HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO:	**2018-340**
ADDRESS:	502 E MULBERRY AVE
LEGAL DESCRIPTION:	NCB 3090 BLK 6 LOT D
ZONING:	MF-33, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Byran & Corey Wildman
OWNER:	Byran & Corey Wildman
TYPE OF WORK:	Historic Tax Certification
APPLICATION RECEIVED:	June 28, 2018
60-DAY REVIEW:	August 27, 2018

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 502 E Mulberry.

APPLICABLE CITATIONS:

Sec. 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.

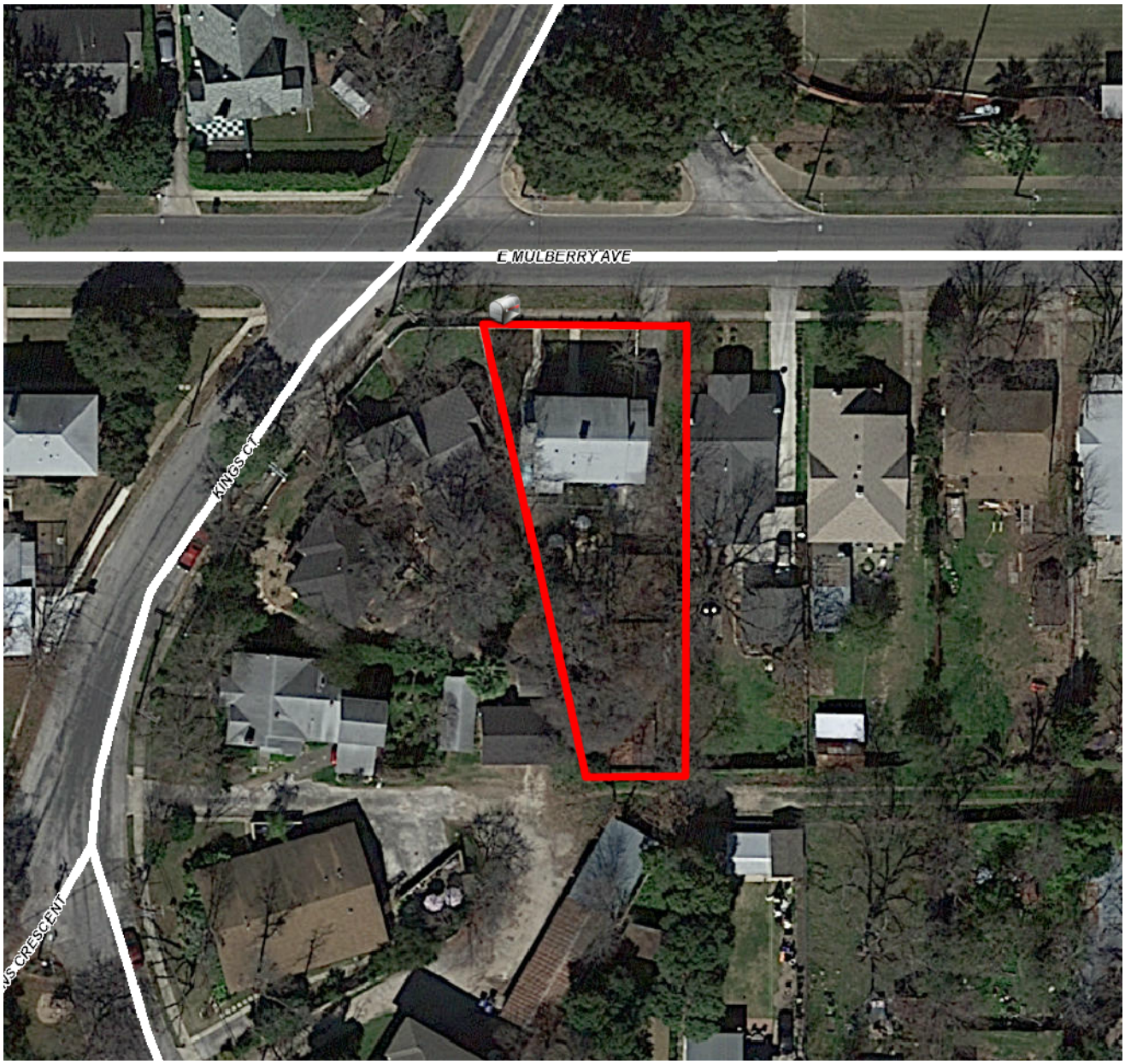
FINDINGS:

a. The applicant is requesting Historic Tax Certification for the property at 502 E Mulberry, located within the Monte Vista Historic District.
b. A number of rehabilitative scopes of work have been approved including: wood window repair, extension of concrete driveway, pervious site work, removal of historic addition on accessory structure, foundation repair, and removal of non-historic rear porch . In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. The project started in February 2018 and is planned for completion by August 2018.
c. The applicant submitted an itemized lists of cost that meets the threshold to be eligible for Historic Tax Certification.
d. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant

has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion.

RECOMMENDATION:
Staff recommends approval of Historic Tax Certification based on findings b through d with the stipulation that all work is approved prior to Verification.

CASE MANAGER:
Huy Pham



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502 E Mulberry

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Printed:Jul 11, 2018

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502 East
Mulberry Avenue

502 E Mulberry Ave
San Antonio, Texas
Google, Inc.
Street View - Feb 2015
Shook Ave
E Huisache
King
Google

MECHANICAL & PLUMBING SYMBOLS

- RETURN AIR GRILLE
- WALL SUPPLY REGISTER
- SQUARE SUPPLY REGISTER
- VERTICAL AIR RETURN CHASE
- PULL DOWN ATTIC ACCES
- VERTICAL AIR SUPPLY CHASE
- HOSE BIB — HOSE BIB
- GAS — GAS SUPPLY
- GAS VALVE — GAS CONTROL VALVE
- WATER SOFTNER
- HOT WATER HEATER
- H2O — COLD WATER SUPPLY
- H C — WASHER WATER SUPPLY
- BATHTUB
- TOILET
- LAVATORY W/ FAUCETS

ELECTRICAL SYMBOL

- 110/120v DUPLEX OUTLETS
- GFI — 110/120v GFI OUTLET
- "J" BOX — JUNCTION BOX
- 220 — 220/240v OUTLET
- TV — TELEVISION
- CABLE — CABLE TELEVISION
- W.P.G.F.I. — WEATHERPROOF GFI OUTLET
- $ — WALL SWITCH MOUNTED @39"AFF UNLESS NOTED
- $3 — 3-WAY WALL SWITCH
- $D — DIMMER SWITCH
- DATA — DATA LINE
- TEL — TELEPHONE OUTLET
- PUSH — PUSH FOR DISPOSAL
- DOORBELL
- GARAGE DOOR OPENER
- HVAC — HEAT/VENT/LITE
- VENT — EXHAUST FAN/VENT
- SD — SMOKE DETECTOR
- 6" RECESS LITES
- UCL — UNDER COUNTER LITE
- CEILING FAN
- MARKER — STEP/PATH MARKER
- FLOOD — FLOOD LITE
- 4" RECESS LITES
- WALL SCONCE — WALL SCONCES
- LITE
- 12"X48" FLOUR LT. — FLOURESCENT

GENERAL NOTES:

1.) ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES.
2.) ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE FROM FACE OF STUDS AND / OR STONE VENEER UNLESS OTHERWISE NOTED.
3.) CONTRACTOR SHALL NOTIFY ARCHITECT UPON DISCOVERY OF ANY ERRORS OR DISCREPENCY OF DIMENSIONS, CLEARANCES, OR OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
4.) COORDINATE ALL WINDOW SIZES AND LOCATIONS AS NOTED ON FLOOR PLAN WITH SELECTED ELEVATION OPTIONS.
HVAC SYSTEMS
5.) HVAC SYSTEM SHALL BE DESIGNED BY MECHANICAL SUB-CONTRACTOR AND APPROVED BY ARCHITECT OR GENERAL CONTRACTOR. SYSTEM SHALL HAVE A S.E.E.R. RATING OF 14 0R AS REQUIRED BY LOCAL BUILDING CODES. UNITS SHALL BE DESIGNED WITH TWO ZONES AS DIRECTED BY CONTRACTOR. PROVIDE ALL SUCTION LINES FROM UNITS TO EXTERIOR CONDENSOR UNITS AS INDICATED ON SITE PLAN. PROVIDE 4" THICK CONCRETE PADS WITH 6X6X10 WWF REINFORCING. LOCATE AIR HANDLING UNITS IN ATTIC SPACE NEAR RETURN AIR CHASES AS INDICATED ON THE FLOOR PLAN.
6.) ALL SMOKE ALARMS TO BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER SEC. R317
7.) PROVIDE PRESSURE TREATED WOOD OR OTHER APPROVED DECAY-RESISTANT WOODS AT SILLS, SILLS & SLEEPERS OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS, OR SLAB ON GRADE AS PER SEC. R323. PRESSURE TREATED WOOD FASTNERS SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER ONLY AS PER SEC. R323.3
8.) MAX. HEIGHT OF ALL GARAGE VENTS SHALL BE 18" A.F.F.AS PER IRC AMMENDMENT R309.6
9.) PROVIDE MASONRY VENNER ANCHORAGE AT A MAXIMUM SPACING OF 24"O.C. HORIZONTALLY OR 18" O.C. VERTICALLY AS PER SEC. R703.7.4.1. AND WEEPHOLES AT A MAXIMUM OF 33" AS PER SEC. R703.7.6
10.) PROVIDE HANDRAILS ON ALL STAIRS/ STEPS WITH A MINIMUM OF TWO (2) RISERS AS PER SEC. R315. (MINIMUM STAIR TREAD 10" MAX; MAXIMUM RISER 7 3/4" SEC.R314.2)
11.) PROVIDE THE REQUIRED LIGHTING AT EACH LANDING OF A STAIRWAY AS PER SEC.R303.4 WITH LIGHT ACTIVATION AT TOP AND BOTTOM LANDING AREA AS PER SEC. R303.4.1
12.) PROVIDE ALL FRAMING AND STRUCTURAL DESIGN TO 90 M.P.H. WIND CRITERIA AS REP SEC. R301.2.1 AND TABLE R301.2 (4)

SHEET TITLES

SHEET #1
-MEP SYMBOLS
-ELECTRICAL SYMBOLS
-SHEET NAMES
-GENERAL NOTES

SHEET #2
-SITE PLAN

SHEET #3
-"AS-BUILT"
-LOWER LEVEL-UNIT #1
-AREAS

FLOOR PLANS
-LOWER LEVEL-UNIT #1
-AREAS

SHEET #4
-"AS-BUILT"
-UPPER LEVEL-UNIT #2
-AREAS

FLOOR PLANS
-UPPER LEVEL-UNIT #2
-AREAS

SHEET #5
EXTERIOR ELEVATIONS
-FRONT
-REAR
-RIGHT
-LEFT

SHEET #6
-INTERIORS ELEVATIONS
-WALL SECTION
-ROOF

SHEET #7
ELECTRICAL
-LOWER LEVEL-UNIT #1
-UPPER LEVEL-UNIT #2

CODY HOMES LLC
3126 KNIGHT ROBIN
SAN ANTONIO , TEXAS 78209
210.599-7679 FAX; 210.599-3406
E-MAIL: codyhomes463@yahoo.com

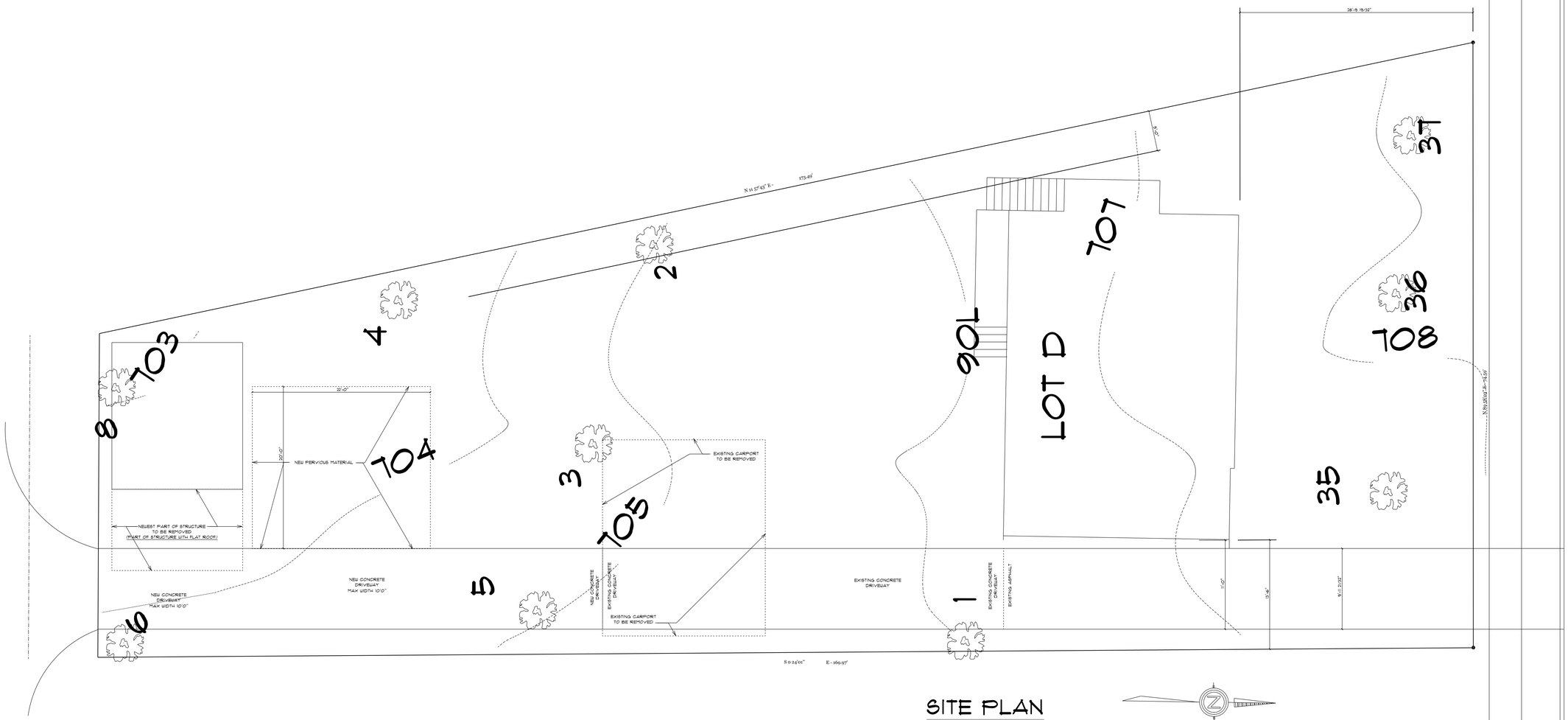
PROJECT ADDRESS:
502 E. MULBERRY
LOT: D
out of parts LOTS1,2 & 3
BLK: 6
NCB: 3090
MONTE VISTA

WILDMAN HOLDINGS LLC
4-PLEX
SAN ANTONIO
TEXAS
78212

WALL SECTION
SECTION
EXTERIORS DETAIL ROOF AREA INTERIORS
FLOOR PLAN
ELECTRICAL

DESIGNS & ARCHITECTURE by:
J.ALLISON
jamesallisondesign.com

MEMBER
AID
AMERICAN INSTITUTE of BUILDING DESIGN



SITE PLAN

SCALE : 1/8"=1'-0"

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E. MULBERRY AVE.

WILDMAN
HOLDINGS LLC
4-PLEX

SAN ANTONIO
TEXAS
78212

WALL SECTION

AREA

INTERIORS

FLOOR PLAN

ELECTRICAL

DESIGNS & ARCHITECTURE by:
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jamesallisondesign.com
MEMBER
AIBD
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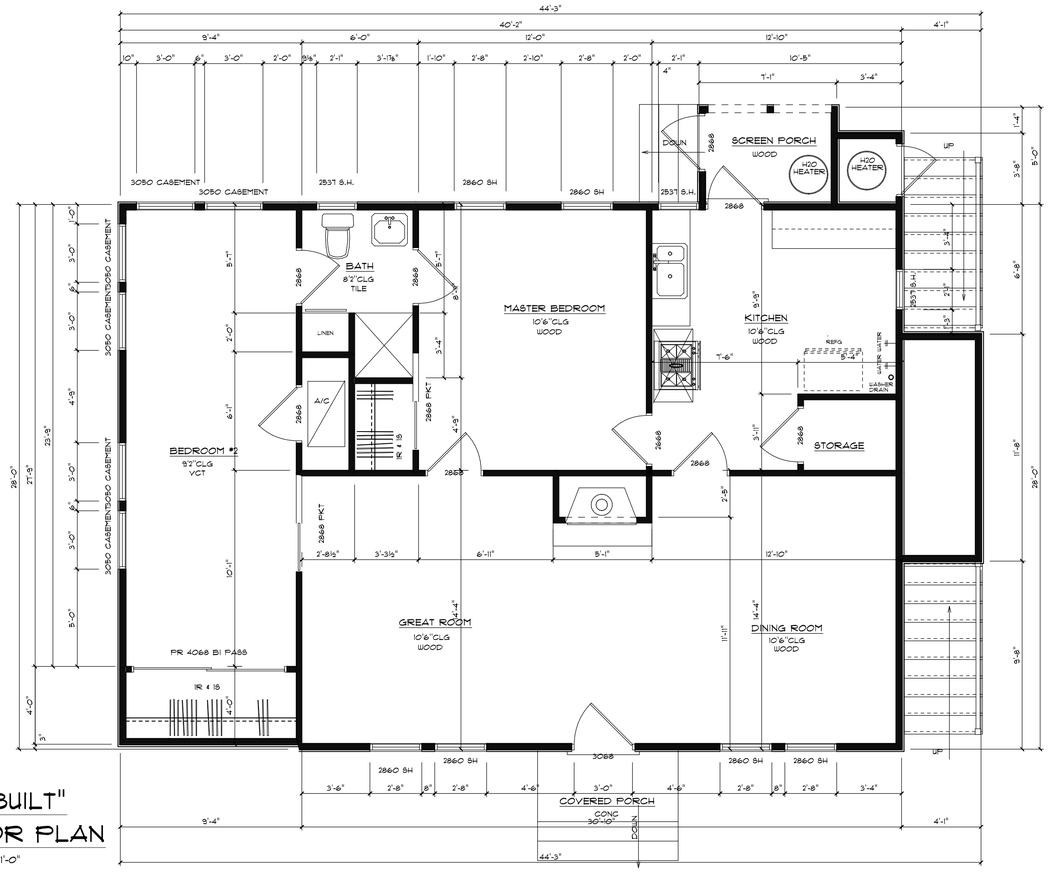


"AS-BUILT" FLOOR PLAN

SCALE : 1/4"=1'-0"

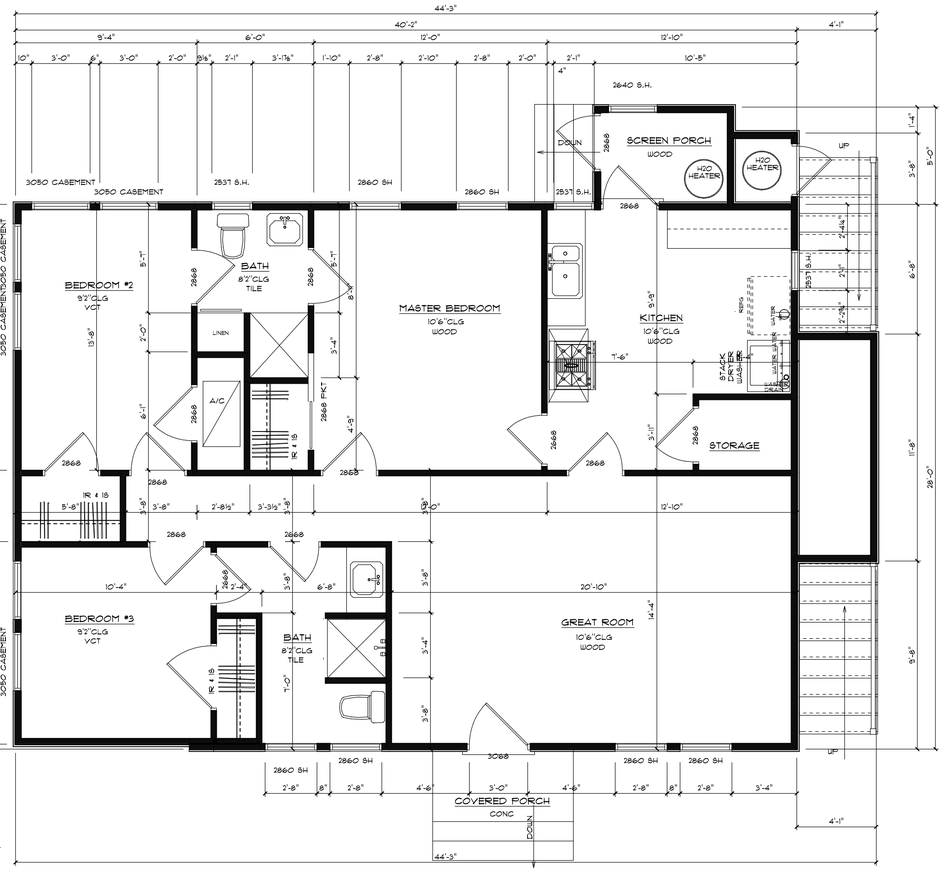
0 1 2 4 8 16 FEET

"AS-BUILT" AREA TABULATION

	TOTALS
FIRST FLOOR	1188.0
SECOND FLOOR	1139.0
TOTAL	2327.0
COVERED ENTRY PORCH	80.0
SCREEN PORCH	48.0
COVERED PATIO	
COURTYARD	
TOTAL AREA	2455.0

REVISION DATES:

1.7.2018



UNIT-1 FLOOR PLAN

SCALE : 1/4"=1'-0"

0 1 2 4 8 16 FEET

AREA TABULATION

	TOTALS
FIRST FLOOR (Includes, staircase, breezeway)	1095.0
SECOND FLOOR	816.0
TOTAL	1911.0
GARAGE	
COVERED PATIO	
COURTYARD	
TOTAL AREA	1911.0

REVISION DATES:

1.9.2018	2.4.2018
1.11.2018	2.21.2018
1.14.2018	
	2.28.2018
1.31.2018	
	4.14.2018

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4-PLEX
SAN ANTONIO
TEXAS
78212

WALL SECTION

EXTERIORS | AREA | INTERIORS

FLOOR PLAN

ELECTRICAL

DESIGNS & ARCHITECTURE by:
J.ALLISON
jamesallisondesign.com

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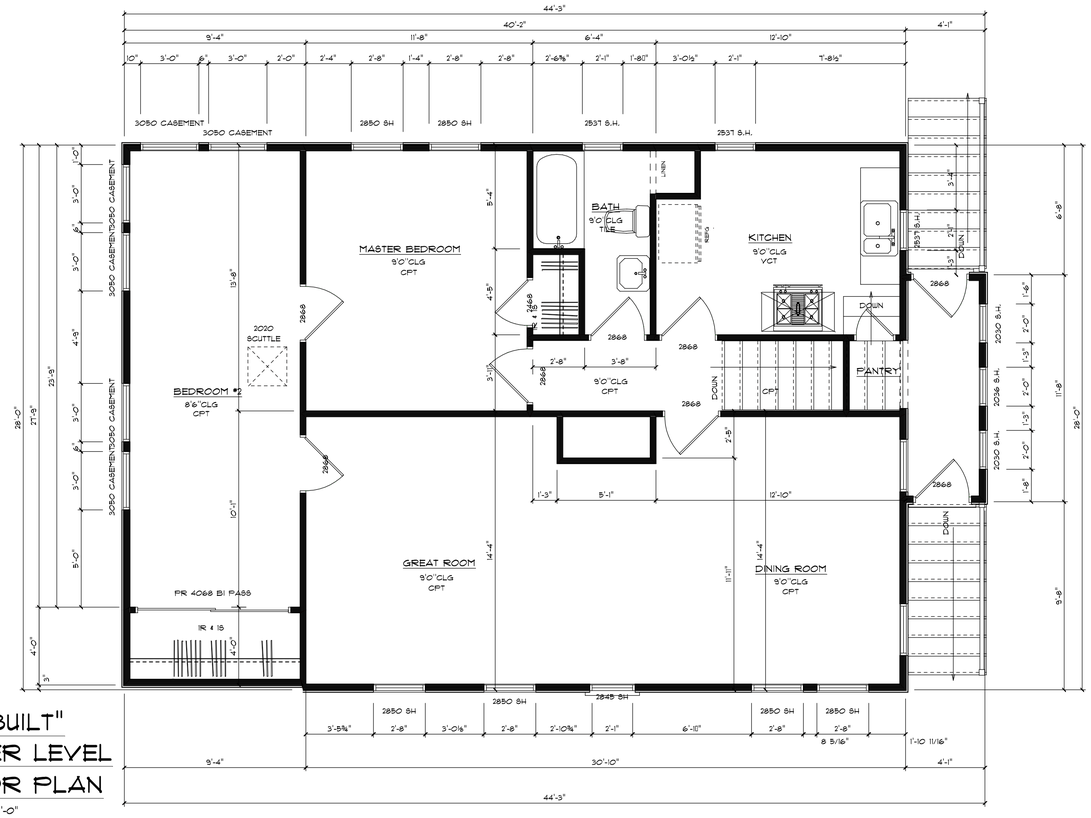
3 OF: SEVEN



"AS-BUILT"
UPPER LEVEL
FLOOR PLAN

SCALE : 1/4"=1'-0"

0 1 2 4 8 16 FEET

"AS-BUILT" AREA TABULATION

	TOTALS
FIRST FLOOR	1188.0
SECOND FLOOR	1139.0
TOTAL	2327.0
COVERED ENTRY PORCH	80.0
SCREEN PORCH	48.0
COVERED PATIO	
COURTYARD	
TOTAL AREA	2455.0

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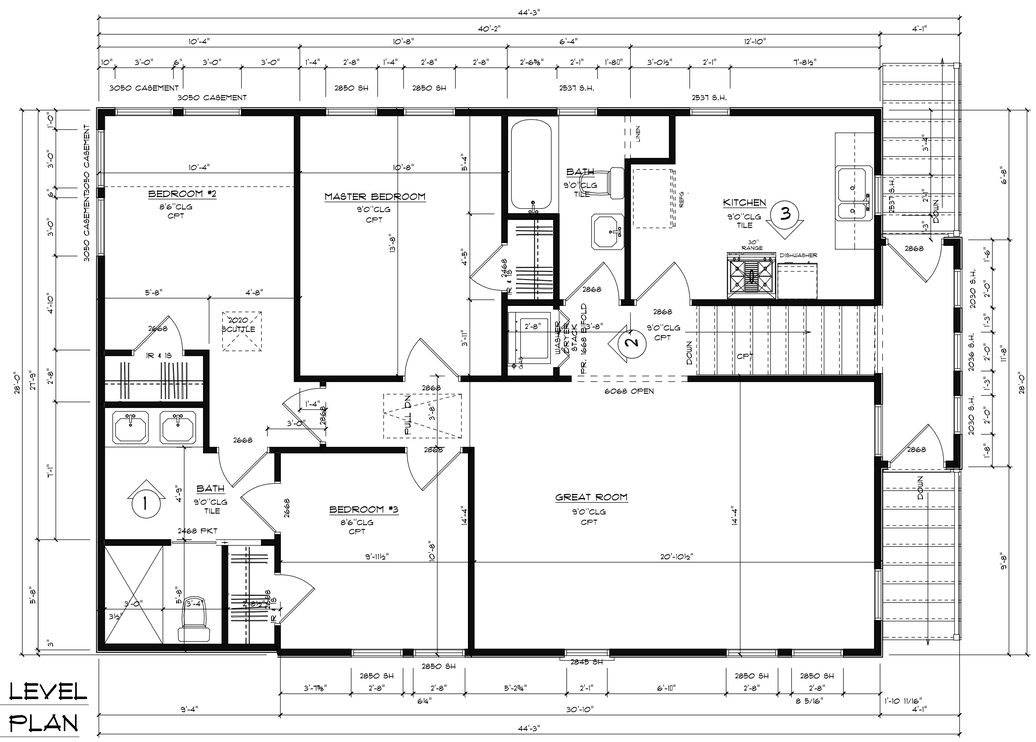

UNIT-2

UPPER LEVEL
FLOOR PLAN

SCALE : 1/4"=1'-0"

0 1 2 4 8 16 FEET

AREA TABULATION

	TOTALS
FIRST FLOOR (includes, staircase, breezeway)	1095.0
SECOND FLOOR	816.0
TOTAL	1911.0
GARAGE	
COVERED PATIO	
COURTYARD	
TOTAL AREA	1911.0

REVISION DATES:

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WALL SECTION

EXTERIORS AREA INTERIORS

FLOOR PLAN

ELECTRICAL

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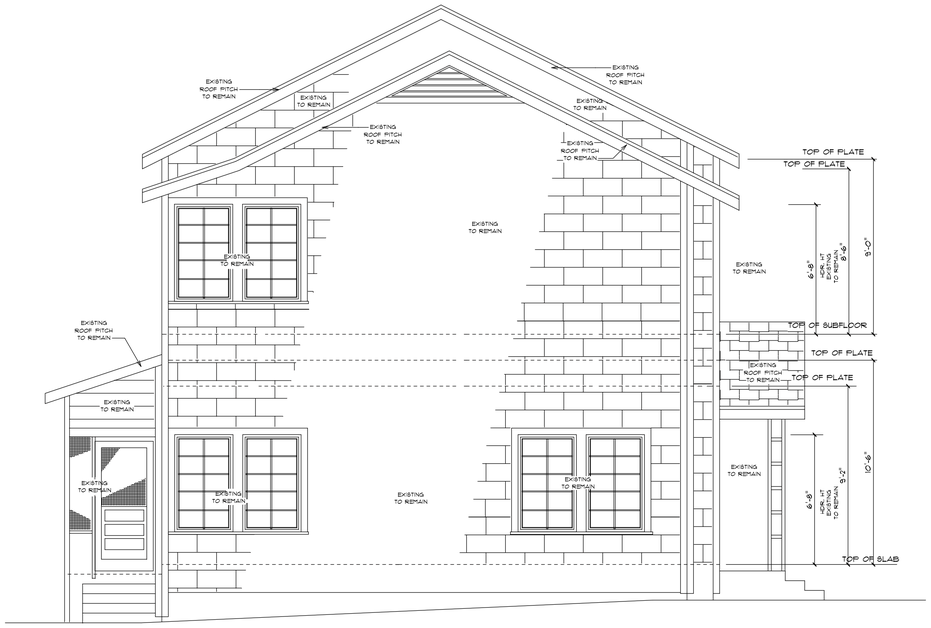


LEFT ELEVATION

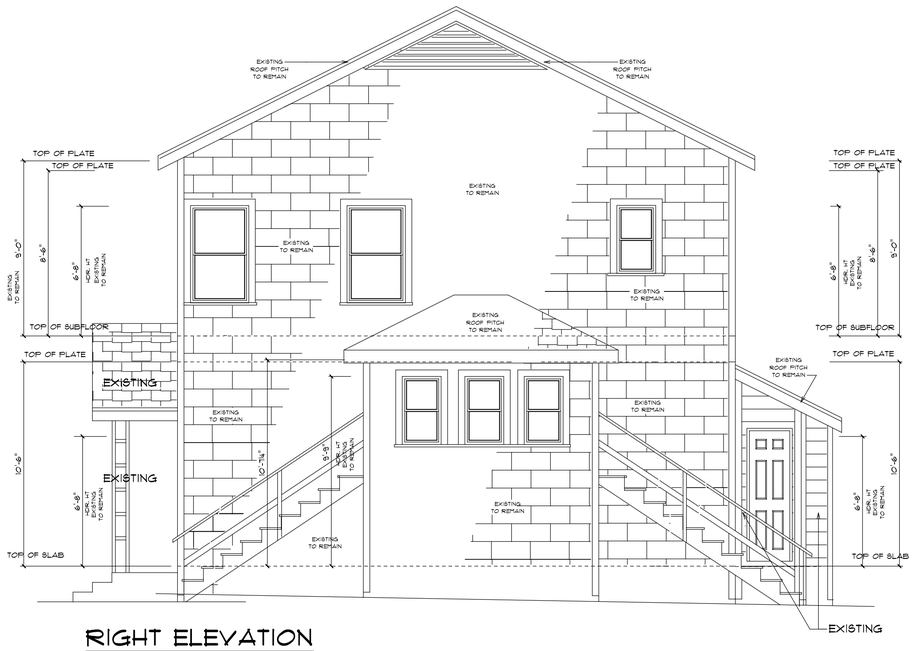
SCALE : 1/4"=1'-0"

0 1 2 4 8 16 FEET

"AS-BUILT" FRONT ELEVATION

SCALE : 1/4"=1'-0"

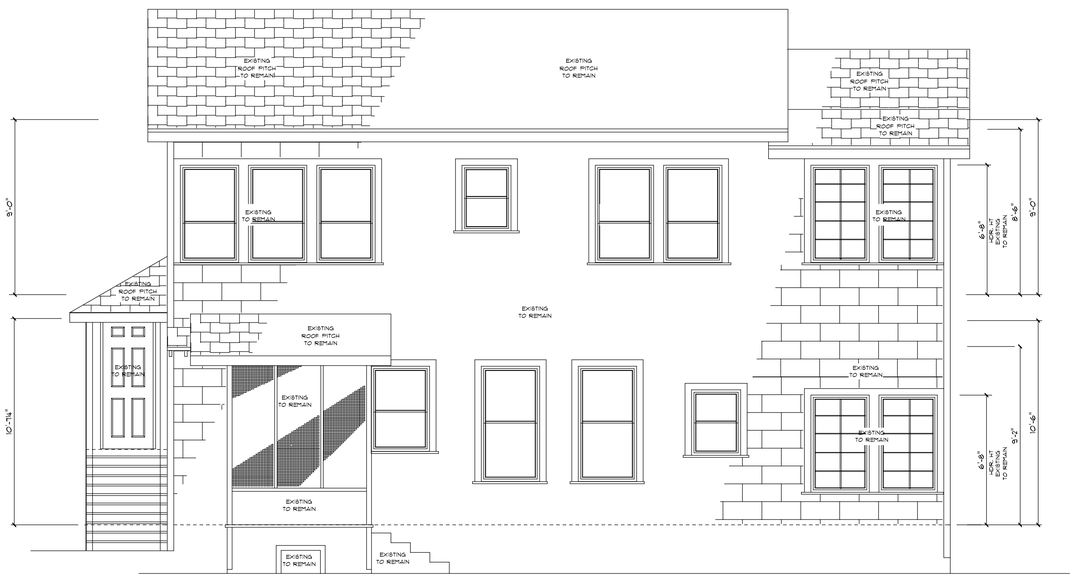
0 1 2 4 8 16 FEET



RIGHT ELEVATION

SCALE : 1/4"=1'-0"

0 1 2 4 8 16 FEET



REAR ELEVATION

SCALE : 1/4"=1'-0"

0 1 2 4 8 16 FEET

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WALL SECTION

EXTERIORS AREA INTERIORS

FLOOR PLAN

ELECTRICAL

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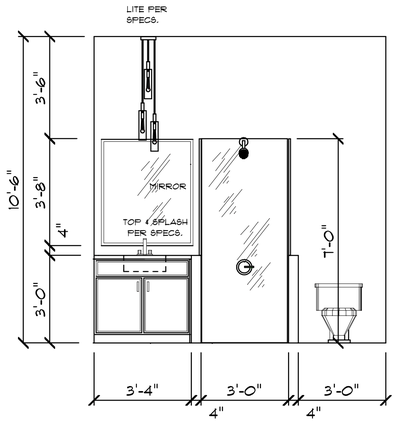
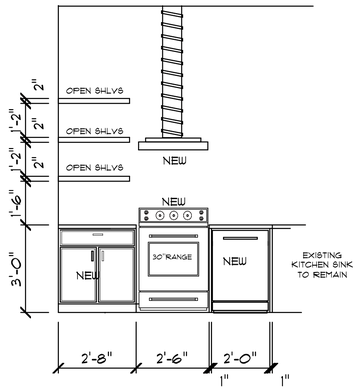
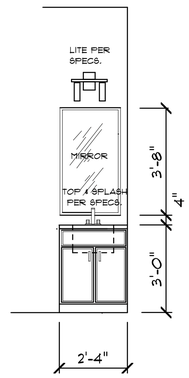
UNIT #1



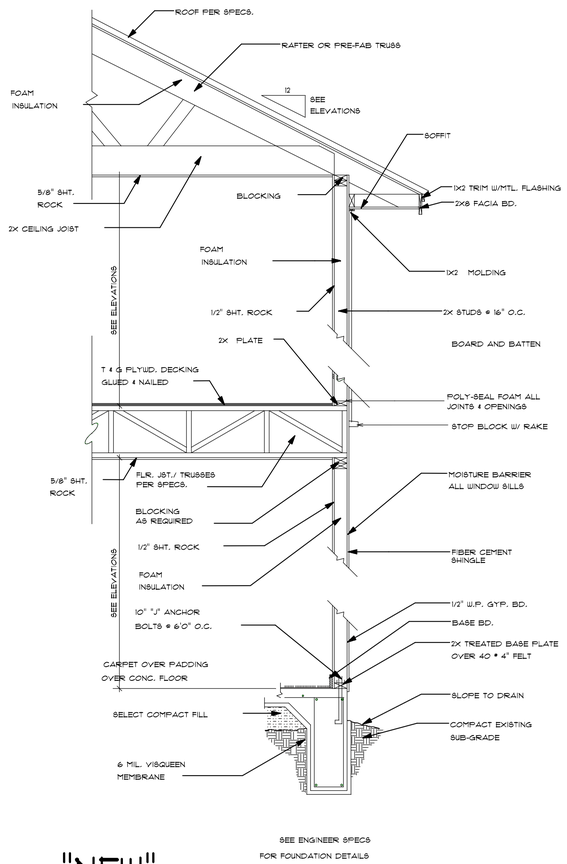
1 BATH #2
SCALE : 3/8"=1-0"



2 KITCHEN
SCALE : 1/4"=1-0"

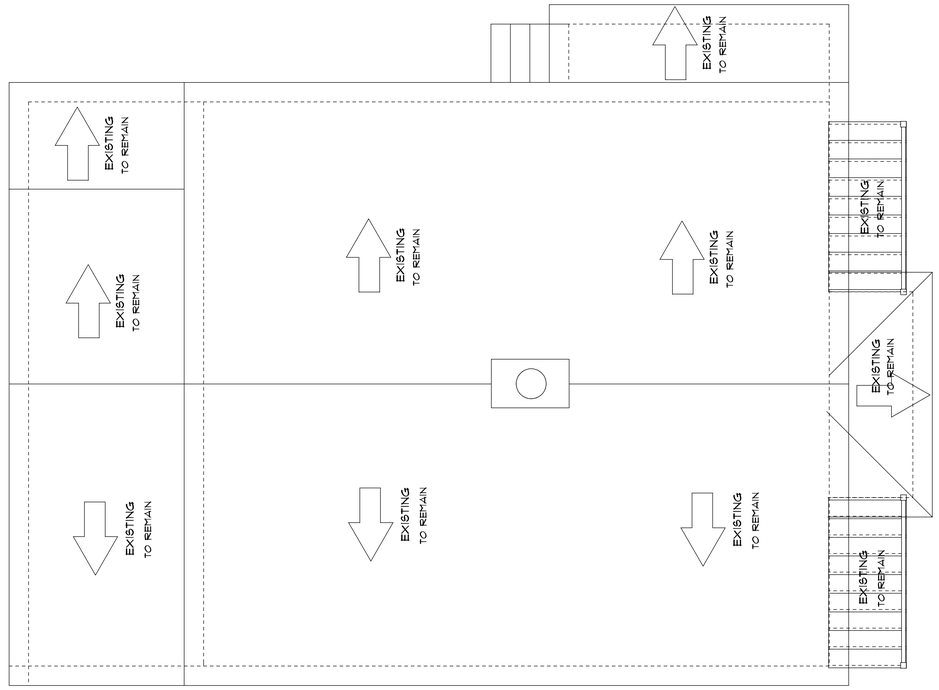


3 BATH
SCALE : 1/4"=1-0"



"NEW"
TWO STORY WALL SECTION

NO SCALE

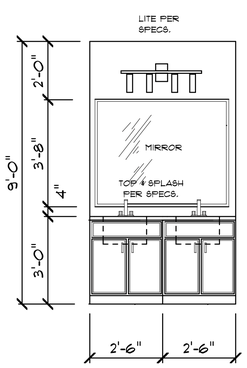


UNIT #1 & #2
ROOF PLAN

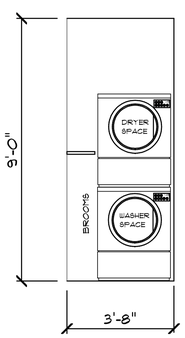
SCALE : 1/4"=1'-0"

0 1 2 4 8 16 FEET

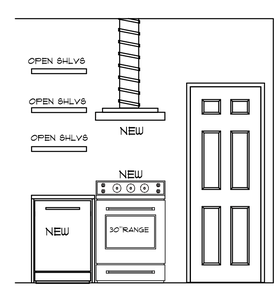
UNIT #2



1 BATH
SCALE : 3/8"=1-0"



2 LAUNDRY
SCALE : 3/8"=1-0"



3 KITCHEN
SCALE : 1/4"=1-0"

CODY HOMES LLC
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SAN ANTONIO , TEXAS 78209
210.599-7679 FAX: 210.599-3406
E-MAIL: codyhomes463@yahoo.com

PROJECT ADDRESS:
502 E. MULBERRY
LOT: D
out of parts LOTS1,2 & 3
BLK: 6
NCB: 3090
MONTE VISTA

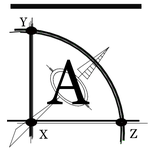
WILDMAN HOLDINGS LLC
4-PLEX
SAN ANTONIO
TEXAS
78212

WALL SECTION

EXTERIORS AREA INTERIORS

FLOOR PLAN

ELECTRICAL



DESIGNS & ARCHITECTURE by:
J.ALLISON
jamesallisondesign.com

MEMBER
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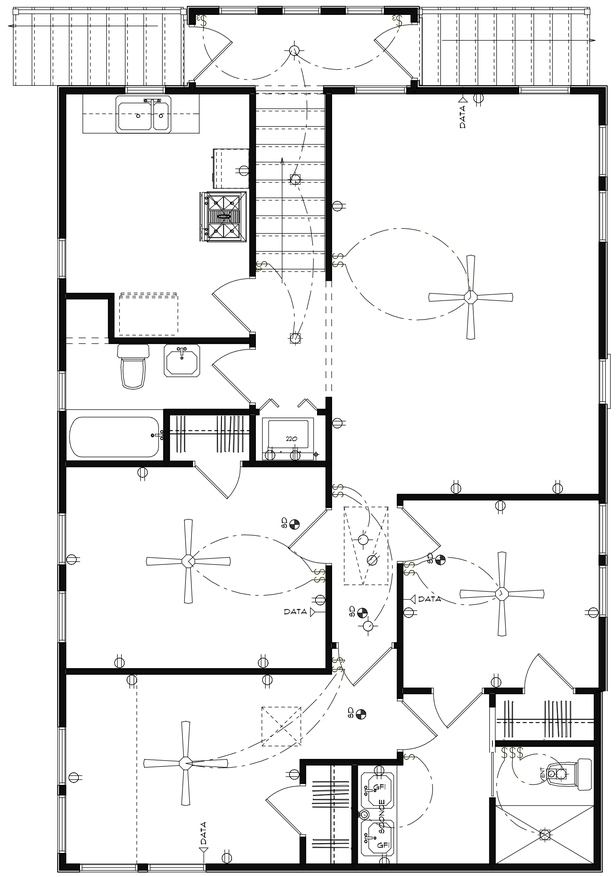


UNIT-2

ELECTRICAL

SCALE : 1/4"=1'-0"

0 1 2 4 8 16 FEET

NOTES

SMOKE DECTECTOR

"provide smoke dector system-hard wired, interconnected, battery back-up, at each sleeping room & vicinity

if applicable,as well on each additional story within the dwelling including basement."

in accordance with 2012 IRC section R314

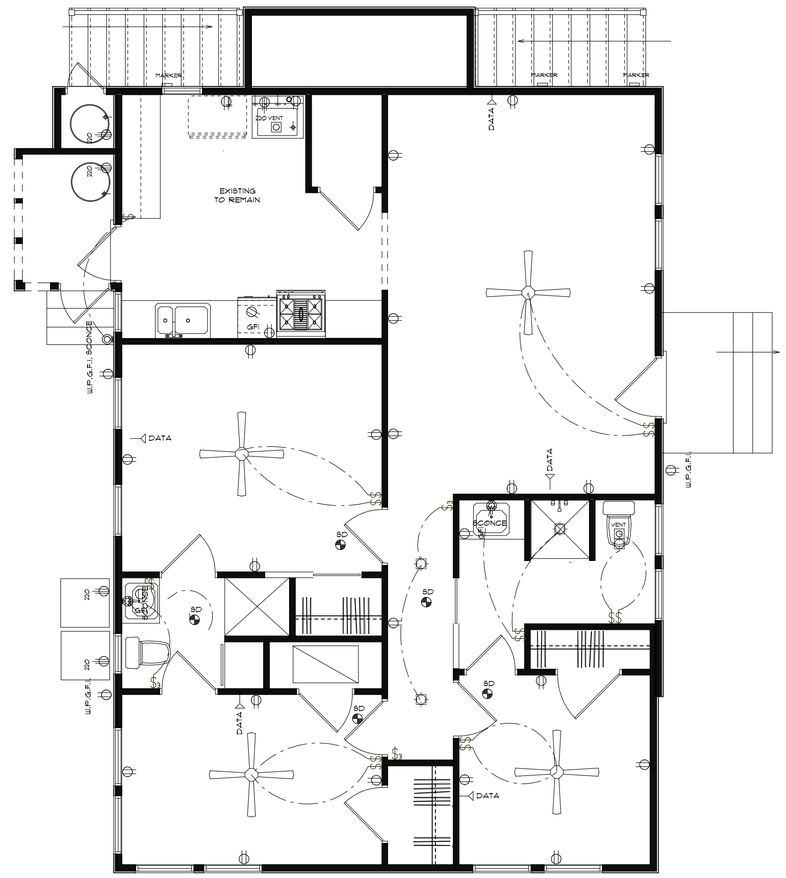
CARBON MONOXIDE ALARM

approved carbon monoxice alarm shall be installed outside of each seperate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

in accordance with 2012 IRC section R315.1

GENERAL CONTRACTOR

shall verify for smoke detectors to be located at least 36" away from horizontal path of mechanical air flow, per, 2007 NFPA "2 chapter 11



UNIT-1

ELECTRICAL

SCALE : 1/4"=1'-0"

0 1 2 4 8 16 FEET

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WALL SECTION

EXTERIORS AREA INTERIORS

FLOOR PLAN

ELECTRICAL

DESIGNS & ARCHITECTURE by:

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502 E Mulberry Ave
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96209983
R6223573

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