

## HISTORIC AND DESIGN REVIEW COMMISSION

June 04, 2025

**HDRC CASE NO:** 2025-136  
**ADDRESS:** 2101 W MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 6828 BLK 0 LOT 49  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Jose Delgado  
**OWNER:** Jose Delgado  
**TYPE OF WORK:** Historic Tax Verification  
**APPLICATION RECEIVED:** May 05, 2025  
**60-DAY REVIEW:** July 04, 2025  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a brick paver front walkway.
2. Receive Historic Tax Verification for the property.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### 5. Sidewalks, Walkways, Driveways, and Curbing

##### A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

##### B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

##### C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

*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:**

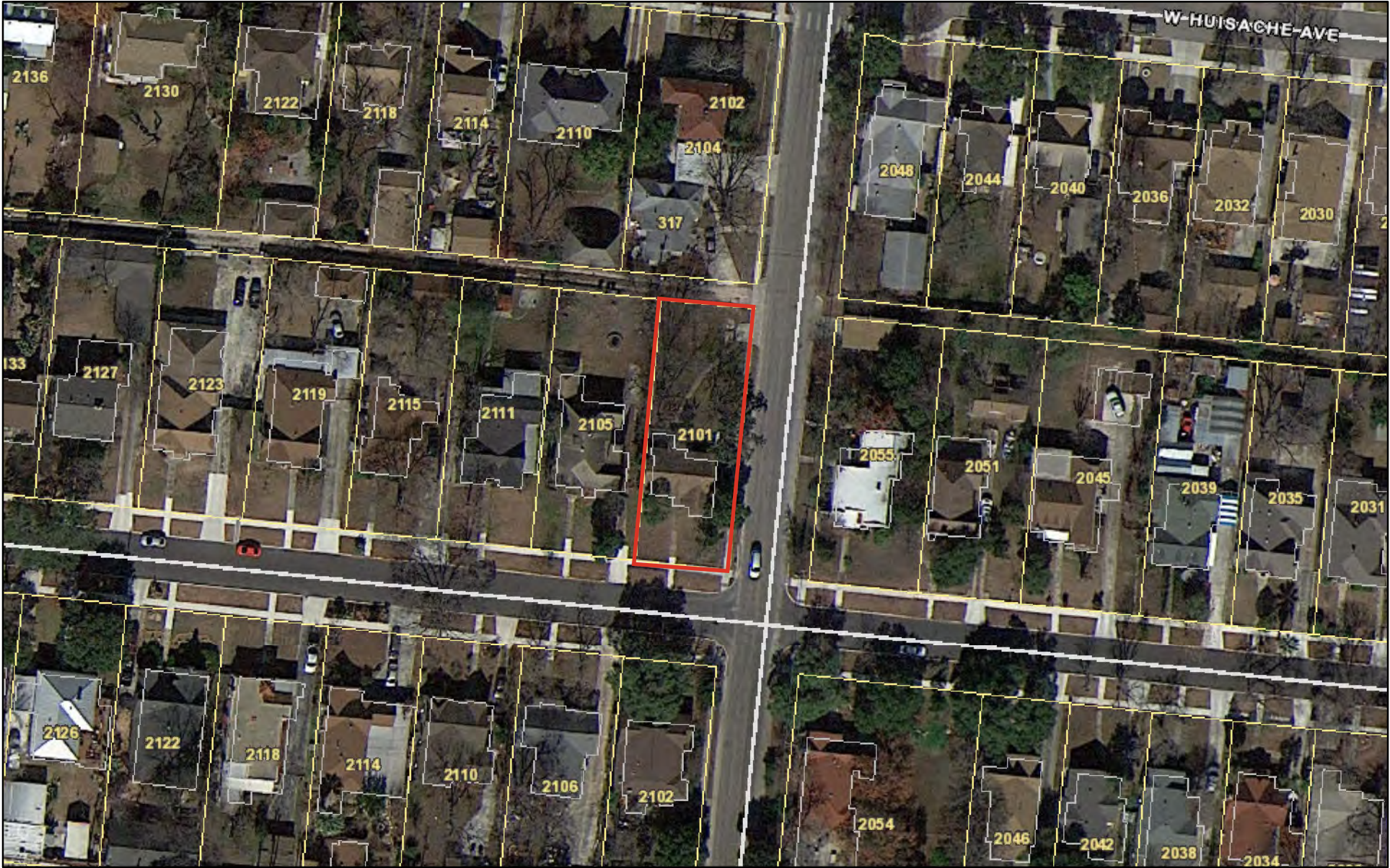
- a. The primary structure located at 2101 W Magnolia is a 1-story, single-family residence constructed circa 1930. The structure features a cross gable composition shingle roof with a projecting front gable, an asymmetrical front porch with exposed rafter tails and metal supports, stone cladding, and divided lite steel casement windows. The property is contributing to the Monticello Park Historic District. The applicant is requesting Historic Tax Verification and installation of a brick paver walkway.
- b. WALKWAY MODIFICATIONS – The applicant is requesting approval to install brick pavers at the front walkway. The applicant has noted the walkway had historically featured brick pavers and concrete. The Historic Design Guidelines for Site Elements 5.A.i. states to retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place. The applicant has covered a portion of the existing concrete walkway with pavers. Staff finds the installation of the brick pavers generally appropriate.
- c. The scope of work includes repairs to the foundation, exterior stone-cladding, windows, the interior, rear deck, boiler shed, fence, front porch, and front walkway. Additionally, the applicant has renovated the interior bathrooms and kitchen. The applicant has met all the requirements for Historic Tax Verification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.
- d. Staff conducted a site visit on May 29, 2025, 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.
- e. 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.
- f. Approval of Tax Verification by the HDRC means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2026. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

#### **RECOMMENDATION:**

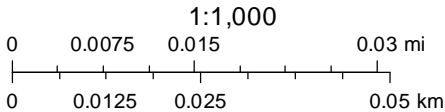
Staff recommends approval based on findings a through f.



City of San Antonio One Stop



May 28, 2025









May 29, 2025 at 12:01:15 PM  
2101 W Magnolia Ave  
San Antonio TX 78201  
United States

















































City of San Antonio  
1901 South Alamo Street  
San Antonio, Texas 78204

DEVELOPMENT  
SERVICES

LETTER OF COMPLETION

We are pleased to inform you that all required reviews and inspections are satisfactorily performed for the following permit

PERMIT NUMBER	REP-RRP-PMT-24-35303775
PERMIT NAME	Residential Repair Permit
PERMIT ISSUANCE DATE	12/06/2024
LOC ISSUANCE DATE	04/16/2025
ADDRESS	2101 MAGNOLIA AVE City of San Antonio TX 78201



<p><b>DESCRIPTION OF WORK</b></p>	<p><b>SCOPE OF WORK WILL REFLECT-REP-RRP-PMT-23-35303201: NO MODIFICATIONS TO ORIGINAL PERMIT</b></p> <p><b>08/04/23 General Repairs- to include 0 DOORS, REPAIRING 2 WINDOWS, (INSTALLING SINGLE PANES) REPAIRING SHEETROCK THROUGHOUT THE HOUSE, REPLACING FLOORS, INT PAINTING, RETILE CABINETS, RETILE COUNTERTOPS IN KITCHEN, FILL IN CRACKED TILES, REPLACING ROCK SIDING WHERE VEHICLE RAN INTO HOUSE AND WILL INSULATE IN THAT AREA ONLY. THIS PERMIT INCLUDES THE 3X3 WATER HEATER CLOSET ATTACHED TO THE HOUSE AND WILL REPLACE THE SMALL AMOUNT OF THE SHINGLES. **R. YOUNG**</b></p> <p><b>Must comply with UDC and IRC (IBC) / Must comply with all applicable NCD Standards/ Must comply with Historic COA as approved/ Applicant aware of inspections required. All permits expire after 6 months with no activity.</b></p> <p><b>*If framing is being performed, a framing inspection must be added by the contractor and must be called in. Any violation of this statement may result in additional requirements (Engineer's letter for framing may be required) or fees may be added (failed inspection for working outside scope of work).</b></p> <p><b>**Any Electrical, Mechanical, or Plumbing work will require a separate, additional permit by a State Licensed Contractor, complete with inspections.</b></p> <p><b>***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). Please note any property located in a NCD (Neighborhood Conservation District) will require an inspection.</b></p> <p><b>"The scope of work documented on this permit constitutes the only work which is allowed to take place. Any additional remodeling, modifications, or other work which is outside this scope will result in additional review and may require plan submittal and additional fees."</b></p> <p><b>Please refer to IB-130 for additional reference:  <a href="https://docsonline.sanantonio.gov/FileUploads/DSD/IB130.pdf">https://docsonline.sanantonio.gov/FileUploads/DSD/IB130.pdf</a></b></p>
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Thank you for your business

The City of San Antonio

*Partnering with our community to build and maintain a safer San Antonio*



4/24/25

HISTORIC REHABILITATION ADMINISTRATOR:

I would like to submit completeness of the repair of my property, 2101 w. magnolia, San Antonio, texas.

Predominantly the main repair was done on leveling the foundation and reinstalling the rock cladding of the exterior. The area done was at the second bedroom with the adjoining bathroom. Insulation was added and the windows were repaired. (see pictures). The major cost of the repair was for the leveling of that area thru Baird Foundation. Plumbing was not disturbed by the leveling.

In addition as previously specified, the bathroom floor was replank and retiled. Plaster cracks in walls and a/c vents were repaired and repainted. The bathroom sink inside base was also tiled and a new faucet added. Tub was painted and resealed. Shower faucet was repaired.

On the second bedroom, floors were revarnished, sheetrock areas repaired, retextured and repainted. Windows were repaired and painted. Closets touched up, attic closure repaired.

On main bedroom, floors were revarnished, sheetrock in bedroom and closet repaired and painted. Windows repaired and painted. Window seal tiled on all windows in the house. Doors closure adjusted.

The living room, hallway and dining room sheetrock cracks repaired. Ceiling sheetrock on certain areas was replaced, and areas were repainted. Floors were revarnished, Windows repaired and painted, trimming repainted.

The kitchen room was also greatly enhanced. Ceiling plaster resealed and repainted, cabinets repositioned, kitchen exhaust extractor added, tile added in stove splash area. Retile was done on top counter of kitchen sink area. Repairs on doors and drawers was done and repainted. New faucet added, plumbing was repaired underneath sink. New cabinet handles installed and durable vinyl floor installed. Fridge and stove replaced.

The laundry room area was repainted & reconfigured for more folding clothes area. Exit door and all areas sealed and painted. Ceiling sheetrock repaired. New floor was added matching kitchen floor.

Exterior Areas:

The back deck was repaired and repainted (see pictures).

Boiler shed repaired and repainted.

Fence was leveled and areas replaced, on certain areas as were before. Trees were trimmed. Finally the wooden fence was repainted.

Front porched was resealed and painted. The Floor and stairs was retiled. Walkway was rebricked.

All in all a lot areas were repaired after many trips from my Brownsville after many years.

Attached is initial listing of things that were done per area of the house with an approximate final price/cost of the job.



Thank you very much for your consideration.

Thank you,

Jose Delgado,



4/24/25

HISTORIC REHABILITATION ADMINSTRATOR:

**Detailed listing of expenses for:**

**2101 w. Magnolia, S.A.**

PORCH AND FRONTWALKWAY:

Final Aprox. Cost

1. Retile porch floor and stairs and reseal.
2. Rebrick half of front walkway covered with grass
3. Repair roof of porch and repaint ceiling and door.

REAR DECK:

1. Replace/ install floor and deck fence.
2. Reseal bottom and repaint deck.

EXTERIOR FENCE:

1. Fix galvanized and wooden fence.

WATER HEATER SHED

1. Reseal/replace old material, and repaint.

EXTERIOR WINDOWS:

1. Reform/rebend and install broken vanes/repaint

EXTERIOR EAST SIDE ROCK VEENEER:

1. Foundation repair, Level pier and beam  
install new footing on settle area.
2. Plumbing repair after foundation lifting.
3. Rock veneer (same as before) installment

KITCHEN:

1. Retile counters.
2. Repaint cabinets and installed floor.



3. Repair sheetrock cracks and repaint

4. Faucet/plumbing/door handles

LAUNDRY AREA ENCLOSURE:

1. Fix ceiling and repaint, reshingle possible leak.

2. Refloor and reseal (has deck floor)

3. Reconfigured area of window, tile and install new lock 400

LIVING & DINING ROOM:

1. Fix ceiling cracks and repaint .

2. Varnish floor.

2ND BEDROOM: AREA OF FALLEN EXTERIOR WALL:

1. Reinstall window and straighten

2. Resheetrock 80% of room and closet.

3. Varnish floors

MAIN BEDROOM:

1. Fix sheetrock cracks and repaint

2. Revarnish floor

BATHROOM:

1. Fix tile cracks due to wall displacement

2. Resurface/repaint tub and seal

3. Repair tile and floor

4. Repaired toilet and sink vanity

5. Repaint walls and cabinets

TOTALS:



MILESTONES ( TIMEFRAME IN WKS AFTER STARTING):

( This was the time milestone submitted: Unfortunately it almost two years till now. April/May 2025)

	WK1	WK2	WK3	WK4	WK5	WK6	WK7	WK8	WK9
<u>EXTERIOR ROCK REPAIR:</u>									
EXCAVATING/CONCRETE	_____								
LEVELING		_____							
CERTIFICATION			_____						
ROCK INSTALLATION				_____					
WINDOW REPAIR			_____						
RECONNECT PLUMBING		_____							
<u>EXTERIOR WORK:</u>									
FRONT PORCH/WALKWAY		_____							
REAR DECK		_____							
OUTSIDE FENCE			_____						
WATERHEATER SHED			_____						
<u>INTERIOR WORK:</u>									
KITCHEN					_____				
BATHROOM					_____				
2ND BEDROOM							_____		
MAIN BEDROOM							_____		
LIVIING/DINING ROOMS							_____		
LAUNDRY AREA						_____			