

## HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 14

**HDRC CASE NO:** 2015-379  
**ADDRESS:** 2127 W SUMMIT  
**LEGAL DESCRIPTION:** NCB 6825 BLK LOT 30 & E 35 FT OF 29  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Richard Weinhold, Modern Homes  
**OWNER:** Richard Weinhold, Modern Homes  
**TYPE OF WORK:** Historic Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification at 2127 W Summit.

### 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 Tax Verification for the property located at 2127 W Summit.
- b. The applicant received Tax Certification on October 7, 2015, from the HDRC.
- c. The scope of work consists of various items including repairs to the windows, refinishing floors, new cabinets in the kitchen and bathroom, new plumbing, repairs to the electrical and HVAC.
- d. The requirements for Tax Verification 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 and an itemized list of costs.
- e. Staff visited the site November 9, 2016.

**RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through e.

**CASE MANAGER:**

Lauren Sage



## Flex Viewer

Powered by ArcGIS Server

Printed: Nov 08, 2016

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2127

CITY of SAN ANTONIO  
NOTICE of HEARING  
HISTORIC & DESIGN  
REVIEW COMMISSION

ADDRESS: 2127 W SUMMIT

REQUEST: METAL ROOF PERMITS & TV REPAIRS

HEARING DATE: NOV 16 2016

TIME: 8 AM

FOR MORE INFORMATION CONTACT  
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

FOR SALE  
210-207-4505  
ANY CITY VIEW



# City of San Antonio

## Mechanical Inspections

A/P #. 2088164

Insp. # \_\_\_\_\_

Your inspection was: APPROVED

Partial/Complete

Your inspection type was: Residential

Commercial

ROUGH IN

FINAL

C OF O

Inspector: Chris Paez

Date: 6-3-16

Time: \_\_\_\_\_

Phone: 219-0635

Revised: Feb 2010



# City of San Antonio

## Electrical Inspections

A/P No. 2080249

Your inspection was: ~~Approved~~ Partially Approved Conditional Approval

Your inspection type was:

Rough-in ~~Final~~ C of O Temporary Meter Loop (TML)

Temporary on Permanent Set (TOPS) Reconnect (comments on back)

Inspector: Castillo Date: 4/5/16 Time: \_\_\_\_\_ Phone: 416-3520



# City of San Antonio

# Plumbing Inspections

Permit No. C2212080

Release No. 6279441  
6279440

Your inspection was: APPROVED

~~Partially Approved~~ ~~Conditional Approval~~

Your inspection type was: Plumbing Gas

~~Sewer~~ ~~IRR~~ ~~MPRFSS~~ ~~C of O~~

Rough in

~~Top out~~

Final

Waterpipe in Slab

Underground Waterline

\_\_\_ This facility complies with Environmental Quality 30 Tex. Admin. Code 290.46 (j) (3). (West 1997)

Inspector: J Morales / 166

Date: 10/25/16

Time: 3<sup>50</sup>

Phone: 2605912

Revised: March 2015



Item	actual cost	extends life of home	CoA issued	Permit issued
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Red = exterior work

Paint	n/a			
interior	4850	no	n/a	No permit required
exterior	8485		8485 Yes	No permit required
sheet rock & texture	16645		16645 n/a	No permit required

flooring	n/a			
carpet	3958		3958 n/a	No permit required
tile	6321		6321 n/a	No permit required
wood floors	4323		4323 n/a	No permit required
refinish wood floors	532		532 n/a	No permit required

kitchen	n/a			
cabinets	4290		4290 n/a	Plumbing (water and gas issues)
counter granite	400		400 n/a	No permit required
counter formica	0		0 n/a	No permit required
sink & faucet	117	no	n/a	plumbing
appliances low grade	0		0 n/a	Plumbing and electric
appliances high grade	3638		3638 n/a	Plumbing and electric

baths	n/a			
complete	3937		3937 n/a	See plumbing and electric
surround	223		223 n/a	See plumbing and electric
tub	1342		1342 n/a	Plumbing
vanity	1051		1051 n/a	Plumbing
sink & fixture	661	no	n/a	Plumbing
toilet	0		0 n/a	work not done

doors	n/a			
interior	2850		2850 n/a	No permit required
closet	1756		1756 n/a	No permit required
replace exterior rear door	110		110 yes	No permit required
french	0		0 n/a	work not done
knob	786	no	n/a	No permit required
garage (interior hardware)	1437		1437 n/a	No permit required

MISC				
landscaping (sod)	4999	no	yes	No permit required
fixtures	1619	no	n/a	electrical
fan	1084		1084 n/a	electrical
can lights	0		0 n/a	work not done
Window repair	12724		12724 yes	No permit required
water heater	513	no	513	Plumbing and electrical
blow insulation	3000		3000 n/a	electrical
switch & plug	1125		1125 n/a	electrical
electrical panel	0		0 n/a	work not done
electrical rewire	1382		1382 n/a	electrical
concrete for patio and garage	12102	No	yes, for patio	No permit required
siding	1655		1655 yes	No permit required
plumbing	13814		13814 n/a	plumbing
HVAC	10067		10067 n/a	plumbing
framing and demo work	489		489 n/a	No permit required
Construct rear patio	1259	No	yes	No permit required
surround sound	5016	no	n/a	n/a
repair brick work	1300		1300 yes	No permit required
utilities	573	no	n/a	n/a
insurance	1767	no	n/a	n/a
house payments	5576	no	n/a	n/a

baseboards	1664		1664 n/a	No permit required
Window trim - interior	4917		4917 n/a	No permit required

Total toward 30%:     \$115,982.00



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**3rd Bedroom**[Download This Photo](#)

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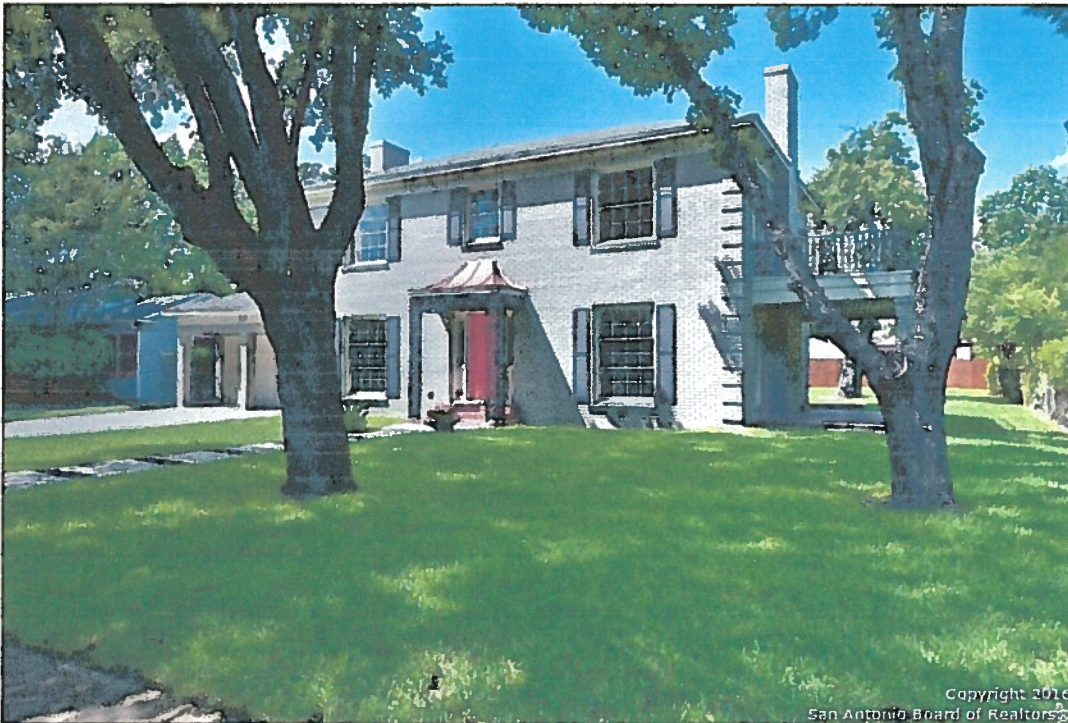


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