

# HISTORIC AND DESIGN REVIEW COMMISSION

March 03, 2021

**HDRC CASE NO:** 2021-071  
**ADDRESS:** 1926 W SUMMIT AVE  
**LEGAL DESCRIPTION:** NCB 1944 BLK 22 LOT 20 AND 21  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Tanya Rivera  
**OWNER:** Tanya Rivera  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** February 05, 2021  
**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 1926 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.

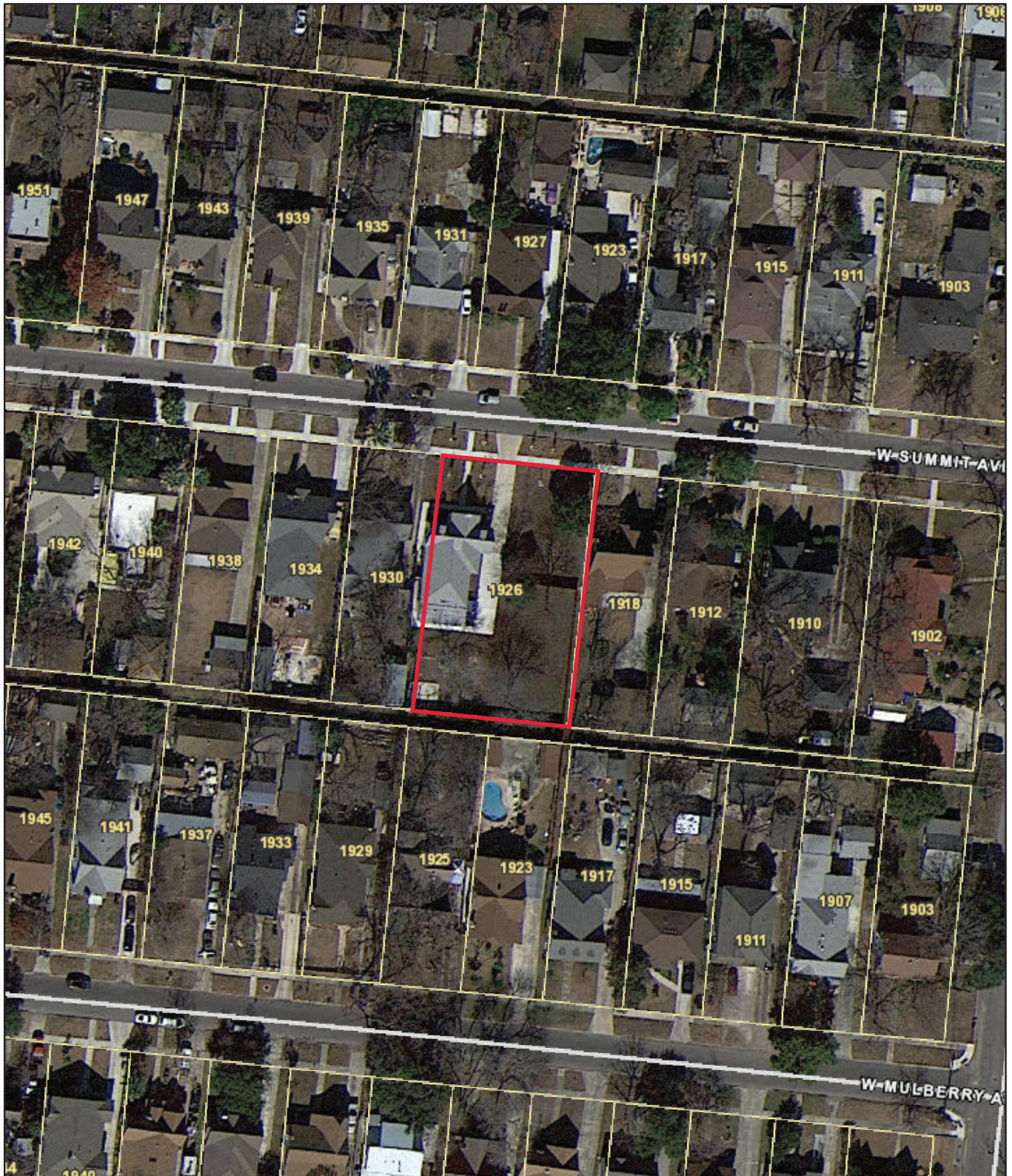
## FINDINGS:

- a. The primary structure at 1926 W Summit is a 1-story, single-family residence constructed circa 1930. The home features a side gable composition shingle roof with two front-facing dormers, a prominent central front chimney, brick cladding, an asymmetrical side front porch, and one-over-one and fixed windows. The structure is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior remodel, upgrades to plumbing and HVAC, installation of fencing, and installation of a driveway gate.
- 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



February 12, 2021

— User drawn lines

1:1,000  
0 0.0075 0.015 0.03 mi  
0 0.0125 0.025 0.05 km





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

July 1, 2020

**ADDRESS:** 1926 W SUMMIT AVE  
**LEGAL DESCRIPTION:** NCB 1944 BLK 22 LOT 20 AND 21  
**HISTORIC DISTRICT:** Monticello Park  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Tanya Rivera - 1926 W Summit  
**OWNER:** Tanya Rivera -  
**TYPE OF WORK:** Fencing, Utility Work

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a metal driveway gate, continue existing side fencing, and install an HVAC unit on the side of the house.

### CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

**DATE:** 7/1/2020 2:10:35 PM

**ADMINISTRATIVE APPROVAL TO:** DRIVEWAY GATE - Install a metal/iron driveway gate to be located behind the front facade of the house. The gate may be up to 6-feet tall.

REAR YARD FENCING - Continue the existing fencing in the rear yard to close the rear yard near where the driveway gate would be installed. The fence at the rear yard may also be up to 6-feet tall.

HVAC - Install an HVAC system and exterior equipment will be located on the side of the house behind an existing privacy fence and will not be visible from the public ROW.

**APPROVED BY:** Katie Totman

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 any questions.*



PO Box 10005 San Antonio, TX 78210

210.701.3939

[www.Rockstarplumbingsa.com](http://www.Rockstarplumbingsa.com)

**INTEGRITY & QUALITY**

**ADDRESS/COMPANY**

Tanya Rivera

1926 W. summit

SA-TX 78201

**PLUMBING REPORT**

Rockstar plumbing was called out to investigate and evaluate a gas line retrofit to a preexisting structure. Found that customer was getting estimates to run new gas line from meter to interior of house. Wanted bid to rough in gas to water heater, stove and furnace. Total footage of gas line 111' total btu was 170,000 btu .

**PROPOSAL**

Rockstar Plumbing does hereby propose to supply all material, labor, permits and supervision needed to complete the work listed in accordance with all applicable codes and requirements. We propose to excavate 54 feet of underground gas line, 57 feet of exposed gas line gas trunk ran under home properly supported. And up wall to attic for furnace on HVAC system. All drops will come with valves and plugs ready to plug and play. All work will need to be approved by inspectors or historic committees before any work can be completed.

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**PROPERTY OWNER/ AUTHORIZED AGENT**

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**ROCKSTAR PLUMBING**

## **INCLUSIONS**

- Gas Test, permit and inspection -\$495.00
- 54' of excavation and 1 ¼" yellow poly with proper risers -\$6,035.00
- Saw cut break up concrete -\$595.00
- Difficult access fee under pier and beam home -\$395.00
- 57' exposed iron pipe work to drops-\$4,480.00

**PROPOSED TOTAL: \$12,000.00**

## **DURATION**

It is anticipated that the above described work will require a maximum of 2 weeks in which the days will be utilized to complete the work not including weekends or overtime and with the proper inspections and certifications. Days in which work is curtailed due to inclement weather or unavailability of materials will not apply to the schedule. It is intended that priority will be given to areas of repair that will facilitate the regeneration of facilities most affected by the project.

## **EXCLUSIONS**

Any charges from an engineer, should owner/historic district require engineering services, are excluded from this proposal. Any damage to the foundation or structure of the building from any excavation, penetration through the floor or pressure filling are not warranted. Any foundation penetrants will be made at the written direction of the owner, owners agent or owners engineer as is applicable. Although residual dust will be minimized, services to remove residual dust are excluded from this proposal. Concrete penetrations shall be pored back up to a ¼" of grade to allow for proper floating. Floor floating and or the repair or replace of flooring coverings are excluded from this proposal. As with any type of excavations when the ground is opened and excavations started, unforeseen and unusually hard materials may be encountered. If any rock or other unusual hard substances are discovered. We reserve the right to adjust the charges. Any repairs rustling from damages to any underground utilities will be made at the owners expense. Landscaping or the replacement there of is excluded from this proposal. In residential applications, a uniform mound will be formed around the trench line which is expected to settle; however, ground settling is excluded from this proposal. repair to or replacement of drywall, masonry, siding and/or other material access for plumbing repair are excluded from this proposal unless otherwise specified in the writing. Should upon exposure it be determined that a water tight and sanitary repair cannot be made any charges for work already completed will be invoiced and addendum will be submitted. Loss of revenue due to delay in business is excluded from this proposal. Any existing warranties that may become null and void due to the repairs outlined above are excluded from this proposal. It is anticipated that quality materials will be used and they will be installed in accordance with applicable plumbing codes. However, should subsequent piercing, leveling or stabilization occur, any implied warranties shall become null and void. Any damage or delays due to unavailability of materials, strikes or Acts Of God are excluded from this proposal.

Historic neighbor hoods committees permits and approvals

Structural/Engineering reports if required

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**PROPERTY OWNER/ AUTHORIZED AGENT**

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**ROCKSTAR PLUMBING**

Electrician grounded if required by inspector or historic district

Any other trades not related to the proposed scope of work.

No landscaping will be performed minus the filling of trenches and excavations.

### **WARRANTY**

In addition to manufacturers warranties all materials and labor are guaranteed to be specified below warranties. All work shall be completed in a workman like manner .

5 years parts and labor on gas line from meter to drops and valves.

### **ACCEPTANCE**

THIS PROPSAL IS GOOD FOR (30) DAYS. I HERBY AUTHORIZE THE ABOVE WORK TO BE DONE AND AN EXPRESS MECHANIC'S LIEN IS ACKNOWLEDGED ON THE ABOVE PROPERTY TO SECURE THE AMOUNT OF REPAIRS THERTO.

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**PROPERTY OWNER/ AUTHORIZED AGENT**

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**ROCKSTAR PLUMBING**





## JB Heating & Air Conditioning, LLC

17180 Shepherd Rd  
Atascosa, Texas 78002  
210-316-0523  
TACLB026806E

Regulated By Texas Department Of Licensing And Regulation,  
P.O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599  
[www.tdlr.texas.gov](http://www.tdlr.texas.gov) Email: [jbj4416@hotmail.com](mailto:jbj4416@hotmail.com)  
[WWW.JBHEATINGANDAIR.COM](http://WWW.JBHEATINGANDAIR.COM)

## Estimate

Estimate No: 861  
Date: 06/25/2020

**For:** Tanya Rivera  
[tnichole1981@yahoo.com](mailto:tnichole1981@yahoo.com)  
1926 W Sunnit Ave  
San Antonio, TX, 78201  
214-458-9840



Description	Quantity	Rate	Amount
Estimate for new attic installation	1		
RUUD 4ton straight cool with gas furnace			
New 16SEER Condenser Unit R-410A			
New Gas Furnace			
New evaporator coil			
New slab			
New flex Ducts			
New boxes and grilles			
New copper and drain lines			
New copper cover			
New thermostat			
New return air duct			
New plenums			
New auxiliary drain pan			
New float switch device			
Fresh air damper			
New vent pipe			
New electrical pigtail			
New gas flex with sediment trap			
Connect and secure system			
Seal and pressure test			
Flush and vacuum			
Duct test			
Permit			
••••			
Warranties:			
One year labor			
Five years on parts			
Additional five years on parts after online registration within 60 days			
Homeowner responsible for registration			
Failure to register will result on five years only			
•••			
Notes:			
Price subject to change if any additional labor or material needed			
Will need roofer to seal roof penetration and install roof boot			
Will need plumber to run gas line up to unit at attic			
Will need electrician to run electrical wiring and disconnects up to both units			
Will need carpenter to install attic platform and catwalk up to unit or we could do it for an additional \$450.00			

**Parts**

\*Indicates non-taxable item

Subtotal

Total

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**Total**

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