014	CLOSED	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">1997309</a>	306 KING WILLIAM	DANIEL RODRIGUEZ		OPEN	MISC NO REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">2009645</a>	306 KING WILLIAM	ULTIMATE CONSTRUCTION DAVID E MAGILL	10/03/2014	CLOSED	MISC REVIEW	<a href="#">Inspections</a>	<a href="#">Reviews</a>
<a href="#">C1962869</a>	306 KING WILLIAM	ECI ELECTRIC EDGAR J IBARRA	07/16/2014	CLOSED	GENERL	<a href="#">Inspections</a>	<a href="#">Reviews</a>

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## List Inspections By Permit Number

A/P Number: 1997309

Search

Reset

A/P Number: 1997309

A/P Type:

MISC NO REVIEW

Address: 306 KING WILLIAM

Work Summary: GENERAL REPAIRS TO EXISTING CARRIAGE HOUSE ADDING CONCRETE SLAB AND 2 GARAGE DOORS/APPROVED PER HISTORIC ON 08/07/2014 \*\*MCF\*\* SEE OLE FOR MODIFICATION OF CARRIAGE HOUSE///PERMIT ISSUED TO HOMEOWNER AND IS AWARE OF ENGINEERS LETTER FOR FOUNDATION 06-10-2015-APP EXTENDED TO EXP ON: 12/10/15--TO COMPLETE WORK & TO CLOSE OUT INSPECTIONS///RSM

CPS  
Release  
Info:

Unpaid Fees: \$0.00

Child  
Permits:

### Reviews

Contractors/Contacts:  
DANIEL RODRIGUEZ

Insp Type:	Request Date:	Insp Date:	Insp Status:	Inspector Name:	Insp Comments:
<a href="#">BUILDING FOUNDATION INSPECT</a>	8/20/2015 4:34:00 PM	8/20/2015 4:34:00 PM	PASSED	SYLVIA CORTEZ	JAMES H EPP #44456 7/22/15
<a href="#">BUILDING FINAL INSPECTION</a>	11/18/2015 2:26:00 PM	11/19/2015 8:38:00 AM	PASSED	JESSE LOPEZ	
<a href="#">BUILDING FRAME INSPECTION</a>	8/13/2015 10:51:00 AM	8/14/2015 11:44:00 AM	PASSED	ROBERT CIGARROA	

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with screen resolution settings of 800x600.