

HISTORIC AND DESIGN REVIEW COMMISSION

March 1, 2017

HDRC CASE NO: 2017-061
ADDRESS: 312 BURLESON ST
LEGAL DESCRIPTION: NCB 519 BLK 24 LOT 3
ZONING: R-5 CD,H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Christopher Gill
OWNER: Christopher Gill
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 312 Burleson.

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 Historic Tax Certification for the property at 312 Burleson, in the King William Historic District. The structure was constructed circa 1910 in the Folk Victorian style and is found on the 1912 San Born map. The structure features many traditional architectural elements including a front gabled roof, a side gabled roof and a raised front porch.
- b. At the January 6, 2017, HDRC hearing, the applicant received an HDRC Certificate of Appropriateness to reconstruct the front porch, install wood or cement siding foundation skirting and construct a rear addition. The applicant had previously received administrative approval for the removal of a non-original addition, the removal of metal siding, foundation repair, roofing repair and wood element repair including wood siding, trim and windows. This item was originally heard by the HDRC on February 15, 2017; however, the applicant was not present and this case was reset to the March 1, 2017, HDRC hearing.
- c. 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 and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval based on findings a through c with the stipulation that the applicant complete all approved scopes of work in accordance with the issued Certificates of Appropriateness and DSD issued permits.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 07, 2016

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312 Burleson

Burleson

Burleson

Burleson

Burleson

Girard St



Girard Sign



N Cherry St

Burleson

Burleson



312 Burleson

312 Burleson St - Tax Certificate Information

Scope of Work:

This home located in the Dignowity Hill historic district will be fully updated and remodeled for today's buyer. These updates will include:

1. Electrical updates - \$7,500
2. Plumbing updates - \$7,500
3. New roof install - \$10,300
4. HVAC system - \$8,500
5. Interior sheetrock repairs/paint - \$10,500
6. Exterior siding repairs/paint - \$6,000
7. Windows/door repair - \$4,500
8. Updated kitchen including custom cabinetry & granite countertops - \$12,000
9. Floor repairs - \$7,500
10. Bathroom updates - \$9,500

Total: \$83,800

Timeline: 10 - 12 weeks















RAN

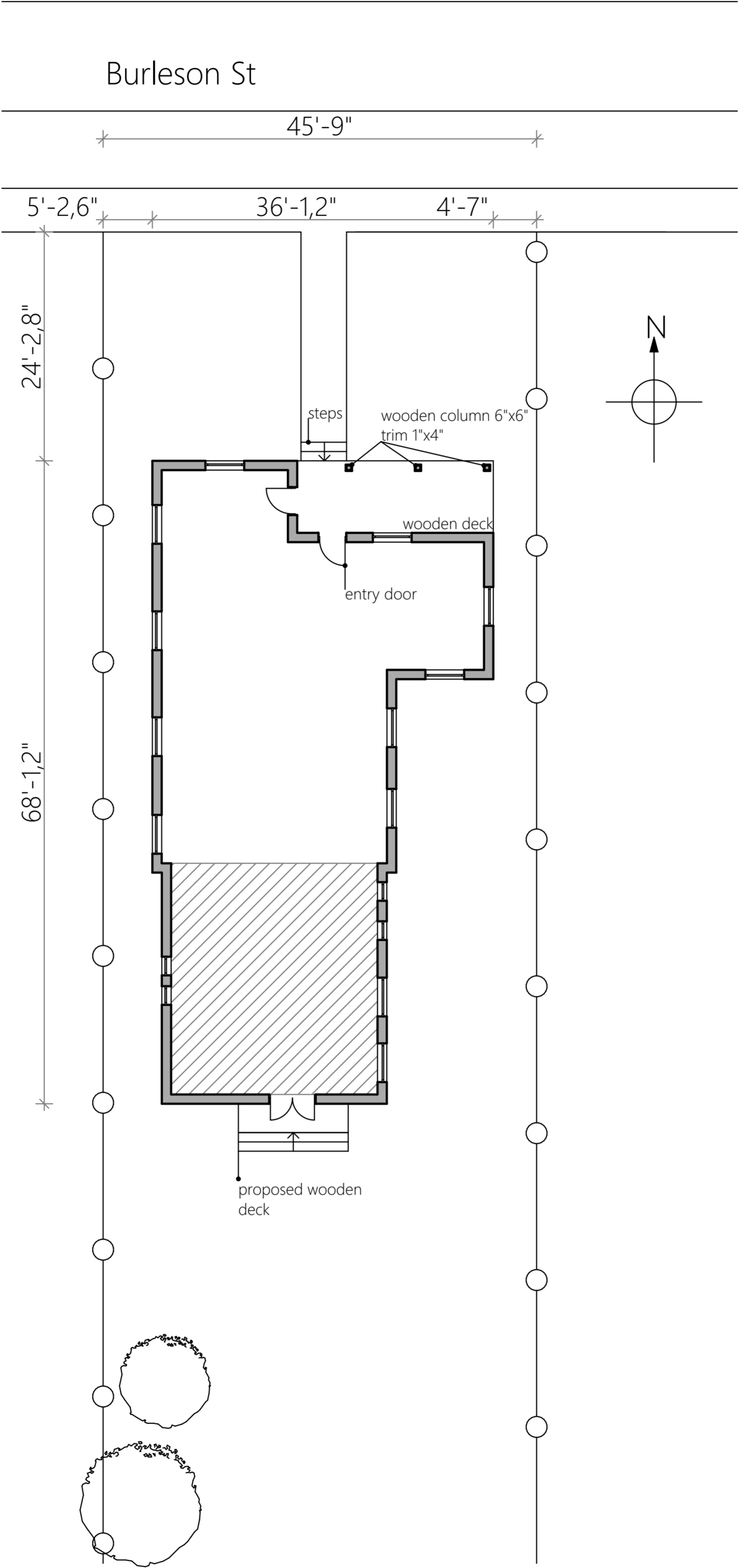
Fridge



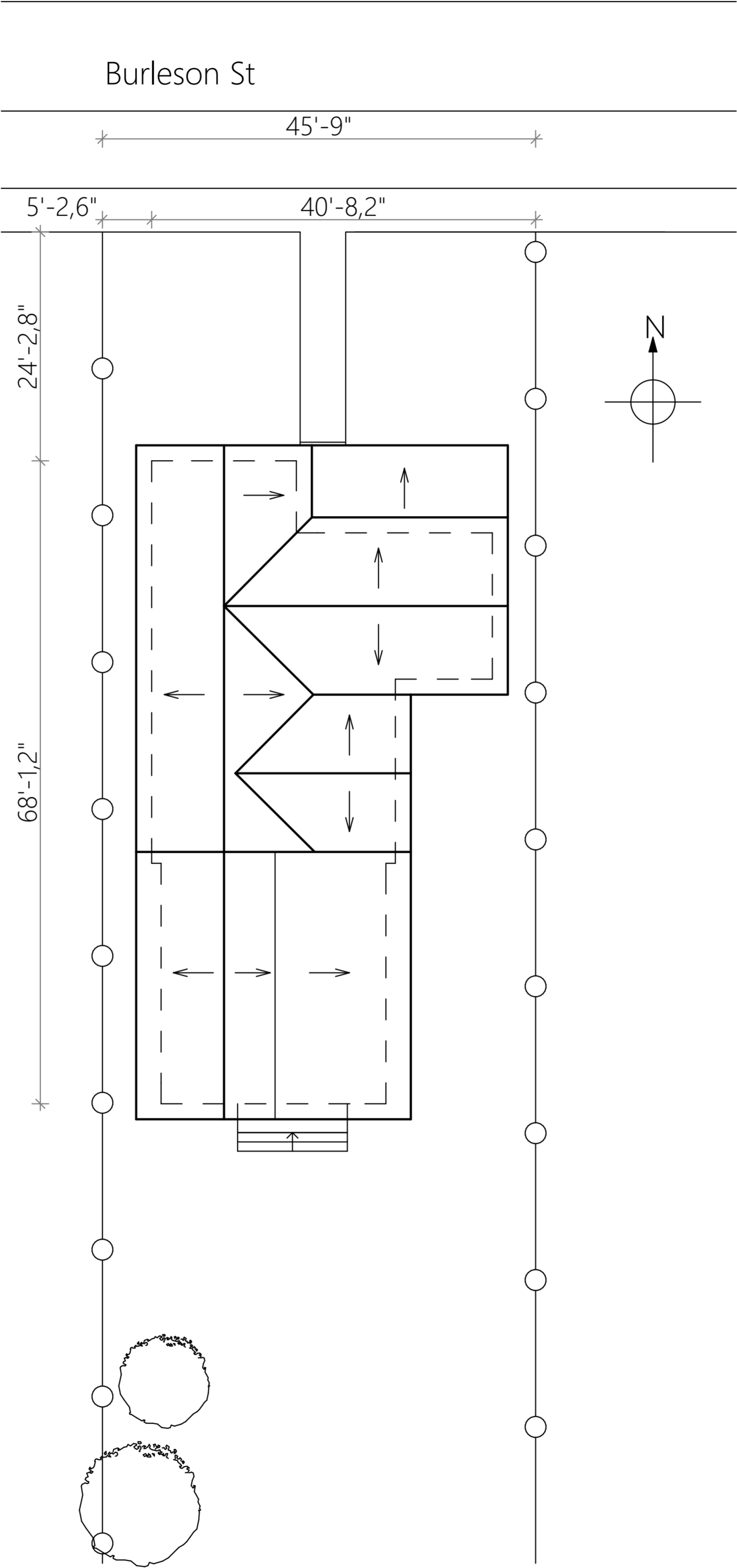








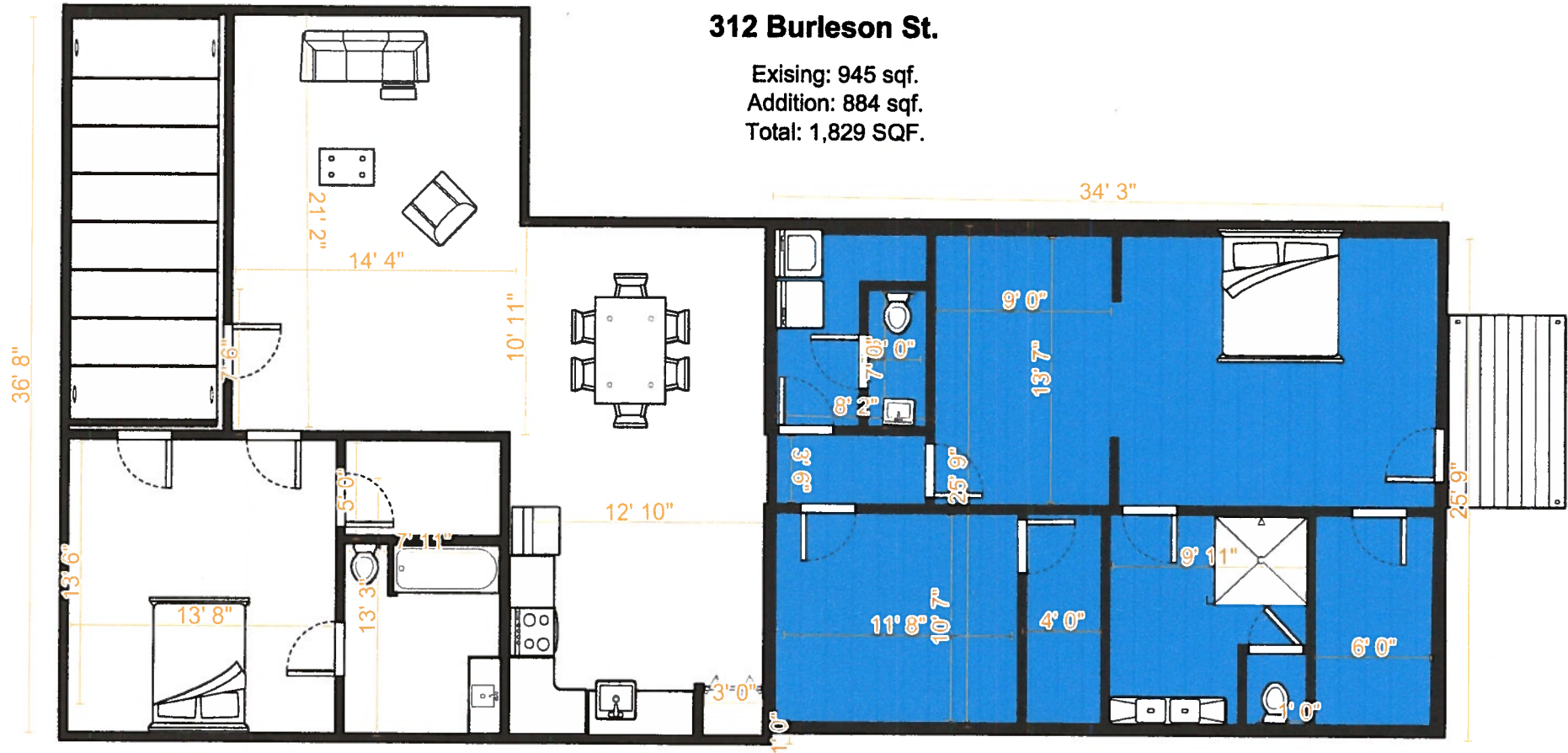
PROPOSED SITE/FLOOR PLAN
Scale 1" = 10' 0"



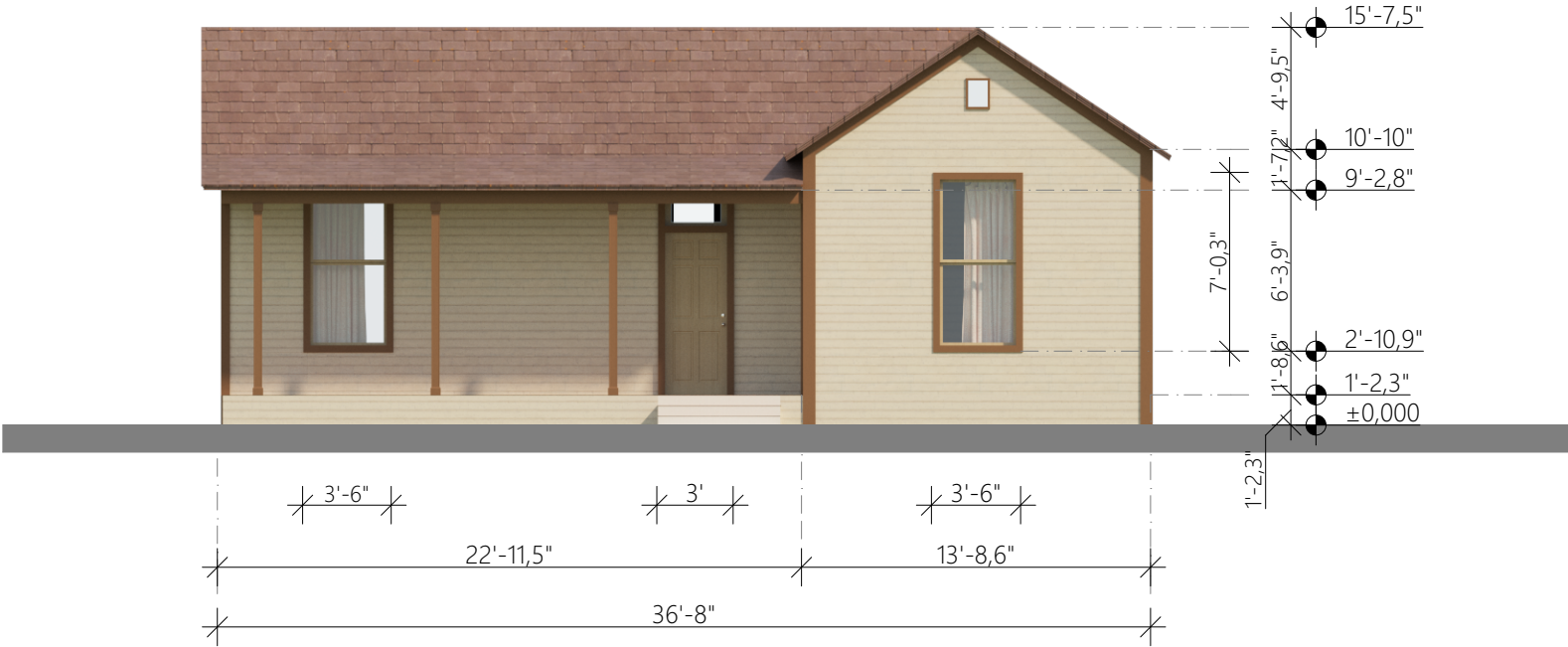
Exising: 945 sqf.
Addition: 884 sqf.
Total: 1,829 SQF.

Addition: 884 sqf.

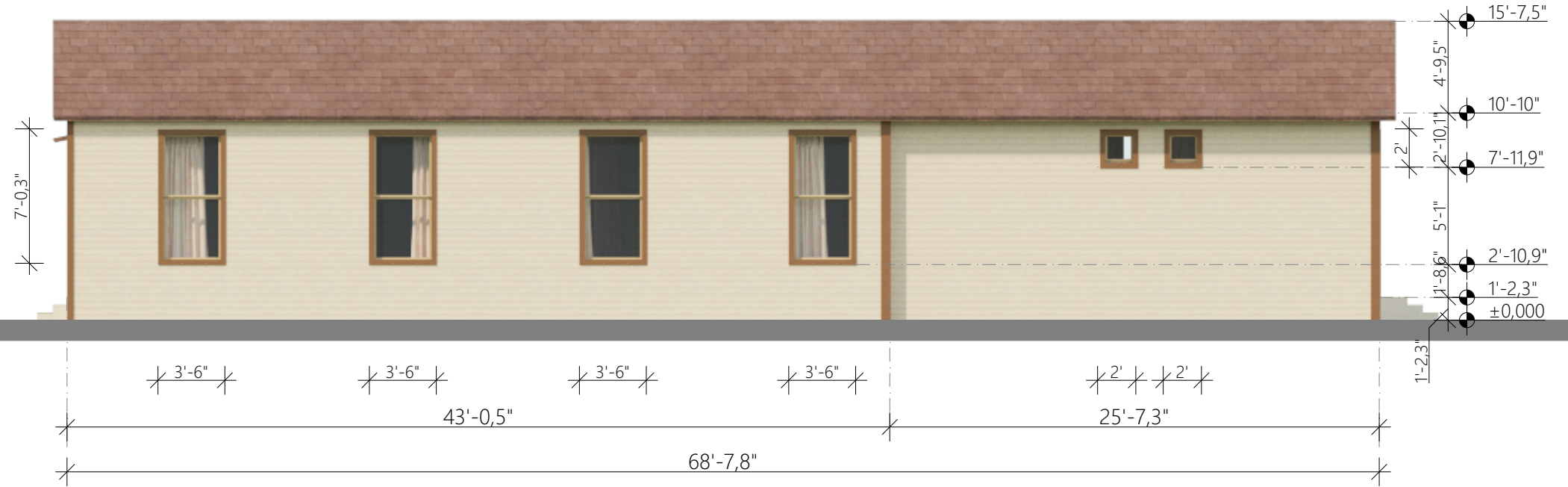
Total: 1,829 SQF.



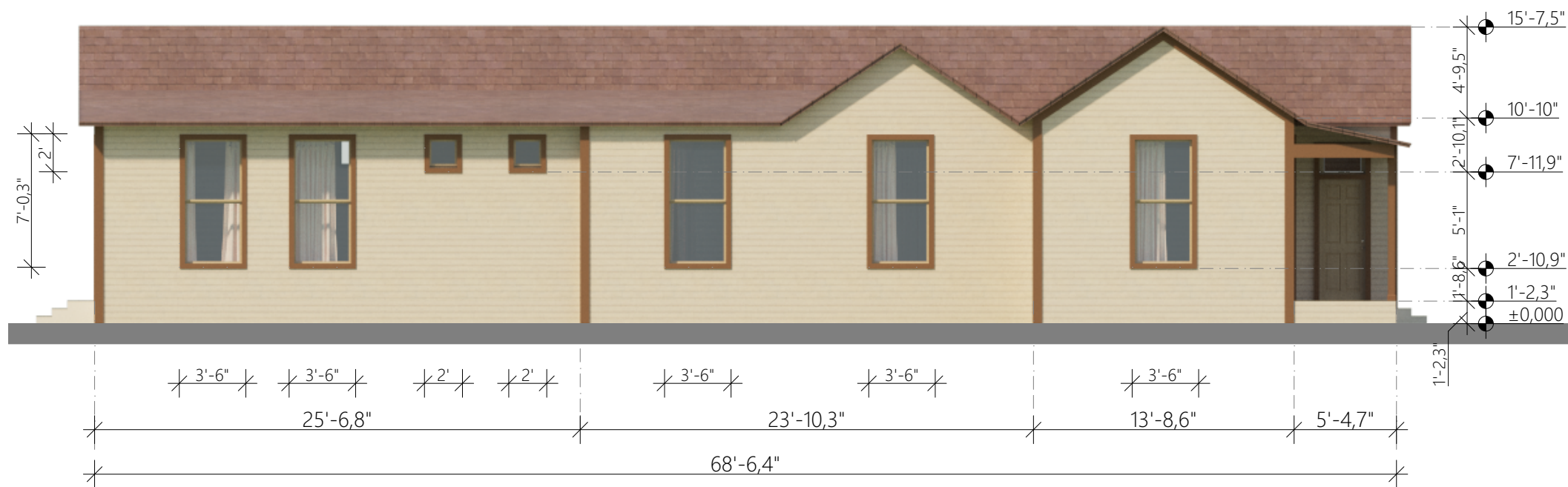
North Elevation (Front)



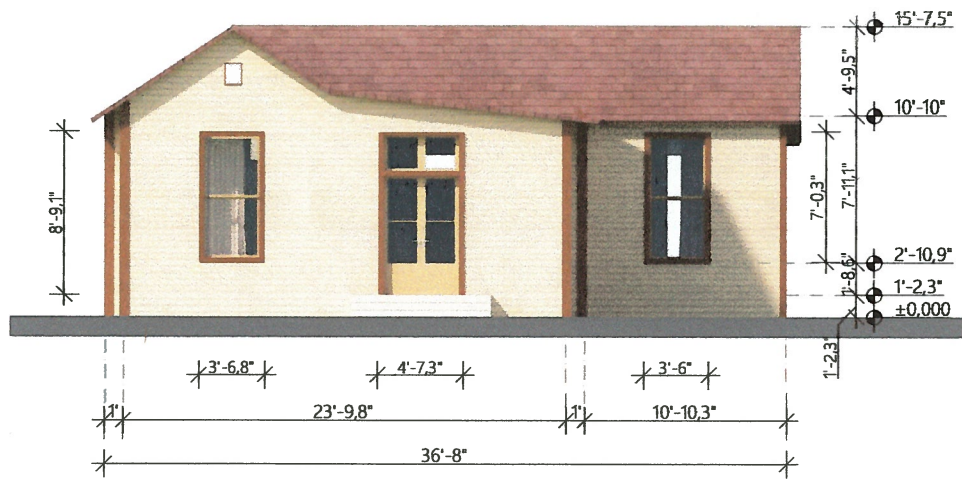
West Elevation (Right)



East Elevation (Left)



South Elevation (Back)





Home / Doors & Windows / Doors / Front Doors / Wood Doors / Doors Without Glass

Model # D68354 Internet #203386275



JELD-WEN

32 in. x 80 in. Authentic Wood 6-Panel
Unfinished Fir Prehung Front Door w/
Primed White AuraLast Jamb &
Brickmould

★★★★★ (1) [Write a Review](#) [Questions & Answers \(1\)](#)

\$574.37 /each

Color/Finish: Unfinished



Door Size (WxH) in.
32 x 80

Door Handing
Left-Hand/Inswing



[Save to List](#)

Quantity

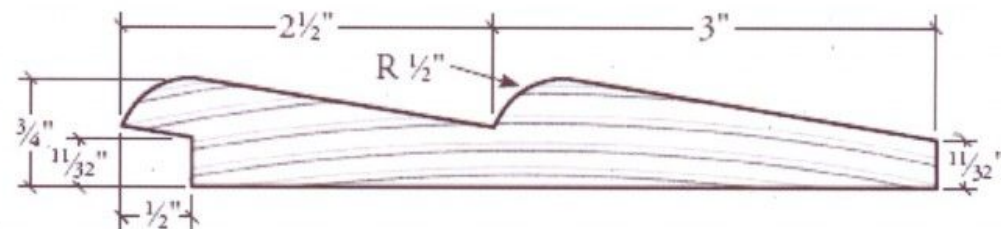
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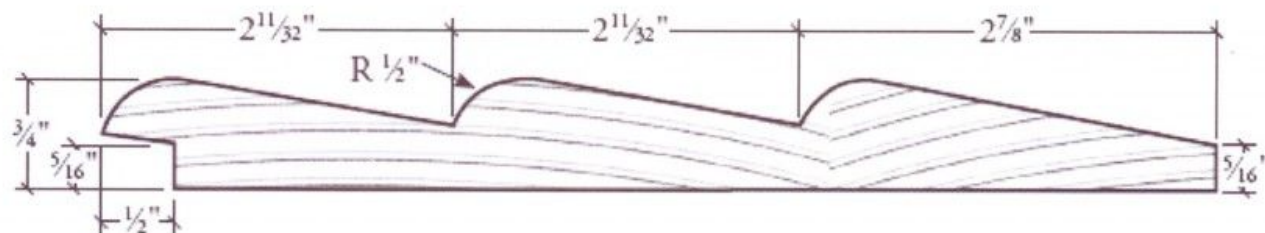


2 - LAP

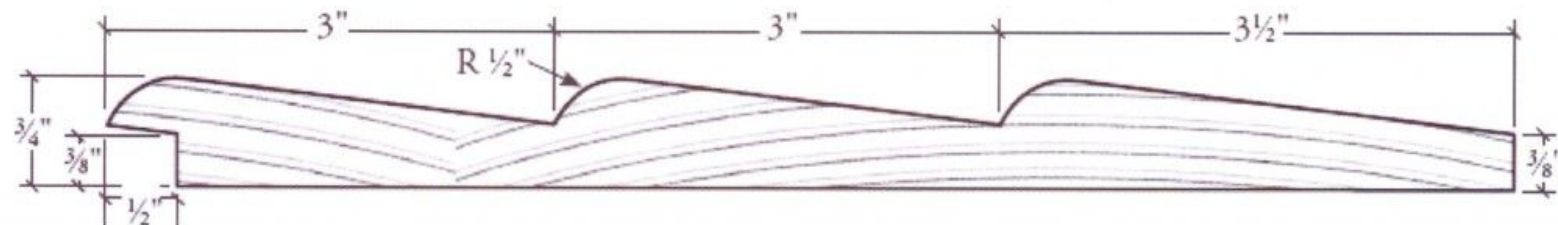


PATTERN #	NOM. SIZE	NET WIDTH	NET THICK	LENGTHS
430	1x6	5 1/2"	3/4"	16' & 20'

3 - LAP



PATTERN #	NOM. SIZE	NET WIDTH	NET THICK	LENGTHS
432	1x8	7 1/2"	3/4"	16' & 20'



PATTERN #	NOM. SIZE	NET WIDTH	NET THICK	LENGTHS
433	1x10	9 1/2"	3/4"	16' & 20'

