

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-646
ADDRESS: 803 BURLESON ST
LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 14
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Kristy Dakin
OWNER: Zachary Blasdel
TYPE OF WORK: Historic Tax Certification, door replacement, front porch modifications.
APPLICATION RECEIVED: October 24, 2019
60-DAY REVIEW: December 23, 2019
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the front door.
2. Install front porch decking and steps over the concrete porch.
3. Receive Historic Tax Certification.

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 803 Burleson located in the Dignowity Hill Historic District.
- b. SCOPE OF APPROVED WORK – A number of rehabilitative scopes of exterior work have been approved including: foundation and skirting repair, removal of vinyl siding to restore wood siding, window repair, column replacement, reroofing with standing seam, installation of fencing and a rear deck, fenestration modifications, construction of a carport, and paint. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical, plumbing, and mechanical improvements, and interior finishes.

- c. **TIMELINE OF COMPLETION** - The project began in June 2017, and is planned for completion by November 2019.
- d. **ITEMIZED LIST OF COST** - The applicant submitted an itemized list of costs that meets the threshold to be eligible for Historic Tax Certification.
- e. **CERTIFICATION REQUIREMENT** - The requirements for Historic 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, an itemized list of costs, and a timeline for completion.
- f. **TAX INCENTIVE PERIOD** - Approval of Tax Verification by the HDRC in 2019 means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2020.
- g. **COMPLIANCE** – Upon review for Historic Tax Certification, staff found that two items of work were completed prior approval: front door replacement and installation of front porch decking. At this time, the applicant is requesting to include the two violation items as they are installed to be considered with Tax Certification instead of correcting them through administrative approval.
- h. **DOOR REPLACEMENT** – The applicant is requesting to replace a non-original wood door with a new steel door featuring a fan lite. Staff finds that a wood Craftsman style door would be more appropriate and eligible for administrative approval.
- i. **FRONT PORCH DECK** – The applicant is requesting to install wood decking including steps and railing over the existing concrete porch. The proposed deck features 2” x 6” wood members laid parallel to the front façade plane. The proposed steps features four-and-half steps over the existing two steps. Staff finds that porch decking featuring 1” x 3” tongue-and-groove wood members laid perpendicular to the front façade plane with a step configuration matching the original would be more appropriate and eligible for administrative approval.

RECOMMENDATION:

Item 1. Staff does not recommend approval of door replacement as installed based on finding h. A wood Craftsman style door would be more appropriate and eligible for administrative approval.

Item 2. Staff does not recommend approval of front porch decking as installed based on finding i. Porch decking featuring 1” x 3” tongue-and-groove wood members laid perpendicular to the front façade plane with a step configuration matching the original would be more appropriate and eligible for administrative approval. If the commission is compelled to approve as installed, staff stipulates that the porch decking, railing, and columns be painted white to match the trim color and reduce visibility of a non-conforming feature.

Item 3. Staff does not recommend approval of Historic Tax Certification based on the two outstanding compliance items noted in finding g through i. The compliance items must be approved or corrected prior to approval of Historic Tax Certification and Verification.

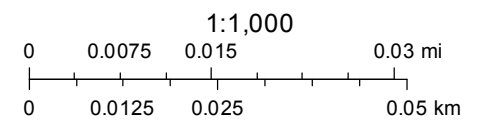
CASE COMMENT:

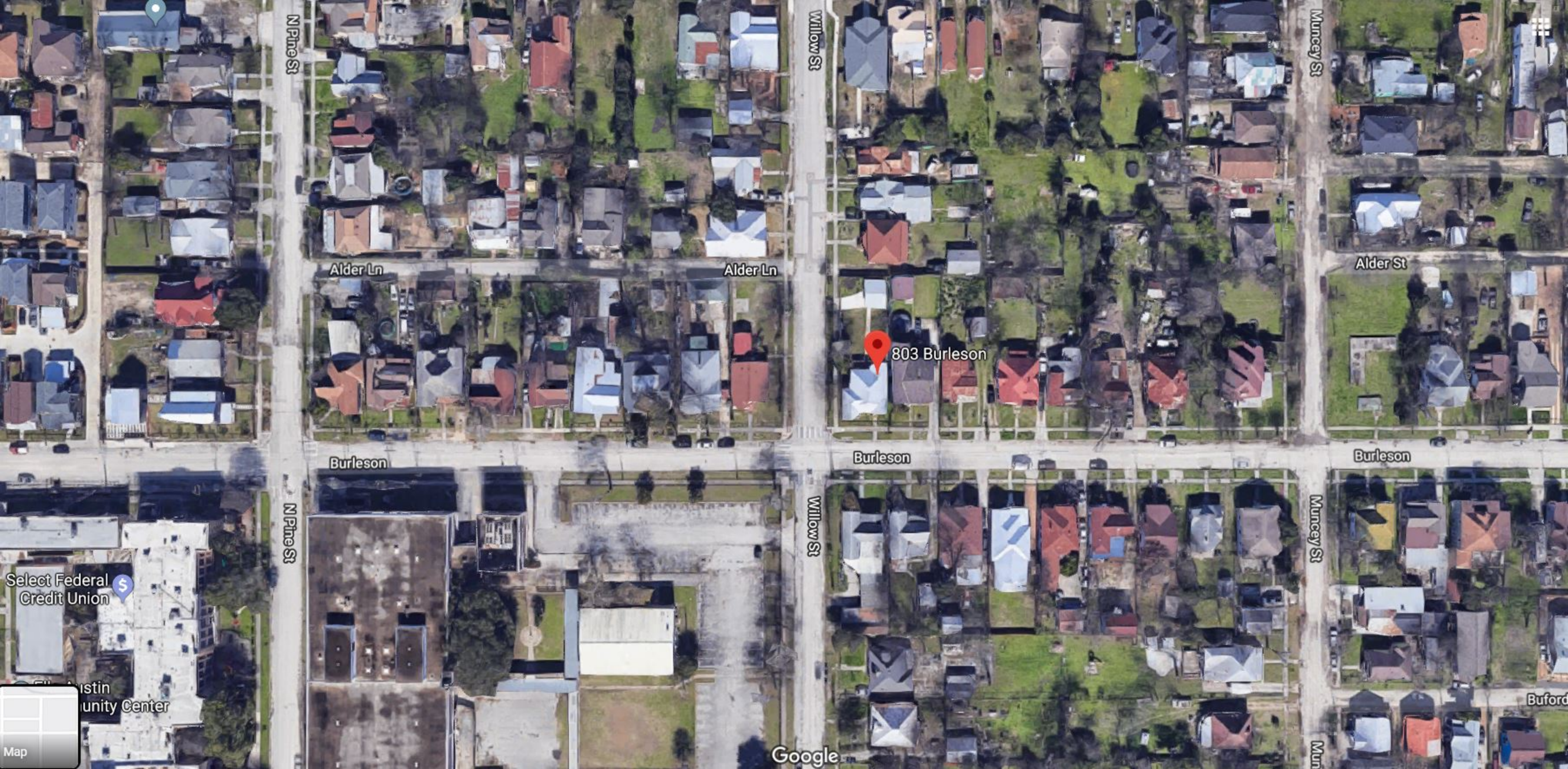
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803 Burleson



October 28, 2019





N Pine St

Willow St

Muncey St

Alder Ln

Alder Ln

Alder St

803 Burleson

Burleson

Burleson

Burleson

N Pine St

Willow St

Muncey St

Select Federal
Credit Union

Justin
Community Center

Buford

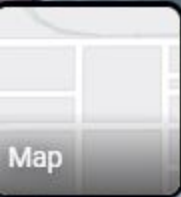
Google

Map

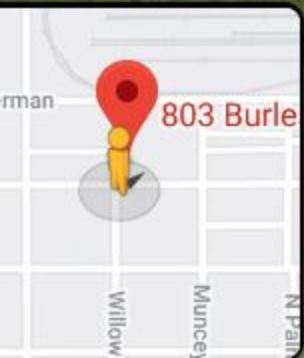


803 Burleson

Google



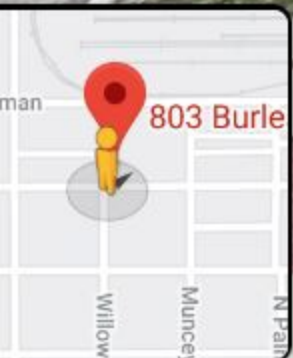
SCHOOL
CELL PHONE
USE
PROHIBITED
UP TO \$200 FINE
↔



801 Burleson
San Antonio, Texas

Google

Street View - Apr 2016

























South-East Elevation



West Elevation

803 Burleson, San Antonio TX 78202

EXT. ELEV.

102

Date

6.30.2017

Scale



South Elevation



North Elevation

803 Burleson, San Antonio TX 78202

EXT. ELEV.

101

Date

6.30.2017

Scale



803 Burlseson San Antonio TX. 78202

Legal Description : NCB 1301 BLK 2 LOT 14
Dignowity Hill Historic District

June 30, 2017

Scope of Work includes:

1. Remove vinyl siding and restore original wood siding.
2. Restore existing wood windows.
3. Replace existing iron columns with new wood column at front porch.
4. Replace roof with standing seam metal roof.
5. Replace chain link fence with wood fence.
6. New kitchen wood deck.
7. New carport.
8. Paint exterior.
9. Renovation of interior spaces. (As shown in drawings.)

803 Burleson, San Antonio TX 78202

COVER

100

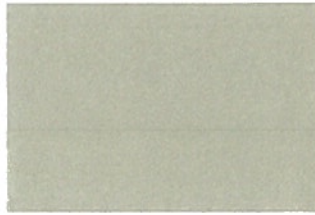
Date

6.30.2017

Scale

MATERIALS

Exterior Paint :
Siding (existing and addition):
Behr Environmental PPU11-9



Details (trim, fascia etc):
Behr Ultra Pure White 1850



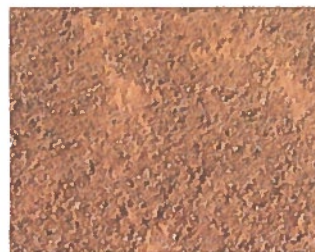
Wood Deck: **(similar to photo)**



Standing Seam Metal Roof:
(similar to photo)



Decomposed Granite Driveway :
(similar to photo)



Front Door :
Craftsman 6 Lite Stained
Mahogany Wood Prehung



803 Burleson, San Antonio TX 78202

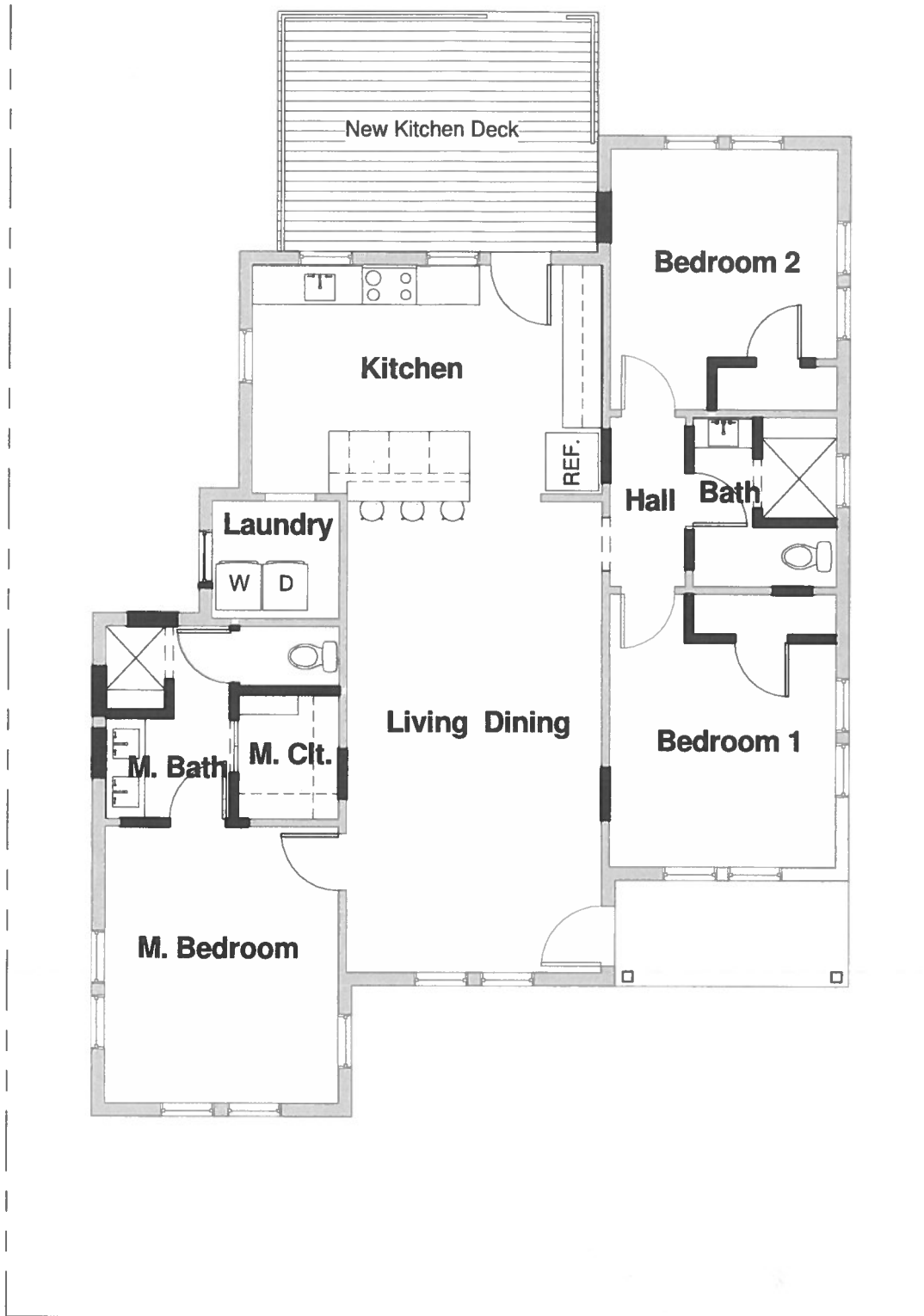
MATERIALS

103

Date

6.30.2017

Scale



803 Burleson, San Antonio TX 78202

PLAN

202

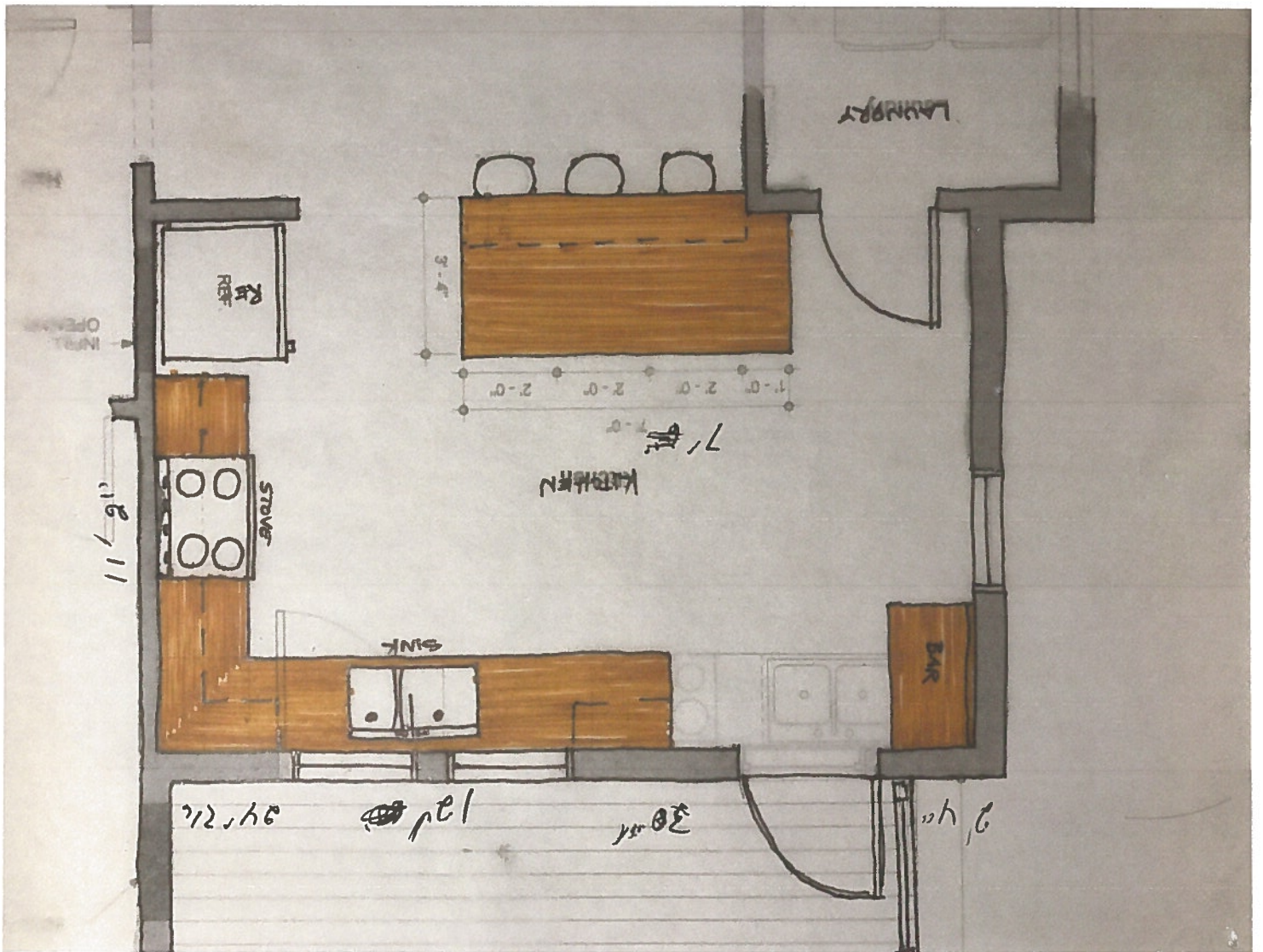
Date

6.30.2017

Scale

1/8" = 1'-0"





803 Burleson St.

CSR Name:		Date: 7/19/2018	
CUSTOMER SERVICE INSPECTION CHECKLIST			
PERMITS / COFO / TCO PENDING INSPECTIONS			
ADDRESS		AP#	OUTSTANDING FEES
	__ FOUNDATION LTR __ FRAME LTR FENESTRATION LTR __ MECH SYS LTR __ PLMBG SYS LTR __ REFLECTIVE ROOF LTR __ SNGL STACK VENT LTR(PLMBG)		
BUILDING (LETTERS)			
BUILDING	X FINAL __ FOUNDATION X FRAME __ INSULATION UNIVERSAL DESIGN __ RI X FINAL __ DRAINAGE	2318836 (gen)	Fin & frame for deck 2382016
BUILDING	* __ FINAL REPORT OF SPECIAL INSPECTIONS* (IF APPLICABLE) __ SPECIAL INSPECTION REVIEW(IF APPLICABLE)		
HVAC 210- AC	X FINAL __ RI __ DUCT TESTING	2314773	\$51.50
HVAC	__ FINAL __ RI		
PLUMBING	__ FINAL __ RI __ TOPOUT __ UNDERGROUND WATERLINE __ WATER PIPE IN SLAB		
PLUMBING	__ UNDERGROUND		
PLUMBING	__ UNDERGROUND __ BACKFLOW		
GAS	__ FINAL __ RI		
SEWER	__ FINAL		
ELECTRIC	X FINAL __ RI	2287656	
ELECTRIC	__ FINAL __ RI		
TOPS	__ PRE FINAL		
TML	__ PRE FINAL		
L/S	__ FINAL		
TREE	__ FINAL __ PRE __ FENCING		
IRRIG	__ FINAL		
TRAFFIC	__ FINAL		
SIDEWALK	__ FINAL		
FIRE/ 207-8410	__ FINAL __ LANE		
FIRE ALARM/ 207-8410	__ FINAL		
FIRE SPRINKLER/ 207-8410	__ FINAL		
FIRE SPRINKLER/ 207-8410	__ FINAL		
HEALTH/ 207-0135	__ FOOD/CUSTODIAL __ ENVIRONMENTAL		

FINAL REPORT OF SPECIAL INSPECTIONS MUST BE PASSED FOR TCO ISSUANCE



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION CERTIFICATE OF APPROPRIATENESS

July 19, 2017

HDRC CASE NO: 2017-343

ADDRESS: 803 BURLESON ST

LEGAL DESCRIPTION: NCB 1301 BLK 2 LOT 14

HISTORIC DISTRICT: Dignowity Hill

PUBLIC PROPERTY: No

APPLICANT: Roberto Velasquez - 330 County Road 387

OWNER: Roberto Velasquez - 330 County Road 387

TYPE OF WORK: Exterior alterations, Porch/Patio, Repair and Maintenance, Painting, Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1. Restore the existing, wood windows. 2. Install new wood porch columns to replace the existing, wrought iron columns. 3. Install a new standing seam metal roof. 4. Paint the exterior. 5. Install a new wood fence to replace the existing chain link fence. 6. Construct a wood deck at the rear of the historic structure. 7. Convert an existing side door opening to a window opening. 8. Enclose a rear, side door. 9. Convert an existing rear window opening to a door opening. 10. Construct a carport structure at the rear of the property. 11. Enclose three original window openings in the proposed master bathroom.

FINDINGS:

a. The historic structure at 803 Burleson was constructed circa 1930 and is a contributing structure to the Dignowity Hill Historic District. The structure features traditional architectural elements with hints of Craftsman detailing, primarily regarding roof structure and form, gable vent design and front entrance location. The footprint currently found on site is that which is found on the 1951 Sanborn Map, including an addition of historic character. The structure entirely features wood siding and wood windows. The applicant has previously received Administrative Certificates of Appropriateness for the repair of the existing foundation and the removal of vinyl siding with the repair of the original wood siding. b. **WOOD WINDOW REPAIR** – The applicant has proposed to repair the existing, wood windows. Per the Guidelines for Exterior Maintenance and Alterations, 6.A.iii., historic windows should be preserved. The applicant's proposal is consistent with the Guidelines. c. **COLUMN REPLACEMENT** – The historic structure currently features two, wrought iron front porch columns. The applicant has proposed to remove these two columns and install wood columns. The existing wrought iron columns are not original and were installed along with the concrete front porch. At this time, the applicant has not proposed a specific column design. Staff finds the replacement of the wrought iron columns to be appropriate; however, the applicant should submit to staff columns that feature appropriate proportions and trim that match the simple architecture of this historic structure. d. **ROOF REPLACEMENT** – The historic structure currently features an asphalt shingle roof. The applicant has proposed to install a standing seam metal roof. Per the Guidelines for Exterior Maintenance and Alterations, standing seam metal roofs should be installed on structures where they are architecturally appropriate. To be consistent with the Guidelines, the proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a galvalume finish and a crimped ridge seam instead of the large profile ridge cap. e. **PAINTING** – The applicant has proposed to paint the structure a mid-toned green. All trim is to be painted white. Staff finds the proposed colors to be appropriate for a structure with Craftsman detailing as well as for the Dignowity Hill Historic District. f. **FENCING** – The applicant has proposed to replace the existing chain

link fence with a new wood fence. At this time, the applicant has not provided staff with a fencing detail. Staff finds that a fence that is consistent with those found throughout the Dignowity Hill Historic District, which is consistent with the Guidelines, should be installed. Given the location of the existing chain link fence, at the side and rear of the lot, a wood privacy fence not exceeding six (6) feet in height is appropriate. g. REAR DECK – At the rear of the primary historic structure, the applicant has proposed to construct a new wood deck. The applicant has noted that the deck will be twelve (12) feet in depth and sixteen (16) feet in length. The proposed deck will feature wood construction. Staff finds the location and size of the proposed deck to be appropriate and located in a manner which will not negatively impact the historic structure. h. CARPORT – At the rear of the property, the applicant has proposed to construct a carport in the location of a rear accessory structure that is found on the 1951 Sanborn Map. At this time, the applicant has not submitted an application for the demolition of this accessory structure. Staff recommends the applicant repair the existing structure in place. i. WINDOW OPENING REMOVAL – In the proposed mater bathroom, the applicant has proposed to enclose three existing window openings. Two of these window openings are grouped, consistent with examples found on other facades of the historic structure and face the side street, Willow Street. The third window is located facing the rear of the lot. Per the Guidelines for Exterior Maintenance and Alterations 6.A.iii., existing window and door openings should be preserved. The proposed removal of these three existing window openings is not consistent with the Guidelines. j. WINDOW OPENING MODIFICATION – At the rear of the primary historic structure, the applicant has proposed to modify a double window opening to feature a door opening in the left window opening. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window openings should be preserved. Staff finds the proposed modification to be appropriate given that the original opening will not be removed; however, the width of the opening and head height should remain the same. The applicant should install a door that features simple detailing. The selected door is to be presented to staff for approval prior to installation. k. DOOR OPENING MODIFICATION – Facing Willow Street, the applicant has proposed to convert an existing door opening to a window opening. Per the Guidelines for Exterior Maintenance and Alterations 6.A.i., historic door openings should be preserved. Staff finds that through the installation of a window, the existing opening at this location will be preserved. Staff finds that the applicant should install a window that features a width, head and sill height and profile to match those found throughout the historic house. l. REAR DOOR REMOVAL – At the rear of the primary historic structure, the applicant has proposed to remove a side, rear door opening. Given its location at the side and rear of the structure, staff finds that it is not prominently located and is not a primary entrance. Staff finds the removal of this opening to be appropriate.

RECOMMENDATION:

Staff recommends approval of items #1 through #9 based on findings a through g, j through l with the following stipulations: i. That the applicant provide staff with a detailed drawing of the proposed replacement columns for staff's approval prior to receiving a Certificate of Appropriateness. The proposed replacement columns should feature architecturally appropriate proportions as well as capitals and bases as noted in finding c. ii. That the applicant install a standing seam metal roof that features panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam. A large profile ridge cap should not be used as noted in finding d. iii. That the applicant provide staff with a detail of the proposed fencing for staff's approval prior to receiving a Certificate of Appropriateness as noted in finding f. iv. That the proposed door installation in the rear facing window opening feature a width and head height that remain the same, that the door features simple detailing and that the door be submitted to staff for approval prior to receiving a Certificate of Appropriateness as noted in finding j. v. That the proposed window installation in the rear, street facing door opening feature a width, head and sill height and profile that are consistent with the wood windows found on the primary historic structure as noted in finding k. Staff does not recommend approval of items #10 and #11, the construction of a rear carport structure and the enclosure of three original window openings based on findings h and i.

COMMISSION ACTION:

Items #1 through #9 approved with staff's stipulations. Item #10 approved with the stipulation that the roof form be a gable to relate to that of the primary historic structure. The applicant agreed to leave the three original window openings, item #11 as they exist.