HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 01

HDRC CASE NO:	**2017-018**
ADDRESS:	221 CLAUDIA ST
LEGAL DESCRIPTION:	NCB 2876 BLK 1 LOT 5
ZONING:	RM-4,H,HL
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	House
APPLICANT:	Jud Janak
OWNER:	Name Janak, Megan Janak
TYPE OF WORK:	Historic Tax Certification and Verification

REQUEST:

The applicant is requesting Historic Tax Certification and Verification for the property at 221 Claudia.

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.

(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.

(2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(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:

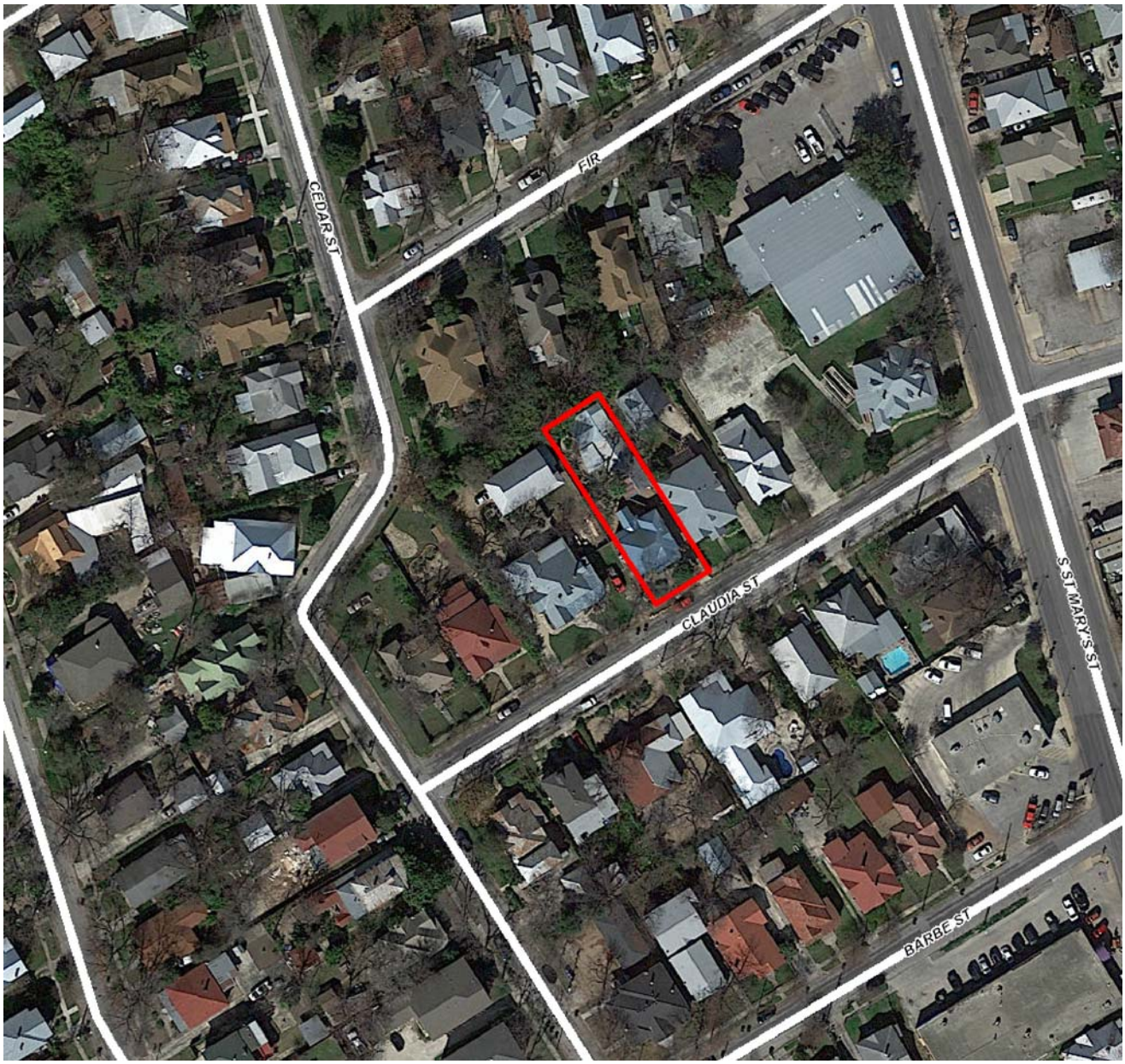
a. The applicant is requesting Historic Tax Certification and Tax Verification for the property located at 221 Claudia.
b. The purpose of the Substantial Rehabilitation Tax Exemption program is to encourage repair and reuse of historic properties; encourage preservation of historic character and original material; assist property owners with the cost of associated with repair and maintenance.
c. The scope of work consists of wood floor repair, window repair, electrical repair, roof and foundation repair. Foundation, window and roof repair were approved administratively. Staff finds the work is eligible for the program and all work was approved.
d. The requirements for Historic Tax Certification and Verification outlined in UDC Section 35-618 have been met.
e. Staff visited the site January 11, 2017.
f. The approval of tax verification by the HDRC in 2017 means that the property owner will be eligible for the Substantial Rehabilitation Tax incentive beginning in 2018.

RECOMMENDATION:

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

CASE MANAGER:

Lauren Sage



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Flex Viewer

Powered by ArcGIS Server

Printed:Jan 09, 2017

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.

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
TIME:
FOR MORE INFORMATION CONTACT
(210) 215-9274
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

221

2
2
1
Frontpoint

IRONCLAD
ROOFING & RENOVATIONS
210-316-6595
WaterBlock
Advantage 30
Premium Synthetic
Roofing Underlayment

SIR WALTER
SCOTCH WHISKY

TEXAS
GYF-1689

WILCO

DANGER
PELIGRO
Window A/C 220v
furnace #2
A/C
upstairs A/C 220v
Back House
Family room dedicated
Back Bed Dedicated
INSIDE
Sub-PANEL
TELEPHONE
TELEPHONE NETWORK INTERFACE

Rehab Item	Rehab Cost	Approximate Start Date	Approximate End Date
1) Foundation	$10,350.00	09/21/2015	09/28/2015
2) Electric	$5,386.47	09/30/2015	11/04/2015
3) Roof & Gutters	$19,000.00	11/9/2015	11/26/2015
4) Hard Wood Floors	$1,520.00	12/7/2015	12/11/2015
5) Windows	$4,750.00	10/01/2016	10/31/2016
6) Paint & Gutter Repair	$11,463.00	11/01/2016	11/18/2016
Total	**52,469.47**		

The property at 221 Claudia has 2 residential structures. The first structure is the original historic home built in 1900 and the second structure is a guest house built in the 21st century by the previous owners. All of the improvements listed were performed on the original historic home.

The last complete tax year before my wife and I bought the house in September of 2015 was for 2014. Per a search performed on the Bexar CAD website in 2014, the original historic structure appraised for $122,990. A thirty percent reinvestment would be $36,897. As of November 18, 2016 we have invested $52,469.67 in completed projects.

1) We have included the initial agreement, final paid invoice, and foundation repair certification report from a registered professional engineer.
2) We have included the initial invoice and final paid invoice for updating the electrical. We have also included pictures of the new outside and inside electrical panels.
3) We have included the initial estimate as well as the final invoice for the metal roof and gutters. We have also included before and after pictures.
4) The final invoice to refinish the original long-leaf pine hardwood floors is included. We also included before and after pictures.
5) We have included the original invoice for the estimate to replace the single pane double hung windows. After the initial estimate, Mr. Elizondo agreed to a final price of $475 per window (total of 10 windows) if I helped him remove and install the windows. The original windows were removed and the original glass was saved. Then the original glass was installed in Mr. Elizondo's period appropriate double hung single pane wood windows. Finally the windows were installed. We have attached before and after pictures. We also have the certificate of appropriateness.
6) The original invoice for new exterior paint and gutter repair is attached. We also have the final invoice attached as well as before and after pictures. We also have the certificate of appropriateness.

Bexar CAD

Property Search Results > 136491 JANAK JUDSON CLARKE & MEGAN ELIZABETH for Year 2016

Property

Account

Property ID:	136491	Legal Description:	NCB 2876 BLK 1 LOT 5
Geographic ID:	02876-001-0050	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

Location

Address:	221 CLAUDIA ST SAN ANTONIO, TX 78210	Mapsco:	616F7
Neighborhood:	ACEQUIA MADRE NAT/LOC HIST (SA)	Map ID:	
Neighborhood CD:	57300		

Owner

Name:	JANAK JUDSON CLARKE & MEGAN ELIZABETH	Owner ID:	2971878
Mailing Address:	221 CLAUDIA ST SAN ANTONIO, TX 78210-1218	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	$297,570		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$81,140		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$378,710		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$378,710		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$378,710		

Taxing Jurisdiction

Owner:	JANAK JUDSON CLARKE & MEGAN ELIZABETH
% Ownership:	100.0000000000%
Total Value:	$378,710

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.015700	$378,710	$375,710	$58.99
08	SA RIVER AUTH	0.017290	$378,710	$373,710	$64.61
09	ALAMO COM COLLEGE	0.149150	$378,710	$378,710	$564.85
10	UNIV HEALTH SYSTEM	0.276235	$378,710	$378,710	$1,046.13
11	BEXAR COUNTY	0.293250	$378,710	$378,710	$1,110.57
21	CITY OF SAN ANTONIO	0.558270	$378,710	$378,710	$2,114.22
57	SAN ANTONIO ISD	1.512600	$378,710	$353,710	$5,350.22
CAD	BEXAR APPRAISAL DISTRICT	0.000000	$378,710	$378,710	$0.00
	Total Tax Rate:	2.822495			
				Taxes w/Current Exemptions:	$10,309.59
				Taxes w/o Exemptions:	$10,689.07

Improvement / Building

Improvement #1: Residential **State Code:** A1 **Living Area:** 1305.0 sqft **Value:** $162,120

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1900	1124.0
OP	Attached Open Porch	A - NO		1900	88.0
LA1	Additional Living Area	A - WS		0	181.0

Improvement #2: Residential **State Code:** A1 **Living Area:** 1209.0 sqft **Value:** $135,450

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - WS		1900	1209.0
CP	Att Carport	A - NO		1980	546.0
PAC	Terrace with cover	A - NO		1980	126.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1687	7350.00	50.00	147.00	$81,140	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	$297,570	$81,140	0	378,710	$0	$378,710
2015	$275,030	$81,130	0	356,160	$0	$356,160
2014	$214,190	$81,130	0	295,320	$0	$295,320
2013	$198,550	$81,130	0	279,680	$0	$279,680
2012	$204,040	$50,100	0	254,140	$0	$254,140

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number

1	9/17/2015	GWD	General Warranty Deed	HEMPHILL KELLY P & CHARLES K	JANAK JUDSON CLARKE & MEGAN ELIZABETH	17464	0410	20150179260
2	5/14/2009	GWD	General Warranty Deed	AMARO FRANCISCO M	HEMPHILL KELLY P & CHARLES K	13985	1134	20090088379
3		Deed	Deed		AMARO, FRANCISCO M	7169	0972	0

2017 data current as of Jan 9 2017 12:29AM.
2016 and prior year data current as of Dec 9 2016 7:56AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

Website version: 1.2.2.11 Database last updated on: 1/9/2017 12:29 AM © N. Harris Computer Corporation

Davila Electric Co., Inc.

1842 Bandera Rd.
San Antonio, TX 78228-3801
TexasElectricalContractorLicense #17069

Invoice

Date	Invoice #
9/7/2015	34875

Bill To	Jobsite Information
Judson Janek 221 Claudia San Antonio, Texas 78210	Re: 221 Claudia San Antonio, Texas

Phone # 210.436.1551	Fax # 210.435.9800	E-mail:davilaelectric@sbcglobal.net

CUST P.O. No.	Terms	Due Upon Rec't	Tech	Job#	Requested By
	Due on receipt	9/7/2015	SG	50902	Judson

Date	Item	Description	Svc Units	Rate	Amount
9/3/2015	Bid	Bid work per contract agreement as follows: -Inspected all electrical points -Made lights and submitted a proposal on repairs Subtotal		358.50	358.50T 358.50

Thank you for your business!

Subtotal	$358.50
Sales Tax (8.25%)	$29.58
Total	$388.08
Payments/Credits	$0.00
Balance Due	$388.08

Please pay by this invoice- no statement will be sent. A $35.00 fee is charged for a returned check. Any invoice aged over 30 days may be handled for collection at $50.00 per month until paid in full.
30-day labor warranty. Faulty materials & fixtures will defer to the mfg. warranty. Customer supplied items are not warrantied.
Any dispute with this bill must be submitted in writing within ten (10) days of the billing date; otherwise it is deemed correct, with no further recourse. Thank you - we appreciate your business!

Regulated by The Texas Dept of Licensing & Regulation, PO Box 12157,Austin, TX 78711, 1.800.803.9202,Website:www.state.tx.us

Davila Electric Co., Inc.

1842 Bandera Rd.
San Antonio, TX 78228-3801
TexasElectricalContractorLicense #17069

PAY THIS INVOICE
NO STATEMENT WILL BE SENT
THANK YOU!

Invoice

Date	Invoice #
11/4/2015	50920

Bill To	Jobsite Information
Judson Janak 221 Claudia San Antonio, Texas 78210	Re: 221 Claudia San Antonio, Texas judjanak@gmail.com

Phone # 210.436.1551	Fax # 210.435.9800	E-mail:davilaelectric@sbcglobal.net

CUST P.O. No.	Terms	Due Upon Rec't	Tech	Job#	Requested By
	Due on receipt	11/4/2015	SG	51170	Judson

Date	Item	Description	Svc Units	Rate	Amount
11/4/2015	Bid	Bid work Scope I- Main House Front bedroom 1)Properly install foyer hanging fixture and wire for and install switch for permanent power Kitchen 2)Install GFCI left of sink 3)Install GFCI protection on two (2) additional plugs Laundry room 4)Replace light fixture provided by customer Miscellaneous 5)Lower 7 ea. plugs to new location along baseboard. Blank over old outlet box. Guest House 6) Install GE arc fault combination breaker for smoke detectors		1,289.57	1,289.57
11/4/2015	Bid	Bid work Scope II		2,165.63	2,165.63

Thank you for your business!

Subtotal	
Sales Tax (8.25%)	
Total	
Payments/Credits	
Balance Due	See pg. 3

Please pay by this invoice- no statement will be sent. A $35.00 fee is charged for a returned check. Any invoice aged over 30 days may be handled for collection at $50.00 per month until paid in full.
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Davila Electric Co., Inc.

1842 Bandera Rd.
San Antonio, TX 78228-3801
TexasElectricalContractorLicense #17069

Invoice

Date	Invoice #
11/4/2015	50920

Bill To	Jobsite Information
Judson Janak 221 Claudia San Antonio, Texas 78210	Re: 221 Claudia San Antonio, Texas judjanak@gmail.com

Phone # 210.436.1551	Fax # 210.435.9800	E-mail:davilaelectric@sbcglobal.net

CUST P.O. No.	Terms	Due Upon Rec't	Tech	Job#	Requested By
	Due on receipt	11/4/2015	SG	51170	Judson

Date	Item	Description	Svc Units	Rate	Amount
11/4/2015	Bid	Main panel •Replace exterior panel to bring up to National Electrical Code as follows: oOne (1) 24-circuit,200-amp panel oTwo (2) 100-amp breakers oOne (1) 60-amp breaker oOne (1) 50-amp breaker oTwo (2) 30-amp breakers oSix (6) 20-amp breakers oLabel and test •Bond gas and water pipes •Install j-box to protect exposed wires Bid work Scope IV		1,543.19	1,543.19

Thank you for your business!

Subtotal	
Sales Tax (8.25%)	
Total	
Payments/Credits	
Balance Due	See Pg. 3

Please pay by this invoice- no statement will be sent. A $35.00 fee is charged for a returned check. Any invoice aged over 30 days may be handled for collection at $50.00 per month until paid in full.
30-day labor warranty. Faulty materials & fixtures will defer to the mfg. warranty. Customer supplied items are not warrantied.
Any dispute with this bill must be submitted in writing within ten (10) days of the billing date; otherwise it is deemed correct, with no further recourse. Thank you - we appreciate your business!

Regulated by The Texas Dept of Licensing & Regulation, PO Box 12157,Austin, TX 78711, 1.800.803.9202,Website:www.state.tx.us

Davila Electric Co., Inc.

1842 Bandera Rd.
San Antonio, TX 78228-3801
TexasElectricalContractorLicense #17069

Invoice

Date	Invoice #
11/4/2015	50920

Bill To	Jobsite Information
Judson Janak 221 Claudia San Antonio, Texas 78210	Re: 221 Claudia San Antonio, Texas judjanak@gmail.com

Phone # 210.436.1551	Fax # 210.435.9800	E-mail:davilaelectric@sbcglobal.net

CUST P.O. No.	Terms	Due Upon Rec't	Tech	Job#	Requested By
	Due on receipt	11/4/2015	SG	51170	Judson

Date	Item	Description	Svc Units	Rate	Amount
		Feeder & Inside Panel •Run new 4-wire feeder from main panel, under house to inside panel •Inside panel will be upgraded as follows to accommodate 4-wire system oOne (1) 24-circuit panel oTwenty (20) 20-amp breakers oLabel and test upon completion			
		Subtotal			4,998.39

Thank you for your business!

Subtotal	$4,998.39
Sales Tax (8.25%)	$0.00
Total	$4,998.39
Payments/Credits	$0.00
Balance Due	$4,998.39

Please pay by this invoice- no statement will be sent. A $35.00 fee is charged for a returned check. Any invoice aged over 30 days may be handled for collection at $50.00 per month until paid in full.
30-day labor warranty. Faulty materials & fixtures will defer to the mfg. warranty. Customer supplied items are not warrantied.
Any dispute with this bill must be submitted in writing within ten (10) days of the billing date; otherwise it is deemed correct, with no further recourse. Thank you - we appreciate your business!

Regulated by The Texas Dept of Licensing & Regulation, PO Box 12157,Austin, TX 78711, 1.800.803.9202,Website:www.state.tx.us

IRON CLAD
ROOFING & RENOVATIONS

341 University Ave San Antonio, TX 78201, 210-316-6595, MROD@IRONCLADROOF.COM

ROOF INSPECTION REPORT

Address : 221 Claudia San Antonio Texas 78210

Roof Type: Metal standing seam 24 gauge double lock.

Estimate age of roof : Approximately 60-80 years

Roof condition:

Main House:

Roof has sustained hail damage from multiple storms.

Valleys are rusting and have penetrations. Turn back flashing in valleys are compromised by rust and debris.

Double munch hip and ridges are bent over and are not vertical, leaving them prone to rust and water damage.

Coating on roof is pealing and bubbling from rust and corrosion. Asphalt has been applied to valleys and ridges where rust has penetrated metal.

There is no decking, metal roof is layered over wood shake shingles.

IRON CLAD ROOFING & REMODELING

Invoice No. 15-1123

INVOICE

Customer

Name: Judd Janak
Address: 221 Claudia
City: San Antonio State Tx ZIP
Phone:

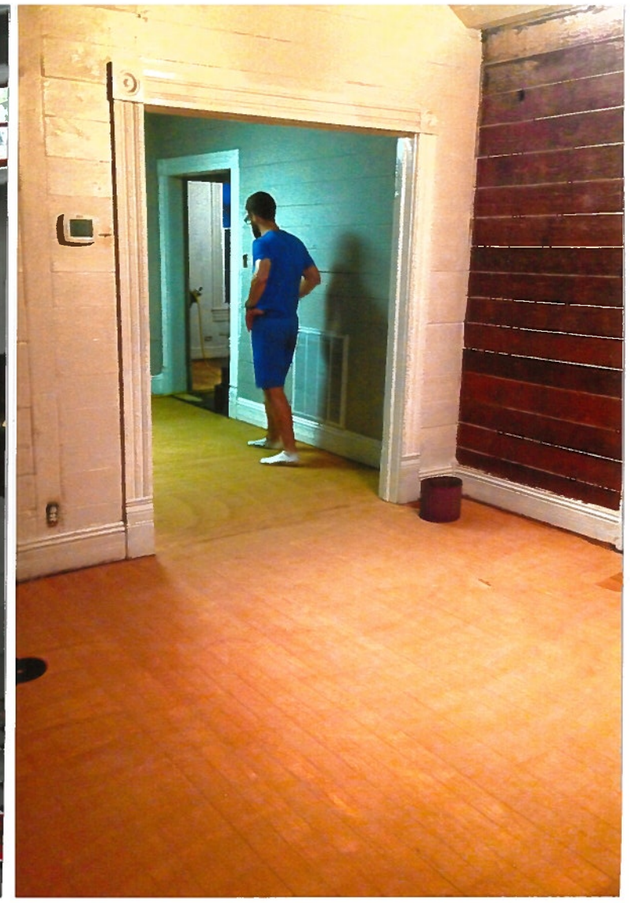
Misc

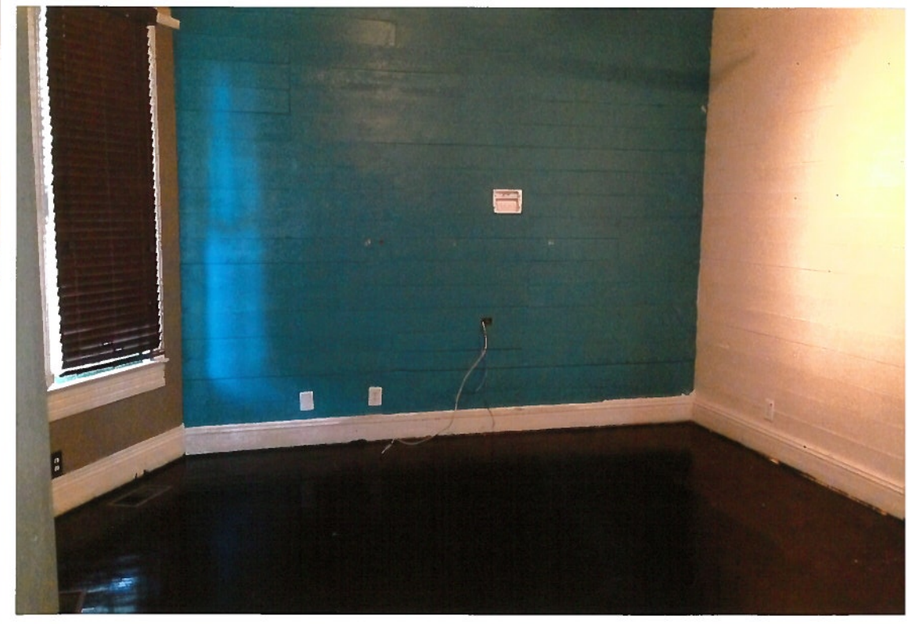
Date: 11/26/2015
Order No.:
Rep: mr
FOB:

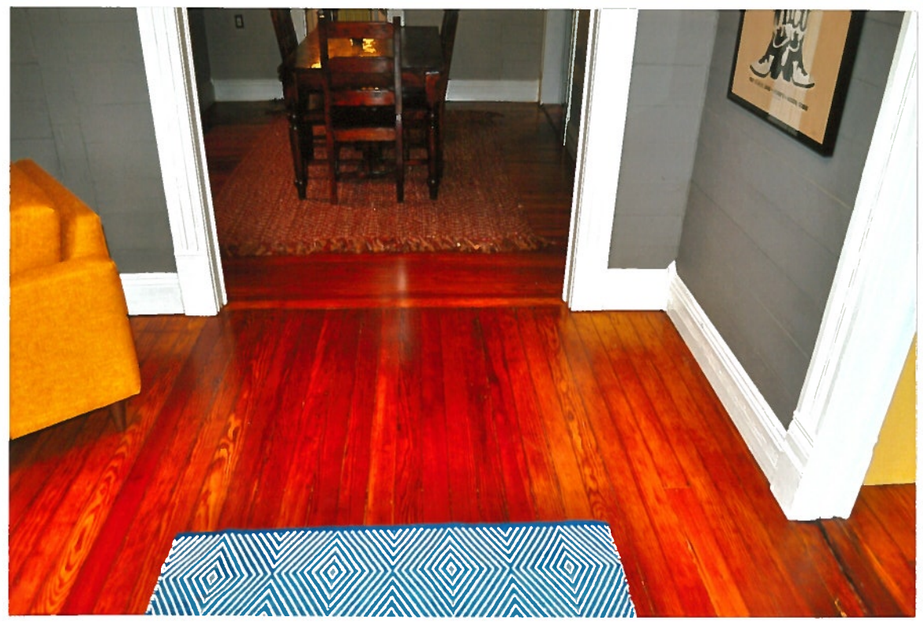
Qty	Description	Unit Price	TOTAL
1	remove and replace galvanized roofing standing seam 26 gauge install gutters to entire house		$ 21,000.00
	down payment		$ (10,500.00)
	credit		$ (2,000.00)
	final payment paid in full 11/26/15		$ (8,500.00)
		SubTotal	
		Shipping	
		Tax Rate(s)	
		TOTAL	$ -

Payment Check

Comments
Name
CC #
Expires
Zip Code
SEC. Code







ADVANCED
WOOD FLOORS

Invoice

Date	Invoice #
12/11/2015	116754

Bill To	Ship To
Jud Janak 221 Claudia San Antonio, TX	221 Claudia San Antonio, TX 78210

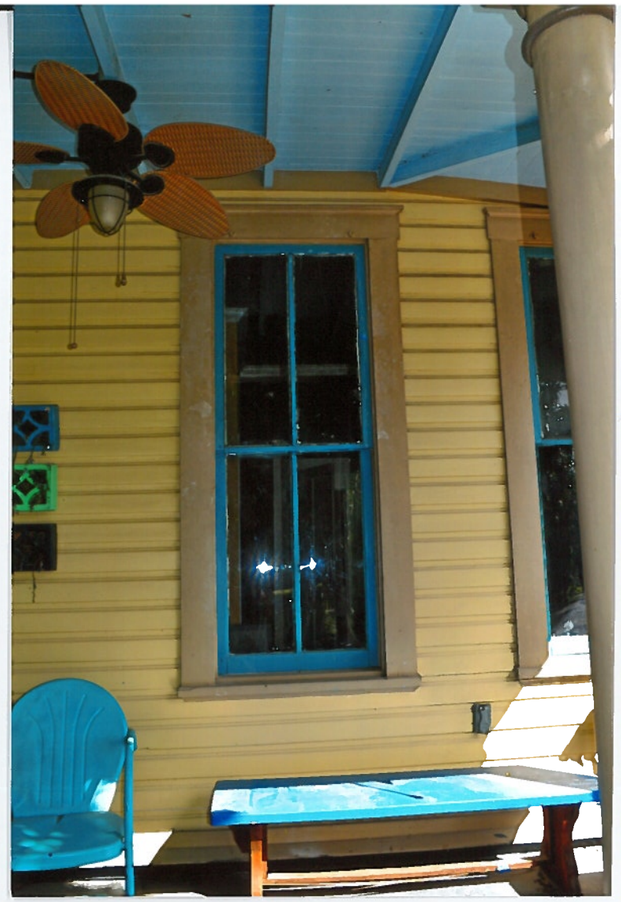
S.O. No.	Ref #	Terms	Due Date	Rep	Project
110735		Due on receipt	12/11/2015	JEB	221 Claudia

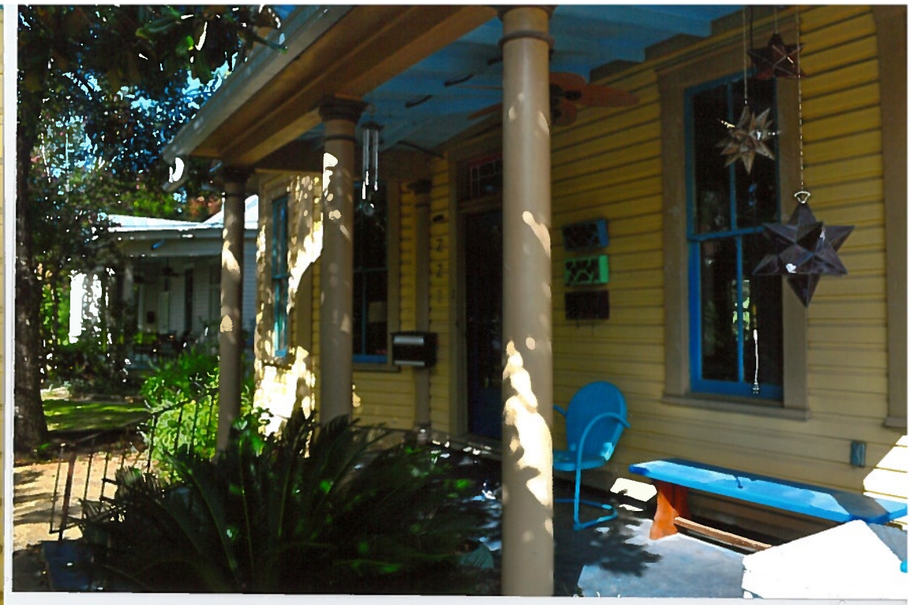
Item	Description	Invoiced	Rate	Amount
Residential	Re finish front living room/dinig using one coat of sealer and two coats of polyurethane.	1	1,656.00	1,656.00
Residential	Re coat back bedroom and front bedroom using one coat of finish.	1	410.00	410.00
Residential	Change to scope of work	1	-546.00	-546.00

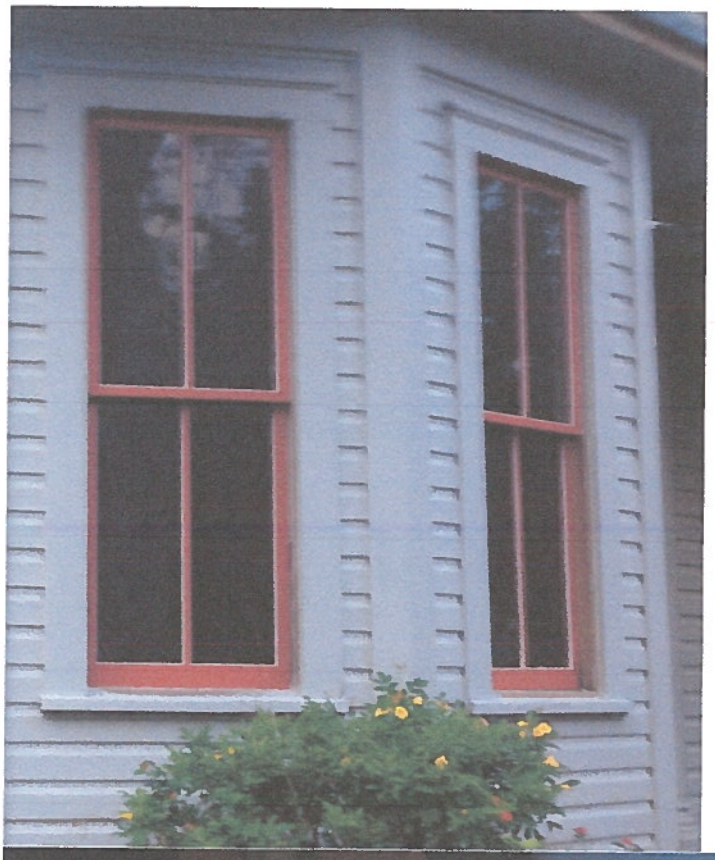
We Appreciate Your Business. Final Bill

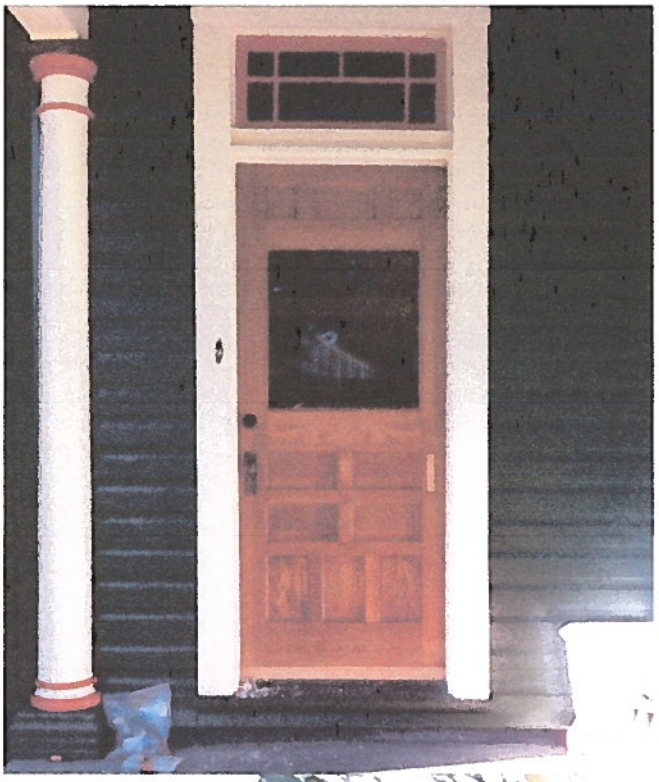
Subtotal	$1,520.00
Sales Tax (8.25%)	$0.00
Total	$1,520.00
Payments/Credits	$0.00
Balance Due	**$1,520.00**

- 202 W. Nakoma San Antonio, TX 78216 - Ph: 210-341-5241 - Fx: 210-308-5536 - AdvancedWoodFloors.com -









My Three Sons
Luis Elizondo
310 Shannon Lee
San Antonio, Texas 78216
(210) 777-5934
mythreesons@grandecom.net
EIN: 65-1261952

4/17/16

Specializing in Doors and Windows
Architectural Restoration and Renovation

Bill To: Jud Janak
judjanak@gmail.com

RE: 221 Claudia

ESTIMATE

DESCRIPTION	TOTAL EACH
• Build new sash to match originals	$160.00
• Prime sash	$30.00
• Paint sash (two-tone) (two coat)	$75.00
• Remove old sash	$25.00
• Install new sash	$40.00
TOTAL EACH	$330.00

NOTE: Glass and glazing not included.
To be provided by other.

NOTE: Estimates good for 30 days for quantities ≥10
Invoices Due Upon Receipt

VANTAGE Foundation Repair

Agreement

Date: 8/27/2015

Owner: Jud Janek

Project Address: 221 Claudia, San Antonio, TX 78210

Mailing Address:

Office Tele No.: **Cell No.: 210.400.6488** **Fax No.:**

Provisions:

Concrete Job Pour Supports : 32 Beam: 28'

Joist: 8'

Other:

Description of Work:

- Install (32) Concrete Job Pour Supports / Differentials will remain
- Install (28') Treated Beam
- Install (28') Joist Support under bathroom
- Lift and adjust structure to tolerance of existing wood joists, beams and/or supports
- 3rd Party Engineer Certification
- Note: HVAC Ducts, Plumbing pipes and/or gas may require to be cut / repairs not included
- Note: Water migration within understructure should be amended
- Note: Recommend a hydrostatic plumbing test on rear guest house
- Ten Year New Concrete Warranty / One Year Re-Shim Warranty

Cash Payment Terms:

Total Amount: $ 10,200.00

Down Payment: $ 5,100.00

First Draw Due Upon Completion of Piers: $ 4,100.00

Balance Due Upon Removal of Temp Supports: $ 1,000.00

The total amount due does not reflect or include any plumbing, electrical, cosmetic repairs, skirting repairs or framing adjustments that may be required for the exterior or interior of the structure unless specifically indicated above. All excess, native soil will remain on property unless specifically indicated above. If the balance is not submitted within the payment terms described above any fees incurred to file applicable lien(s) will be of the owners expense. It is expressly agreed that payment delinquency on this agreement will not be charged in excess of 5% or the highest legal rate specified by the laws of the State of Texas and that future adjustments will be made to avoid the payment of interest in excess of such limits. This agreement supersedes any verbal or written agreement(s) between company, owner and any financier. Any alteration to the above described work involving additional material and/or costs will be submitted in writing and approved prior to implementation. The above described work will be performed in accordance with the drawings and specifications submitted for this agreement and completed in a substantial workmanlike manner. NOTE: This contract may be withdrawn by Vantage Foundation Repair, Inc., if not accepted in 15 days.

The above listed price, payment terms and conditions under this contract are satisfactory and accepted. I hereby authorize Vantage Foundation Repair, Inc., to start and complete the specified work above.

Date: 09/09/2015

Print Name: Jud Janek

Signature: Jud Janek

VANTAGE Foundation Repair

Agreement (Conditions)

The foundation will be elevated until, in the opinion of the company, any additional, upward movement or pressure induced to the foundation will generate undesirable results or damage to the foundation and/or super structure. The result of underpinning can amend the damage previously done to the foundation or super structure and/or create additional damage by the underpinning process. It is expressly agreed the company is not liable to replace or repair any damage that may occur to the foundation, super structure, driveway, plumbing systems, gas systems, electrical systems, AC systems, sprinkler systems, vegetation, landscaping, interior and exterior wall finishes, flooring or personal property whether buried, exposed or concealed. It is recommended all cosmetic work completed on the interior or exterior of the structure, be completed at a minimum of 90 days from the completion of the underpinning process.

Initial J.J.

During the underpinning process if the foundation is determined to be of substandard material or demonstrates deficiencies, inhibiting the company to properly lift and/or stabilize the foundation, or any unforeseen wood members or supports are required to properly support the foundation, amendments to the contract price, terms and/or warranty may occur. If the foundation incorporates builder piers, drilled piers or spread footings an additional fee of $150 per location, per pier or $200 per linear-horizontal ft., will be incurred to sever said piers or footings from the foundation to properly transfer the load. If the perimeter and/or interior grade beam is found to be greater than, a 3' depth, additional fees at the current rate set forth by company to access the beam for proper support will occur. Utilities will be required during the underpinning or repair process, all utilities to be of owners and/or managers expense.

Initial J.J.

The warranty under this contract implies to the intention of the company to nullify post underpinning settlement within one and one half parts in two hundred-forty parts (1.5" in a 20' horizontal span)for portions under this contract. Partial underpinning a structure may cause additional movement in portions of the structure not included in a partial underpinning process. The owner further understands and agrees the warranty under this contract applies to only those portions, provisions and conditions of this contract. All conditions under this agreement apply to warranty adjustments and/or repairs. If at not fault to the company, additional repairs or services are required under this warranty additional fees at the current rate set forth by the company may apply.

Initial J.J.

The warranty under this contract will be null and void if: payment is not submitted as per the terms of this contract; if the structure does not pass a static plumbing test within 30 days of completing the work performed under this contract; if vertical or horizontal structural additions (Room additions) are made to the structure without written notice to the company; if the foundation is undermined by pool leaks, pond leaks, plumbing leaks, septic system leaks, natural springs, sprinkler leaks, soil slumping, excavations, negative drainage or erosion; if acts of God undermine the foundation (floods, earthquakes, etc.) or the property undergoes foreclosure.

Initial J.J.

In accordance with the company warranty transfer policy the owner of the warranty under this contract shall send a written request to the company to include the new owner/owners name, address and two hundred dollars. The owner of the warranty further understands and agrees if the company does not obtain a written request to transfer the warranty within 20 days after transfer of title the WARRANTY IS NULL & VOID.

Initial J.J.

In the event that the owner and company cannot agree that the settlement in the foundation has been controlled for those portions of this contract and settlement is within the tolerance specified above, it is specifically agreed by acceptance of the warranty that the matter shall be determined by binding arbitration. Arbitration shall be conducted in accordance with the rules prevailing of the American Arbitration Association or any successor thereto. The company may terminate this warranty at any time by paying the current owner an amount equal to the total payments made under the original contract.

Direct all notices to Vantage Foundation Repair, Inc., 11844 Bandera Rd. #477, Helotes, TX 78023 · Tele 210.338.5678 · Fax 210.568.4877

Any changes to this document will not be valid unless approved in writing by both parties

Date: 09/09/2015

Print Name: Jud Janak

Signature: Jud Janak

Invoice

Vantage Foundation Repair
11844 Bandera Road #477
Helotes, TX 78023

Date	Invoice #
9/28/2015	1928

PAID 10/29/2015

Billing Address	Project Address
Jud Janek 221 Claudia San Antonio, TX 78210	Jud Janek 221 Claudia San Antonio, TX 78210

Project No.	Terms	Due Date
221-1509	On Completion	9/28/2015

Description	Amount
Repair and replace Pier & Beam Understructure	10,200.00
Engineer Certification	
Additional Support	150.00

Thank you!

Total	$10,350.00
Payments/Credits	-$10,350.00
Balance Due	$0.00

MedinaConsultants hngconsultants@yahoo.com

5934 S Staples Suite 227 -Corpus Christi, Texas 78413-Office /Fax 361 808 9705 Firm -4053
6800 Park Ten Blvd Suite 212-N San Antonio, Texas 78413-Office/Fax 210 732 9705 Firm 4053

FOUDATION REPAIR CERTIFICAION REPORT
October 29,2015

Vantage Foundation Repair, Texas
11844 Bandera Rd #477
Helotes, Texas 78023

REF: 221 Claudia ,San Antonio, Texas 78210

At the request of Vantage Foundation Repair, We performed the assessment of the foundation repair at 221 Claudia ,San Antonio, Texas 78210.The scope of the assessments includes, the site inspection and verification of the repair work performed as shown on the repair plan drawing in order to certify the repair. Any other repair work performed by others is not part of this survey and therefore, is not verified by this report

The structure is a single-family Two-story dwelling supported by pier and beam foundation that has experienced foundation movement Vantage Foundation Repair has installed the 35 (thirty five) concrete pour supports as shown on the foundation repair plan drawings.
Qualified individual from this office visited the site to check the construction stated above off for the general conformance with the design construction documents OR engineer guidance and the 2012 edition of the International Residential Code for residential sites.

In my opinion, based on our experience, knowledge, information and belief, the stated construction that we observed is in general conformance with our design/construction documents OR engineer guidance and the 2012 edition of the International Residential Code for residential sites. All perimeter drainage,ventilation,and skirting meet IRC requirements and there scuttle hole.

As denoted by the engineer seal on my construction documents and on the letter ,we have full filed our obligation as an engineer under the Texas Engineering practice act pursuant to its requirements to protect the public health,safety and welfare in the practice of engineering. We further believe we met those requirements insofar as our responsibility for periodic observation of the work for conformance is concerned. No responsibility is assumed for the events that occur after the inspection and submission. No warranty, either expressed or implied, is made.

Victor Medina, PE
F-4053

STATE OF TEXAS
VICTOR S. MEDINA
41327
REGISTERED
PROFESSIONAL ENGINEER

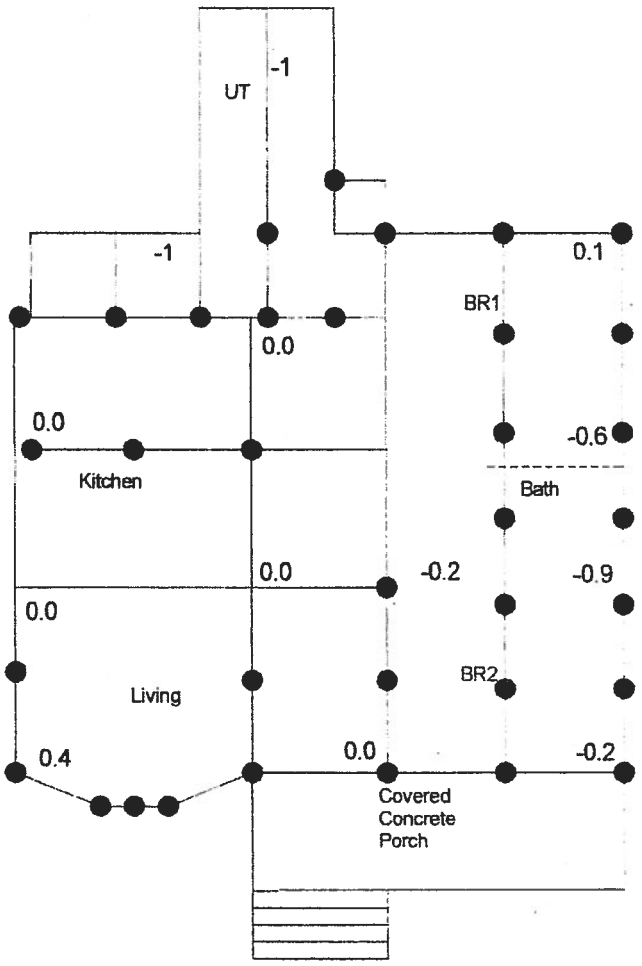
INSPECTION DATE 8-26-15	FOUNDATION REPAIR PLAN
INSTALL DATE	Two Story Pier and Beam
REVISION DATE	221 Claudia
REVISION NO.	San Antonio, TX 78210
	SCALE 1"=10' SHEET 1 OF 1 DWG NO. 221-150826-F

210.338.5678

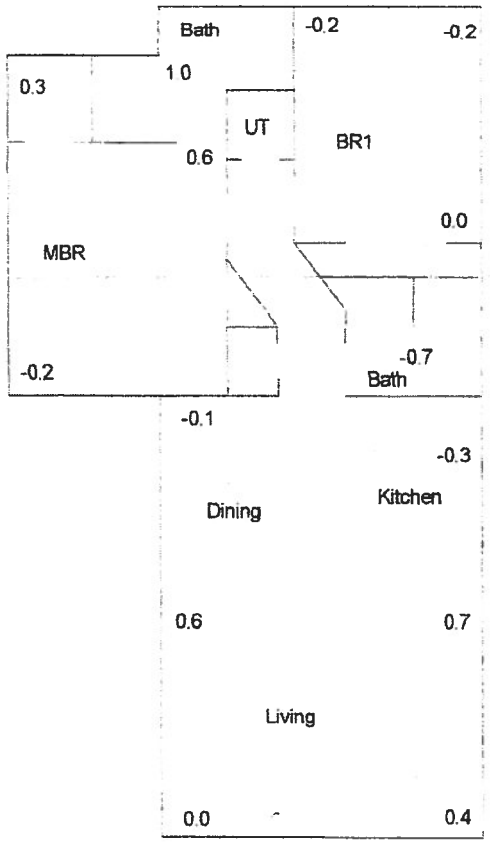
- **35 Concrete Pour Supports/ Differentials will Remain**

Note: 3 Concrete Pour Supports added during project

Final Elevations 10-29-15



Main House (Pier and Beam)



Guest House (Slab)

STATE OF TEXAS
VICTOR S. MEDINA
41327
REGISTERED
PROFESSIONAL ENGINEER

Victor S. Medina

F-4053

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

September 9, 2016

ADDRESS:	221 CLAUDIA ST
LEGAL DESCRIPTION:	NCB 2876 BLK 1 LOT 5
HISTORIC DISTRICT:	King William
PUBLIC PROPERTY:	No
LANDMARK:	House
RIVER IMPROVEMENT OVERLAY:	No
APPLICANT:	Jud and Megan Janak - 221 Claudia
OWNER:	Jud and Megan Janak - 221 Claudia
TYPE OF WORK:	Repair and Maintenance, Painting

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to restore existing wood windows throughout the house and paint the exterior.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 9/9/2016 12:16:47 PM

ADMINISTRATIVE APPROVAL TO: 1. restore nine (9) wood windows with in-kind materials; replace any damaged sashes with new, custom wood sashes to match existing. Existing window openings should not be altered in any way. New glass may be installed, and the clarity of the glass must match what is existing. Glazing and general repairs are approved.

2. re-paint the house; body will be green (dark sage); windows will be burnt orange; trim will be mustard yellow; columns and trim will be white/cream.

APPROVED BY: Katie Totman

Shanon Shea Miller
Historic Preservation Officer

HDRC Case: N/A

A.H.C Gutters, LLC
307 Hornpipe Hills
San Antonio, TX 78260

(210) 665-5500
Info@AmericanHillCountryGutters.com
www.AmericanHillCountryGutters.com

Estimate

Date
03/01/2016
Exp. Date

Address
Jud Yonick 221 Claudia Street San Antonio, TX 78210

Activity	Amount
• Painting: *Sand and scrap exterior surface of home *Replace and repair all needed exterior siding, trim, soffit and fascia *Caulk and seal 100% exterior surface *Power wash and clean around exterior surface Apply Sherwin Williams Pro Industrial Universal Acrylic Primer to exterior surface Apply Sherwin Williams Emerald Exterior Latex Satin in 5 colors to exterior surface (Due to the age of some exterior wood, we will apply as many coats as needed to achieve smooth uniform finish) *No charge if you should choose to paint front door* *Painting of the front Patio floor and detached garage is not included in price* "Our finest paint with best-in-class overall performance. "Features an exclusive cross-linking 100% acrylic technology for exceptional durability and hide. "Extreme resistance to blistering, peeling, fading and dirt pickup. "Self-priming with a smooth, uniform appearance. "Provides a mildew-resistant coating. "Meets the most stringent VOC regulations. "Low temperature application down to 35°F. "Contains VinylSafe® Technology allowing you to paint darker colors on vinyl siding without worrying about warping or buckling. "Available in all Sherwin-Williams colors and custom tints in flat, satin and gloss. "Backed by a lifetime limited warranty. "AHC Gutters & Painting 2 year craftsmanship warranty	9,435.00
Total	$9,435.00

18 Month 0% Financing Available
**********by Synchrony Bank**********

Accepted By

Accepted Date

48531

Synchrony Bank Sales Slip - B
Payment Processed at Completion

Synchrony Bank

ACCOUNT NUMBER: 2 3 0 2 4 9 5 1 2 6 2

MERCHANT NUMBER: 5 3 4 8 1 2 1 7 3 0 6 7 3 7 6 9

BUYER NAME: JUD & MEGAN JANAK

MERCHANT NAME / MERCHANT ADDRESS: AMERICAN HILL CNTRY GUT 307 HORNPIPE HILLS

Promotional Offers - See reverse side for additional details - APR refers to Annual Percentage Rate

☐ 600 Reduced 9.99% APR and fixed monthly payments equal to 1.25% of promo purchase amount - Until Paid in Full

☐ 604 Reduced 7.99% APR and fixed monthly payments equal to 2.00% of promo purchase amount - Until Paid in Full

☐ 602 Reduced 5.99% APR and fixed monthly payments equal to 3.00% of promo purchase amount - Until Paid in Full

☒ 605 No Monthly Interest if Paid in Full within 18 Months (Deferred Interest) 2 6 . 9 9 % APR ☐ Check if Variable – If variable, APR varies with the market based on the Prime Rate.

No Monthly Interest Charges will be assessed if the promotional purchase balance is paid in full within the promo period. If the promo purchase balance is not paid in full by the end of the promo period, interest will be imposed from the date of purchase at the APR inserted immediately above. Fixed monthly payments are required equal to 2.50% of the highest balance applicable to this promo purchase, rounded to the next highest whole dollar, until paid in full.

JJ MJ **Buyer(s) Initial: I have reviewed and selected the promotional option that meets my needs.**

DESCRIPTION			
○ BATH REFACE/WALK IN TUBS	○ HVAC	○ PLUMBING	○ SPA
○ ELECTRIC	○ INSULATION	○ ROOFING	○ WINDOWS/DOORS
○ GENERATOR	○ KITCHEN REFACE	○ SIDING	● OTHER PAINT
● GUTTER SYSTEM	○ PAVERS/LANDSCAPING	○ SOLAR	

	SALE PRICE
Brand / Description:	0 2 6 0 3 . 0 0
Model # / Description: GUTTERS	
Brand / Description:	0 8 8 6 0 . 0 0
Model # / Description: PAINTING	

This form is for final payment and cannot be processed until the contract between the Buyer and Merchant has been completed.

TOTAL PRICE	1 1 4 6 3 . 0 0
TOTAL PAYMENTS	.
AMOUNT FINANCED	1 1 4 6 3 . 0 0

AUTH. CODE: 0 1 7 5 4 8

DATE OF SALE: 1 0 / 1 7 / 2 0 1 6

I acknowledge receipt of a completed copy of this Sales Slip and have reviewed and understand the promotional terms that will apply to this purchase. I authorize the amount shown to be charged to my credit card account shown above and agree that the purchase will be governed by the terms of the Synchrony Bank Credit Card Agreement.

If this was an in-home sales transaction, I acknowledge that I have been provided by the Merchant with both the oral and written notice of my right, as a Buyer, to cancel this transaction (if applicable).

Synchrony Bank assesses a one-time $29 Activation Fee under the Credit Card Agreement at the time the first purchase posts to the account. Any additional surcharges or fees charged by the merchant in connection with applying for or using the Credit Card are prohibited.

X Jud Janak (BUYER SIGNATURE)

X Megan Janak (BUYER SIGNATURE)

48531

202-343-00 (04/2016) HI-B 19672

49715

COMPLETION CERTIFICATE

SYNCHRONY BANK

2302495 1262
Account #

$ 11,463.00
Amount to be Financed

JUD
Customer 1- First Name

C
M.I.

JANAK
Last Name

MEGAN
Customer 2- First Name

E
M.I.

JANAK
Last Name

NOTICE TO CUSTOMER

DO NOT SIGN THIS CERTIFICATE UNTIL ALL SERVICES HAVE BEEN SATISFACTORILY PERFORMED

I (We) certify that:

(1) Any money advanced has been sent in accordance with the terms contained in the sales slip or contract;
(2) The property improvements are completed to my (our) satisfaction; and
(3) I (We) understand that the selection of the merchant and acceptance of the materials used and the work performed is my (our) responsibility.

Jud Janak — **Customer Signature** — 11 / 21 / 2016 (Month / Day / Year)

Megan Janak — **Customer Signature** — 11 / 21 / 2016 (Month / Day / Year)

The undersigned certifies that:

(1) The property improvements are completed to the satisfaction of the customer(s); and
(2) The customer(s) signed this certificate after completion of the property improvements, and all signatures on this certificate are genuine; and
(3) All debts for labor, material, license fees, permits, inspection fees and other bills, pertaining to the customer's contract have been paid in full and there will be no mechanic's, materialman's or other lien(s) on customer's residence as a consequence of said installation.

AmericanHillCntryClub
Merchant Name

Merchant Signature — **Title** — **Month** / **Day** / **Year**

534812 1730673769
Merchant Number

49715

202-097-00 (08/2014) HI 0212123