

## **HISTORIC AND DESIGN REVIEW COMMISSION**

**June 15, 2016**

**Agenda Item No: 9**

**HDRC CASE NO:** 2016-210  
**ADDRESS:** 317 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 519 BLK 24 LOT 15  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Devin Elder  
**OWNER:** Devin Elder  
**TYPE OF WORK:** Historic Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification for the property at 317 Lamar.

### **APPLICABLE CITATIONS:**

UDC Section 35-618. Tax Exemption Qualifications

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

### **FINDINGS:**

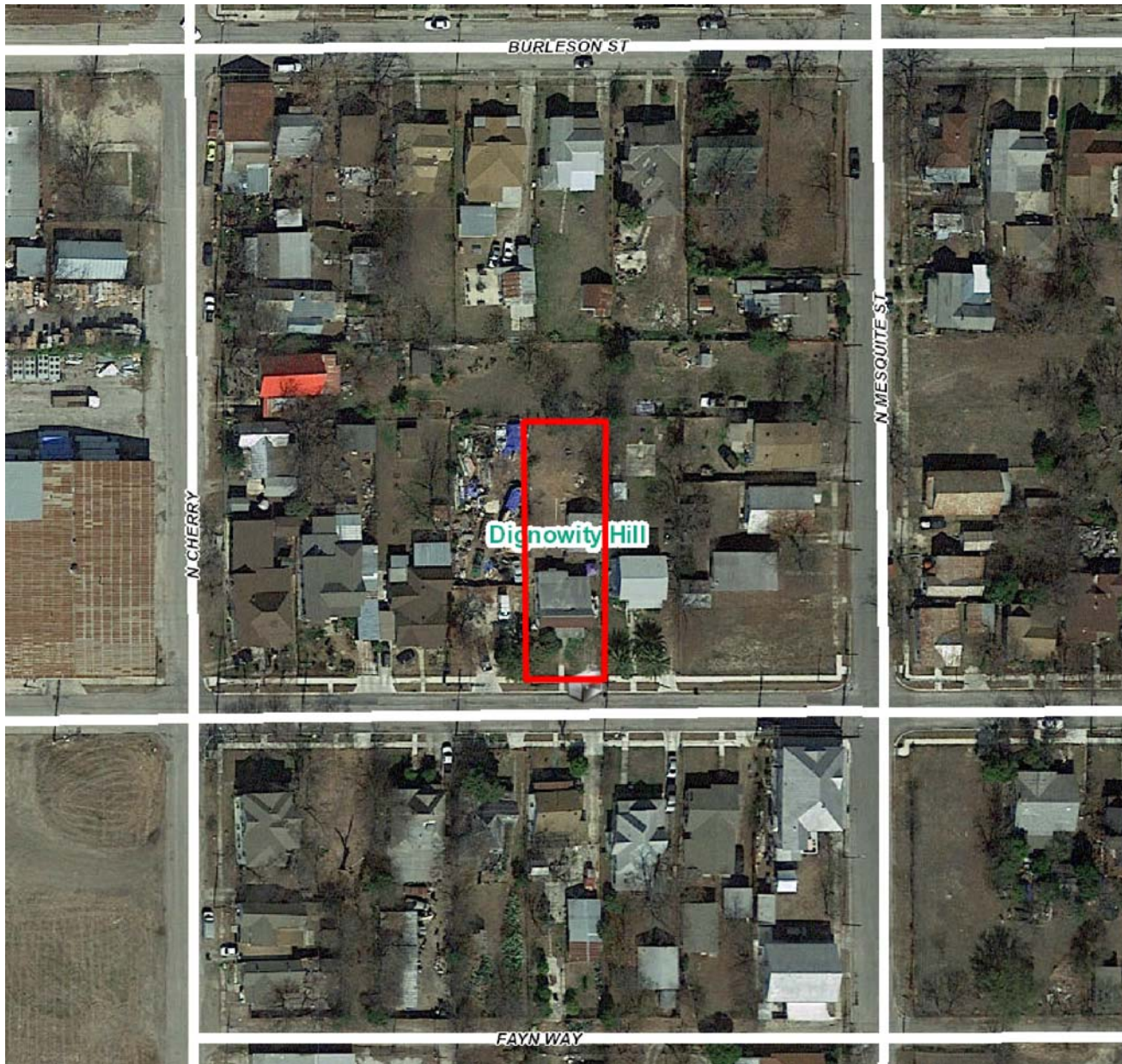
- a. This property received Historic Tax Certification on June 3, 2015.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- c. 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: Jun 06, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





Lamar

San Antonio, Texas

Street View - May 2014

## 317 Lamar - After Photos





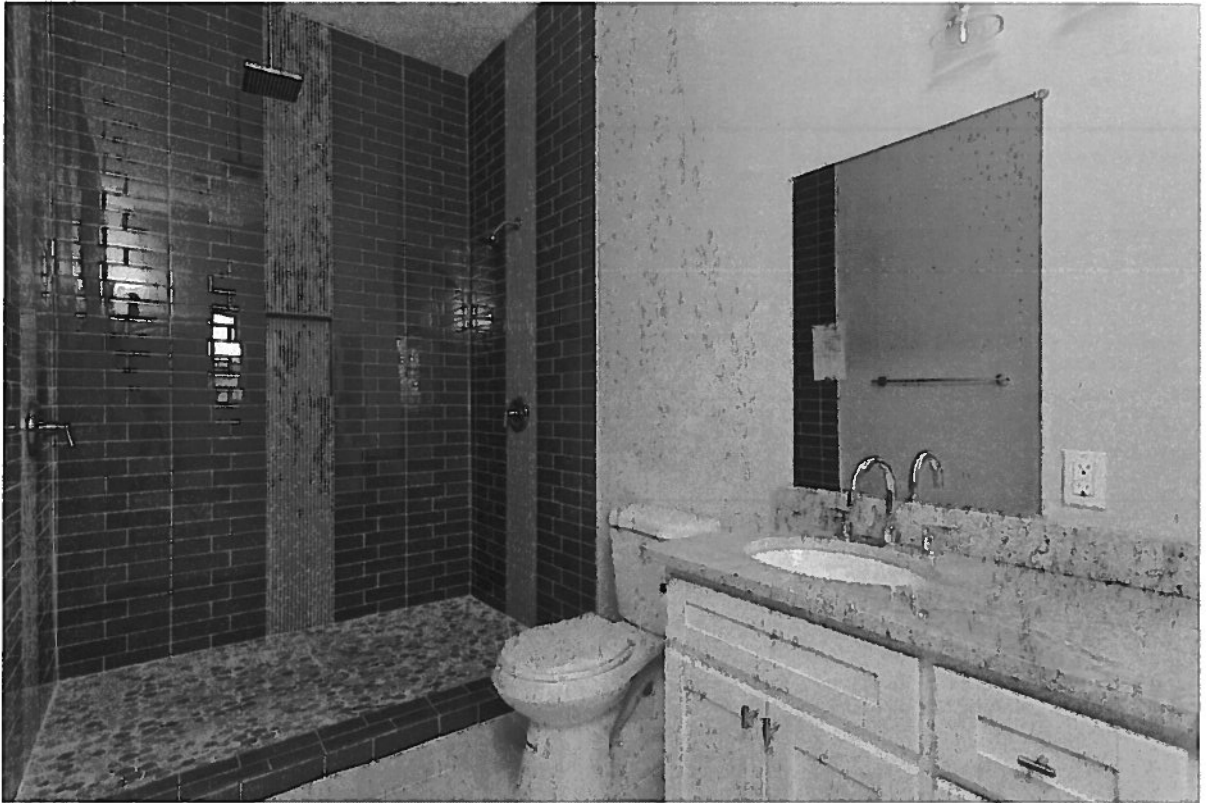














# 317 Lamar Construction Budget

1/1/2014 to 5/17/2016

Prepared By:  
DJE Texas Management Group LLC

## 317 Lamar 78202

Date	Type	Check No.	Name	Description	Amount
<b>8430. Rehab Expense</b>					
10/17/2014	Check		Santana's Remodeling	Draw #1	\$10,000.00
2/9/2015	Check		Santana's Remodeling	Rehab draw #2	\$13,000.00
2/11/2015	Check		Santana's Remodeling	Rehab payment	\$12,650.00
5/7/2015	Gen Journal			Framing - labor	\$4,952.95
5/9/2015	Check		Back to Life Remodeling - Jose Perez	Materials draw	\$8,500.00
5/12/2015	Gen Journal			Home depot - materials	\$738.05
5/13/2015	Check		Mojica Roofing	Materials draw - roof	\$6,800.00
5/14/2015	Check	226	Back to Life Remodeling - Jose Perez	Materials & labor draw	\$13,500.00
5/18/2015	Check		Back to Life Remodeling - Jose Perez	Porches	\$6,800.00
5/20/2015	Gen Journal			Lowes - Materials	\$1,045.41
5/20/2015	Gen Journal			Home depot - windows	\$1,673.03
5/22/2015	Gen Journal			Foundation repair - final payment	\$7,300.00
5/23/2015	Check		Back to Life Remodeling - Jose Perez	Draw	\$6,500.00
5/26/2015	Gen Journal			Wood siding	\$2,553.27
6/1/2015	Check		TR Gallegos Plumbing Services LLC	full plumbing	\$2,000.00
6/2/2015	Check		One Star Electric	full electric	\$2,500.00
6/2/2015	Check		Back to Life Remodeling - Jose Perez	draw	\$3,550.00
6/2/2015	Gen Journal			Wood windows	\$4,699.31
6/9/2015	Check		One Star Electric	full electric	\$1,500.00
6/9/2015	Check	242	Mojica Roofing	final payment - roof	\$6,995.93
6/11/2015	Check	243	TR Gallegos Plumbing Services LLC	full plumbing	\$1,000.00
6/13/2015	Check		Back to Life Remodeling - Jose Perez	draw	\$3,000.00
6/19/2015	Check		BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$10,000.00
6/22/2015	Check	250	TR Gallegos Plumbing Services LLC	full plumbing	\$2,000.00
6/22/2015	Check	253	All Foundation		\$1,950.00
6/29/2015	Check	255	TR Gallegos Plumbing Services LLC	full plumbing	\$2,900.00
7/7/2015	Check		One Star Electric	full electric	\$1,500.00
7/8/2015	Check	264	All Foundation	re-level foundation	\$1,000.00
7/13/2015	Check		BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$10,000.00
7/13/2015	Gen Journal			city fines	\$50.00
7/13/2015	Gen Journal			parking	\$4.00
7/15/2015	Check		Back to Life Remodeling - Jose Perez	final payment	\$700.00
7/15/2015	Check		Back to Life Remodeling - Jose Perez	materials	\$814.89

# 317 Lamar Construction Budget

1/1/2014 to 5/17/2016

Prepared By:  
DJE Texas Management Group LLC

7/15/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	insulation labor & materials	\$3,455.00
8/3/2015	Gen Journal		chandelier	\$220.01
8/25/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$9,000.00
9/1/2015	Check	287 All Foundation	Foundation Skirting	\$3,500.00
9/4/2015	Check	One Star Electric	full electric	\$600.00
10/9/2015	Gen Journal		Flooring, tile	\$2,130.70
10/9/2015	Gen Journal		Flooring, tile	\$8,000.00
10/9/2015	Gen Journal		Flooring, tile	\$2,000.00
10/29/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$728.81
11/10/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$368.05
11/11/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$259.80
11/11/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$306.28
11/18/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$1,712.85
11/18/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$97.75
11/18/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$103.65
11/19/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$3,600.00
12/7/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$80.08
12/7/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$32.76
12/7/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$91.11
12/8/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$634.91
12/8/2015	Gen Journal		Underlayment & grout	\$552.80
12/9/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$342.94
12/9/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$159.10
12/15/2015	Check	Ruben (Eddie) Perez	Electric - finish out	\$317.31
12/16/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$189.58
12/16/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$2,853.47
12/17/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$136.38
12/17/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$160.00
12/18/2015	Check	Ruben (Eddie) Perez	Electric - finish out	\$1,000.00
12/18/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$1,800.00
12/18/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$3,000.00
12/18/2015	Check	Ruben (Eddie) Perez	Electric - finish out	\$57.97
12/18/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$45.93
12/18/2015	Gen Journal		David Mitchell - Sq. Ft. Appraisal	\$125.00
12/21/2015	Check	Innovative Kitchen Cabinets & Granite LLC	Cabinets - final payment	\$3,713.37



# 317 Lamar Construction Budget

1/1/2014 to 5/17/2016

Prepared By:  
DJE Texas Management Group LLC

12/29/2015	Check	Pedro Martinez - Granite	Granite - final payment	\$1,300.00
12/30/2015	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Full rehab	\$111.13
12/30/2015	Gen Journal		Floor & Decor - tile	\$790.89
12/30/2015	Gen Journal		Kitchen lighting - edison bulbs	\$259.67
1/2/2016	EFT	Ruben (Eddie) Perez	electric - finish out	\$1,000.00
1/2/2016	Gen Journal		Home Depot - Materials	\$24.35
1/5/2016	Gen Journal		Home Depot - Materials - Benji	\$79.77
1/6/2016	Gen Journal		Bathroom lights	\$262.03
1/7/2016	Gen Journal		Home Depot - Materials - Benji	\$2,242.84
1/8/2016	Gen Journal		Home Depot - Materials - electric	\$27.41
1/11/2016	Gen Journal		Lowes - Baseboard	\$692.88
1/11/2016	Gen Journal		Home Depot - Materials - electric	\$121.16
1/13/2016	Gen Journal		Home Depot - Appliances	\$1,519.14
1/14/2016	Check	Ruben (Eddie) Perez	Electric - finish out	\$200.00
1/14/2016	Gen Journal		Home Depot - Materials - electric	\$291.92
1/14/2016	Gen Journal		Home Depot - Materials - electric	\$62.87
1/15/2016	Gen Journal		Home depot - materials	\$599.07
1/16/2016	Gen Journal		Home depot - materials	\$218.62
1/16/2016	Gen Journal		Home depot - materials	\$22.91
1/16/2016	Gen Journal		Return - home depot	(\$125.53)
1/18/2016	Gen Journal		Return	(\$16.32)
1/18/2016	Gen Journal		Home depot - materials	\$17.90
1/19/2016	Gen Journal		return	(\$61.04)
1/19/2016	Gen Journal		Return	(\$12.18)
1/19/2016	Gen Journal		Home depot - materials	\$15.06
1/19/2016	Gen Journal		Home depot - materials	\$651.20
1/19/2016	Gen Journal		Home depot - materials	\$225.41
1/19/2016	Gen Journal		Home depot - materials	\$336.71
1/20/2016	Check	BJ & DFN Contractor & Remodeling / Benjamin Vargas	Add'l labor	\$3,000.00
1/20/2016	Gen Journal		Photography	\$150.00
1/20/2016	Gen Journal		Home Depot - Materials - electric	\$800.00
1/20/2016	Gen Journal		Labor - Benji	\$3,650.00

# 317 Lamar Construction Budget

1/1/2014 to 5/17/2016

Prepared By:  
DJE Texas Management Group LLC

1/20/2016	Gen Journal			Return	(\$270.63)
1/20/2016	Gen Journal			Materials - Electric	\$66.08
1/20/2016	Gen Journal			Home depot - materials	\$247.59
1/20/2016	Gen Journal			Refund	(\$25.89)
1/21/2016	Gen Journal			Materials - Electric	\$44.98
1/22/2016	Check		BJ & DFN Contractor & Remodeling / Benjamin Vargas	Rehab	\$4,000.00
1/22/2016	Gen Journal			Materials - Eddie V.	\$55.69
1/22/2016	Gen Journal			Materials - Electric	\$106.15
1/23/2016	Gen Journal			Master bedroom - electric	\$21.97
1/25/2016	Check	377	TR Gallegos Plumbing Services LLC	full plumbing	\$500.00
1/25/2016	Check	378	TR Gallegos Plumbing Services LLC	Leaky faucet	\$150.00
1/26/2016	Check		Yolanda Gomez	Glass shower door	\$750.00
1/26/2016	Gen Journal			Materials - Electric	\$399.15
1/27/2016	Gen Journal			Materials - Electric	\$21.07
1/27/2016	Gen Journal			Materials - Electric	\$41.10
1/28/2016	Gen Journal			Materials - Electric	\$159.10
1/28/2016	Gen Journal			Home Depot - Materials - electric	\$77.32
2/2/2016	Gen Journal			Home depot - materials	\$240.06
2/4/2016	EFT		BJ & DFN Contractor & Remodeling / Benjamin Vargas	Pillar paint, baseboard quarter round	\$630.00
2/5/2016	Check		Yolanda Gomez	Glass shower door	\$725.00
2/10/2016	Gen Journal			Inspection fee	\$115.00
3/16/2016	Gen Journal			Home depot - materials	\$203.37
3/17/2016	Gen Journal			Home depot - materials	\$50.77
3/22/2016	EFT		Ruben (Eddie) Perez	Utility room exhaust vent	\$250.00
3/29/2016	Check	411	3D Electric	Laundry vent install	\$258.54
4/7/2016	EFT		Teresa Flores	Floor cleaning	\$60.00
4/8/2016	Gen Journal			Home depot - materials	\$175.77
4/11/2016	Gen Journal			Home depot - materials	\$106.31
4/13/2016	EFT		BJ & DFN Contractor & Remodeling / Benjamin Vargas	Misc. repairs	\$200.00
4/13/2016	Gen Journal			Home depot - materials	\$23.35
4/13/2016	Gen Journal			Home depot - materials	\$22.23
4/22/2016	EFT		Ruben (Eddie) Perez	Electrical work	\$300.00
4/22/2016	EFT		Vespid Pest Control	WDI treatment	\$1,461.37



## 317 Lamar Construction Budget

1/1/2014 to 5/17/2016

Prepared By:  
DJE Texas Management Group LLC

4/26/2016	Gen Journal			Home depot - materials	\$60.21
4/27/2016	Check	427	Yolanda Gomez	Window screens	\$675.00
4/27/2016	EFT		Ruben (Eddie) Perez	Misc. eletric, lawn	\$900.00
5/9/2016	EFT		BJ & DFN Contractor & Remodeling / Benjamin Vargas	Misc. repairs	\$185.00
<b>Total Expense</b>					<b>\$234,995.98</b>
<b>Construction Expenses 317 Lamar 78202</b>					