

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No: 5

HDRC CASE NO: 2016-115
ADDRESS: 323 CALLAGHAN AVE
LEGAL DESCRIPTION: NCB 926 BLK 4 LOT S 120.1 FT OF 28
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Seth Teel
OWNER: Alamo City Assets, LLC
TYPE OF WORK: Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 323 Callaghan.

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:

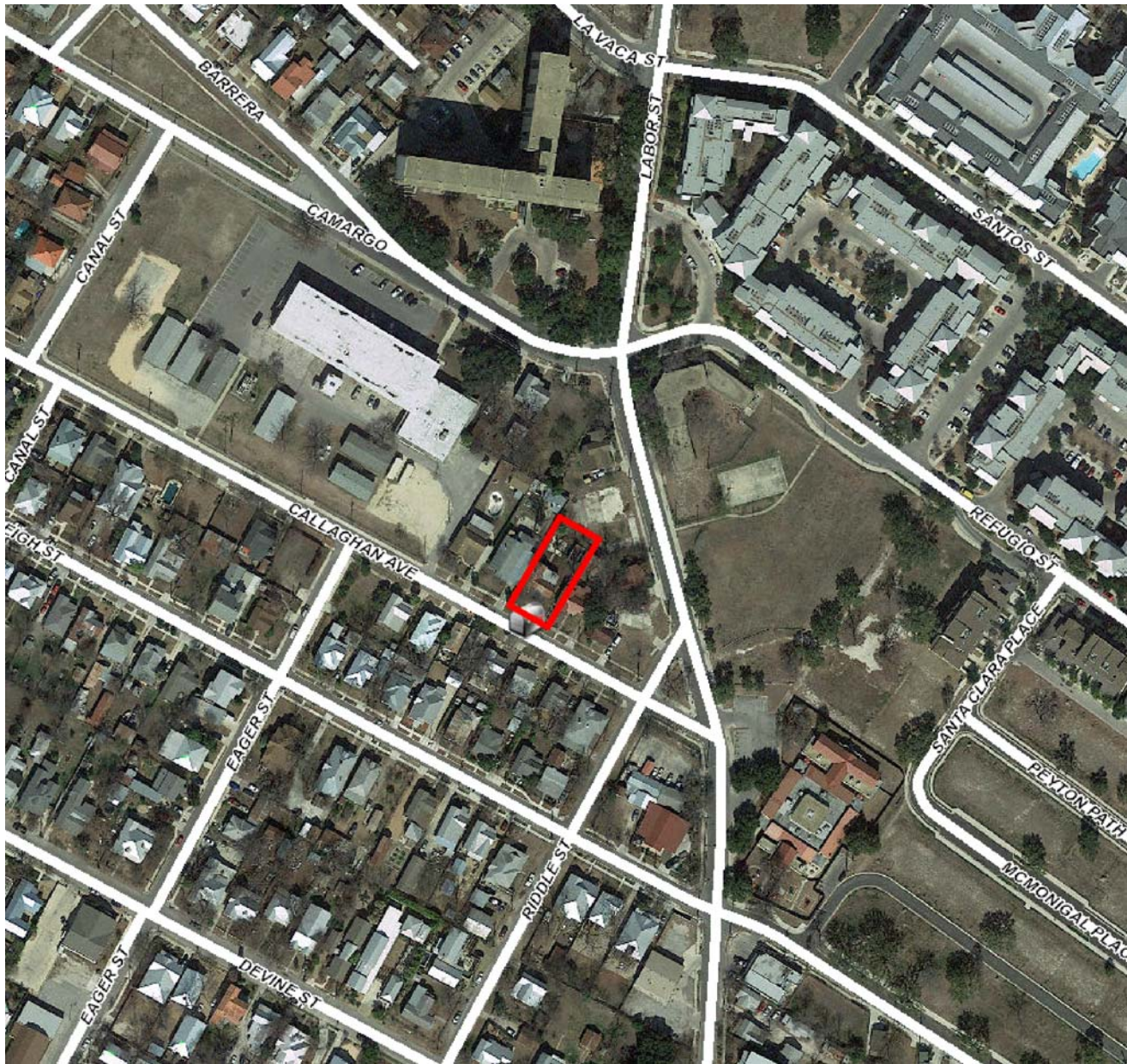
- a. This property received Historic Tax Certification on February 18, 2015.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- 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 as submitted based on findings a through c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 18, 2016

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323 Callaghan Ave. 78210 Renovation - Before & After Pictures



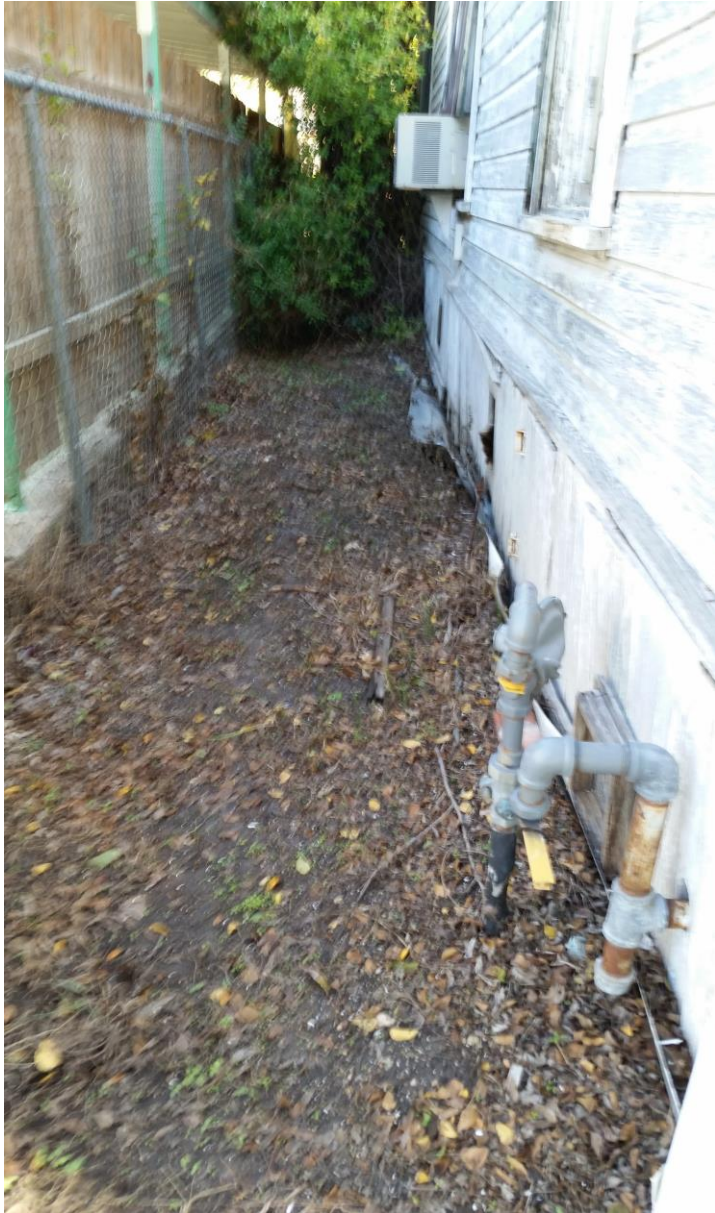
Front of home, South façade

323 Callaghan Ave. 78210 Renovation - Before & After Pictures



Rear of home, North façade

323 Callaghan Ave. 78210 Renovation - Before & After Pictures



Left side of home, West facade

323 Callaghan Ave. 78210 Renovation - Before & After Pictures



Right side of home, West facade

323 Callaghan Ave. 78210 Renovation - Before & After Pictures



Kitchen & Dining



Living Area

323 Callaghan Ave. 78210 Renovation - Before & After Pictures



Full bathroom #1



Full bathroom #2

323 Callaghan Ave. 78210 Renovation - Before & After Pictures



Full bathroom #3 (Master)



Bedroom #1

323 Callaghan Ave. 78210 Renovation - Before & After Pictures



Bedroom #2



Bedroom #3 (Master)

9:47 AM

03/03/16

Cash Basis

Alamo City Assets, LLC

Custom Transaction Detail Report

All Transactions for 323 Callaghan

Type	Date	Name	Account	Class	Debit	Balance
Bill	1/9/2015	Montelongo Longori...	CALLAGHAN	Callaghan	120,000.00	120,000.00
Bill	1/14/2015	US Assure	Insurance	Callaghan	1,310.00	121,310.00
Bill	2/10/2015	SAWS	Utilities	Callaghan	32.13	121,342.13
Bill	2/27/2015	CPS Energy	Utilities	Callaghan	27.74	121,369.87
Bill	3/12/2015	SAWS	Utilities	Callaghan	46.38	121,416.25
Bill	3/25/2015	Law Office of John ...	Purchase Costs	Callaghan	258.00	121,674.25
Bill	3/26/2015	CPS Energy	Utilities	Callaghan	32.48	121,706.73
Bill	4/6/2015	SAWS	Utilities	Callaghan	46.38	121,753.11
Bill	4/28/2015	CPS Energy	Utilities	Callaghan	35.68	121,788.79
Bill	4/28/2015	SAWS	Utilities	Callaghan	46.38	121,835.17
Bill	5/13/2015	Montelongo Longori...	CALLAGHAN	Callaghan	9,015.00	130,850.17
Bill	5/14/2015	Capital One Visa	CALLAGHAN	Callaghan	31.67	130,881.84
Bill	5/28/2015	CPS Energy	Utilities	Callaghan	46.61	130,928.45
Bill	6/4/2015	SAWS	Utilities	Callaghan	23.72	130,952.17
Bill	6/26/2015	CPS Energy	Utilities	Callaghan	38.87	130,991.04
Bill	6/30/2015	SAWS	Utilities	Callaghan	23.72	131,014.76
Bill	7/8/2015	Farmers Insurance	Insurance	Callaghan	262.13	131,276.89
Bill	7/9/2015	Montelongo Longori...	CALLAGHAN	Callaghan	5,000.00	136,276.89
Bill	7/27/2015	Farmers Insurance	Insurance	Callaghan	250.17	136,527.06
Bill	7/31/2015	CPS Energy	Utilities	Callaghan	40.51	136,567.57
Bill	8/4/2015	SAWS	Utilities	Callaghan	23.72	136,591.29
Bill	8/24/2015	Farmers Insurance	Insurance	Callaghan	250.17	136,841.46
Bill	8/27/2015	CPS Energy	Utilities	Callaghan	33.14	136,874.60
Bill	9/8/2015	SAWS	Utilities	Callaghan	23.72	136,898.32
Bill	9/22/2015	Farmers Insurance	Insurance	Callaghan	250.17	137,148.49
Bill	9/28/2015	SAWS	Utilities	Callaghan	23.72	137,172.21
Bill	9/28/2015	CPS Energy	Utilities	Callaghan	41.99	137,214.20
Bill	10/26/2015	Farmers Insurance	Insurance	Callaghan	250.17	137,464.37
Bill	10/26/2015	Capital One Visa	CALLAGHAN	Callaghan	8.64	137,473.01
Bill	10/28/2015	Capital One Visa	CALLAGHAN	Callaghan	139.11	137,612.12
Bill	10/29/2015	Capital One Visa	CALLAGHAN	Callaghan	42.20	137,654.32
Bill	10/30/2015	CPS Energy	Utilities	Callaghan	38.50	137,692.82
Bill	11/4/2015	Capital One Visa	CALLAGHAN	Callaghan	105.22	137,798.04
Bill	11/5/2015	Capital One Visa	CALLAGHAN	Callaghan	17.68	137,815.72
Bill	11/9/2015	SAWS	Utilities	Callaghan	25.68	137,841.40
Bill	11/11/2015	Matthew J Obermeier	Mgmt. Fees	Callaghan	1,750.00	139,591.40
Bill	11/11/2015	Capital One Visa	CALLAGHAN	Callaghan	238.72	139,830.12
Bill	11/20/2015	Farmers Insurance	Insurance	Callaghan	250.17	140,080.29
Bill	11/30/2015	CPS Energy	Utilities	Callaghan	36.88	140,117.17
Bill	12/3/2015	SAWS	Utilities	Callaghan	25.19	140,142.36
Bill	12/22/2015	Farmers Insurance	Insurance	Callaghan	250.17	140,392.53
Bill	12/28/2015	CPS Energy	Utilities	Callaghan	39.73	140,432.26
Bill	1/5/2016	SAWS	Utilities	Callaghan	23.72	140,455.98
Bill	1/7/2016	Law Office of John ...	Purchase Costs	Callaghan	175.00	140,630.98
Bill	1/11/2016	Capital One Visa	CALLAGHAN	Callaghan	196.00	140,826.98
Bill	1/16/2016	Capital One Visa	CALLAGHAN	Callaghan	152.63	140,979.61
Bill	1/21/2016	Farmers Insurance	Insurance	Callaghan	250.17	141,229.78
Bill	1/21/2016	Ruben Aguilera	CALLAGHAN	Callaghan	45.00	141,274.78
Bill	2/1/2016	CPS Energy	Utilities	Callaghan	46.75	141,321.53
Bill	2/12/2016	SAWS	Utilities	Callaghan	25.75	141,347.28
Bill	2/23/2016	Farmers Insurance	Insurance	Callaghan	250.17	141,597.45
Bill	3/1/2016	CPS Energy	Utilities	Callaghan	160.14	141,757.59
Total					141,757.59	141,757.59

Exhibit A

Payment Schedule

The Contract Sum will be paid by Owner to Contractor as follows: This project will be provided on a cost plus basis. Cost plus 15% is \$129,750.00 these funds should be released in 7 draws at the following milestones.

1. Draw No. 1 for [\$20,000.00]: 1/9 # 1080 Initial Investment prior to start of work
2. Draw No. 2 for [\$20,000.00]: 3/5 # 1089 15,000
3/12 # 1091 5,000 Foundation Poured complete w/
addition.
To Be Determined:
3. Draw No. 3 for [\$20,000.00]: 4/1 # 1096 Framing Complete and Roof Dried in Back Master Bed Room.
4. Draw No. 4 for [\$20,000.00]: 4/14 # 1100 Electrical Rough-in, HVAC Rough-In, Plumbing Rough In
5. Draw No. 5 for [\$20,000.00]: 4/30 # 1103 Drywall installed, tape, float, texture substantially complete.
6. Draw No. 6 for [\$20,000.00]: 4/2 # 1105 Kitchen Countertops Installed
7. Draw No. 7 for [\$9,750.00] Plumbing and Electrical fixtures Installed

Total = \$120,000.00
Paid _____ Date _____

Date

Montelongo Longoria Design Build

Change Order

816 Camaron St., Suite 1.09
San Antonio, TX 78212

Phone # 210 800-2711

robin.knowlton@yahoo.com

Date	Estimate #
5/13/2015	3

Name / Address
SethTeel/ Micheal High Callaghan

5/21 Pd #1104 \$9,015.00

Project
Callaghan C.O. 1

Item	Description	Total
Plumbing	Upsize water line from house to Main. From 1/2" to 1".	1,200.00
Room Addition	Addition of shower in hall bath.	2,500.00
Electrical	Tankless Water Heaters required larger panel and a disconnect outside. Partners requested 2 dimmer switches, 3 USB ports and can light. Light added to car port.	1,225.00
Attic Ladder	Attic Pull Down Ladder requested by Mike.	600.00
Paint	Textured was changed from Orange Peel to Smooth	1,300.00
Paint	Additional Paint Colors from 3 to 6 shades	500.00
Bathroom	Framing and Electrical were moved to accommodate expansion of Master Bath.	450.00
Fixtures	Oil Rubbed bronze fixture were requested by Seth Teel.	1,200.00
Gates	Addition of access gate on side of house.	50.00
Barn Doors	Added to Master Bathroom and Master Closet. Hardware only.	200.00
Windows	Additional windows requested by Partners.	990.00
Total		\$10,215.00

-1,200.00

\$9,015.00

robin@sacashbuyers...

Mail

COMPOSE

Inbox

Starred

Sent Mail

Drafts

Notes

More

Search people

David Mon

Info SA Ca

investsatx

james.aller

Mark Wrigl

mhigh01

nina.trevin

Sharilyn S.

sylviajai19

Floor Granite Wholesale

3911 Ih 35 N 78233

San Antonio, TX 78233

(210) 520-5150

floorgranitewholesale@hotmail.com

www.countertopsandflooring.com

Estimate 1526

ADDRESS

Long Standing Properties
Callaghan property

DATE
05/18/2015

PLEASE PAY
\$11,505.25

SALES PERSON

mat

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/18/2015	Cabinets Level 2 Solid Wood shakur white custom fridge area 2pantrys and island total 20 cabinets including installation includes vanities	1	7,500.0 0	7,500.00
05/18/2015	Granite 3cm level 3 quartz solid white 3cm flat polish with undermount sinks in kitchen and white oval bowls bathrooms guest bath will have black granite white bowl	1	3,700.0 0	3,700.00

SUBTOTAL 11,200.00
TAX (8.25%) 305.25

TOTAL \$11,505.25

THANK YOU.

Accepted By

Accepted Date

Budget

Kitchen Counter tops \$2,000

Cabinets 4,000

C.O.#2

3,700 = 1,700

7,500 = 3,500

\$5,200

PD 7/9 CK# 1109 \$5,000

Galvez Works
12010 Warfield
San Antonio TX 78216
United States
Phone: 210 887-5714



David Montelongo
seth teel

Invoice #:	20476
Date:	September 1, 2015
Balance Due (USD):	\$0.00

To View Your Invoice Online »

1. Go to: <https://galvezworksllc.freshbooks.com/code>
2. Enter this code: CZLEb8U6mrFbeqx

Item	Description	Unit Cost (\$)	Quantity	Price (\$)
Description	323 Callaghan Ave	0.00	0	0.00
Mason Work	Build chimney stack	650.00	1	650.00
Glass	New glass and glaze front door round glass	150.00	1	150.00
Door	Modify front and rear door	95.00	3	285.00
Landscape	Take down tree arm large tree	250.00	1	250.00
Landscape	Remove small tree for carport	150.00	1	150.00
Granite	Granite for tree stump	1,536.00	1	1,536.00
Gutters	Gutters for rear door	350.00	1	350.00
Shower door	Frameless 1/2" Tempered Glass master bed	55.00	35	1,925.00
Shower door	Black frame semi frameless shower door	55.00	19	1,045.00
Change Order	Additional change orders discussed 8-29	0.00	0	0.00
Frame Repair	Frame new 3'x3' opening for attic access	35.00	6	210.00
Carpentry	Trim around new attic access with push up door	45.00	1	45.00
Sheetrock	Sheetrock repairs due to reduction of attic door	35.00	5	175.00
Electrical	Closet Light relocation	85.00	0.5	42.50
Steel Fab	Fabricate steel ladder and mount to wall	65.00	4	260.00
Glass	Install mirror in master bathroom	380.88	1	380.88
Glass	Install mirror in second bedroom	258.67	1	258.67
Flat Work	Add 5'x5' concrete pad rear door	12.00	25	300.00
Landscape	Remove corner tree blocking the tower	150.00	1	150.00
Materials	Frame and trim materials	83.34	1	83.34
Materials	Additional Decomposed granite due to additional 12 feet	73.90	5	369.50
Fence	Additional Wood Fence 12 feet	16.00	12	192.00
Sod	Install Two pallets of sod	375.00	2	750.00
Glass	Replace exterior window glass front room	65.00	2	130.00
Glass	Install glass above door front room	65.00	1	65.00
Door	Fabricate cedar barn doors	110.00	2	220.00
Landscape	Mow lawn	25.00	1	25.00
Disposal	Disposal	150.00	1	150.00
		Subtotal:		10,147.89
		Total:		10,147.89

	Amount Paid:	-10,147.89
	Balance Due (USD):	\$0.00
Total due when service rendered. Overdue account subject to 10% service charge per month on outstanding balance. Credit Card payments are subject to a 2.8% additional charge. Customer Authorization signature to proceed with outlined work. _____		

Galvez Works
12010 Warfield
San Antonio TX 78216
United States
Phone: 210 887-5714



David Montelongo
seth teel

Invoice #:	20440
Date:	August 5, 2015
Balance Due (USD):	\$0.00

To View Your Invoice Online »

1. Go to: <https://galvezworksllc.freshbooks.com/code>
2. Enter this code: 3mLeifAWx4PMm3GU

Item	Description	Unit Cost (\$)	Quantity	Price (\$)
Description	323 Callaghan Ave	0.00	0	0.00
Painting	Paint interior trim, windows, doors.	0.95	1206	1,145.70
Painting	Prep and paint all walls	1.25	1206	1,507.50
Materials	Paint materials	343.67	1	343.67
Flooring	Install oak floor	3.75	225	843.75
Flooring	Sand, stain, and screen floors	3.00	1206	3,618.00
Carpentry	Install closet shelving	150.00	2.5	375.00
Materials	Mill work materials	312.34	1	312.34
Carpentry	Install front deck and wood skirting	150.00	6.5	975.00
Materials	Deck materials	867.76	1	867.76
Fence	Wood fence	16.00	153	2,448.00
Fence	Cow panel with cedar frame and double gate	26.00	93	2,418.00
Construction	Build carport	17.00	250	4,250.00
Hardscape	Grade topography	550.00	1	550.00
Hardscape	Install decomposed granite	150.00	12	1,800.00
Hardscape	Prep for front walk way pave stones	150.00	2	300.00
Materials	Front pave stones	85.00	11	935.00
Materials	Decomposed granite	73.90	10	739.00
Door	Install barn door	125.00	2	250.00
Materials	Barn door hardware	98.97	2	197.94
Construction	Misc Punch out, (repair cabinet, sand interior doors and prep for paint, hang closet doors, sheetrock repairs throughout house, remove exterior accessories, install glaze bead on exterior windows, install air vent and repair existing, clean up yard.	1,000.00	1	1,000.00
NOTES: 1st Draw 30% Paint, trim, floor 2nd Draw 30% At start of carport 3rd Draw 30% Exterior hardscape Walk through 10%				
Subtotal:				24,876.66
Total:				24,876.66
Amount Paid:				-24,876.66

	Balance Due (USD):	\$0.00
Total due when service rendered. Overdue account subject to 10% service charge per month on outstanding balance. Credit Card payments are subject to a 2.8% additional charge. Customer Authorization signature to proceed with outlined work. _____		

Plan Reviews/Permits/Inspections For An Address
Permits for address 323 callaghan

House Number: 323

Street: callaghan

Bldg/Suite:

Example: 2 or BLDG:2 or SUITE:201

List Plan Reviews/Permits/Inspections For An Address Reset

Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
2043212	323 CALLAGHAN AVE	INTREPID CUSTOM HOMES MARK C SHORT	08/14/2015	CLOSED	RESIDENTIAL BLDG APPLICATION	Inspections	Reviews
2048100	323 CALLAGHAN AVE	FAIRVIEW ELECTRIC STATE MASTER ELECTRICIANS LIC GILBERT FIGUEROA	03/03/2016	CLOSED	GENRL	Inspections	Reviews

City of San Antonio

Plumbing Inspections

323 CALLAGHAN
PLUMBING

Permit No. 2054124

Release No. _____

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: TWS

Date: 10-16-15

Time: 1:15

Phone: 260-5359

Revised: July 2013

City of San Antonio

Plumbing Inspections

323 CALLAGHAN
GAS

Permit No. 2054125

Release No. _____

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: 164 Jones

Date: 10-9-15

Time: _____

Phone: 260-5852

City of San Antonio

Mechanical Inspections

323 CALLAGHAN
HVAC

A/P #. 2056163

Insp. # _____

Your inspection was: APPROVED

Partial/Complete

Your inspection type was: Residential

Commercial

ROUGH IN

FINAL

C OF O