

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-047
ADDRESS: 1010 BURNET ST
LEGAL DESCRIPTION: NCB 1660 BLK H LOT E 25 FT OF 3 & W 12.5 FT OF 4
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Markus Lopez
OWNER: Burnet St, LLC
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: August 29, 2023
60-DAY REVIEW: October 28, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 1010 Burnet.

APPLICABLE CITATIONS:

UDC Section 35-618 Tax Exemption Qualifications:

(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.

FINDINGS:

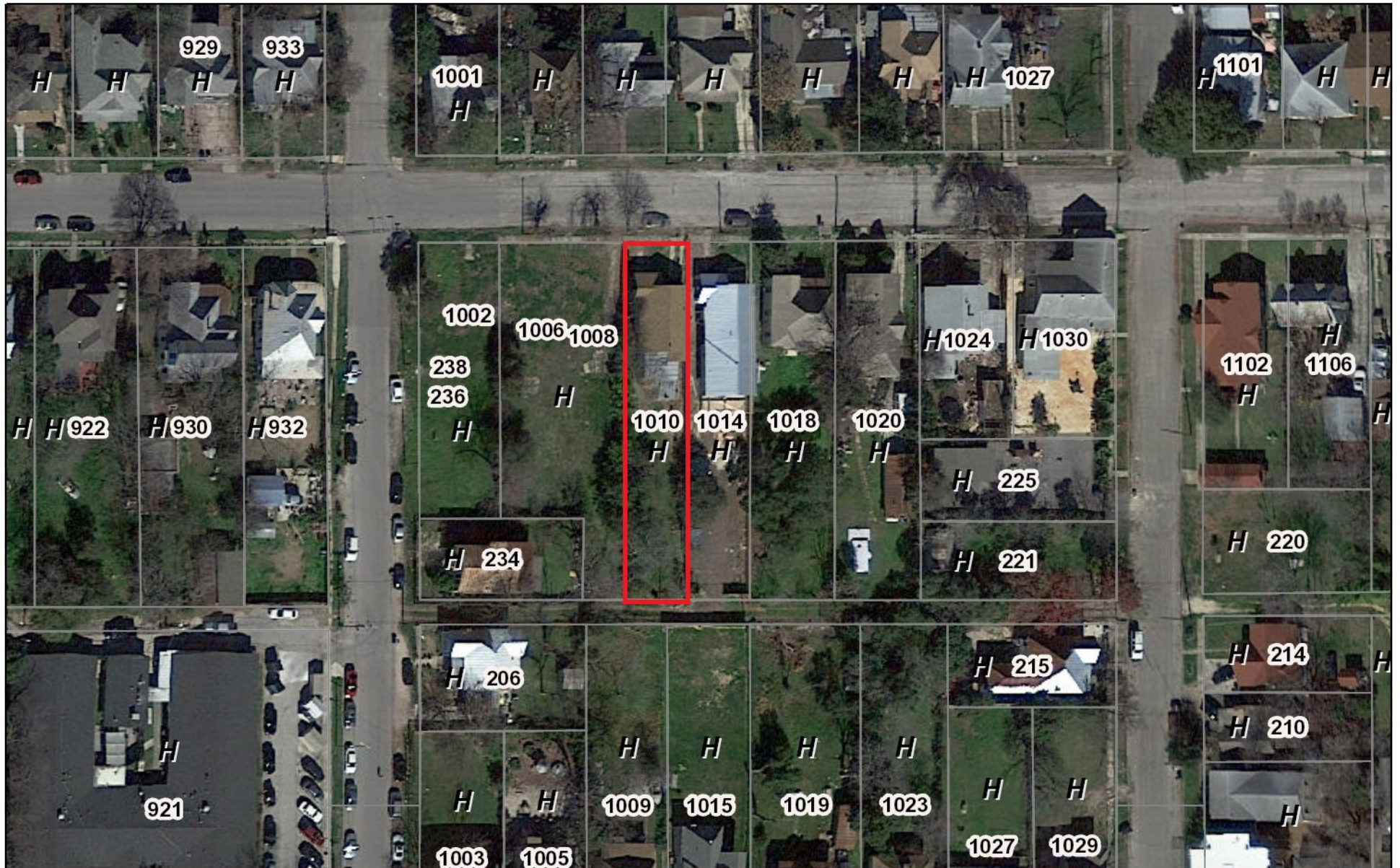
- a. The primary structure located at 1010 Burnet was constructed circa 1910 in the Craftsman style. The structure features gable, shed, and flat standing seam metal roofs, wood and aluminum windows, wood siding, and a front and rear porch. The structure is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, mechanical upgrades, wood siding repair, wood window repair, repainting, fencing repair, front porch repair and new column installation, the construction of a rear addition, and front door replacement.
- c. Staff originally conducted a site visit on January 6, 2023, to examine the conditions of the property. Staff observed that the skirting did not match the skirting that was previously proposed and was not appropriate. The applicant corrected the compliance issue and staff completed a follow-up site visit on August 31, 2023. Staff verifies that the scope of work included in the application has been completed and there are no existing violations on the property.
- d. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.

- e. Approval of Tax Verification by the HDRC in 2023 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2024. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

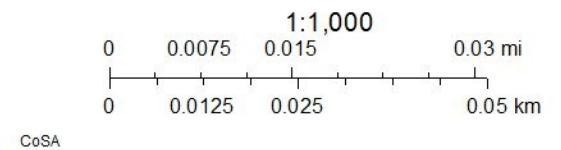
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels

BCAD Parcels



Narrative of work completed

Home has been completely restored with an added small addition in rear. The exterior matches the historic profile and all original windows have been repaired and re-installed. New wood windows have been added to match existing profile. The exterior wood siding has been repaired and new siding for addition matches the existing. The house has been painted (exterior and interior). All new interior floors, walls, plumbing, electrical, foundation, front porch and columns, HVAC system, countertops, vanities, doors, bathrooms.

Itemized list

- Repaired wood siding
- Repaired historic wood windows
- Painted structure
- Repaired front fence
- Repaired front porch and installed new columns
- Constructed a rear addition approximately 350/sqft
- Replaced not historic windows with new wood windows matching profile of existing
- Replaced front door with Craftman style wood door
- Fully renovated interior with wood flooring, tile in bathrooms and Quartz countertops
- Renovated bathrooms and kitchen.
- New HVAC system

Itemized List of final associated costs
Foundation

Foundation		\$	
Roof		\$	
Windows		\$	
Exterior materials & Labor		\$	
Interior Materials & Labor		\$	
Landscape		\$	
Miscellaneous		\$	
Project Total Costs		\$	

Timeline

10/7/20	Certificate of Appropriateness Issued
6/15/21	Work started
12/11/22	Work Complete



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

CERTIFICATE OF APPROPRIATENESS RE-ISSUE

October 7, 2020

HDRC CASE NO: 2020-414
ADDRESS: 1010 BURNET ST
LEGAL DESCRIPTION: NCB 1660 BLK H LOT E 25 FT OF 3 & W 12.5 FT OF 4
HISTORIC DISTRICT: Dignowity Hill
PUBLIC PROPERTY: No
APPLICANT: Benjamin Lopez/BURNET ST LLC - 16207 CANYON SHADOW
OWNER: Benjamin Lopez/BURNET ST LLC - 16207 CANYON SHADOW
TYPE OF WORK: Addition, Fencing, Monument/plaque placement, Porch/Patio, Roofing, Repair and Maintenance, Painting, Window replacement/fenestration changes, Plaque program, City Incentives -- World Heritage Office Grant, City Incentives -- Fee Waivers

REQUEST:

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

1. Perform rehabilitative scopes of work that include repair to wood siding, window repair, paint the historic structure, remove the existing burglar bars, perform front fence repair
2. Install new front porch columns.
3. Construct a rear addition to feature approximately 350 square feet that will require modifications to an existing addition.
4. Replace two, non-historic windows with new wood windows.
5. Remove existing windows openings on the east elevation.
6. Replace the existing, non-original front door.
7. Receive Historic Tax Certification.

FINDINGS:

- a. The historic structure located at 1010 Burnet was constructed circa 1920 in the Craftsman style and is located within the Dignowity Hill Historic District. The structure currently features non-original windows, non-original doors, burglar bars, rear additions and various other modifications that have altered its original form and architectural character.
- b. CONSTRUCTION DOCUMENTS & SCOPE OF WORK – The applicant has submitted construction documents that feature inaccuracies in scale and profile, such as window openings. Additionally, the applicant has updated the request to only include window repair and replacement of non-original windows. Existing, wood windows will be repaired.
- c. REHABILITATION – The applicant has proposed various rehabilitative scopes of work including repair to wood siding, window repair, painting of the historic structure, removal of the existing burglar bars, and front yard fence repair. The applicant has proposed to perform all scopes of work in-kind. Staff finds the proposed scope of work to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. PORCH COLUMNS – The historic structure currently does not feature porch columns. The applicant has proposed to install two new porch columns to feature square bases and tapered shafts. The applicant has submitted a column detail with dimensions. Generally, staff finds the proposed column replacement to be appropriate; however, architecturally, a porch column should be added at the rear, right corner of the porch.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace two, non-historic windows with new, wood or aluminum clad windows. Staff finds that all windows located within the historic structure should be replaced by wood windows that match the historic windows in material, profile and installation depth.
- f. WINDOW REMOVAL – The applicant has noted the removal of windows on the east elevation. This is inconsistent with the Guidelines for Additions. All existing window openings should be preserved.

g. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the existing, non-original front door. The applicant has not provided specifications for a new door at this time. Staff finds the proposed replacement to be appropriate provided that the replacement is wood, and features Craftsman detailing.

h. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 350 square feet. The proposed addition will require modifications to an existing rear addition. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should

utilize a similar roof form and should feature a transition between the old and the new. Generally, staff finds the size of the proposed rear addition to be appropriate and consistent with the Guidelines regarding footprint, scale and massing. The applicant has proposed an inset on the east façade to differentiate the historic structure from the addition. Staff finds that this should also be incorporated into the west façade, or that a vertical trim piece should be installed.

i. ROOF FORM – The applicant has proposed to install a gabled roof to match that of the historic structure. Staff finds this to be appropriate and consistent with the Guidelines. Per the drawings, it appears that the proposed roof form will feature a slight increase in height of the historic roof form. Staff finds that the two roofs should feature a common height and ridgeline.

j. HEIGHT – The applicant has proposed a height that is consistent with the predominant height of residential structures within the district. This is consistent with the Guidelines.

k. MATERIALS – The applicant has proposed materials that include a standing seam metal roof and wood siding to match that of the historic structure's. Staff finds the proposed siding to be appropriate; however, staff finds that 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 crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used.

l. WINDOW MATERIALS – The applicant has proposed to install a wood or aluminum clad wood window. Staff finds this to be appropriate; however, the proposed window should meet staff's standard specifications for windows in new construction.

m. HISTORIC TAX CERTIFICATION – The applicant has requested Historic Tax Certification for the property at 1010 Burnet. The applicant has submitted an estimated total cost and an estimated timeline for completion.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitation, with the stipulation that all work be done in kind, as noted in finding c.

2. Staff recommends approval of item #2, column installation, with the stipulation that a third column be added at the rear, right corner of the porch as noted in finding d.

3. Staff recommends approval of item #3, the construction of a rear addition with the following stipulations:

i. That an inset or vertical trim piece be incorporated into both elevations, as noted in finding h.

ii. That the proposed addition's roof be consistent with that of the primary historic structures in massing, height and profile, as noted in finding i.

iii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used.

iv. That the proposed windows meet staff's standard specifications for windows in new construction, as noted in finding l.

4. Staff recommends approval of item #4, non-original window replacement based on finding e with the stipulation that wood windows that match the historic windows in material, profile and installation depth be installed.

5. Staff does not recommend approval of item #5, window removal within the historic structure, based on finding f.

6. Staff recommends approval of item #6, front door replacement with the stipulation that the replacement door be wood and feature Craftsman detailing, as noted in finding g.

7. Staff recommends approval of item #7, Historic Tax Certification with the stipulation that all work be completed as approved.

COMMISSION ACTION:

Approved with staff's stipulations.

RE-ISSUE REASON:

The previously issued HDRC COA has expired. This re-issue is valid for six (6) months. No scope of work is to change from the previously approved HDRC COA. All stipulations of approval continue to apply.

RE-ISSUE DATE: 10/8/2021

RE-ISSUED BY: Edward Hall



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

















































