

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-619
ADDRESS: 205 W SUMMIT
LEGAL DESCRIPTION: NCB 3260 BLK 4 LOT 7& E 20 FT OF 8
ZONING: R-5,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Sajneet Khangura
OWNER: Sajneet Khangura, Sartaj Hans
TYPE OF WORK: Historic Tax Verification
APPLICATION RECEIVED: October 08, 2019
60-DAY REVIEW: December 07, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting Historic Tax Verification for the property at 205 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.

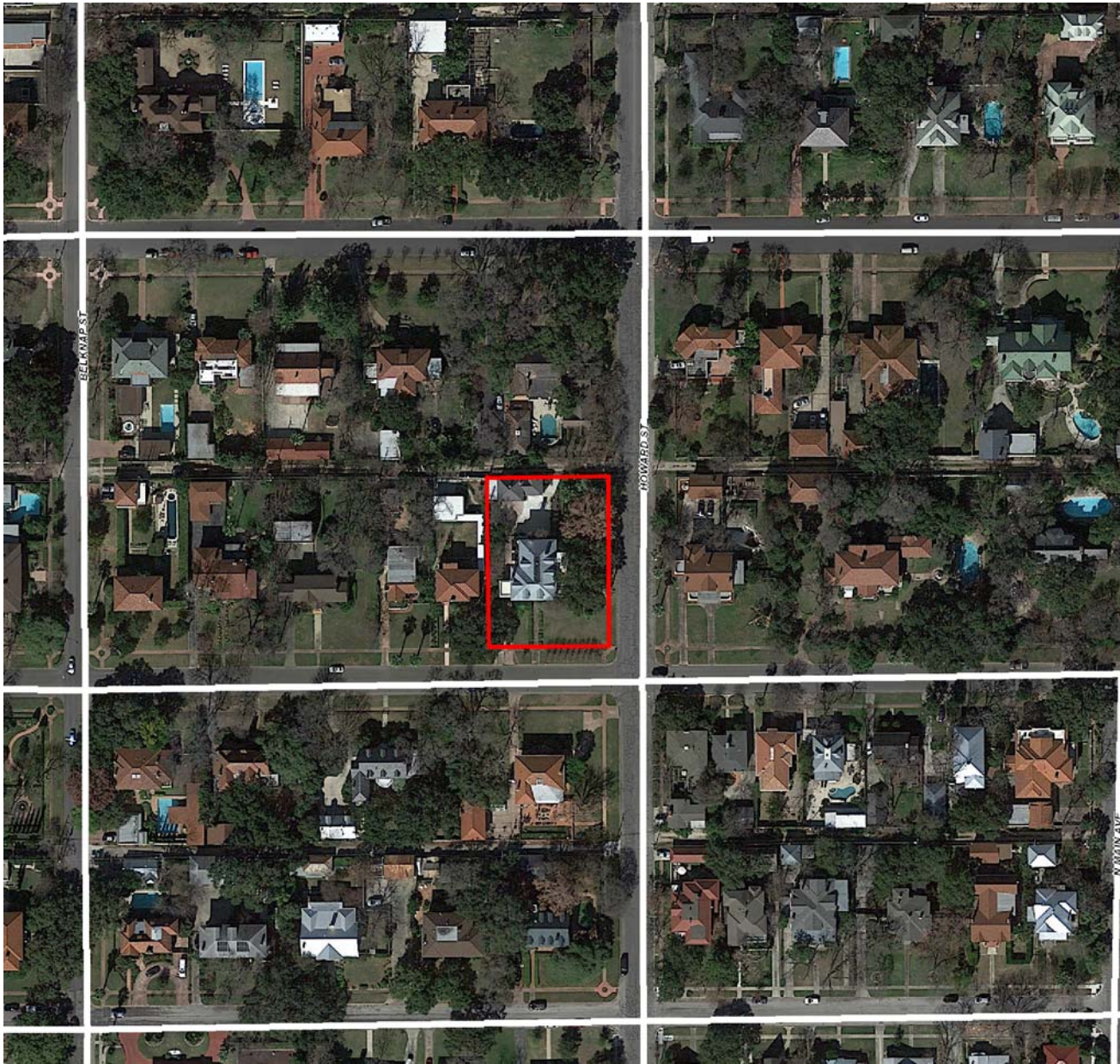
FINDINGS:

- a. The primary structure located at 205 W Summit is a 2.5-story single family structure constructed in 1913 in the Neoclassical style with Greek Revival influences. The structure was designed by architect August H. Herff. The home features a primary hipped roof with front and side dormers, a full-height 2-story porch with round Tuscan columns, and a lower 1-story porch with fluted Doric columns and square posts. The structure is contributing to the Monte Vista Historic District. The property also contains a 1-story rear accessory structure, which is contributing to the Monte Vista Historic District.
- b. The scope of work includes a comprehensive interior remodel, wood window repair, installation of salvaged wood windows to replace non-original aluminum windows, roof replacement, exterior repairs, painting, and rear accessory structure modifications and repairs.
- c. Staff conducted a site visit on October 22, 2019, to examine the exterior and interior conditions of the property. The work has been completed.
- 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 2019 means that the property owners will be eligible for the

Substantial Rehabilitation Tax Incentive beginning in 2020. 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.



Flex Viewer

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Printed: Jun 25, 2018

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Permit Details

A/P Type: PLUMBING PERMIT APPLICATION
A/P NBR: 2380465
Address: 205 W SUMMIT
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 6/4/2018 9:13:00 AM
Expiration Date:
Permit Fee (Paid): \$345.18
Permit Fee (Unpaid): \$0.00
Paid Date: 2/14/2019 12:38:48 PM
Number of Units:
Nbr of Stories:
Estimated Cost:
Value: \$0.00
Structure Sq. Ft: 0
DBA Name:
ALCO Bev Flag:
Contact: ELIZABETH HICKS
Description of Work: ADD TWO TANKLESS WATER HEATERS , UPGRADE FIXTURES
07/02/2018**AMENDED PERMIT TO ADD 10PLUMBING FIXTURES TO
MAKE A TOTAL OF 20PLUMBING FIXTURES**CGONZALEZ
Garage Sale Date:
Non-Profit Status:

Use Details:

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Permit Details

A/P Type: MISC NO REVIEW
A/P NBR: 2383394
Address: 205 W SUMMIT
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 6/12/2018 12:17:46 PM
Expiration Date: 8/12/2018 12:17:49 PM
Permit Fee (Paid): \$26.50
Permit Fee (Unpaid): \$0.00
Paid Date:
Number of Units:
Nbr of Stories:
Estimated Cost Value: \$0.00
Structure Sq. Ft: 0
DBA Name:
ALCO Bev Flag:
Contact: JOSHUA G CAMPBELL
Description of Work: Re-Roof: No change to pitch/ Removing existing and replacing with same type/ No other work to be done/ All work must comply with the UDC/ Must comply with Historic COA as approved. ***SEsparza*** Materials and Methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of 2015 IRC Chapter 9 Roof Assemblies to include Drip Edge (905.2.8.5) and Metal Flashing as required by Code.
Garage Sale Date:
Non-Profit Status:

Use Details:

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Permit Details

A/P Type: ELECTRICAL PERMIT
A/P NBR: 2385583
Address: 205 W SUMMIT
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 6/20/2018 4:18:00 PM
Expiration Date:
Permit Fee (Paid): \$633.66
Permit Fee (Unpaid): \$0.00
Paid Date: 12/17/2018 3:11:34 PM
Number of Units:
Nbr of Stories:
Estimated Cost: \$0.00
Value:
Structure Sq. Ft: 5000
DBA Name:
ALCO Bev Flag:
Contact: STEVAN SAUCEDO
Description of Work: remodel of kitchen and bathrooms, plus adding recessed lights. 12/17/18
AMEND PERMIT TO ADD 50 FT OF UNDERGROUND**WCORTEZ
***03/04/2019 -- CONTRACTOR CAME IN TO AMEND PERMIT TO ADD 20
ADDITIONAL GEN PURP OUTLETS--R.RDORIGUEZ
Garage Sale Date:
Non-Profit Status:

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Permit Details

A/P Type: PLUMBING PERMIT APPLICATION
A/P NBR: 2385753
Address: 205 W SUMMIT 205 SUMMIT W. SAN ANTONIO TX
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 6/29/2018 8:17:00 AM
Expiration Date:
Permit Fee (Paid): \$91.48
Permit Fee (Unpaid): \$0.00
Paid Date: 7/5/2018 8:16:00 AM
Number of Units:
Nbr of Stories:
Estimated Cost Value: \$0.00
Structure Sq. Ft: 0
DBA Name:
ALCO Bev Flag:
Contact: ELIZABETH HICKS
Description of Work: gas test on existing system - will add gas to water heater and cook top
05/23/2019 ref AP#2489899 FOR COMPLETION PERMIT. CGARCIA
Garage Sale Date:
Non-Profit Status:

Use Details:

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Permit Details

A/P Type: MISC NO REVIEW
A/P NBR: 2386438
Address: 205 W SUMMIT
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name: SAJNEET K KHANGURA
License:
Plan Number: 1
Tenant Name:
Date Issued: 6/20/2018 4:35:00 PM
Expiration Date: 7/23/2019 3:26:42 PM
Permit Fee (Paid): \$458.95
Permit Fee (Unpaid): \$0.00
Paid Date:
Number of Units:
Nbr of Stories:
Estimated Cost Value: \$0.00
Structure Sq. Ft: 0
DBA Name:
ALCO Bev Flag:
Contact: SAJNEET K KHANGURA
Description of Work: 06/20/2018 General Repairs - Scope of work to include: 1. Remodel bathrooms, kitchen, and study. 2. Add interior walls for 2 baths and bedroom *****7/11/2018 -- AMEND PERMIT TO INCLUDE: --Replace 4 non-original windows at enclosed porch with wood windows to match house (as per historic, see ole for amended approval)--R.RODRIGUEZ Must comply with UDC and IRC (IBC) Must comply with Historic COA as approved/ Homeowner aware of inspections required/ What's Next handout issued.**CGARCIA** **NOTE: Any Electrical, Mechanical or Plumbing work will require an additional permit by State License contractor and inspections completed. **NOTE: Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).
Garage Sale Date:
Non-Profit Status:

Use Details:

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City of San Antonio
Development Services Department



Permit Details

A/P Type: MECHANICAL PERMIT APPLICATION
A/P NBR: 2389186
Address: 205 W SUMMIT
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 6/28/2018 3:18:42 PM
Expiration Date:
Permit Fee (Paid): \$199.50
Permit Fee (Unpaid): \$0.00
Paid Date: 3/14/2019 4:01:09 PM
Number of Units:
Nbr of Stories:
Estimated Cost
Value: \$0.00
Structure Sq. Ft: 0
DBA Name:
ALCO Bev Flag:
Contact: DAVID J PEREZ
Description of Work: GenMechanical - 3 condensing units (4/4/3ton), 3 cooling coils, 3 gas furnaces, 4 ductoutlets, 2 exhaust fans...R Gabriel
Garage Sale Date:
Non-Profit Status:

Use Details:

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Permit Details

A/P Type: MISC NO REVIEW
A/P NBR: 2393514
Address: 205 W SUMMIT
A/P Status: CLOSED
New or Existing: EXISTG
Use Code: RESIDENTIAL
Contractor Name:
Contractor Phone:
Owner Name:
License:
Plan Number: 1
Tenant Name:
Date Issued: 7/13/2018 8:26:05 AM
Expiration Date: 6/15/2019 12:09:39 PM
Permit Fee (Paid): \$307.12
Permit Fee (Unpaid): \$0.00
Paid Date:
Number of Units:
Nbr of Stories:
Estimated Cost Value: \$0.00
Structure Sq. Ft: 0
DBA Name:
ALCO Bev Flag:
Contact: GUY "WOODY" W CHIPMAN
Description of Work: 07/13/18 GENERAL REPAIRS TO INCLUDE MODIFY INTERIOR 3 WALLS PER ENGINEERED DRAWINGS FROM A-1 ENGINEERING SHEETS S0.0,S1.1,S1.2. INSTALL STEEL BEAMS PER DRAWINGS/FLOORING/MUST COMPLY WITH UDC/IRC REQUIREMENTS//RYOUNG **Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections. ***Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).
Garage Sale Date:
Non-Profit Status:

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City of San Antonio

Development Services Department



Permit Details

A/P Type: MISC REVIEW

A/P NBR: 2463726

Address: 205 W SUMMIT

A/P Status: CLOSED

New or Existing: EXISTG

Use Code: RESIDENTIAL

Contractor Name: AMERICA CONSTRUCTION

Contractor Phone: (210)364-9249 x

Owner Name:

License: HBREG

Plan Number: 1

Tenant Name:

Date Issued: 3/19/2019 10:41:13 AM

Expiration Date: 11/4/2019 2:02:42 PM

Permit Fee (Paid): \$172.00

Permit Fee (Unpaid): \$0.00

Paid Date: 9/4/2019 1:16:31 PM

Number of Units:

Nbr of Stories:

Estimated Cost
Value: \$0.00

Structure Sq. Ft: 485

DBA Name: UNPAID FEES AP#1655622, PLEASE COLLECT

ALCO Bev Flag:

Contact:

Description of Work: Decks New 485 sq. ft, uncovered detached DECK to rear of existing residence on new footings. Must Comply with setbacks/ Must comply with UDC and IRC / Not to build over easements/ CONTRACTOR notified of engineers letter required to clear foundation inspection/ CONTRACTOR aware of inspections required/ Whats Next handout issued.
M.GUILLERMO ***Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating

an online account, contact the call center).

Garage Sale Date:

Non-Profit Status:

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City of San Antonio

Development Services Department



Permit Details

A/P Type: MISC REVIEW

A/P NBR: 2437236

Address: 205 W SUMMIT

A/P Status: OPEN

New or Existing: EXISTG

Use Code: RESIDENTIAL

Contractor Name:

Contractor Phone:

Owner Name:

License:

Plan Number: 1

Tenant Name:

Date Issued: 12/5/2018 4:02:29 PM

Expiration Date: 12/8/2019 2:51:25 PM

Permit Fee (Paid): \$603.23

Permit Fee (Unpaid): \$0.00

Paid Date: 10/8/2019 2:51:14 PM

Number of Units:

Nbr of Stories:

Estimated Cost Value: \$0.00

Structure Sq. Ft: 0

DBA Name:

ALCO Bev Flag:

Contact: RANDLE HEWLETT

Description of Work: Installing in ground swimming pool (w/barrier), audible alarm, self latching device to include concrete decking ***SEsparza*** Must comply with setbacks/ Must comply with IRC and UDC /Must comply with Historic COA as approved/ Not to build over any easements/ Must Comply with IB 170. -

Swimming Pool/Spa Barriers and Safety Devices Compliance Agreement on File (see OLE); will result in partial pass of final. Can be submitted to callcenter@sanantonio.gov.

***Inspection Scheduling: Please call 210-207-1111, option 0, to schedule inspections (scheduling on the phone or in person will result in a \$3.00 scheduling fee). Or, feel free to schedule inspections online, free of charge, by creating a portal account (for assistance creating an online account, contact the call center).

Garage Sale Date:

Non-Profit Status:

Use Details: