HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 13

HDRC CASE NO:	**2015-484**
ADDRESS:	315 CLUB DR
LEGAL DESCRIPTION:	NCB 6704 BLK 14 LOT 4
ZONING:	R6 H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Lance Williamson
OWNER:	Lance Williamson
TYPE OF WORK:	Historic Tax Verification

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 315 Club Drive.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

(1) State the legal description of the property proposed for certification;
(2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
(3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
(4) Include a statement of costs for the restoration or rehabilitation work;
(5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
(7) Include a detailed statement of the proposed use for the property; and
(8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(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.

(f) Historic Preservation Tax Exemptions.

(1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:

A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.

B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

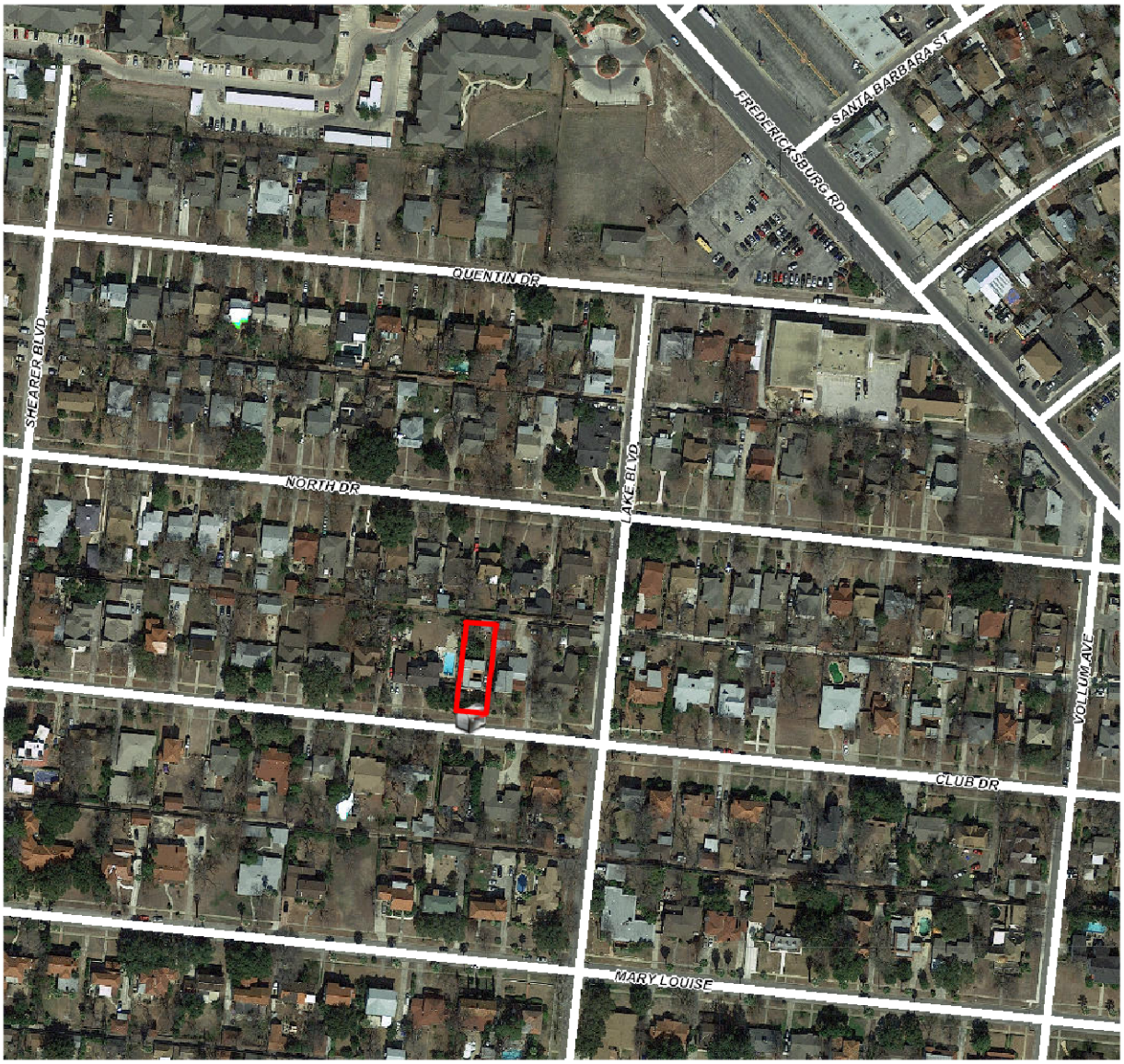
a. The applicant is requesting Tax Verification for the property located at 315 Club.
b. The applicant received Tax Certification on December 16, 2015, from the HDRC.
c. The scope of work consists of various items including repairs to the HVAC, electrical, plumbing, stairs, streetrock and wood flooring. The property owner also did work to the driveway and painted the exterior.
d. The requirements for Tax Verification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.
e. Staff visited the site November 9, 2016.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through e.

CASE MANAGER:

Lauren Sage



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315 Club Drive

Powered by ArcGIS Server

Printed:Dec 02, 2015

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.

333

315
Protection One

TOYOTA
TACOMA
TEXAS
FGG-6803

Itemized List of Costs
Tax Verification
315 Club Dr.
San Antonio, TX 78201

Plumbing: $4484
Electric rewire and materials: $6,869
HVAC: $8473
Driveway: $2500
Stairs: $1500
Sheetrock repair: $4800
Wood floor repair/replacement/refinishing: $8,400
Junk Cleanup: $3339

Total: $40,365

Plan Reviews/Permits/Inspections For An Address

Permits for address 315 club

House Number: 315

Street: club 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:
186516 00401B	315 CLUB DR	OTHER RAUL GARCIA, JR OLD		OPEN	RESIDENTIAL BLDG APPLICATION	Inspections	Reviews
1385359	315 CLUB DR	BAIRD FOUNDATION REPAIR JOHN R CHANEY OLD	07/11/2012	CLOSED	MISC NO REVIEW	Inspections	Reviews
1421370	315 CLUB DR	LYNNE HICKS OLD		STOP WORK	MISC NO REVIEW	Inspections	Reviews
2115329	315 CLUB DR	ALLIED FOUNDATION LETICIA ARAMBULA		OPEN	MISC NO REVIEW	Inspections	Reviews
2118687	315 CLUB DR	SA HVAC & REFRIGERATION JACOB L RAMIREZ	10/19/2016	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2121154	315 CLUB DR	RIGHT CONNECTION PLUMBING JAVIER L CAZARES	02/24/2016	CLOSED	GASPERMIT	Inspections	Reviews
2127598	315 CLUB DR	CLASSIC ELECTRIC CO. SA CLASSIC ELECTRIC INC RAUL VILLARREAL	04/27/2016	CLOSED	GENERL	Inspections	Reviews
2134686	315 CLUB DR	RIGHT CONNECTION PLUMBING JAVIER L CAZARES	02/24/2016	CLOSED	GENERALPLUMB	Inspections	Reviews

1

Back Main Menu Dynamic Portal

Website best viewed using Microsoft Internet Explorer 5.0 and above or Netscape 6.2
with screen resolution settings of 800x600.

Right Connection Plumbing

Lic. & Bonded PVC

"Right Service at the Right Price"
1739 W. Hildebrand
San Antonio, Texas 78201
Office 736-LEAK (5325)
Fax 737-0787

Date 12/30/15 INVOICE NO. _____

Responsible - Master Plumber
Javier Cazares - # M18556

TECHNICIAN	TEAM PARTNER
Javier	

JOB LOCATION:	BILL TO:
NAME Rodolfo Zappala	NAME Rodolfo Zappala
ADDRESS 315 Club	ADDRESS 315 Club
CITY San Antonio STATE TX ZIP 78201	CITY San Antonio STATE TX ZIP 78201

DIAGNOSIS:

AUTHORIZATION TO PROCEED WITH WORK I hereby authorize the herein below described work at the below listed price. I agree to pay 1¾% per month for past due contracts (minimum charge: $15.00). In the event that collection efforts are initiated against me, I shall pay for all associated fees as the posted rates. By the addition of my signature below, I understand, and agree to the terms listed herein.

Estimate _____ *Signature* _____

QUANTITY	DESCRIPTION OF WORK PERFORMED	RATE		AMOUNT	
1	Installation of tankless water heater				
2	run a gas opening for a stove				
3	pressure test existing gas line				
		SUB	TOTAL		
	CK # 1065		TAX		
		GRAND	TOTAL	750	00

ACCEPTANCE OF WORK PERFORMED I acknowledge satisfactory completion of the above described work, and accept said work pursuant to the terms and conditions set forth on front of this document.

Signature X _____ Make check payable to Right Connection Plumbing

PAID BY: ☐ CASH ☑ CHECK ☐ CREDIT CARD AUTH.#

Contractors are required by law to be regulated by Texas State Board Of Plumbing Exanminers. Any querstions concerning a contractor may be referred to the registrar of the board, whose address is:
Contractors State License Board, PO Box 4200, Austin, Texas 78765
(512) 458-2145 Fax (512) 540-0637

✓

Right Connection Plumbing

Lic. & Bonded PVC

"Right Service at the Right Price"
1739 W. Hildebrand
San Antonio, Texas 78201
Office 736-LEAK (5325)
Fax 737-0787

Date 2/23/16 INVOICE NO. _____

Responsible - Master Plumber
Javier Cazares - # M18556

TECHNICIAN	TEAM PARTNER
Javier	Deanna

JOB LOCATION:	BILL TO:
NAME Club	NAME Lance Williamson
ADDRESS 315 Club	ADDRESS 10438 Brinwood Dr.
CITY SA STATE TX ZIP 78201	CITY Houston STATE TX ZIP 77043

DIAGNOSIS:

AUTHORIZATION TO PROCEED WITH WORK I hereby authorize the herein below described work at the below listed price. I agree to pay 13/4% per month for past due contracts (minimum charge: $15.00). In the event that collection efforts are initiated against me, I shall pay for all associated fees as the posted rates. By the addition of my signature below, I understand, and agree to the terms listed herein.

Estimate _____ *Signature* _____

QUANTITY	DESCRIPTION OF WORK PERFORMED	RATE	AMOUNT
	worked on gas line on the one that crossed the wall and replaced a 2" cuppling and the removal of gase checked for any gas leaks		
		Bal.	250.00
	fix LEAK		125.00
		SUB TOTAL	
375-		TAX	
(40) permit			375.00
335		GRAND TOTAL	$335.00

ACCEPTANCE OF WORK PERFORMED I acknowledge satisfactory completion of the above described work, and accept said work pursuant to the terms and conditions set forth on front of this document.

Signature X [signature] Make check payable to Right Connection Plumbing

PAID BY: ☐ CASH ☒ CHECK ☐ CREDIT CARD AUTH.#

Contractors are required by law to be regulated by Texas State Board Of Plumbing Exanminers. Any querstions concerning a contractor may be referred to the registrar of the board, whose address is:
Contractors State License Board, PO Box 4200, Austin, Texas 78765
(512) 458-2145 Fax (512) 540-0637

hvacdistribution.com
Questions about a product? Talk to an HVAC Specialist: 1-800-471-7871

CustomerID# 836

Thank you for your order. Your order number is 2207, placed 12/06/2015 at 09:31PM.

Bill To:

Lance Williamson
1119 Wisterwood Dr
Houston, TX 77043
United States
713-962-1193
erozlance@gmail.com

Ship To:

Lance Williamson
315 Club Dr
San Antonio, TX 77043
United States
713-962-1193

Payment Info:

Credit Card: Visa
Lance Williamson
**********2025

Shipping Method:

Free Shipping (7 Day Ground)

Order Details:

Code	Item	Qty	Price	Grand Total
RL75iN	Rinnai RL75iN Natural Gas Tankless Water Heater	1	$859.00	$859.00

Subtotal: $859.00
Tax: $0.00
Shipping Cost: $0.00
Grand Total: $859.00

Thank you for shopping at www.hvacdistribution.com!
Visit us again at http://www.hvacdistribution.com/

Classic Electric Co.

WWW.CLASSICELECTRICCO.COM

Licensed & Insured for your protection

Texas Electrical Contractor License 27879

210.843.8396

Mail To: **5150 Broadway Street #174**
San Antonio, Texas 78209

11503 Jones Maltsberger
San Antonio, Texas 78216
classicelectric480@yahoo.com

Proposal Submitted To: LANE Williamson	Job Name:	Job #:
Address: 315 Club	Job Location:	
	Date: 1-15-16	Date of Plans:
Phone #: 713 962 1193	Email:	

We hereby submit specifications and estimates for:

4500.00 for roughin
1000.00 for trim out

All trim out material including Breakers supplied by owner

See attached for breakers

Regulated by the Texas Department of Licensing & Regulation PO Box 12157 Austin, TX 78711

The undersigned hereby understands that diagnostic work may be needed to identify electrical issues or problems in your electrical system. If at the end of the diagnostic work no additional work is needed, you will be charged for the diagnostic work performed. If additional work is needed you will be given an estimate for additional work required. EXCLUSIONS: We are not responsible for any existing defective wiring or code violations in the existing electrical system and any said defective wiring or code violations that requires us to repair or extend the work we have proposed to install or repair must be paid for in addition tot he proposed price declared. Due to the nature of this work, it is sometimes necessary to create openings in walls, ceilings and floors to gain access to concealed wiring or to install new wiring. Price does not include patching or painting walls, ceilings or floors that need to be cut or drilled to gain access.

We propose here to furnish material and labor - complete in accordance with the above specifications for the sum of: $ 3000.00 Dollars

With payments as follows: PAID
PAID

Respectfully Submitted by:

Note--this proposal may be withdrawn by us if not accepted within _____ days

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be outlined above.

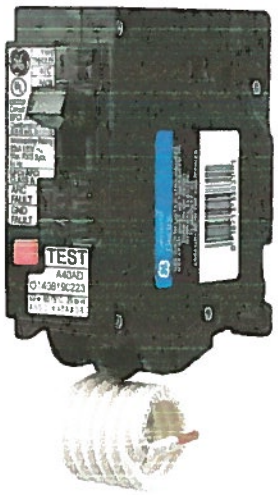
Signature _____ Date of Acceptance _____

Signature _____ Date of Acceptance _____

Home / Electrical / Power Distribution / Circuit Breakers / 1 Pole Breakers

Model # THQL1115DFP Internet #206119508 Store SKU #1001298783

Save



Save to List

GE

Q-Line 15 Amp Single-Pole Dual Function Arc Fault/GFCI Breaker

★★★☆☆ (3) Write a Review Questions & Answers (1)

$44.97 /each x 19

$855

Quantity - 1 +

Pick Up In Store Today

Add to Cart

Free store pickup at Cambray

10 **in stock**

Aisle 02, Bay 020 Text to Me

Change Pickup Store

We'll Ship It to You

Add to Cart

Free Shipping

Expect it
November 2

See Shipping Options

Easy returns in store and online
Learn about our return policy

We're unable to ship this item to:
AK,GU,HI,PR,VI

Schedule delivery as soon as tomorrow

Product Overview

The 2014 NEC has mandated Ground Fault and Arc Fault circuit protection on many 15 Amp and 20 Amp kitchen and laundry circuits. General Electric offers both Ground Fault and Combination Arc Fault (GFCI and CAFCI) protection in a simple to apply and cost effective solution. GFCI protection guards against ground fault as an effective means of preventing electrical shocks. GFCI circuit breakers accomplish this by detecting when current is "leaking" somewhere outside its intended path. If your body provides path to ground for this "leakage" you could be burned, shocked or even electrocuted. CAFCI protection guards against damage or fires which can result from arcing and sparking that can arise from deteriorated wires, poor connections and breaches in wire insulation. With more than 67,000 home fires claiming more than 485 lives and injuring 2,300 victims annually, the added safety provided by CAFCI protection is an important step forward in reducing this risk.

Info & Guides

Product Brochure

SDS

You will need Adobe® Acrobat® Reader to view PDF documents.
Download a free copy from the Adobe Web site.

My Account

Overview (/overview)

Order Management

Order History (https://checkout.zoro.com/my... sc=6&ext=T#/ordershistory)

Returns History (/returns)

Buy Items Again (/reorderItems)

Create a Quote (/quotation/new)

Manage Quotes (/quotes)

Account Management

Customer Service

Order #SO3704886

Status: **BILLED**

Date: 12/28/2015

Shipping Address	Delivery Method
Lance Williamson 315 Club Dr San Antonio Texas 78201 United States	Standard Ground

Order Summary

Subtotal	$329.6
Shipping Total	$0.0
Tax Total	$0.0
Total	$329.06

Reorder All Items (/reorderItems' order_id=43084209)

Download as PDF (https://checkout.zoro.com/c.13269 asset=order-details&id=43084209&n=3)

Products shipped (2)

Shipped on: 12/28/2015	Delivery Method
Tracking Number(s): 1ZE24A620332864916 (http://wwwapps.ups.com/WebTracking/t... track=yes&trackNums=1ZE24A6203328... , 1ZE24A620332863711 (http://wwwapps.ups.com/WebTracking/t... track=yes&trackNums=1ZE24A6203328...	Standard Ground

Exterior-Mounted Exhaust Ventilators (https://www.zoro.com/i/G3265184)
SKU: #G3265184
$131.12

Quantity: 1
Total Amount: $131.12

Reorder this Item

7-1/2" Direct Drive Downblast Ventilators (https://www.zoro.com/i/G7488993)
SKU: #G7488993
$173.40

Quantity: 1
Total Amount: $173.40

Reorder this Item

Payment Information

My Account

Overview (/overview)

Order Management

Order History (https://checkout.zoro.com/my... sc=6&ext=T#/ordershistory)

Returns History (/returns)

Order #SO3704886

Status: BILLED

Date: 12/28/2015

Order Summary

Shipping Address

Lance Williamson
315 Club Dr
San Antonio Texas 78201
United States

Delivery Method

Standard Ground

Subtotal $329.6

Shipping Total $0.0

Tax Total $0.0

Total $329.06

Invoice

B&M Electric Inc.

www.bmelectric.biz
bob@bmelectric.biz

10106 Tioga
San Antonio, Texas 78230
Phone: (210) 999-9374

January 6, 2016

Lance and Leo
Club Drive

DESCRIPTION	AMOUNT
Install wire and a/c disconnect at side of house temporarily powered at service	
Removed a/c otlet and installed new a/c disconnect on side of back house	
	$170.00
	$170.00
	8.25%
	$14.03
	$184.03

Make all checks payable to **B&M Electric Inc.**

THANK YOU FOR YOUR BUSINESS!

Invoice

SA HVAC & REFRIGERATION # TACLB63511E
1222 PLAZA LAKE DR
SAN ANTONIO, TX 78245

Bill To:
LANCE WILLIAMSON 315 CLUB DRIVE SAN ANTONIO, TX 78201

Date	Invoice No.	P.O. Number	Terms	Project
12/30/15	85			

Item	Description	Quantity	Rate	Amount
PARTS	MATERIAL & PERMIT	1	1,200.00	1,200.00
LABOR	LABOR	1	2,000.00	2,000.00T
	Sales Tax		0.00%	0.00

TEXAS DEPARTMENT OF LICENSING & REGULATION P.O. BOX 12157 AUSTIN, TX 7811 PH. 1800-803-9202	Total	$3,200.00

From: Leo Zappala leozapp80@gmail.com
Subject: Fwd: Order Confirmation
Date: December 31, 2015 at 5:04 PM
To: Baby Babes erozlance@gmail.com

---------- Forwarded message ----------
From: "support@totalhomesupply.com" <support@totalhomesupply.com>
Date: Dec 10, 2015 10:38 PM
Subject: Order Confirmation
To: "Rodolfo Zappala" <leozapp80@gmail.com>
Cc:

Total Home Supply
Your Total Home & Business Source

Hello Rodolfo Zappala!

Thank you for shopping with us at Total Home Supply. Your order was received and we are preparing it for shipment. If you would like to view or manage your orders, please visit My Account.

Order Details

Order #: 22279

Ship to:

Rodolfo Zappala

315 Club Dr
San Antonio, TX 78201
US
832-997-6148

Shipping Method: Free Shipping

Billing Information:

Rodolfo Zappala

1119 Wisterwood Dr
Houston, TX 77043
US
832-997-6148

Payment Method: MC **********5503

Product	Qty	Each	Total
LG LA090HYV1 9000 BTU 27.5 SEER Art Cool Premier Single Zone Mini Split System with Heat Pump LG-LAN090HYV1			
LG LAN090HYV1 Art Cool Premier Ultra Efficiency 9000 BTU Indoor Wall Unit - Heat and Cool (1)	1	$1,289.00	$1,289.00

LG-LAU090HYV1

LG LAU090HYV1 9000 BTU Art Cool Premier Outdoor Unit (1)

LG LMU36CHV 36000 BTU 22 SEER Quad-Zone Multi F Mini-Split Air Conditioner

Select 1st Indoor Unit
LG LSN090HSV4 9000 BTU Standard Indoor Wall Unit Only - Heat and Cool
Select 2nd Indoor Unit
LG LSN090HSV4 9000 BTU Standard Indoor Wall Unit Only - Heat and Cool 1 $3,984.00 $3,984.00
Select 3rd Indoor Unit
LG LSN090HSV4 9000 BTU Standard Indoor Wall Unit Only - Heat and Cool
Select 4th Indoor Unit
LG LSN120HSV4 12000 BTU Standard Indoor Wall Unit Only - Heat and Cool

Subtotal: $5,273.00
Tax: $0.00
Shipping & Handling: $0.00
Total: $5,273.00

315 Club Drive

Ribbon driveway. 68 ft x 2 ft x 2
Remove existing driveway, haul away debris $2500
~~Repair sidewalk section by porch $600~~
Total: 3100

Replace broken stairs from city sidewalk: $1500

4000

315 Club

Samuel Fabella - "Alex"

will install sheetrock, tape + float, including all materials except needed 2x4s.

Price $4,800

Paid in 3 pmts. of $1600

1st pmt made 2/6/16 1600

2nd pmt 1/2 done.

3rd pmt when complete

LANCE Williamson

Alex Fabella

WZ Home Solutions

713-900-5566

EIN: 47-1181974

Yard

Clean overgrown yard, trim trees and remove branches touching house

$2,000

Floors

Repair rotten wood floors

$5,500

Sand, stain, poly wood floors

$2,500

Restore tile in open foyer

$400

Total: $10,400

PAID

From: **Junk King Site** no-reply@junk-king.com
Subject: **Junk King Estimate**
Date: **December 29, 2015 at 2:11 PM**
To: erozlance@gmail.com

JS

JUNK KING
AMERICA'S GREENEST JUNK REMOVAL SERVICE

Estimate

Estimate Date: 12/29/2015
Amount: $1,164.77

Thank you for allowing Junk King to give you an estimate for your junk removal needs.

Our estimate includes all labor, tax, and dump fees and we will beat any written estimate.

We are a licensed and insured service that recycles or donates up to 60% of the items we haul from your location. We call ahead, show up on time and leave your property clean and tidy.

Please make sure the name, address, and phone number below are correct. If anything is incorrect, please call us at 888.888.JUNK (5865) or email us at callcenter@junk-king.com.

Estimate #:	JK349582
Date:	12/29/2015
Name:	Lance Williamson
Address:	315 Club Dr San Antonio, TX 78201
Phone:	(713) 962-1193
Billing Amount:	$1,076.00
Taxes:	$88.77
Total:	$1,164.77

TRASH

Off schedule Brush pick up City of SA.
Trees/Brush #175

Remember, Junk King will beat any written estimate. If you have questions about the value of our service as compared to our competitors, debris boxes, or doing it yourself, please don't hesitate to call us!