

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 10

HDRC CASE NO: 2015-407
ADDRESS: 123 W MULBERRY AVE
LEGAL DESCRIPTION: NCB 1768 BLK 3 LOT 13
ZONING: R4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Cecily Schendel
OWNER: Cecily Schendel
TYPE OF WORK: Final Approval for Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 123 W Mulberry Ave.

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. The applicant is requesting Historic Tax Certification for the property located at 123 W Mulberry. The scope of work consists of various items that have been administratively approved including exterior alterations, landscaping, irrigation and underground utility work.
- b. The requirements for Historic Tax Certification 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.

RECOMMENDATION:

Staff recommends approval based on findings a and b.

CASE MANAGER:

Katie Totman





































LONE STAR ELECTRIC CO.

PO Box 1255
Bandera, Texas 78003
(210) 818-9340

9/9/15

TO:

PROJECT: Schendel Residence
123 W. Mulberry
San Antonio TX 78212

We appreciate the opportunity to quote **\$21,872.00** for the Electrical portion on the above referenced project.

INCLUSIONS

1. Furnish materials and labor for the following;
 - 200 amp meter loop on detached garage.
 - 200 amp panel on exterior of house.
 - 200 amp panel in water heater room.
2. Furnish materials and labor for the following;
 - Refrigerator receptacle.
 - Microwave receptacle.
 - Dishwasher receptacle.
 - Vent hood.
 - Garbage disposal receptacle and switch.
 - Kitchen receptacles.
 - Range 30 amp 240 volts.
 - 120v receptacle for gas tankless water heater.
 - Closet and rear entry light outlet and switches.
 - Mini recess over kitchen sink and switch.
 - Install 3 way switch for kitchen cable lights. (light fixtures by owner)
 - Downstairs restroom vent and GFI receptacle.
 - (1) office floor receptacle.
 - Floor receptacles per plans.
 - (2) mini split air conditioner unit (1) 40 amp and (1) 30 amp
3. Electrical permit.
4. Payment of 10% of total cost due at beginning of work for mobilization and Permit fees.

Expected cost of improvements

Electrical	\$21,872
Plumbing	\$10,519
HVAC	\$28,200
Sheetrock/ Plaster	\$10,845
Insulation	\$1,250
Painting	\$4,250
Flooring repair	\$3,500
Total	\$80,436

Estimated time of completion - 6 months

EXCLUSIONS

1. Any rock cutting or patching of walls.
2. Any special requirements from City or Historical Society.
3. Furnishing of any light fixtures other than recess light above kitchen sink.
4. Trenching or backfill of trenches.
5. Any electrical work in detached garage or on 2nd floor.


Customer Approval

Date

Sincerely,
Bud Wilkins



10545 FM 1560 NORTH
SAN ANTONIO, TX 78254
OFFICE 210-688-3350 FAX 210-688-3115
Tietzeplumbing@att.net



JOB PROPOSAL

September 17, 2015

CUSTOMER NAME/CONTRACTOR

Scott Schendel
123 W Mulberry
San Antonio, TX

JOB NAME/DESCRIPTION

Scott Schendel
123 Mulberry
San Antonio, TX

We hereby propose to furnish the materials and perform the services necessary for the completion of the following new construction job:

123 Mulberry, San Antonio, TX

- We carry Workmen's Compensation and liability insurance.
- Workmanship is warranted for one year unless otherwise specified in writing.
- Material we supply is warranted according to manufacturer terms and conditions unless otherwise stated.
- This proposal if accepted, becomes part of any agreement between the two parties on this job.
- All work is bid per plans and specifications and any alteration or deviation to plans and specs will become an extra, and will be executed only upon written and signed change order. All changes are due and payable upon completion of change order.
- All terms not specifically included in our proposal are excluded from this bid. (See below)
- We are not responsible for common omissions or errors on the plans and specifications.

** JOB INSTRUCTIONS **

SCOPE OF WORK:

Replace tub drain in upstairs bathroom and re-plumb water line from galvanized to Pex pipe. Also install owner supplied tub and shower valve. Replace some galvanized pipe down stairs in kitchen and bathroom with Pex pipe. Also re-plumb kitchen drain. Tietze Plumbing will provide a quote to install a new tankless heater when homeowners decide on a location.

Included

- Replace tub drain
- Replace a total of 60 feet of galvanized pipe with Pex pipe
- Replace owner supplied tub and shower valve
- Replace kitchen drain above slab.

Excluded

- Any work or repairs not stated on proposal or any cosmetic repairs.

** MATERIALS AND SERVICES **

Plumbing will be completed as per specifications and codes.
Materials will be provided by plumber.

** TOTAL QUOTE: \$10,519.00 **

Ten thousand five hundred and nineteen dollars and no cents

** PAYMENT TERMS **

Payment in full upon completion of work.

ACCEPTED FOR:
Tietze Plumbing, Inc.

ACCEPTED FOR CUSTOMER:
Scott Schendel

Authorized Signature _____ Date _____

Authorized Signature _____ Date _____

Steven L. Tietze, License #M-16956 Regulated By:
TEXAS STATE BOARD OF PLUMBING EXAMINERS
929 East 41st Street * P.O. Box 4200 * Austin, TX 78765
512/458-2145 * FAX 512/450-0637 * 1-800-845-6584

IKE'S

AIR CONDITIONING

PHONE 680-1234

TACLB14634E



Estimate

Customer Name: Cecily & Scott Schendel

Date: Sep 15, 2015

Address Serviced: 123 W. Mulberry

TECHNICIAN:

Description of Service Performed:

Install 5 zone Mitsubishi HP system. 1- mxz8b48, 4- 9k btu air handlers and 1-12k btu air handler. Ball valves, drain lines, copper lines, control wire and branch box

Model #:

Serial #:

Description:	Quantity	Each	Amount:
mitsubishi equipment	1	\$10,500.00	\$10,500.00*
miscellaneous parts, copper, and labor	1	\$7,400.00	\$7,400.00*

Warranty	Parts	Labor
Days		
Years		

Subtotal \$17,900.00

TAX (8.125%) \$0.00

Total \$17,900.00

Paid \$0.00

FORM OF PAYMENT:

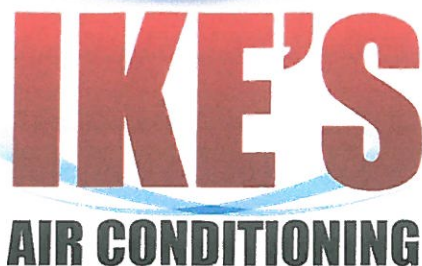
Balance Due \$17,900.00

BY SIGNING THIS AGREEMENT, I CONFIRM THAT ALL WORK HAS BEEN COMPLETED TO MY TOTAL SATISFACTION. I UNDERSTAND ANY AND ALL RECOMMENDATIONS THAT THE ABOVE TECHNICIAN OR CONTRACTOR HAS MADE, AND AGREE TO PAY FOR ANY SERVICES AND/OR EQUIPMENT IN FULL IMMEDIATELY, OR IF APPROVED, WITHIN 30 DAYS. IF I FAIL TO PAY FOR ANY SERVICE, EQUIPMENT OR REPLACEMENT PARTS, I WILL IMMEDIATELY MAKE THE ITEM ACCESSIBLE SO THE ITEM MAY BE REMOVED. FURTHERMORE, I, THE OWNER, TENANT OR OCCUPANT, AGREES THAT THE ABOVE CONTRACTOR AND IT'S EMPLOYEES AND AGENTS WILL NOT BE LIABLE FOR DAMAGES OR COSTS OF ANY TYPE AND OWNER WILL HOLD HARMLESS AND INDEMNIFY CONTRACTOR, FROM ANY AND ALL CLAIMS AND CAUSES OF ACTION, INCLUDING NEGLIGENCE, ARISING IN ANY WAY FROM EXPOSURE TO OR THE PRESENCE, RELEASE, GROWTH OR ORIGIN OF ANY MICROORGANISM, ORGANIC OR INORGANIC CONTAMINANT INCLUDING, BUT NOT LIMITED TO, MOLD MILDEW, FUNGUS, YEAST, ALLERGENS, INFECTIOUS AGENTS, WET OR DRY ROT, RUST OR LEAD OCCURRING IN ANY WAY AS A RESULT OF THE SERVICES PROVIDED AND WORK PERFORMED. THE PROVISIONS CONTAINED HEREIN ARE EXPRESSLY MATERIAL TO THIS AGREEMENT AND THE COST TO OWNER* FOR THE HERETOFORE DESCRIBED "WORK" IS DETERMINED IN PART BY THE AGREEMENT OF THE OWNER TO THESE PROVISIONS.

SIGNATURE

Thank you for allowing us to serve San Antonio since 1972.

Regulated by the Texas Department of Licensing & Regulation, P.O. Box 12157, Austin, Texas 78711. 1-800-803-9202, 512-463-6599



PHONE 680-1234

TACLB14634E



Estimate

Customer Name: Cecily & Scott Schendel

Date: Sep 15, 2015

Address Served: 123 W Mulberry

TECHNICIAN:

Description of Service Performed:

Install new Mitsubishi HP system with mxz4b36 unit, 2-6k btu air handlers, 2- 9k btu air handlers, copper lines, drain lines and control wire

Model #:

Serial #:

Description:	Quantity	Each	Amount:
Mitsubishi equipment	1	\$5,500.00	\$5,500.00*
miscellaneous parts and labor	1	\$4,800.00	\$4,800.00*

Warranty	Parts	Labor
Days		
Years		

Subtotal \$10,300.00

TAX (8.125%) \$0.00

Total \$10,300.00

Paid \$0.00

FORM OF PAYMENT:

Balance Due \$10,300.00

BY SIGNING THIS AGREEMENT, I CONFIRM THAT ALL WORK HAS BEEN COMPLETED TO MY TOTAL SATISFACTION. I UNDERSTAND ANY AND ALL RECOMMENDATIONS THAT THE ABOVE TECHNICIAN OR CONTRACTOR HAS MADE, AND AGREE TO PAY FOR ANY SERVICES AND/OR EQUIPMENT IN FULL IMMEDIATELY. OR IF APPROVED, WITHIN 30 DAYS. IF I FAIL TO PAY FOR ANY SERVICE, EQUIPMENT OR REPLACEMENT PARTS, I WILL IMMEDIATELY MAKE THE ITEM ACCESSIBLE SO THE ITEM MAY BE REMOVED. FURTHERMORE, I, THE OWNER, TENANT OR OCCUPANT, AGREES THAT THE ABOVE CONTRACTOR AND ITS EMPLOYEES AND AGENTS WILL NOT BE LIABLE FOR DAMAGES OR COSTS OF ANY TYPE AND OWNER WILL HOLD HARMLESS AND INDEMNIFY CONTRACTOR, FROM ANY AND ALL CLAIMS AND CAUSES OF ACTION, INCLUDING NEGLIGENCE, ARISING IN ANY WAY FROM EXPOSURE TO OR THE PRESENCE, RELEASE, GROWTH OR ORIGIN OF ANY MICROORGANISM, ORGANIC OR INORGANIC CONTAMINANT INCLUDING, BUT NOT LIMITED TO, MOLD MILDEW, FUNGUS, YEAST, ALLERGENS, INFECTIOUS AGENTS, WET OR DRY ROT, RUST OR LEAD OCCURRING IN ANY WAY AS A RESULT OF THE SERVICES PROVIDED AND WORK PERFORMED. THE PROVISIONS CONTAINED HEREIN ARE EXPRESSLY MATERIAL TO THIS AGREEMENT AND THE COST TO OWNER* FOR THE HERETOFORE DESCRIBED "WORK" IS DETERMINED IN PART BY THE AGREEMENT OF THE OWNER TO THESE PROVISIONS.

SIGNATURE

Thank you for allowing us to serve San Antonio since 1972.

Regulated by the Texas Department of Licensing & Regulation, P.O. Box 12157, Austin, Texas 78711. 1-800-803-9202, 512-463-6599