

# HISTORIC AND DESIGN REVIEW COMMISSION

December 16, 2020

**HDRC CASE NO:** 2020-556  
**ADDRESS:** 315 W SUMMIT AVE  
**LEGAL DESCRIPTION:** NCB 3263 BLK 6 LOT 11  
**ZONING:** R-5  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Cody Halff  
**OWNER:** Cody Halff  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** November 30, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

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

## APPLICABLE CITATIONS:

*UDC Section 35-618. Tax Exemption Qualification.*

(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.

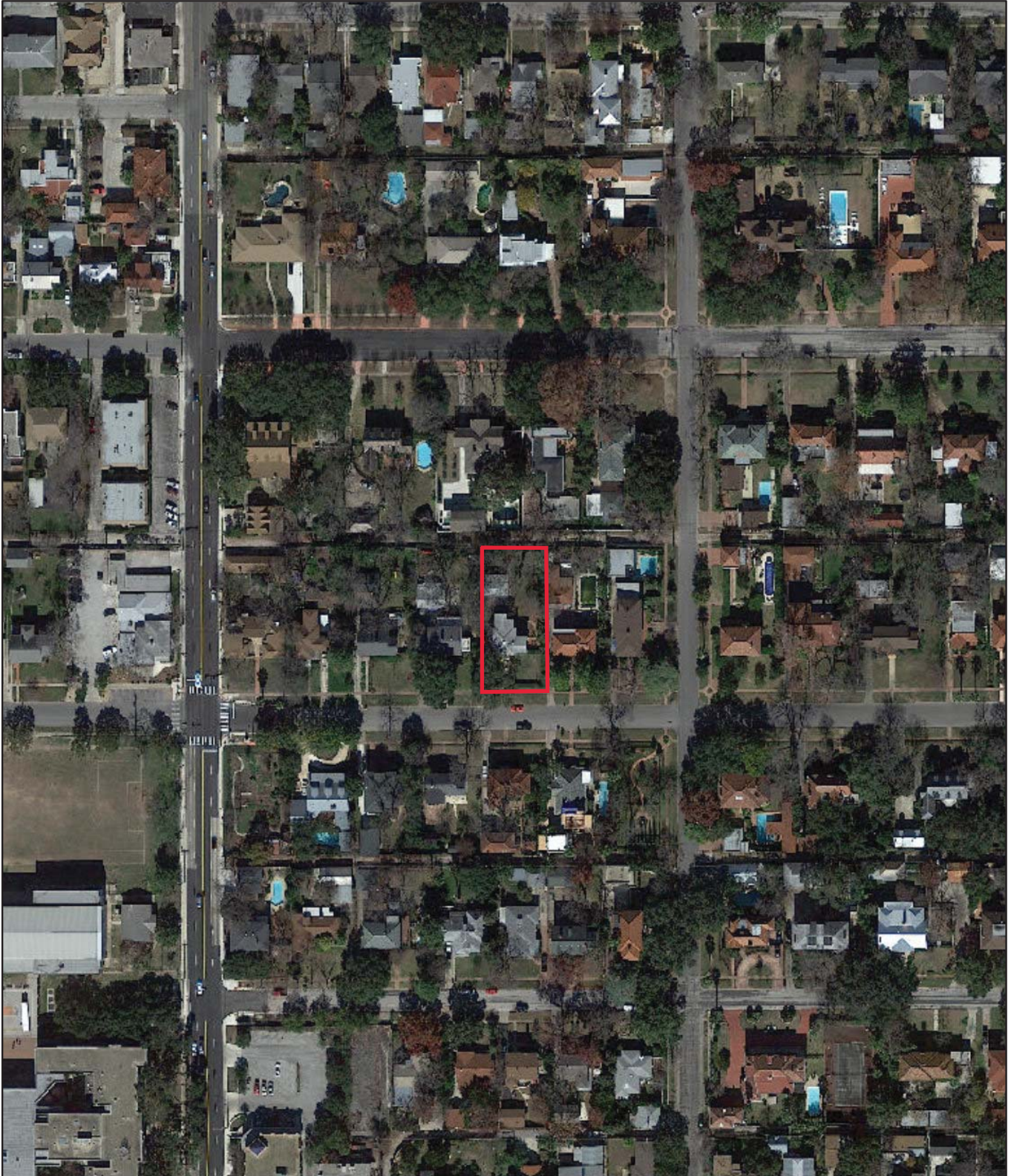
## FINDINGS:

- 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 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:

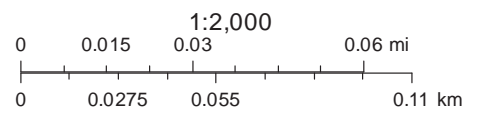
Staff recommends approval based on findings a through c.

# City of San Antonio One Stop



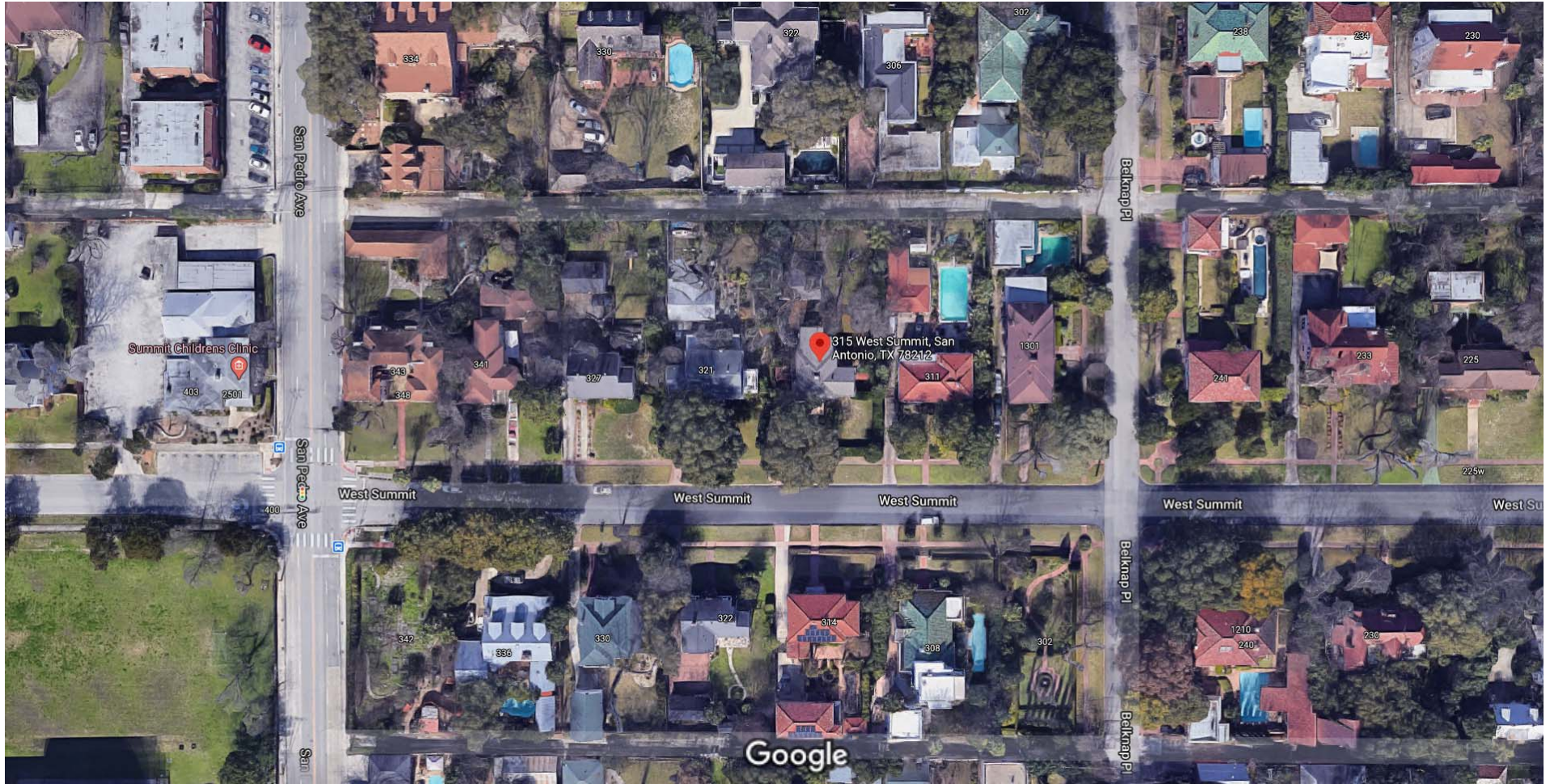
December 8, 2020

 User drawn lines





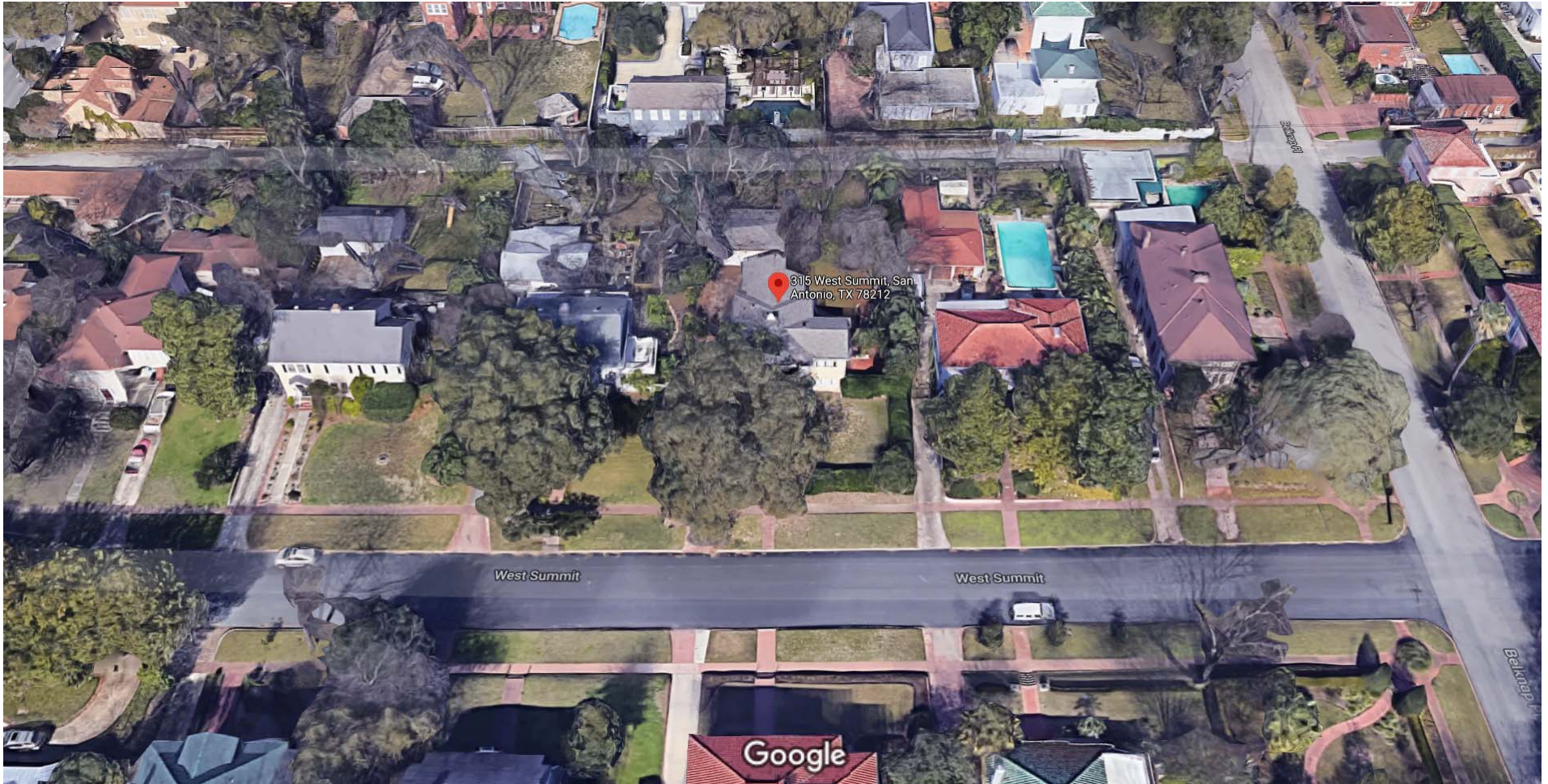
Google Maps 315 West Summit



Imagery ©2020 Google, Map data ©2020 50 ft



Google Maps 315 West Summit



Imagery ©2020 Google, Map data ©2020 20 ft



Google Maps 315 West Summit



Imagery ©2020 Google, Map data ©2020 20 ft



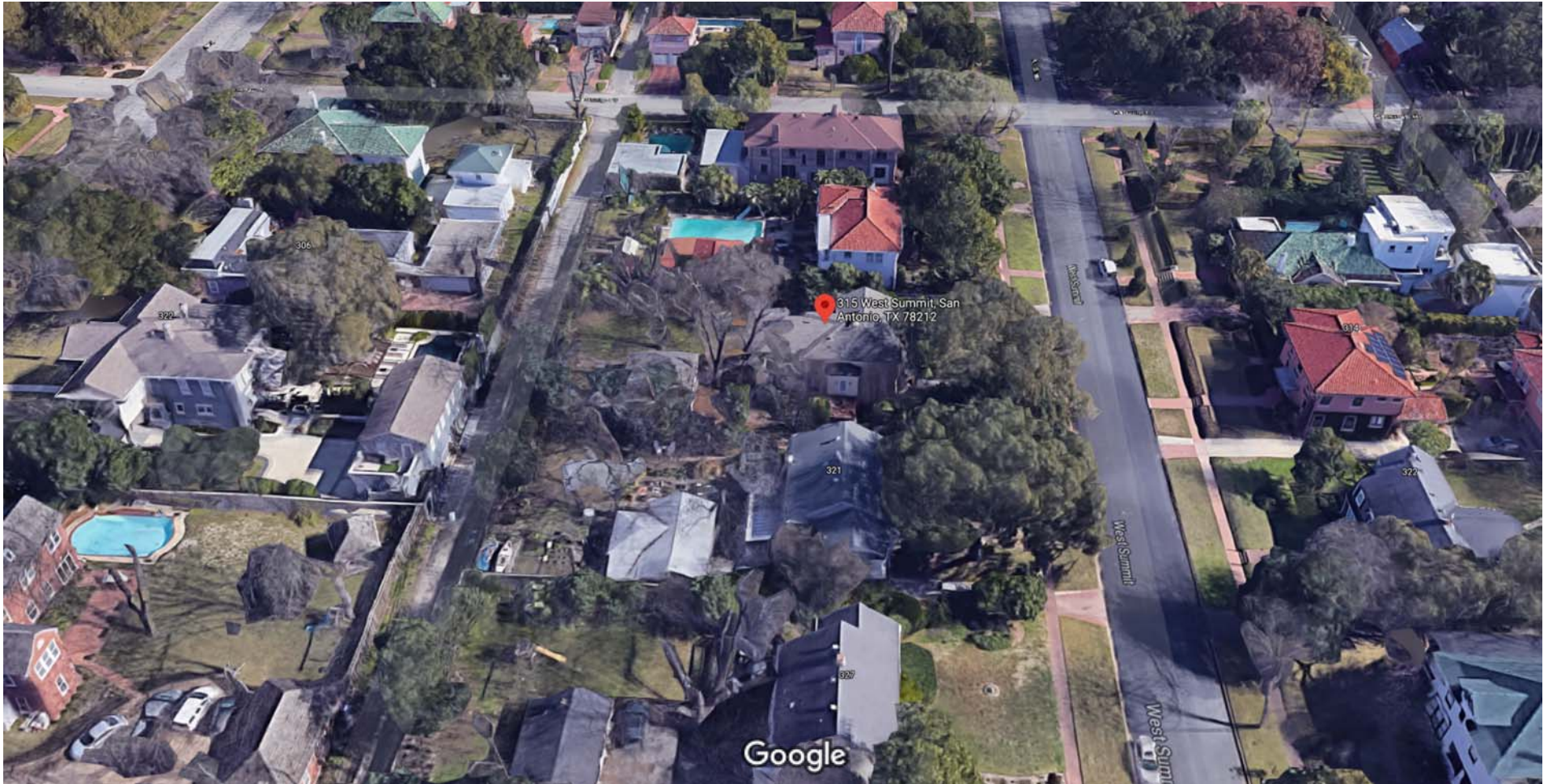
Google Maps 315 West Summit



Imagery ©2020 Google, Map data ©2020 20 ft



Google Maps 315 West Summit



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315 W Summit Ave

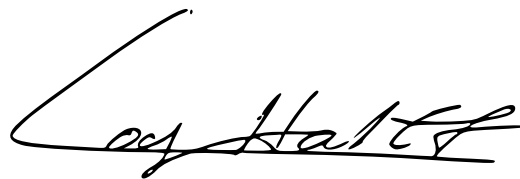
Monte Vista is one of those unique neighborhoods that provides historic charm to the community. Homeowners in the area have done a great job at keeping these homes true to their time period, while still being able to update the interiors to have modern day luxuries.

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.

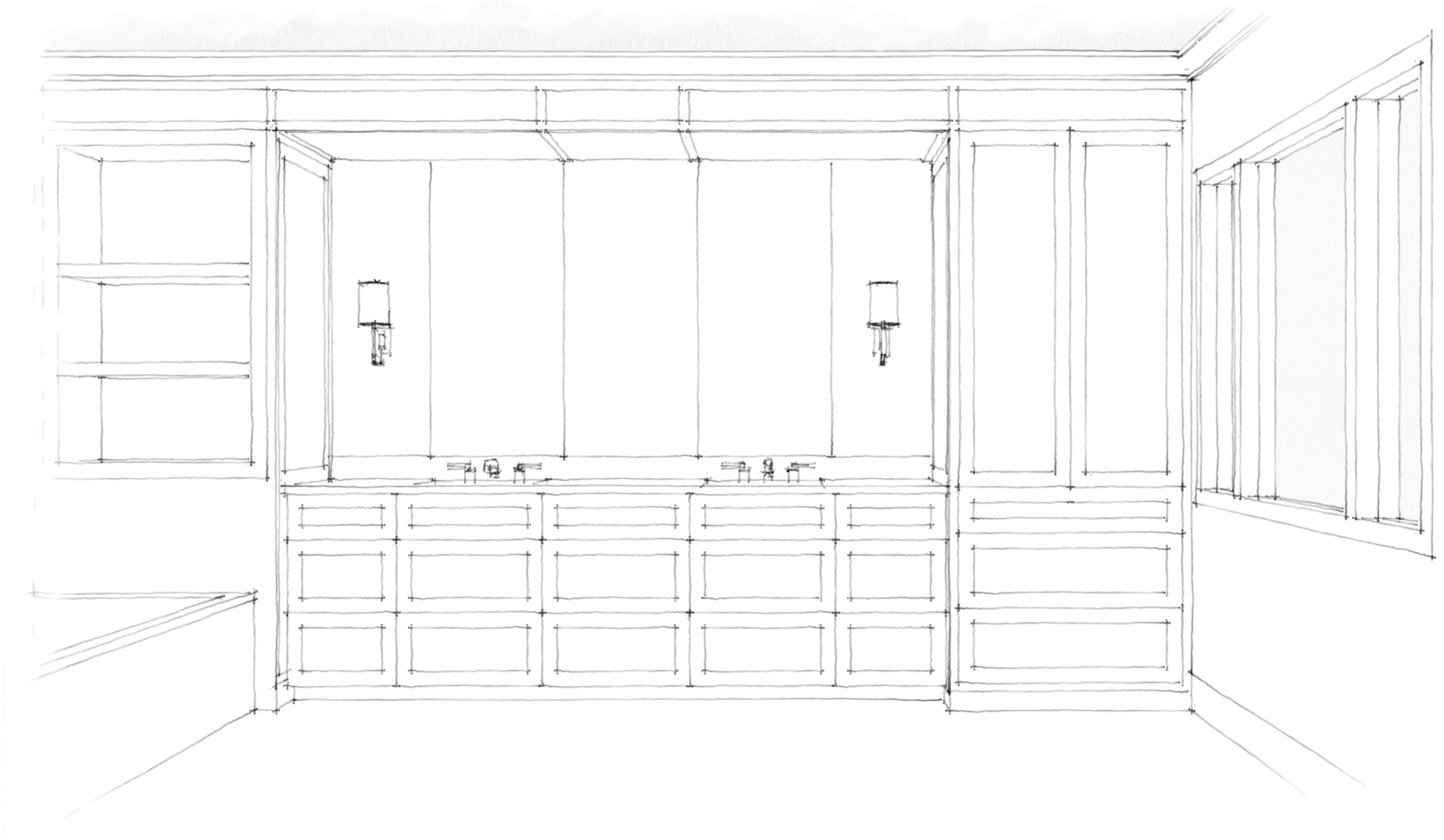
It was evident the house had been remodeled on the first floor previously because there was a modern day kitchen that was not very functional and seemed very out of place. Working with Interior Designers we were able to completely change the layout and function of the first floor. It was gutted down 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 large, sweeping initial "C" that extends upwards and to the left.





315 W SUMMIT AVE MASTER BATH RENDERING





315 W SUMMIT AVE KITCHEN RENDERING



# Plans for Restoration and Rehabilitation - 315 W Summit Avenue

Original- [Zillow Link](#):







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PROPOSED:



**Interior floor plans and mockups attached**

*Corey Halff*



## Projected Time Schedule

1 of 1

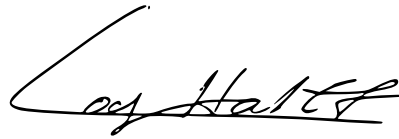
315 W Summit Ave

**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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