

# HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2015

Agenda Item No: 3

**HDRC CASE NO:** 2015-235  
**ADDRESS:** 1014 BURNET ST  
**LEGAL DESCRIPTION:** NCB 1660 BLK H LOT E 37.5 FT OF 4  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Fernando Marin  
**OWNER:** Fernando Marin  
**TYPE OF WORK:** Historic Tax Certification  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 1014 Burnet.

## 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.

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.

## FINDINGS:

- a. The applicant has received an administrative Certificate of Appropriateness for approval to construct an addition, a rear deck, and replace the driveway. Work including repairing foundation repair, roof replacement, front porch repairs and front door replacement has been included in the scope of work but no record of an approval or permit was found.
- b. The applicant has met all requirements of the City's tax certification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer.

## RECOMMENDATION:

Staff recommends approval based on findings a-b with the stipulation that the applicant acquire all necessary approvals and permits prior to returning for Tax Verification.

## CASE MANAGER:

Adriana Ziga





















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## 1014 Burnet -LIST OF IMPROVEMENTS

(6 mos. project)  
Complete By 5/30/15

### FOUNDATION:

Permitted and engineer inspected  
Engineer designed  
8 inch concrete piers  
Foundation Beams 4" x 6"

### INSULATION:

Below Floor Foam R-19  
Walls R-13  
Attic R-30  
The following walls insulated for sound - Laundry Room, Bathrooms

### SHEETROCK:

100% Replaced-Smooth Wall Finish (all new)

### PLUMBING:

Permitted to 2014 code and city inspected  
All new [Pex Plumbing water](#) lines (insulated)  
All new [Drain-Waste-Vent Plumbing \(DWV\)](#)  
All new water valves stops, p-traps and supply lines  
Plumbed for water softener

### GAS

Permitted to 2014 code and city inspected  
All gas lines replaced and upgraded to 3/4 inch lines

### ELECTRICAL

2014 code; city permitted and inspected  
New 200 amp service meter (outside and inside)  
Complete whole house rewire  
Electric or gas option at stove and dryer locations  
Tamper resistant outlets  
All new light switches  
All new light fixtures

### CABLE AND INTERNET:

Cat 6 connection  
Cable connection



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**KITCHEN CABINETRY:**

Mocha Shaker Custom all Wood Cabinet with soft-close on all drawers and doors  
Granite Counter Top

**Door and Trim Package**

All New Door and Trim

**Flooring**

Wood Hickory

**Master Bath**

4x4 Shower with Tile Surround  
Whirlpool Tub  
Double Sink Vanity with Granite

**Hall Bath**

Tub/Shower with Tile Surround

**AIR CONDITION: 10 year warranty parts and compressor**

5 Ton High Efficiency 15 SEER

**ROOF: New**

Lifetime Standing Seam

**Addition**

580 Square Foot Addition

**New Total Square Footage and Layout**

3 Bedroom, 2 Bath

**FRONT PORCH:**

Wood

**FRONT DOORS (2ea):**

Period Doors to match house

**REAR DECK:**

20'x12' Covered Porch W/ Standing Seam Roof

New and Reclaimed/Repaired

**Exterior Reworked with like material and Painted**

**Total Cost: \$98,500.00**



# Bexar CAD

## Property Search Results > 118963 MARIN FERNANDO for Year 2015

### Property

#### Account

Property ID:	118963	Legal Description:	NCB 1660 BLK H LOT E 37.5 FT OF 4
Geographic ID:	01660-001-0040	Agent Code:	
Type:	Real		
Property Use Code:	001		
Property Use Description:	Single Family		

#### Location

Address:	1014 BURNET ST SAN ANTONIO, TX 78202	Mapsc0:	617B4
Neighborhood:	DIGNOWITY HILL HIST DIST	Map ID:	
Neighborhood CD:	57069		

#### Owner

Name:	MARIN FERNANDO	Owner ID:	2620023
Mailing Address:	PO BOX 1972 ALVIN, TX 77512-1972	% Ownership:	100.000000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$39,000	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$19,210	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$58,210	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$58,210	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$58,210	

### Taxing Jurisdiction

Owner:	MARIN FERNANDO
% Ownership:	100.000000000000%
Total Value:	\$58,210

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
06	BEXAR CO RD & FLOOD	0.030679	\$58,210	\$58,210	\$17.86	
08	SA RIVER AUTH	0.017500	\$58,210	\$58,210	\$10.19	

09	ALAMO COM COLLEGE	0.149150	\$58,210	\$58,210	\$86.82	
10	UNIV HEALTH SYSTEM	0.276235	\$58,210	\$58,210	\$160.80	
11	BEXAR COUNTY	0.283821	\$58,210	\$58,210	\$165.21	
21	CITY OF SAN ANTONIO	0.565690	\$58,210	\$58,210	\$329.28	
57	SAN ANTONIO ISD	1.382600	\$58,210	\$58,210	\$804.81	
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$58,210	\$58,210	\$0.00	
Total Tax Rate:		2.705675				
Taxes w/Current Exemptions:					\$1,574.97	
Taxes w/o Exemptions:					\$1,574.97	

## Improvement / Building

**Improvement #1:** Residential **State Code:** A1 **Living Area:** 1861.0 sqft **Value:** \$38,950

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS	WS	1910	961.0
LA1	Additional Living Area	F - NO		2014	900.0
OP	Attached Open Porch	F - NO		1910	91.0
CAN	Canopy	F - NO		1910	16.0

**Improvement #2:** Residential **State Code:** A1 **Living Area:** sqft **Value:** \$50

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RMS	Residential Misc Shed	F - NO		1980	1.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1884	8208.00	38.00	216.00	\$19,210	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	\$39,000	\$19,210	0	58,210	\$0	\$58,210
2014	\$23,500	\$8,540	0	32,040	\$0	\$32,040
2013	\$22,220	\$8,540	0	30,760	\$0	\$30,760
2012	\$21,860	\$8,540	0	30,400	\$0	\$30,400
2011	\$24,170	\$8,540	0	32,710	\$0	\$32,710
2010	\$16,930	\$8,540	0	25,470	\$0	\$25,470

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/1/2008	SWD	Special Warranty Deed	HOUSING & URBAN DEVELOPMENT	MARIN FERNANDO	13480	0025	20080094054
2	12/11/2007	Deed	Deed	COUNTRYWIDE HOME LOANS INC	HOUSING & URBAN DEVELOPMENT	13393	1896	20080051727



**2015 data current as of Jun 1 2015 1:23AM.**

**2014 and prior year data current as of May 16 2015 6:44AM**

**For property information, contact (210) 242-2432 or (210) 224-8511 or email.**

**For website information, contact (210) 242-2500.**

Website version: 1.2.2.7

Database last updated on: 6/1/2015 1:23 AM

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