

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2016

Agenda Item No: 3

HDRC CASE NO: 2016-155
ADDRESS: 918 HAYS ST
LEGAL DESCRIPTION: NCB 1657 BLK E LOT W 50 FT OF 5
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Mary Douglas
OWNER: Mary Douglas
TYPE OF WORK: Tax Verification
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 918 Hays.

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:

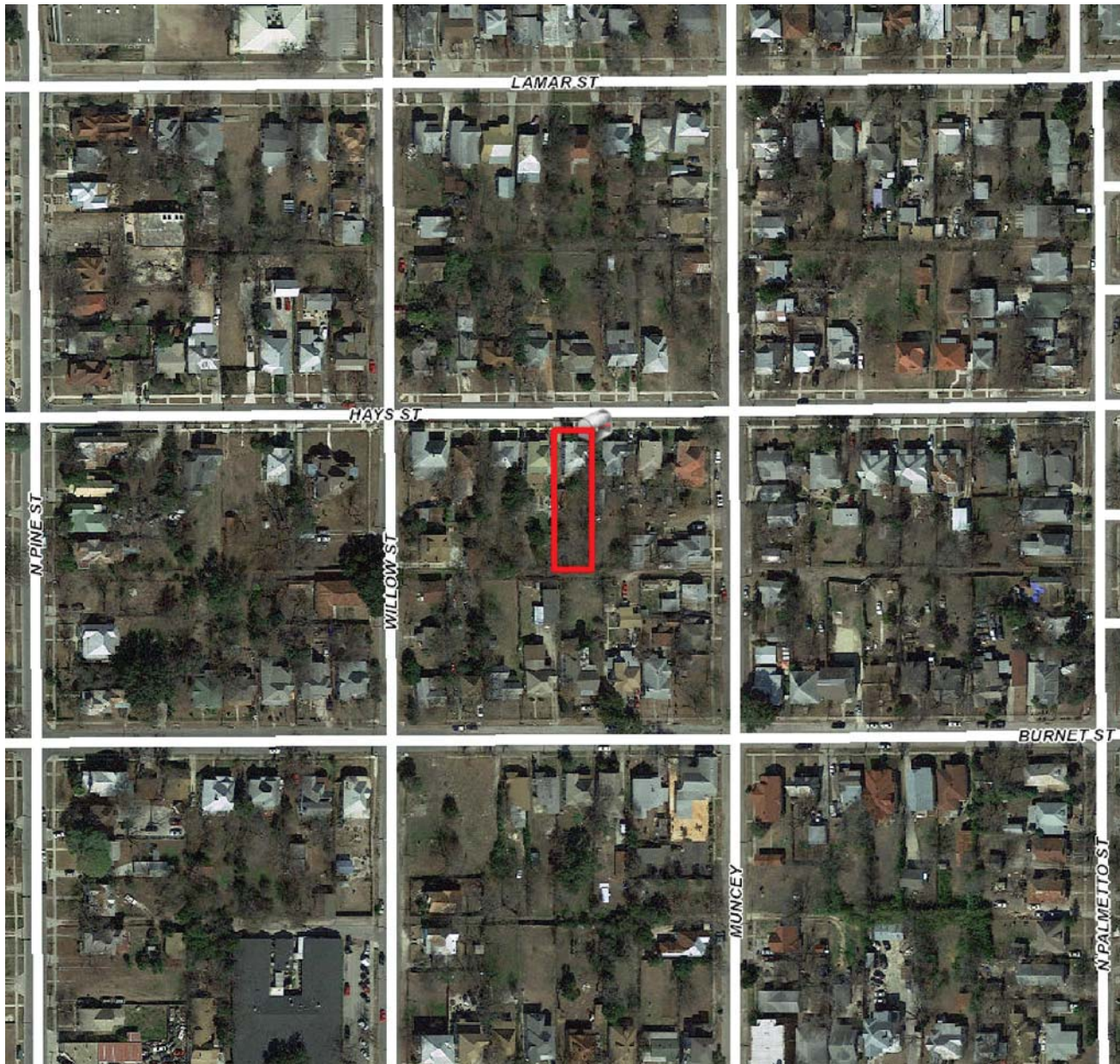
- a. This property received Historic Tax Certification on March 16, 2016.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to the effect to the Historic Preservation Officer.
- 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

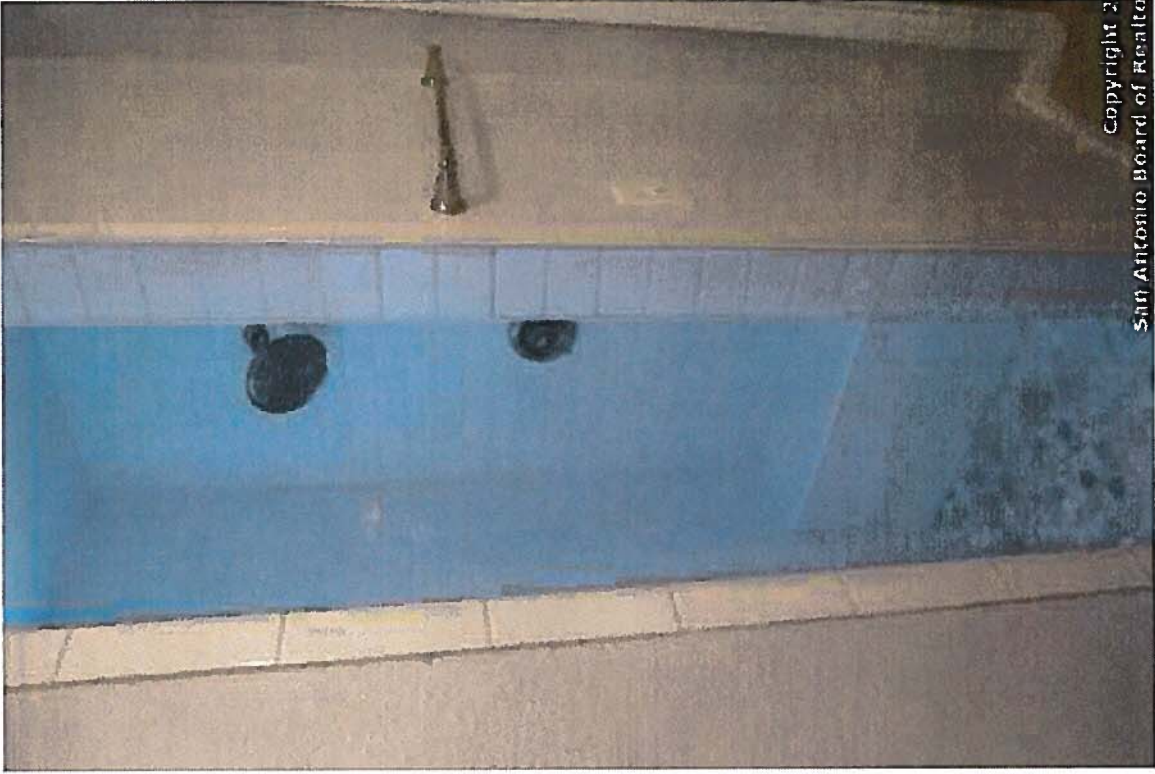
Printed: Apr 19, 2016

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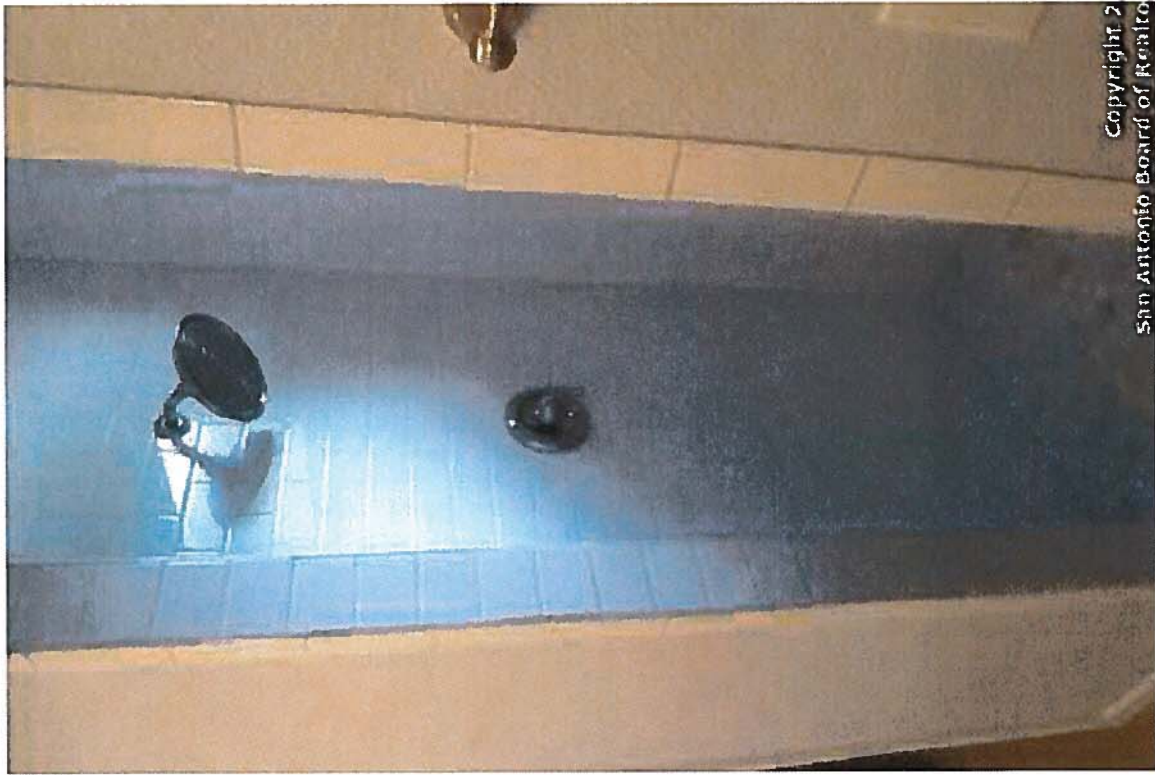




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CITY OF SAN ANTONIO

Development Services Department

WHAT DO YOU WANT TO BUILD TODAY?

Plan Reviews/Permits/Inspections For An Address

Permits for address 918 hays

House
Number: 918Street: hays
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: |
|-------------------------|-------------|--|------------------|---------|-------------------------------|-----------------------------|-------------------------|
| 2002257 | 918 HAYS ST | FOCAL DESIGN BUILDERS, LLC RUBEN CARRILLO | 02/18/2016 | CLOSED | DEMOLITION | Inspections | Reviews |
| 2004169 | 918 HAYS ST | RUBEN CARRILLO | 05/14/2015 | CLOSED | RESIDENTIAL BLDG APPLICATION | Inspections | Reviews |
| 2017035 | 918 HAYS ST | DELUNA ELECTRIC JOSE Z DE LUNA | 05/07/2015 | CLOSED | GENERL | Inspections | Reviews |
| 2017701 | 918 HAYS ST | L MORALES AIR CONDITIONING& HE LUIS R MORALES | 05/12/2015 | CLOSED | MECHANICAL PERMIT APPLICATION | Inspections | Reviews |
| 2025544 | 918 HAYS ST | R P PLUMBING ROBERT P PUENTE | 05/07/2015 | CLOSED | GENERALPLUMB | Inspections | Reviews |
| 2025547 | 918 HAYS ST | R P PLUMBING ROBERT P PUENTE | 12/02/2014 | CLOSED | SEWER | Inspections | Reviews |
| 2058976 | 918 HAYS ST | R P PLUMBING ROBERT P PUENTE | 05/05/2015 | CLOSED | GASPERMIT | Inspections | Reviews |

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with screen resolution settings of 800x600.

ESTIMATE



Ruben Carrillo
918 Hays
San Antonio, Texas 78202

(210) 818-4251

SA Homes Solutions
3018 Manila
San Antonio, Texas 78217

Estimate # 000017
Date 11/18/2014

Phone: (210) 385-3037
Email: hinojosaanthony@yahoo.com

| Description | Quantity | Rate | Total |
|--|----------|------------|------------|
| House Level | 1.0 | \$6,775.00 | \$6,775.00 |
| Material and labor to level pier and beam house. (1200 sq. ft.) | | | |
| Demo | 1.0 | \$4,300.00 | \$4,300.00 |
| Labor to demolish walls for new floor plan. Demolish exterior vinyl siding at rear of house. Remove all trash from inside of home | | | |
| Framing | 1.0 | \$4,300.00 | \$4,300.00 |
| Material and labor to frame new walls, staircase, structural beams for new openings at load bearing walls. | | | |
| Electrical | 1.0 | \$8,700.00 | \$8,700.00 |
| Material and labor to install new outlets, switches, fixtures, wiring, and inside panel. (Light fixtures not included) | | | |
| Plumbing (dww) | 1.0 | \$9,780.00 | \$9,780.00 |
| Material and labor to install all new water lines and drain lines for new layout. | | | |
| Hvac | 1.0 | \$6,400.00 | \$6,400.00 |
| New hvac system. | | | |
| Exterior and interior paint | 1.0 | \$6,400.00 | \$6,400.00 |
| Material and labor to paint exterior. Material and labor to tape, float texture, and paint drywall. Paint trim and doors. | | | |
| Bathroom | 2.0 | \$3,475.00 | \$6,950.00 |
| Material and labor remodel bathroom. Complete with new tile at shower and bathroom floor. New vanity base with granite countertop. New toilet. New shower fixture. | | | |

| | | | |
|--|-------|------------|------------|
| Kitchen I | 1.0 | \$7,100.00 | \$7,100.00 |
| Material and labor to completely remodel kitchen. New tile floors and backsplash. New solid wood cabinets with granite countertops. New kitchen layout. New sink, faucet, garbage disposal. Widen opening between kitchen and family room. | | | |
| Flooring | 1.0 | \$2,875.00 | \$2,875.00 |
| Finish wood floors. And install new flooring as needed. | | | |
| Interior door | 1.0 | \$0.00 | \$0.00 |
| Material and labor to install new pre hung doors with lock sets. | | | |
| Patio deck | 600.0 | \$10.00 | \$6,000.00 |
| Material and labor to build new pressure treated deck at rear of home. Multi level deck to access from second floor. Deck will be built according to plans. Stain both decks. | | | |

| | |
|-----------------|--------------------|
| Subtotal | \$69,580.00 |
| Total | \$69,580.00 |

By signing this document, the customer agrees to the services and conditions outlined in this document

Ruben Carrillo