

## HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 10

**HDRC CASE NO:** 2016-287  
**ADDRESS:** 1120 BURNET ST  
**LEGAL DESCRIPTION:** NCB 1665 BLK 1 LOT 10  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Jean Luc Mette  
**OWNER:** Jean Luc Mette  
**TYPE OF WORK:** Historic Tax Certification  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 1120 Burnet.

### 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.

(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:**

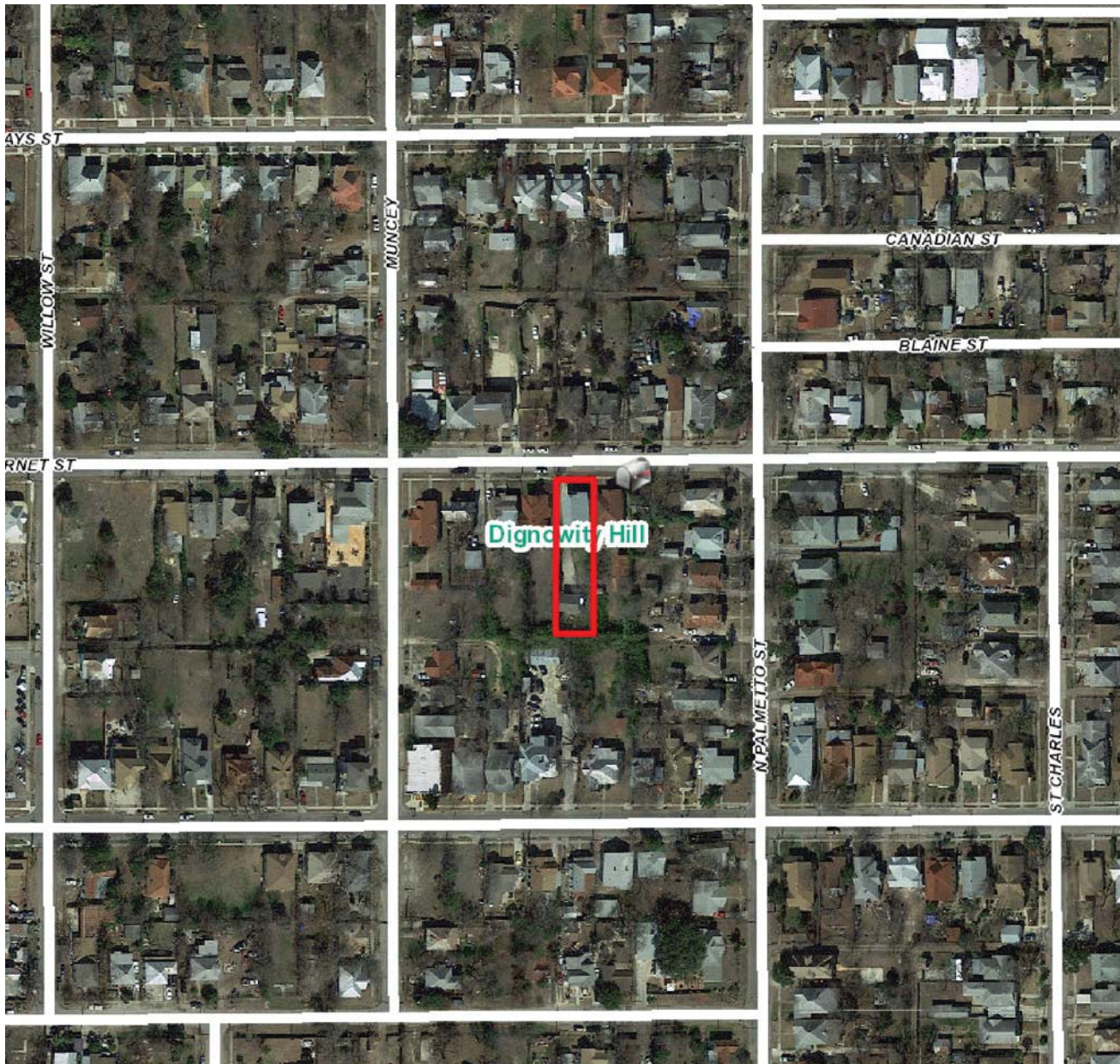
- a. The applicant is requesting Tax Certification for the property located at 1120 Burnet.
- b. The scope of work consists of administratively approved items consisting of exterior repair and maintenance, painting, foundation repair and upgrades the structure's mechanical, electrical and plumbing systems.
- c. The requirements for 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.
- d. Staff performed a site visit on...

**RECOMMENDATION:**

Staff recommends approval based on finding a through d.

**CASE MANAGER:**

Edward Hall



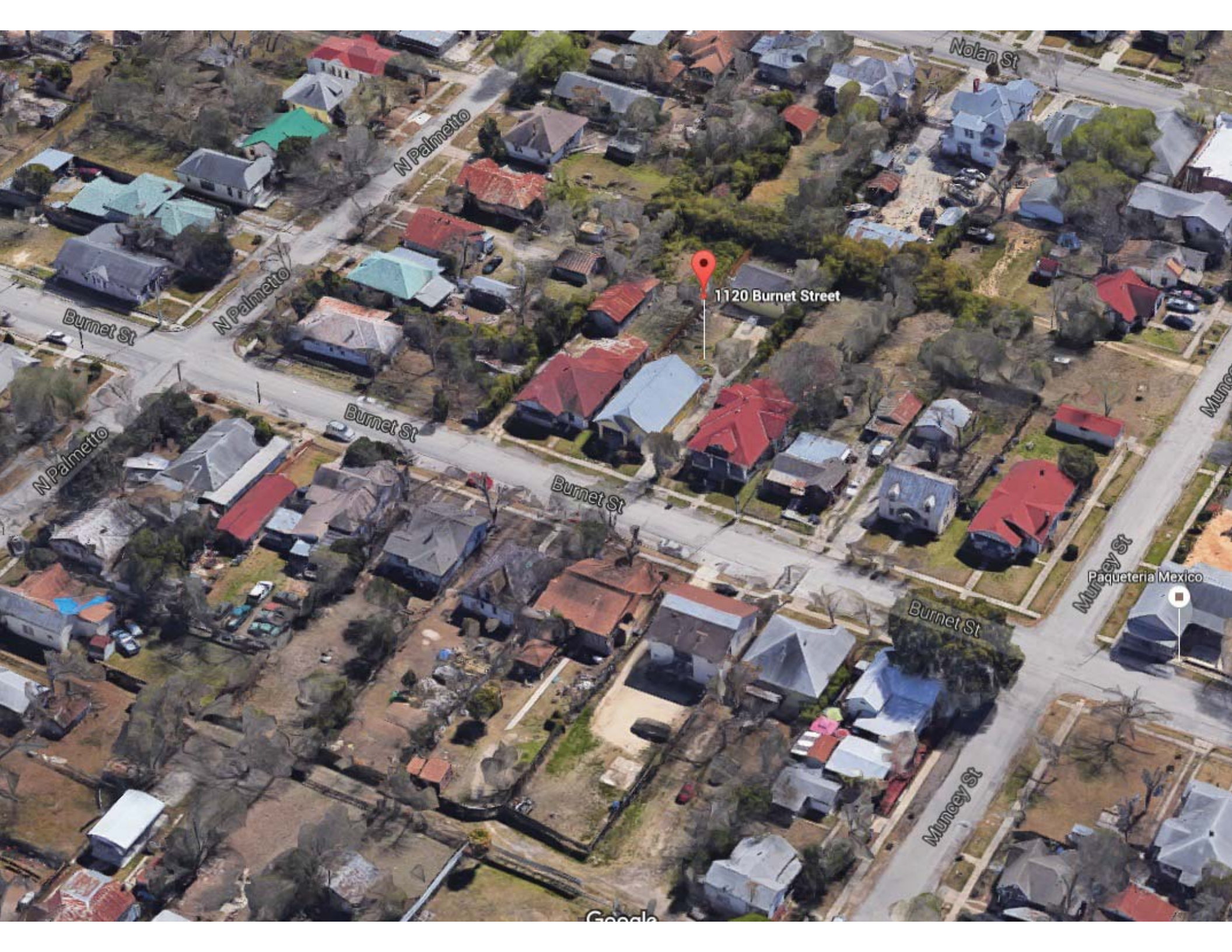
## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 21, 2016

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1120 Burnet Street



## 1120 Burnet - Plans for Restoration and Rehabilitation

**Background:** 1120 Burnet is a residential single family home that was built in 1930, according to BCAD. The property consists of a 1,478 sq. ft. main house which is in desperate need of major repairs, and a 660 sq. ft. casita which has been renovated recently and does not require additional improvements at this point. The renovation and restoration of the main house will involve every room, but does not entail any additions to or alterations of the original footprint of the house. The overarching theme of the project is to restore the house from its current state of disrepair to period-appropriate finishes, while maximizing efficiency and comfort.

The property was appraised at \$190,610 in 2016, and the conservative estimate of the anticipated cost for all improvements is \$86,500 (45.4% of the appraised value).

**Structural:** The structural components of the house need extensive work. Settling of the house has necessitated extensive foundation work, interior reframing, and sheetrock repair. Planned foundation repair includes the addition of two 25-foot steel beams and 30 cement pillars. Interior door frames will be reframed as needed to enable proper opening and closing. All cracked/cut/damaged sheetrock will be removed and replaced with new sheetrock, plus taping, floating, and texturing. An added interior transom window is planned in the living room. The two transom windows over the front doors will be restored. Damaged siding at the front of the house and on the ceiling of the front porch will be replaced. Skirting exhibiting former water damage will be replaced. A small hallway will be framed in to create a linen closet. Multiple boards on the rear patio are warped and need to be replaced.

**Plumbing:** The house is plumbed with inferior PVC piping. All water supply and drain pipes will be replaced. Both bathroom sinks, the kitchen sink, and the dishwasher will be replaced and fitted with new plumbing. The master bathroom will be moved to the adjacent room (see photos). The cracked plastic shower cabin will be replaced with a tiled shower. All cracked grout will be resealed. The water heater for the main house will be moved from an interior closet to an exterior cabin. The water heater in the guest house will be replaced due to a leak. Backflow protection will be added to exterior water faucets. The water lines for the washing machine will be moved from the bathroom to a laundry room. Bathroom sinks and toilets will be replaced.

**Electrical/Gas:** The house has previously undergone incomplete electrical upgrades. The upgrade will be finished as part of the restoration. Specifically, exposed exterior wires will be placed in conduit, a nonfunctional interior subpanel at the rear of the house will be removed, a functional sub-panel at the front of the house will be rewired to include a master switch, all panel box wires will be properly coded, a 220V outlet will be installed in the laundry room and the kitchen, GFCI outlets will be added to the bathroom, kitchen, and laundry rooms, exterior outlets will be added to the front and rear of house. Missing junction boxes in the attic will be placed. Electrical outlets and light switches will be added or removed as indicated. A gas line for the range will be added. 20 feet of corroded gas line under the house will be replaced.

**Floors:** The flooring in the house is inconsistent from room to room, with a variant of linoleum, carpet, and original hardwoods. All linoleum flooring and carpet will be removed. The subfloor in the bathroom and rear hallway will be replaced. Ceramic tile will be installed in the laundry room. Period-appropriate hexagonal tile will be installed in both bathrooms. The exposed longleaf pine is heavily damaged in multiple areas. All damaged wood floors will be repaired to the extent possible. For boards that are damaged beyond repair, new boards will be laid. All wood floors (living room, dining room, kitchen, master bedroom, master closet, rear hallway, staircase, upstairs room, and guest bedroom) will be refinished, stained, and sealed. All baseboards will be repaired or replaced.

**Kitchen:** The overall size and layout of the kitchen will remain the same. However, we plan to remove builder grade cabinets and replace with period-appropriate full hardwood shaker-style cabinets, as well as remove the laminate countertops and replace with period-appropriate oak butcher block. All appliances will be replaced.

**Painting:** All rooms of the house and the trim will be painted.

**Miscellaneous:** We anticipate additional expenses for waste removal

Jean-Luc Mette, July 13, 2016

Lindsey Mette, July 13, 2016

## 1120 Burnet - Statement of Expected Costs of Improvements

Repair	Anticipated Completion Date
<b>Foundation:</b> <ul style="list-style-type: none"> <li>- Install approx. 30 concrete piers</li> <li>- Install steel beams to stabilize</li> <li>- Level the house</li> </ul>	<b>August 2016</b>
<b>Floors:</b> <ul style="list-style-type: none"> <li>- Strip linoleum and carpet</li> <li>- Repair and replacing longleaf pine boards</li> <li>- Reseal wood floors</li> <li>- Replace subfloor in bathroom and rear hallway</li> <li>- Install period-appropriate hexagonal tile in both bathrooms</li> <li>- All wood floors (living room, dining room, kitchen, master bedroom, master closet, rear hallway, staircase, upstairs room, and guest bedroom) will be refinished, stained, and sealed</li> <li>- Repair or replace all baseboards</li> </ul>	<b>August 2016</b>
<b>Gas &amp; Electric:</b> <ul style="list-style-type: none"> <li>- Place exposed exterior wires in conduit</li> <li>- Replace non-functional sub-panel incl. master switch</li> <li>- Rewire panel box wires will be properly</li> <li>- Install 220 V outlet in laundry room and kitchen</li> <li>- Add GFCI outlets in bathroom, kitchen, laundry room &amp; exterior</li> <li>- Add missing junction boxes in the attic</li> <li>- Add electrical outlets and light switches</li> <li>- Add gas line for range</li> <li>- Replace 20 feet of corroded gas line under the house</li> </ul>	<b>August 2016</b>

<b>Plumbing:</b> <ul style="list-style-type: none"> <li>- Replace all water supply and drain pipes</li> <li>- Replace both bathroom sinks, kitchen sink, and dishwasher with new plumbing.</li> <li>- Move master bathroom to adjacent room (see photos), replace cracked plastic shower cabin with tiled shower</li> <li>- Reseal all cracked grout</li> <li>- Replace water heater, and move it from an interior closet to an exterior cabin</li> <li>- Add backflow protection to exterior water faucets</li> <li>- Move water lines for washing machine from bathroom to laundry room</li> <li>- Replace bathroom sinks and toilets</li> </ul>	<b>September 2016</b>
<b>Sheetrock &amp; Framing:</b> <ul style="list-style-type: none"> <li>- Remove all sheetrock and replace with new sheetrock, plus taping, floating, and texturing</li> <li>- Restore transom windows and add one more in living room</li> <li>- Reframe Interior door frames as needed to enable proper opening and closing</li> <li>- Frame in small hallway to create linen closet</li> </ul>	<b>September 2016</b>
<b>Miscellaneous:</b> <ul style="list-style-type: none"> <li>- Replace water-damaged skirting</li> <li>- Repair rear patio</li> <li>- Repair or replace doors</li> <li>- Replace all light fixtures and ceiling fans</li> <li>- Waste removal</li> </ul>	<b>September 2016</b>
<b>Kitchen:</b> <ul style="list-style-type: none"> <li>- Remove builder grade cabinets and replace with period-appropriate full hardwood shaker-style cabinets</li> <li>- Remove laminate countertops and replace with period-appropriate oak butcher block</li> <li>- Replace all appliances</li> </ul>	<b>October 2016</b>
<b><u>Painting:</u></b>	<b>October 2016</b>



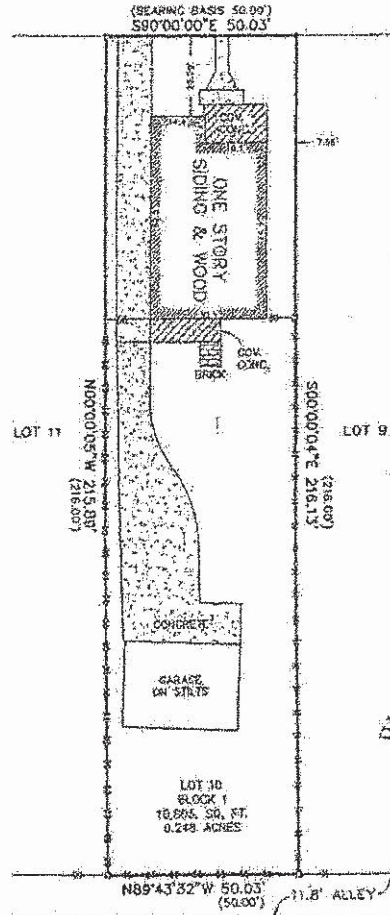
- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>- All rooms of the house including ceiling and trim will be painted</li></ul> |  |
|---|--|

PLAN IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, ENCROACHMENTS, AND FOR SETBACK LINES OF APRTS AS FOLLOWS:

• = FIND IRON ROD	Δ = CALCULATED POINT	• = POWER POLE	B.S. = BUILDING SETBACK
• = SET IRON ROD	⊕ = TELEPHONE PEDESTAL	— = OVERHEAD ELECTRIC	U.E. = UTILITY EASEMENT
X = "X" ON CONCRETE	⊕ = CABLE TELEVISION	— = WIRE FENCE	D.E. = DRAINAGE EASEMENT
○ = FENCE POST	⊕ = WATER METER	— = WOOD FENCE	E.E. = ELECTRIC EASEMENT
Δ = PK MARK	( ) = RECORD INFORMATION	— = CHAIN LINK FENCE	M.E. = MAINTENANCE EASEMENT

# **BURNET STREET** (55.6' R.O.W.)

SCALE: 1"=25'



*We hereby acknowledge that a survey has been provided and reviewed by us.*

## **PROPERTY ADDRESS**

1120 Burnett Street

## **REMARKS**

Subarea Data

## **PROPERTY DESCRIPTION**

Lot 10, Block 1, NCD 1945, City of San Antonio, Bexar County, Texas.

**Westar Alamo**  
LAND SURVEYORS, INC.  
P.O. BOX 1036 NELOTES, TEXAS 78023-1036  
PHONE (210) 372-8500 FAX (210) 372-0998

As noted from FEMA'S FLOOD INSURANCE RATE MAP, Community No. 55023, Flood No. 2411, Panel 2-12-24, the area is in Flood Zone V. It is a special flood hazard area. This does not constitute a warranty. This survey does not satisfy the requirements provided by FEMA.

CP. NO.	12100403
JOB NO.	12032
DATE	March 24, 2003
DRAWN BY	CPK

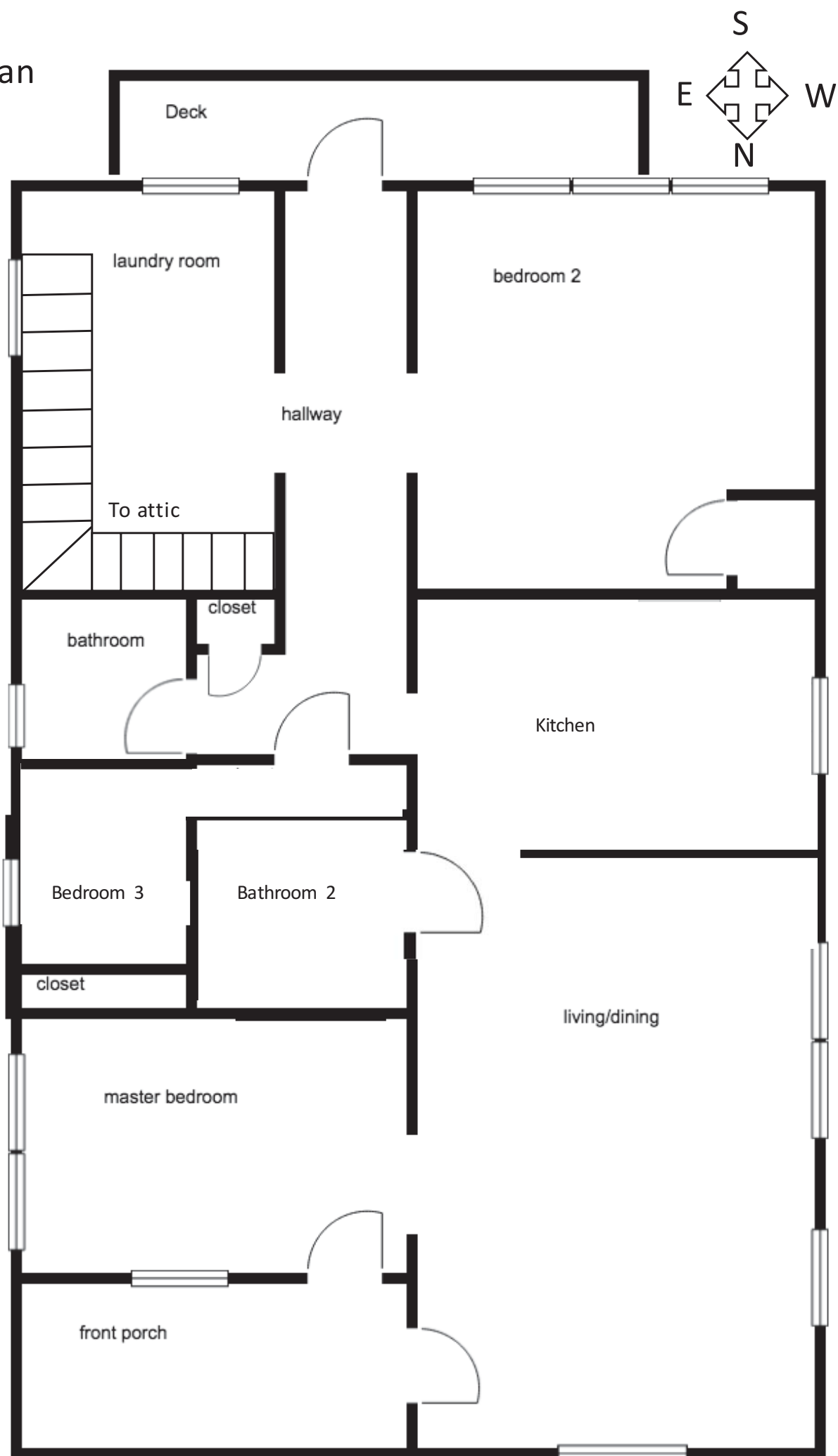


I, WILL PERSON, Registered Professional Land Surveyor, State of Texas, do hereby certify that this is a true and correct copy of the original survey as shown on the ground, and that there are no discrepancies, mistakes, omissions or errors in the survey or in the accompanying plat or map, and that I am not aware of any such discrepancies, mistakes, omissions or errors in the survey or in the accompanying plat or map.

*Will Person*  
WILL PERSON  
Registered Professional Land Surveyor  
Texas Registration No. 5443

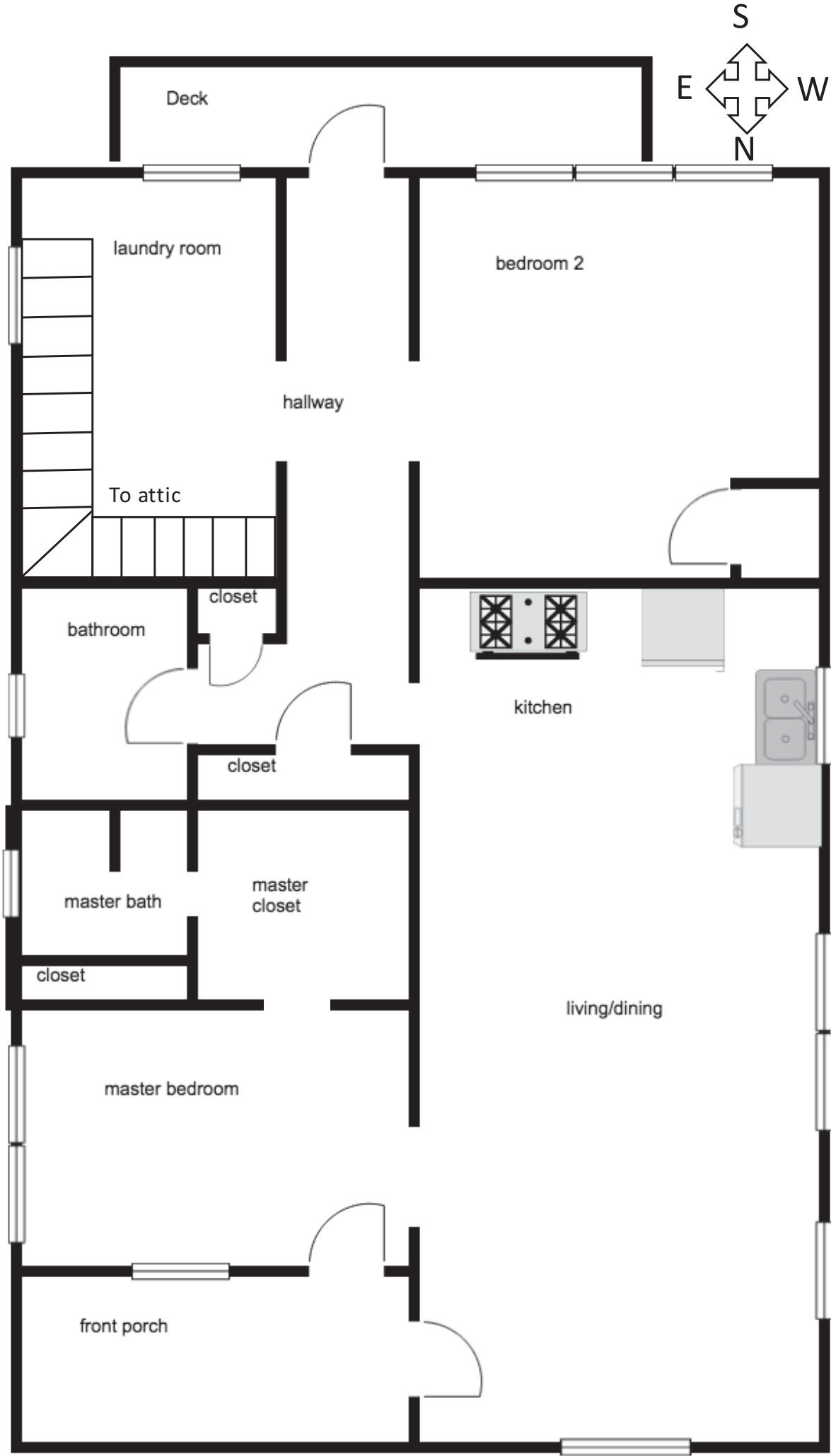
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Existing Floorplan  
1120 Burnet





Proposed Plan  
1120 Burnet





















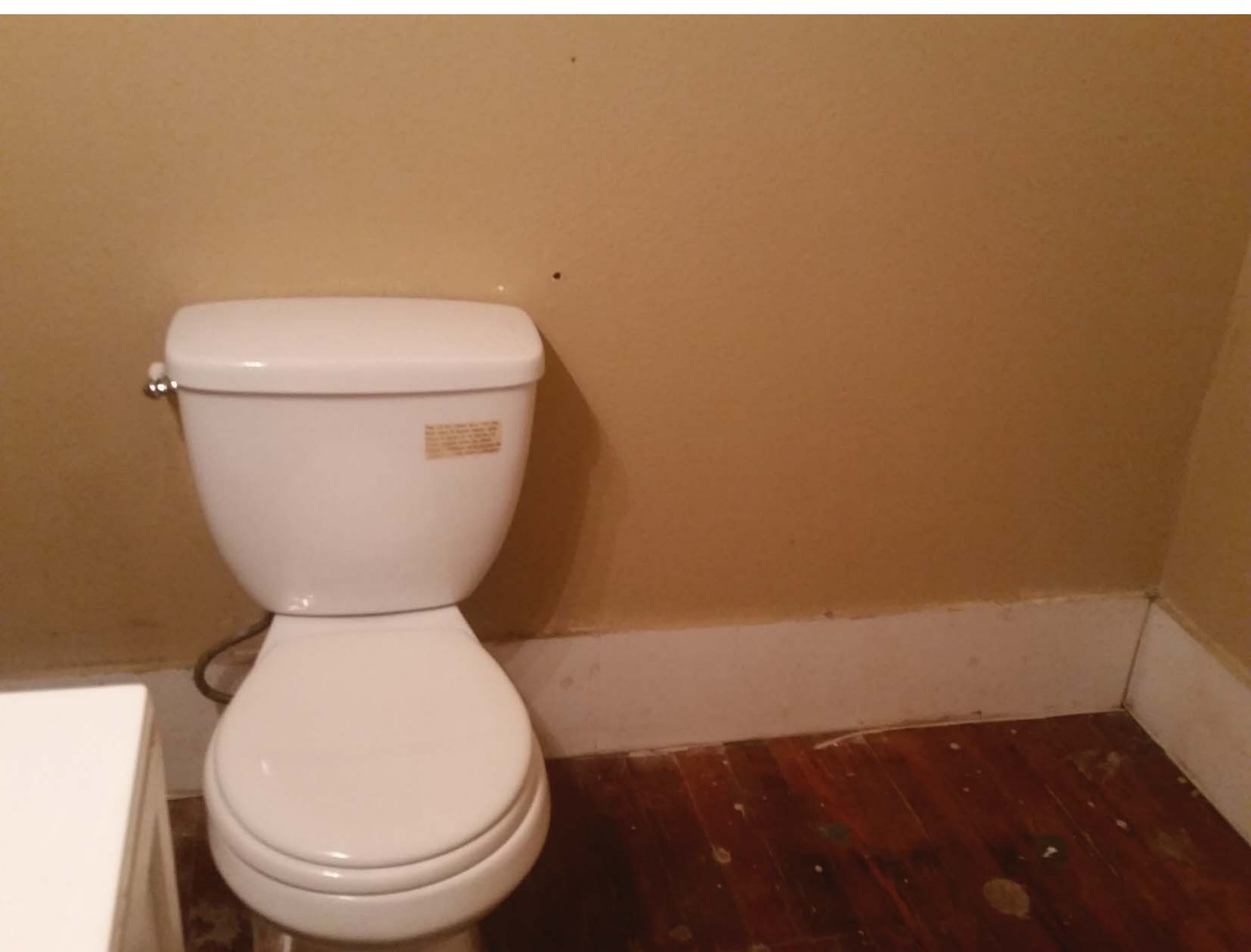




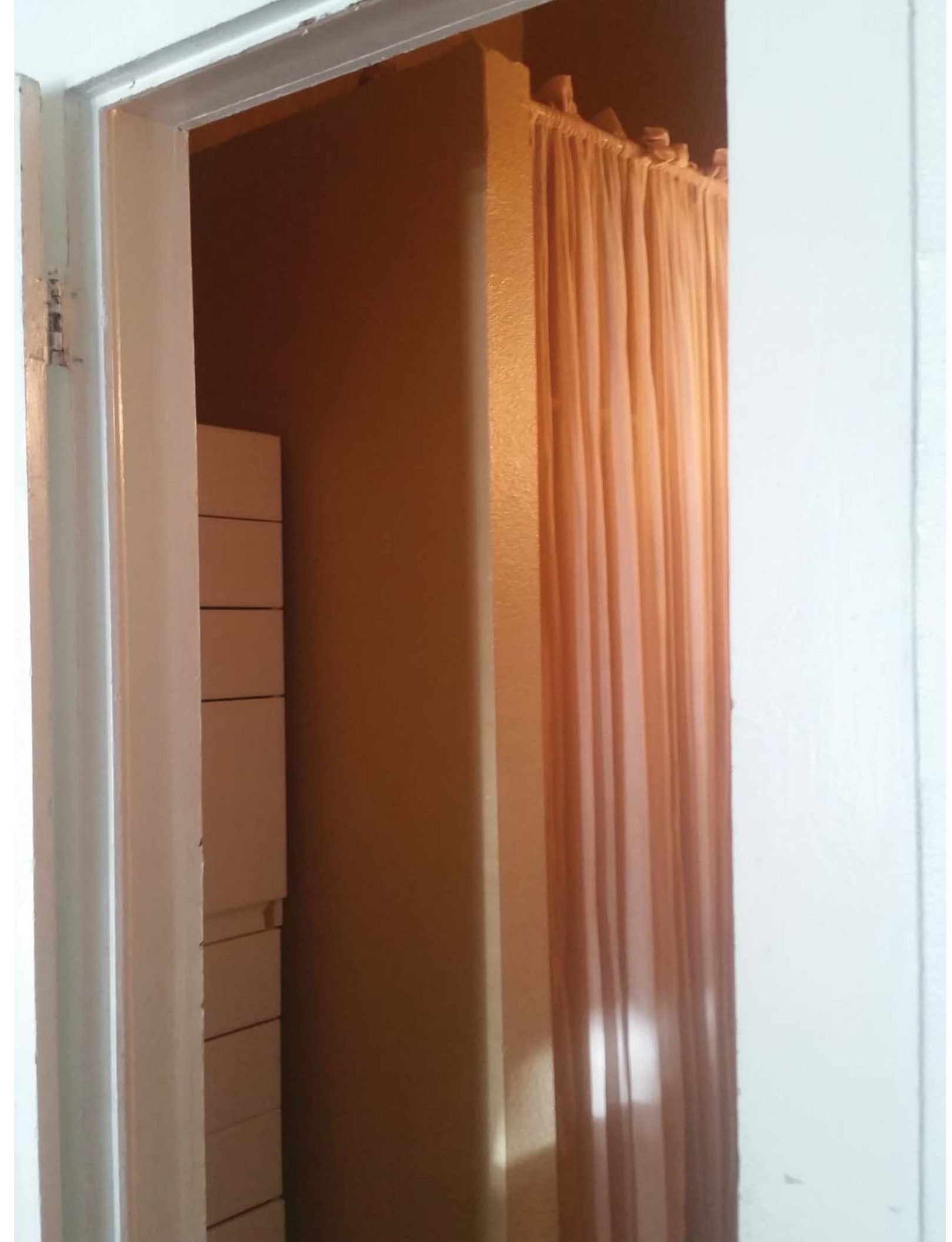








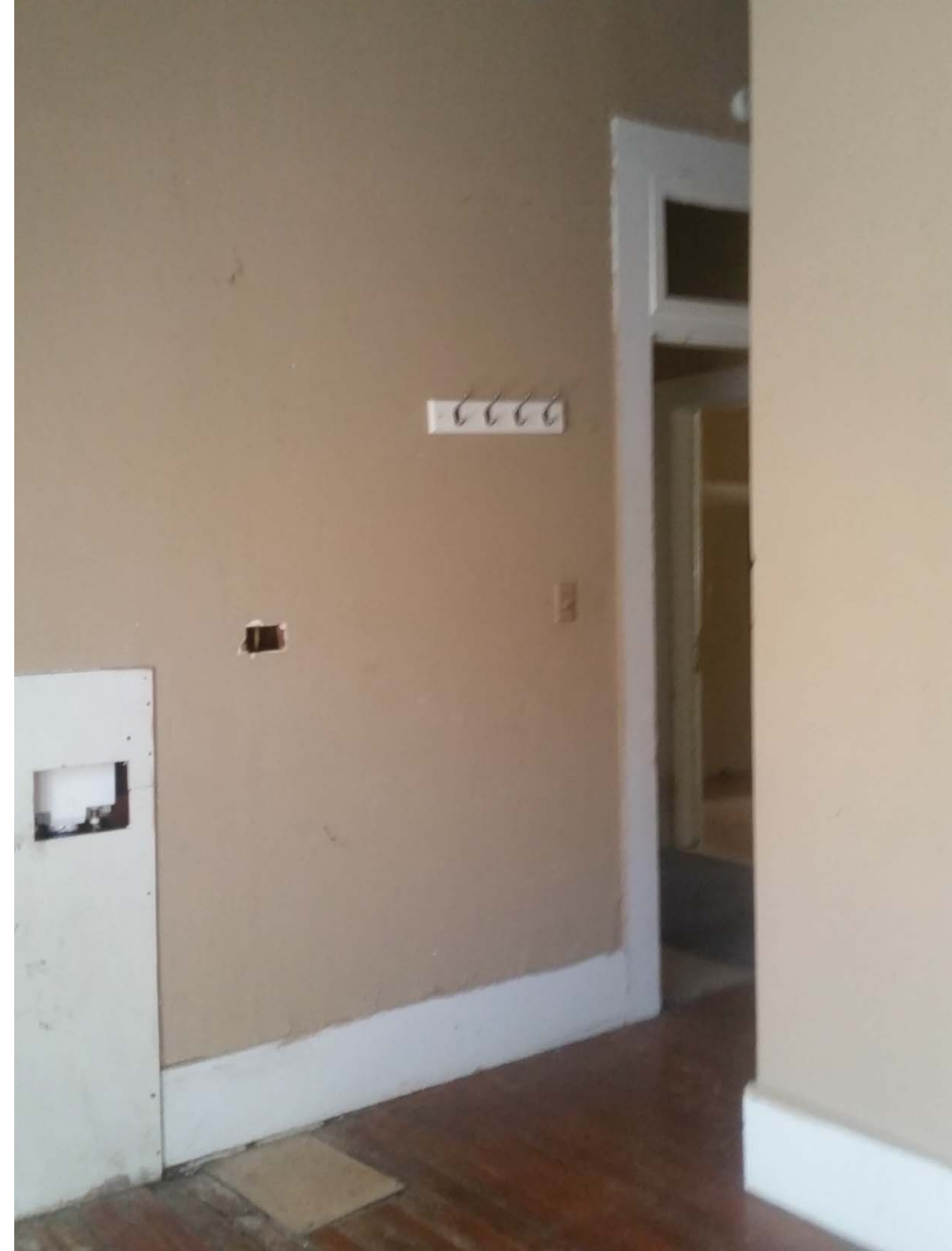




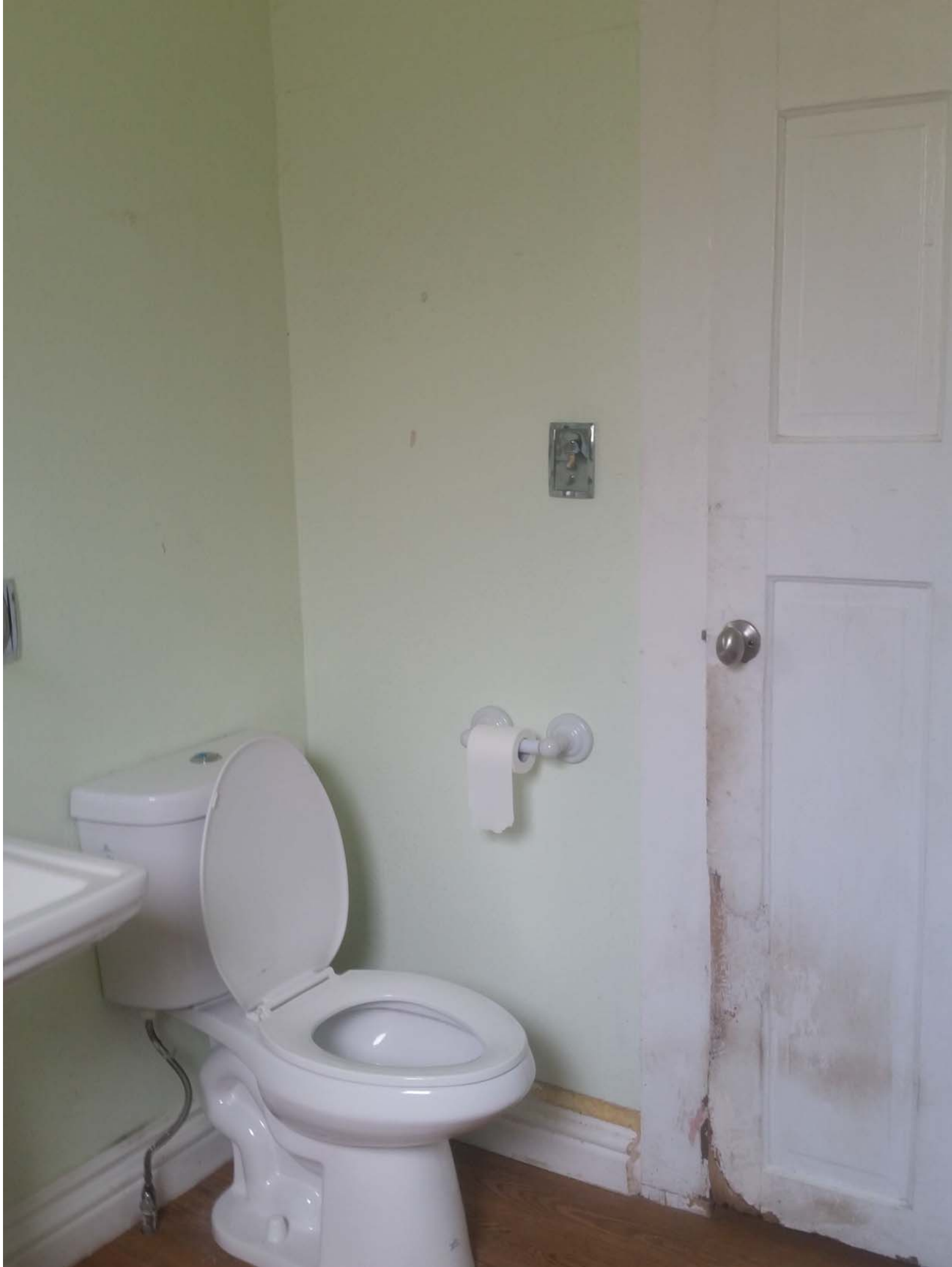








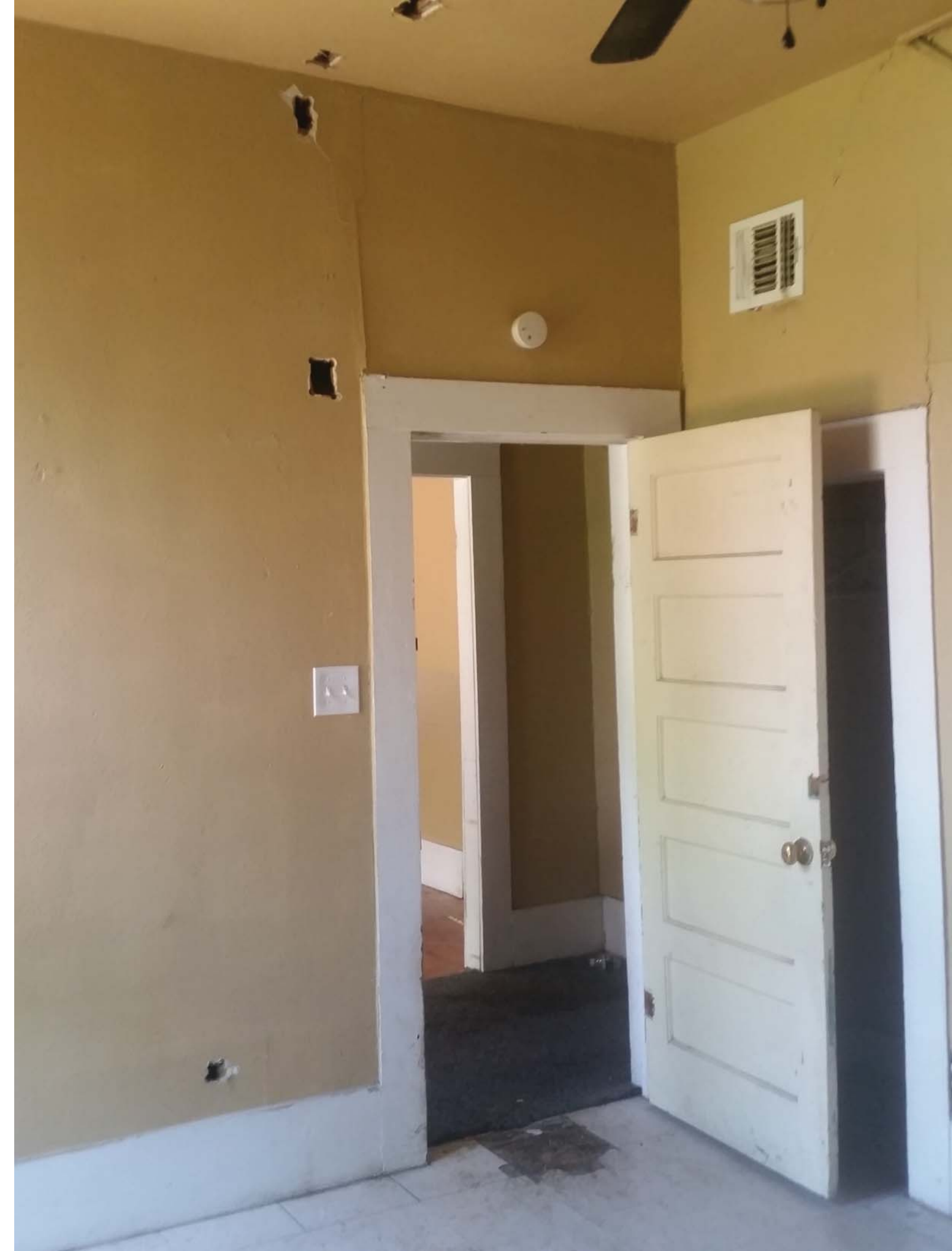


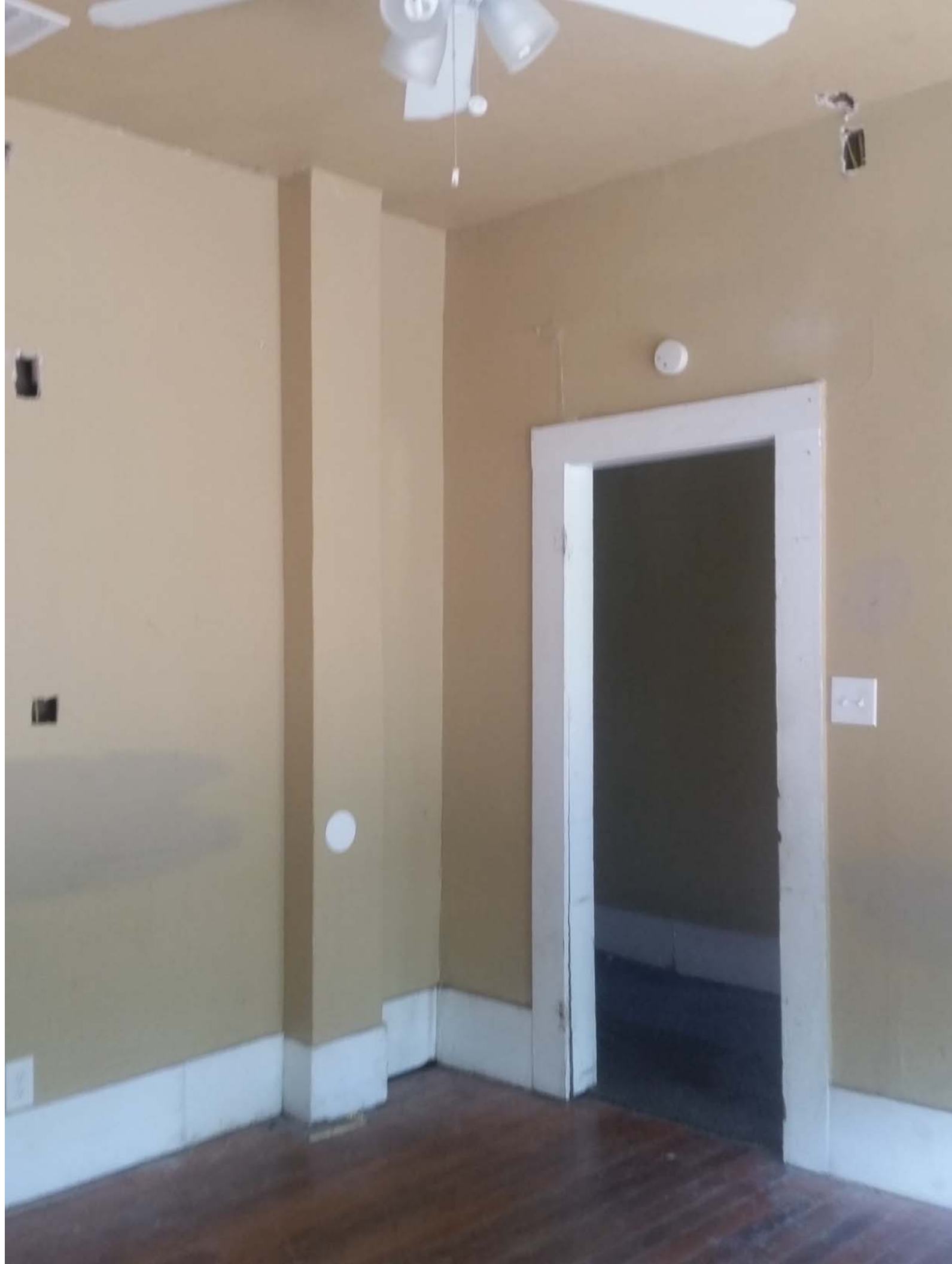








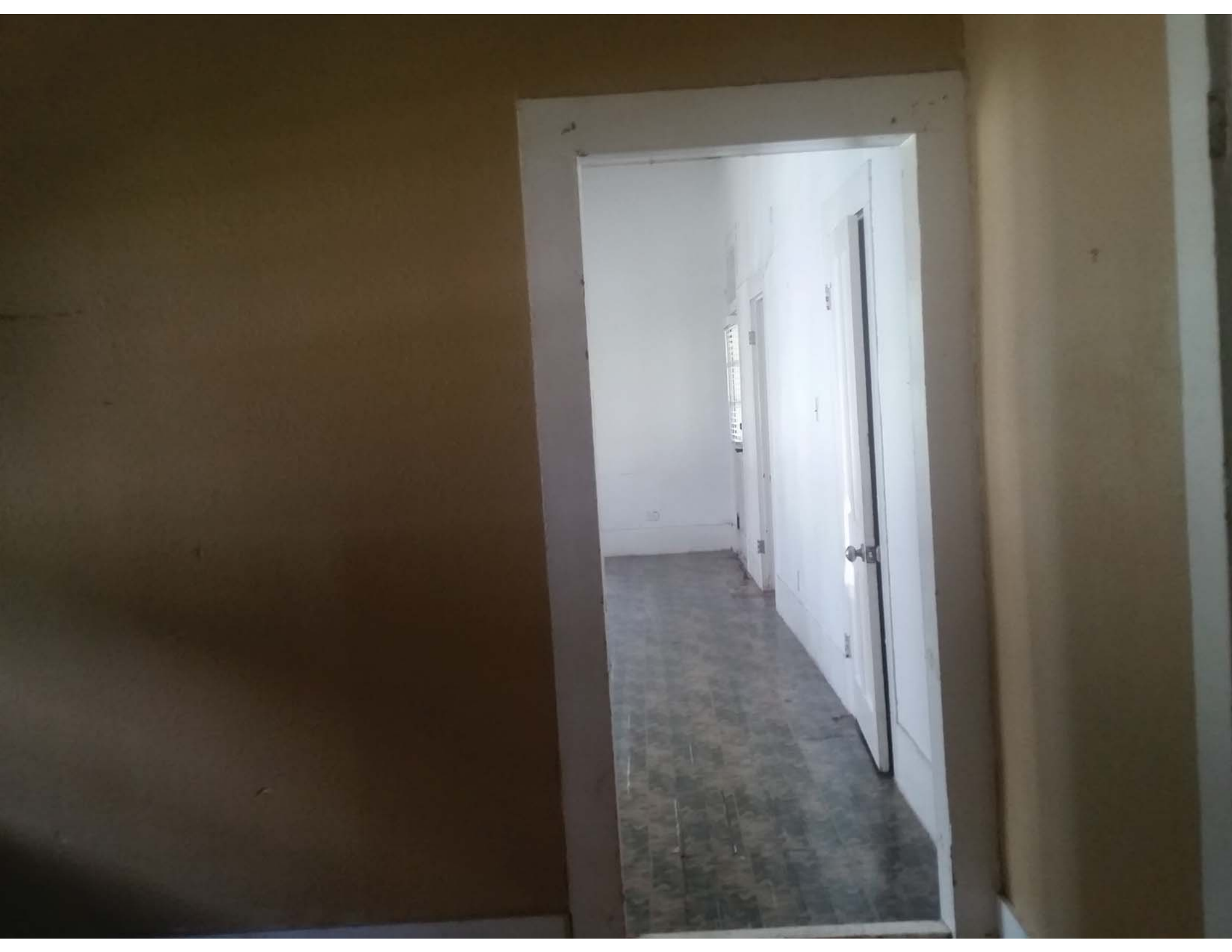


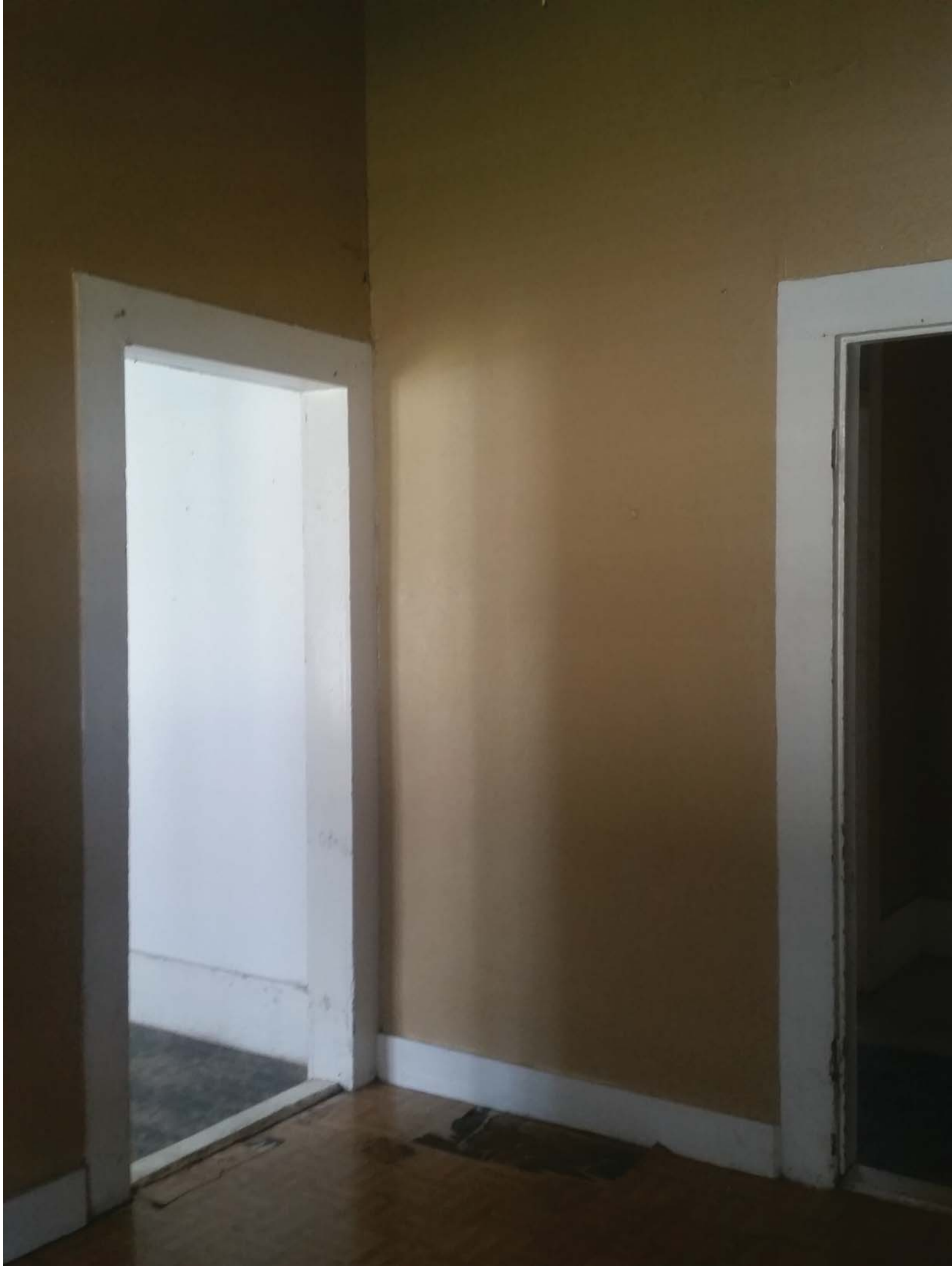




















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