

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

HDRC CASE NO: 2023-209
ADDRESS: 315 W SUMMIT AVE
LEGAL DESCRIPTION: NCB 3263 BLK 6 LOT 11
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Valerie Halff
OWNER: Cody Halff
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: May 23, 2023
60-DAY REVIEW: July 22, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Verification for the property at 315 W Summit.

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.

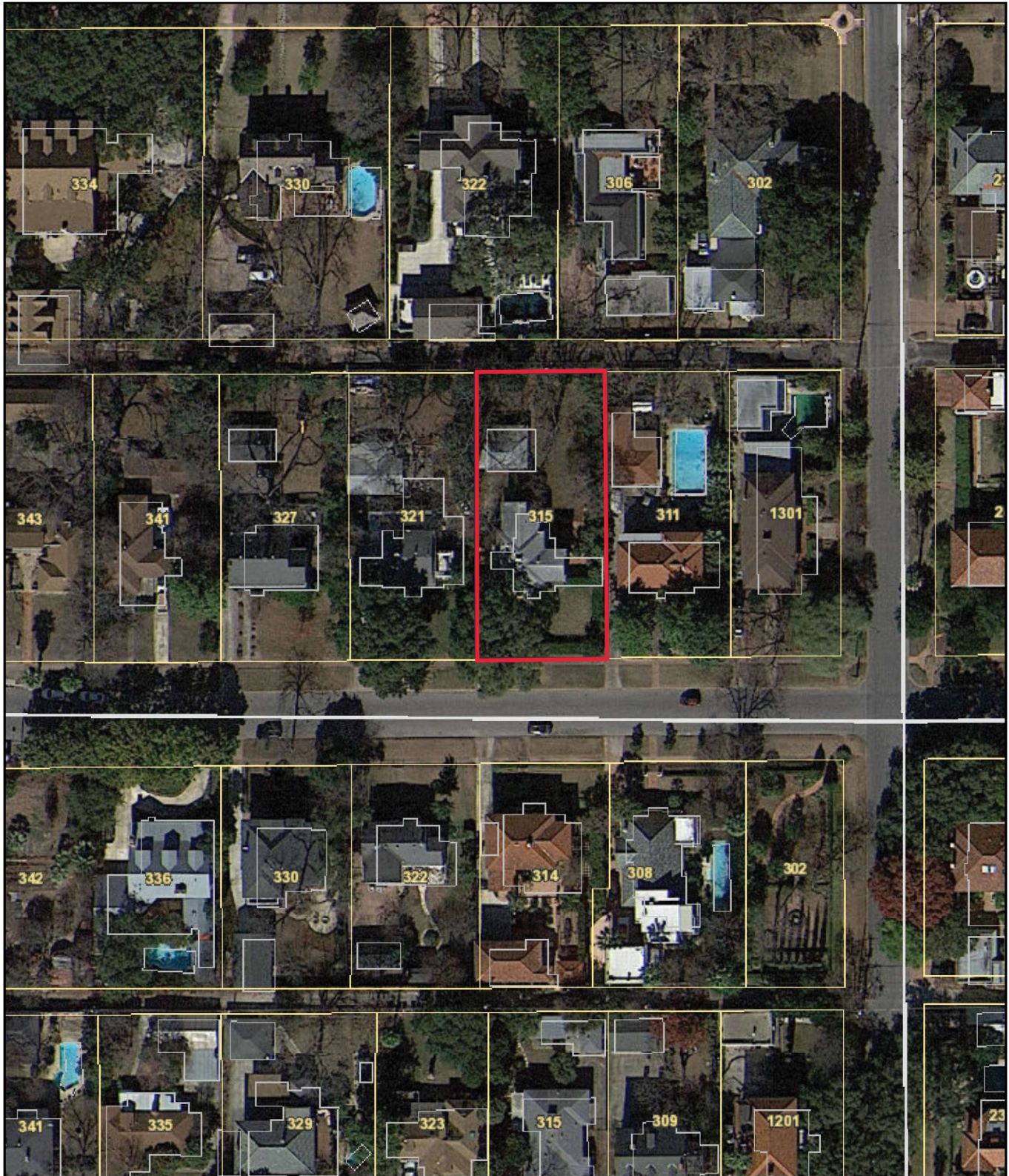
FINDINGS:

- a. The primary structure located at 315 W Summit is a 2-story residential structure constructed circa 1920 in the Italian Renaissance style. The structure features a stucco façade, low-sloping roof with deep overhangs, and a quoin detailing on the second story. The home is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Verification.
- b. The scope of work includes window replacement, front façade rehabilitation, stucco replacement, exterior painting, foundation repair, new electrical and plumbing installation, and a comprehensive interior remodel. The project received Historic Tax Certification on January 20, 2021.
- c. Staff conducted a site visit on May 31, 2023, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that 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:

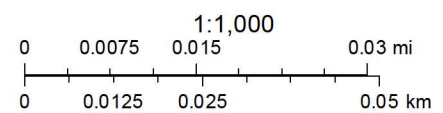
Staff recommends approval based on findings a through e.

City of San Antonio One Stop



June 1, 2023

— User drawn lines



315 W Summit Ave

Monte Vista is one of those unique neighborhoods that provides historic charm to the community. Homeowners in the area have done a great job at keeping these homes true to their time period, while still being able to update the interiors to have modern day luxuries.

At 315 W Summit Ave the goal is the same. Working with Micheal Imber we were able to completely transform the facade into an architectural treasure. The renovation included adding a new paneled entry with gas lanterns and a stone patio, which added instant charm and architectural detail. All of the windows were replaced to meet the requirements of the Historic and Design Review Commission, while creating a more energy efficient house. The entire exterior of the house also got a new coat of stucco as well as a fresh coat of paint in colors that blend well in neighborhood. Not only did the renovation include these highly visible changes but also a complete repair to the foundation, as well as all new electrical and plumbing.

It was evident the house had been remodeled on the first floor previously because there was a modern day kitchen that was not very functional and seemed very out of place. Working with Interior Designers we were able to completely change the layout and function of the first floor. It was gutted down to the studs and when the new framing went up it immediately felt more functional. The kitchen becomes the heart of the home with a beautiful dining room and den surrounding it. All of the finishes and selections, like antique marble and hand made tile, are meant to stay true to the era while giving the home fresh look.

Other areas of the home that were completely updated include a Living Room with a marble fireplace, a Bar, Laundry Room, Powder Bath, Two Guest Bathrooms and a Master Bathroom. Others spaces in the house, like the bedrooms and stairwell, all got a fresh coat of paint and the wood floors repaired and stained.

This renovation is expected to take 13 months and should be complete in early 2021. We are excited to be apart of Monte Vistas community and take pride knowing we have added to the community by renovating this house.

A handwritten signature in black ink, appearing to read "Cory Hatt". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

Plans for Restoration and Rehabilitation - 315 W Summit Avenue

Original- [Zillow Link:](#)







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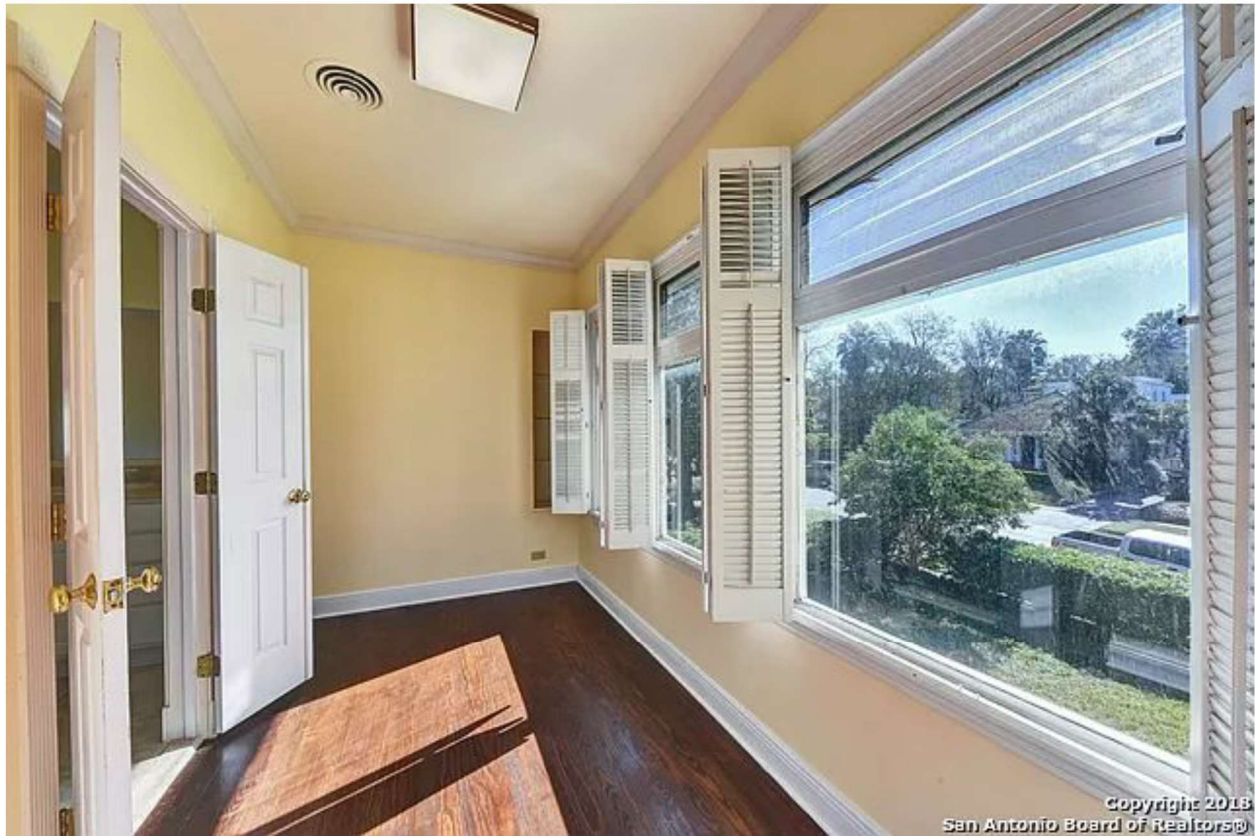
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FINAL:





Scope of Work

Time to Complete
12 Months

Category	Notes	Estimated Cost
Appliances	Replace all appliances, Including Refrigerator, Double Ovens, Cooktop, Dishwasher, Venthood	
Carpentry	Framing per plans to improve function of interior space. Replace trim on all windows and doors	
Cabinetry	New Cabinets through out house Including Kitchen, Living Room, Den, Bar, Two Secondary Bathrooms, Powder Bathroom, Master Bathroom	
Doors	All New Interior and Exterior Doors Includes all new hardware.	
Demolition	First Floor - Demo down to Studs Second Floor - Demo Bathrooms Including Master Bathroom	
Electrical	Upgrade Panel and wiring. Add all new lighting including recessed cans and decorative fixtures in appropriate areas. NOTE: Updated all electrical to be up to code	
Exterior	Recreate Historical Front Facade according to Architects Drawings. Add new gas lanterns and create exterior patio garden wall in front entry. New Roof Repair Stucco, Wood and Paint	
Flooring	Repair and refinish wood floors, add new tile floors to bathrooms.	
Foundation	Repair foundation for structural soundness and leveling.	
Gutters	Repair	
Hardscape	Create Patio Garden in front entry with Pewter Limestone and Stucco. Create Decorative Stucco Wall	
HVAC	Upgrade A/C and Heating Systems	
Interior	New Drywall on Entire First Floor and where needed on second floor Paint Trim Carpentry throughout where needed	

Scope of Work

Time to Complete
12 Months

Category	Notes	Estimated Cost
Plumbing	All new fixtures including Kitchen, Bar, Utility Room, Two Secondary Bathrooms, Powder Bathroom and Master Bathroom.	
Stone	All new countertops for Kitchen, Bar, Utility Room, Powder Bath, Two Secondary Bathrooms, Master Bath and Fireplace.	
Tile	New Backsplash for Kitchen and Bar. New tile for Showers, Walls and Floors for Two Secondary Bathrooms and Master Bathroom.	
Windows	All new windows, which follow historical guidelines and provide more energy efficiency.	
Total Projected Cost		



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION
COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

January 20, 2021

HDRC CASE NO: 2020-556
ADDRESS: 315 W SUMMIT AVE
LEGAL DESCRIPTION: NCB 3263 BLK 6 LOT 11
HISTORIC DISTRICT: Monte Vista
APPLICANT: Cody Halff - 315 W Summit
OWNER: Cody Halff - 315 W Summit

REQUEST:

The applicant is requesting Historic Tax Certification for the property at 315 W Summit.

FINDINGS:

- a. The primary structure located at 315 W Summit is a 2-story residential structure constructed circa 1920 in the Italian Renaissance style. The structure features a stucco façade, low-sloping roof with deep overhangs, and a quoin detailing on the second story. The home is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes window replacement, front façade rehabilitation, stucco replacement, exterior painting, foundation repair, new electrical and plumbing installation, and a comprehensive interior remodel.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

COMMISSION ACTION:

Approved as submitted.

Shanon Shea Miller
Historic Preservation Officer

Projected Time Schedule

1 of 1

315 W Summit Ave

December 2019 - March 2020 - Demolition of Main House

March 2020-August 2020 - Restoration, focusing on Exterior of home, weather proofing and hardscape; based on findings through restoration process: Finalize design for front elevation. Home leveling and complete weather proofing of exterior. Replace all windows and doors

July 2020 - January 2021 - Interior Framing and Finish out

Home is projected to be finished in January 2021

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CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

May 1, 2020

HDRC CASE NO: 2020-158
ADDRESS: 315 W SUMMIT
LEGAL DESCRIPTION: NCB 3263 BLK 6 LOT 11
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
APPLICANT: Roland Munoz/Michael G. Imber, Architects - 111 W. EL PRADO
OWNER: Harry Haff/HALFF CODY A - 315 W SUMMIT AVE
TYPE OF WORK: Exterior alterations

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Perform fenestration modifications, to include modifying openings sizes to be more consistent with the original design of the home.
2. Replace non-original windows and doors with fully wood windows and doors.
3. Modify the existing front entrance.

FINDINGS:

a. The primary structure located at 315 W Summit is a 2-story residential structure constructed circa 1920 in the Italian Renaissance style. The structure features a stucco façade, low-sloping roof with deep overhangs, and a quoin detailing on the second story. The home has undergone several modifications over the years, including the removal of original windows, fenestration modifications, and the removal of architectural detailing. The structure is contributing to the Monte Vista Historic District.

b. FENESTRATION MODIFICATIONS – The applicant is requesting to modify the existing openings on all facades, to include the replacement of all non-original windows with architecturally and proportionally-appropriate one over one windows and French doors. The applicant has also proposed to install shutters on the front façade that are appropriate for the style of the home and the proportions of the new windows. According to the Historic Design Guidelines, new windows should match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair or if original windows were removed. Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Staff finds the proposal consistent with the Guidelines.

c. WINDOW AND DOOR REPLACEMENT – The applicant has proposed to replace the existing non-original windows and doors with new fully wood windows and doors as indicated on the submitted elevations. According to the Historic Design Guidelines, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds the proposal appropriate with the stipulations listed in the recommendations.

d. ENTRY MODIFICATIONS – The applicant has proposed to modify the existing front entry configuration, to include modified steps, a transom above a new door, pilaster detailing, cornice modifications, side lighting, and balcony detailing. According to the Guidelines, entries should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds the proposed modifications consistent with the architectural style of the home.

RECOMMENDATION:

Staff recommends approval of the proposed modifications based on findings a through d with the following stipulations:

i. That the applicant submits final fully wood window and door specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

COMMISSION ACTION:

Approved with staff stipulations.



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