

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-449
ADDRESS: 925 BURNET ST
LEGAL DESCRIPTION: NCB 01656 BLK D LOT W 25 FT OF N 60 FT & S 131 FT OF 16
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cyrus Askin
OWNER: Cyrus and Caitlyn Askin
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: August 16, 2017, November 7, 2017
60-DAY REVIEW: January 6, 2017
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 925 Burnet St.

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.

(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:

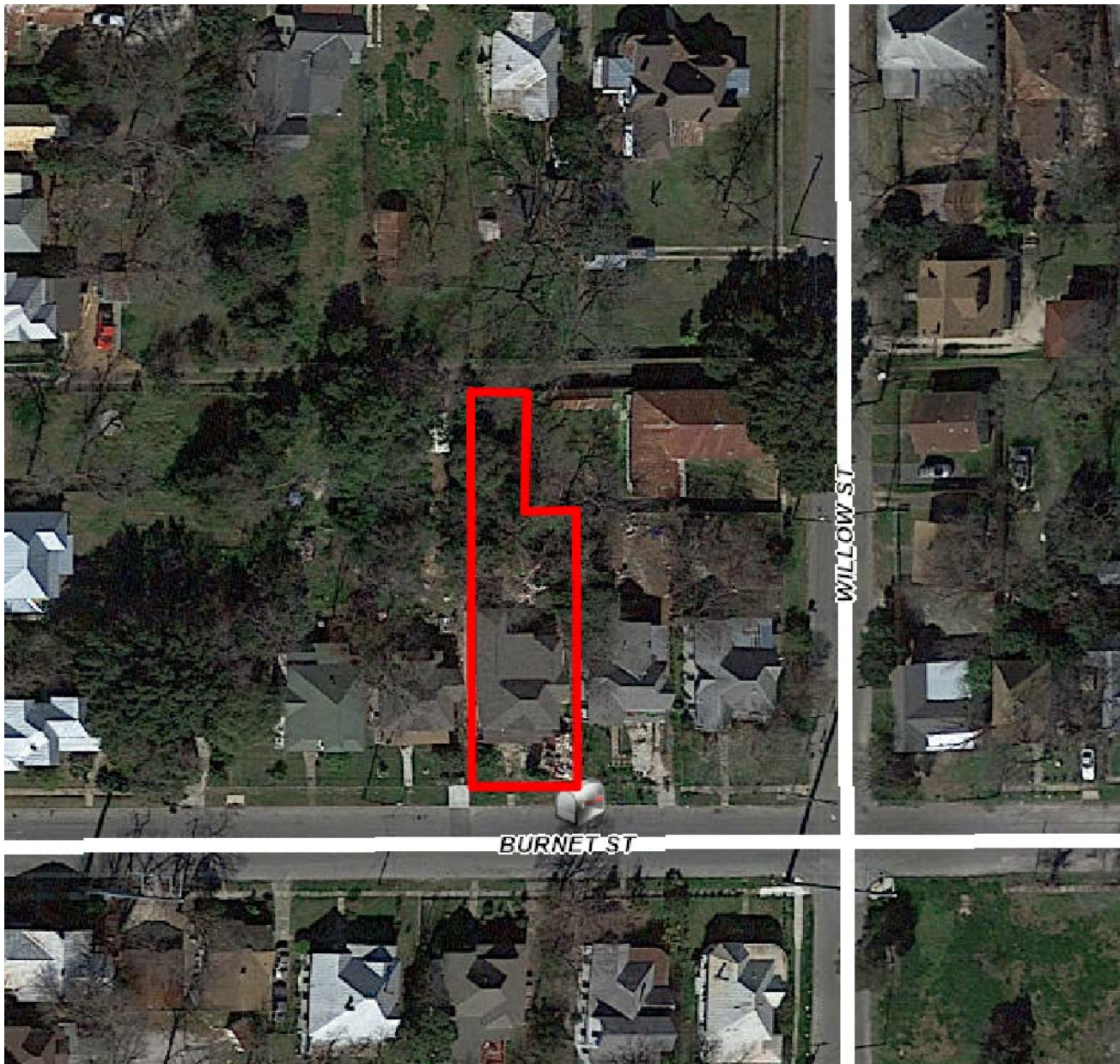
- a. The applicant is requesting Historic Tax Verification for the property at 925 Burnet, located within the Dignowity Hill Historic District.
- b. Scopes of work have been completed that are consistent with issued Certificates of Appropriateness which includes roof repair, siding repair, exterior door replacement and the replacement of non-original windows with vinyl windows; however, original wood windows have been replaced with replacement windows rather than repaired as approved at the July 15, 2015, HDRC hearing.
- c. The applicant received approval for the replacement of the four wood, two over two windows on the front façade, the removal of the transom window and the installation of vinyl windows at locations where previous windows did not exist at the November 1, 2017, HDRC hearing with the stipulation that wood window screens be installed over the front four windows.
- d. With the approval of the previously non-compliant work, the property is now eligible to receive Historic Tax Verification.

RECOMMENDATION:

Staff recommends approval of Historic Tax Verification based on findings a through d with the stipulation that the applicant install wood windows screens for the front four windows as stipulated.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 15, 2017

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Permit Number:	Address:	Contractor/Contacts:	Completion Date:	Status:	Type:	Inspections:	Reviews:
693083 787335	925 BURNET ST	QUALITY ROOTER & MECHANICAL ROBERT BRUCCOLA_____**HEIDI**		CLOSED	SEWER	Inspections	Reviews
2076246	925 BURNET ST	JSA HOMES FRANCISCO J MORALES	07/21/2017	CLOSED	MISC NO REVIEW	Inspections	Reviews
2123790	925 BURNET ST	CESAR'S AC & HEATING CESAR LOPEZ CESAR'S AC & HEATING	07/21/2017	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2134389	925 BURNET ST	TOP TO BOTTOM TOP TO BOTTOM PLUMBING OMAR H MORALES	06/16/2016	CLOSED	GENERALPLUMB	Inspections	Reviews
2135027	925 BURNET ST	E&S ELECTRICAL E&S ELECTRIC TIMOTHY P GUINEE	07/21/2017	CLOSED	GENERL	Inspections	Reviews

DRAW REQUEST #: LOCK BOX CODE

NEW CONSTRUCTION DRAW SCHEDULE

BORROWER	Henneke Financial Group, LLC
GUARANTOR	
ADDRESS	925 Burnet
CITY, ST, ZIP	San Antonio, TX
PHONE	

APPRaised VALUE:	ACTUAL LTV	MAX LTV	
MAX LOAN AMOUNT:	#DIV/0!	75.00%	
LOT PURCHASE:			
CONSTRUCTION COST			
CLOSING COSTS	Title Company		
	Insurance		
	Appraisal		
	Realtor Fee		Approval Required
	Builder Fee		
	Taxes		
CLOSING COSTS			
LOT, ORIGINATION FEES, CLOSING COSTS			
BORROWER EQUITY	#DIV/0!	10.00%	
BORROWED AMOUNT			
ORIGINATION	#DIV/0!		
TOTAL LOAN AMOUNT			
INITIAL ADVANCE			
AMOUNT AVAILABLE FOR CONSTRUCTION			127,285.00
RETAINAGE	0%		
NET CONSTRUCTION PROCEEDS			127,285.00

		%		Draw # 1	Draw # 2	Draw # 3	Draw # 4	Draw # 5	Draw # 6	Draw # 7	Draw # 8
FOUNDATION	Permitting, Engineering	1	\$1,273								
	Lot Prep	2	\$2,548								
	Pibg. Roughed In	2	\$2,548								
	Foundation	9	\$11,456								
FRAMING	Interior Framing	5	\$6,364								
DRIY-IN	Roof Sheathings	0	\$0								
	Roofing complete	5	\$6,364								
	Exterior Sheathing	0	\$0								
	Pibg. Tripped Out	3	\$3,819								
	Electric Roughed In	4	\$5,091								
	Windows & Ext. Doors	3	\$3,819								
	Insulation	3	\$3,819								
	HVAC Roughed In	3.5	\$4,455								
	Cornice & Soffit	2	\$2,548								
EXTERIOR FINISH	Brick and/or Siding	8	\$10,183								
	Painting	4	\$5,091								
INTERIOR FINISH	Sheetrock, Taped & Ft.	6	\$7,637								
	Interior Doors & Trim	4	\$5,091								
	Cabinet	3	\$3,819								
FIXTURES & COMPLETION	Painting	5	\$6,364								
	Ceramic Tile/Tub/Shower	3	\$3,819								
	Granite Tops	2	\$2,548								
	Linoleum/Tile	2.5	\$3,182								
	Pibg. Fixtures Set	3	\$3,819								
	Light Fixtures Set	3.25	\$4,137								
	Appliances	4	\$5,091								
	Mirrors & Shower Door	1	\$1,273								
	Carpet	2	\$2,548								
	Hardware & Acces	2	\$2,548								
	Walks, Drives & Patio	1	\$1,273								
	Landscaping	1.25	\$1,591								
	A/C Compressor Set	1.5	\$1,909								
	Final Draw (Completion Certificate)	1.00	\$1,273								
TOTAL			100.00	\$127,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signature Required for each Draw Request*****											
										Total Advanced to Date	\$0

SIGNATURE AND DATE

I hereby certify I have inspected the property listed above and have noted my findings of my inspection above

INSPECTOR SIGNATURE AND DATE