

# HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2024

**HDRC CASE NO:** 2024-137  
**ADDRESS:** 125 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 719 BLK 1 LOT S 52.1 FT OF 9 OR RED 7  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Jennifer Soule  
**OWNER:** Jennifer Soule  
**TYPE OF WORK:** Historic Tax Certification & Verification  
**APPLICATION RECEIVED:** March 27, 2024  
**60-DAY REVIEW:** May 3, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 125 Leigh.

## 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.

*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 structure at 125 Leigh is a 1-story residential structure constructed circa 1910 in the Folk Victorian style. The house features a standing seam metal hip roof, a front gable front porch covering with decorative gable details, classical columns, wood siding, and one-over-one wood windows. The structure is contributing to the Lavaca Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes foundation repair, mechanical, electrical, and plumbing upgrades, a comprehensive interior remodel, roof repair and painting, fenestration modifications, front porch column replacement, driveway installation, and exterior painting.

- 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.
- d. Staff conducted a site visit on March 28, 2024, 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 in 2024, means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

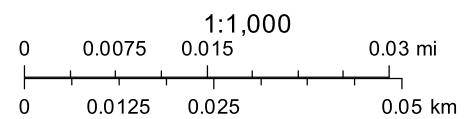
**RECOMMENDATION:**

Staff recommends approval based on findings a through f.

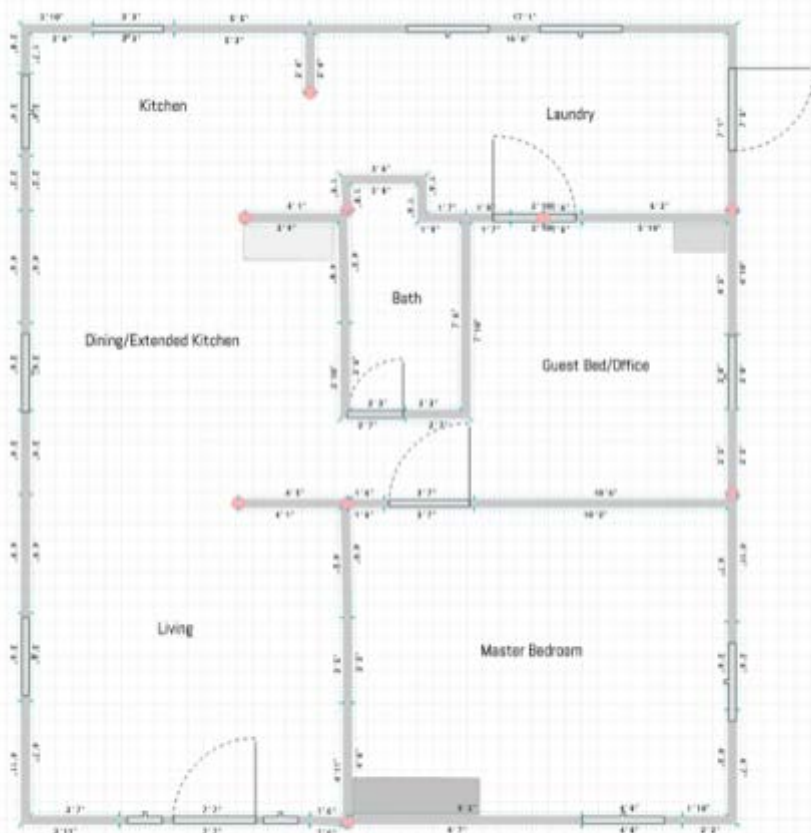


This aerial map displays a residential neighborhood with property boundaries outlined in yellow. Lot numbers are visible throughout the area, including 103, 105, 111, 115, 123, 127, 129, 114, 116, 118, 120, 134, 136, 140, 113, 125, 129, 202, 206, 210, 211, 219, 221, 214, 218, 220, 201, 206, 210, 214, 218, 220, 221, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000. A red rectangle highlights a specific lot, 125, which is located near the intersection of Canal St and a diagonal road. The map shows various houses, streets, and a large commercial building at the bottom left.

— User drawn lines













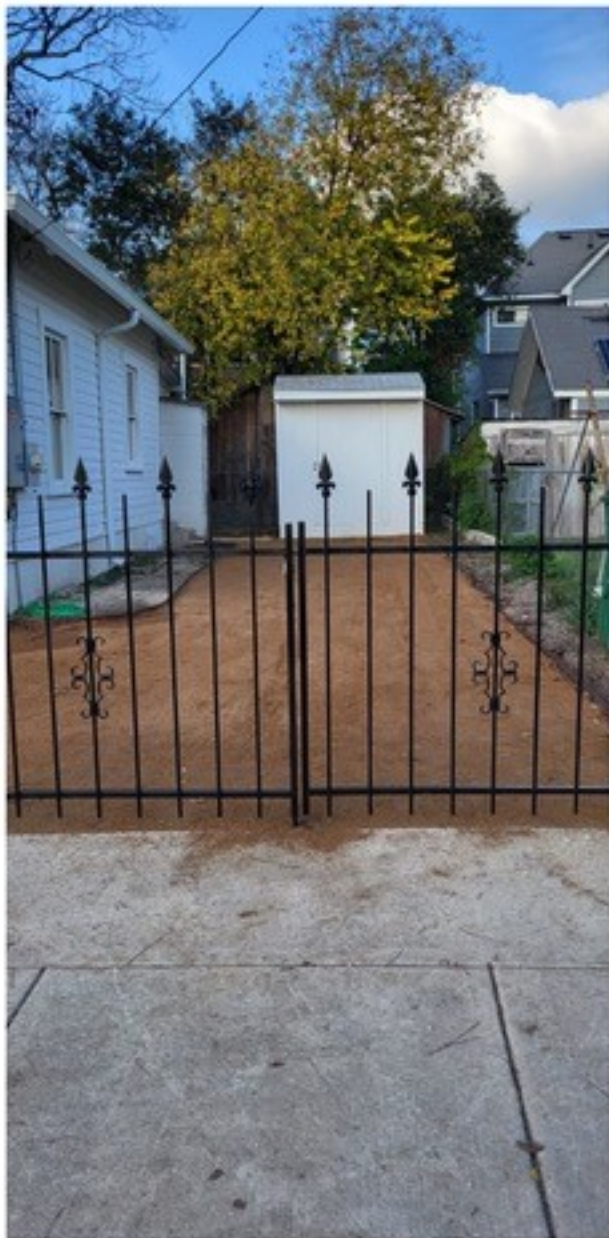
















# TEXAS STRONG

## Foundation Repair

SAN ANTONIO  
(210) 551-0070

INFO@TXSTRONGFOUNDATION.COM

HOUSTON  
(713) 922-1132

TXSTRONGFOUNDATION.COM

AUSTIN  
(512) 333-1992

Texas Strong Foundation Repair and Jennifer Soule agree that Texas Strong Foundation Repair will provide services for the structure located at: 125 Leigh St San Antonio, TX 78210 5 of February, 2023 Owner Initial: \_\_\_\_\_

_____ PIERS _____ INTERIOR _____ EXTERIOR	_____ BLOCK/BASE STATIONS	_____ FT OF DRAINAGE
STEEL CONCRETE COMBO	<u>30</u> FT OF BEAM	FRENCH SURFACE CHANNEL
SONOTUBE 2FTX2FT FOOTING 2FT DEEP	<u>58</u> FT OF JOIST	_____ CATCH BASINS
<u>10</u> SPREAD <u>10</u> INCH	_____ FT OF PLUMBING	_____ FT OF ROOT BARRIER
_____ FT OF TUNNELING 4X4 REQUIRED	_____ FT OF SKIRTING	_____ SQFT REGRADE
<u>220</u> SQFT OF DEMOLITION	_____ SQFT CONCRETE	<u>2</u> PERMIT
_____ FT (LONG) X _____ FT (HIGH) RETAINING WALL		<u>1</u> ENGINEER LETTER

CONDITION UNDER FOUNDATION AT TIME OF PROPOSAL: WET DRY NORMAL

-Texas Strong Foundation Repair will temporarily remove grass, plants, flowers, shrubs, and or bushes to allow access for installing of piers or to perform work that is needed. Texas Strong Foundation Repair will plant said items back but does not guarantee nor is responsible for longevity of life of said items.

-Texas Strong Foundation Repair is not responsible for any damage to decoration, sheetrock, brick, wallpaper, flooring of any kind, carpet restretching, door frames, window frames, cabinetry, shrubbery, landscaping, slab structure, frame structure, roofing, electrical, gas, plumbing or repair of said items.

-Texas Strong Foundation Repair has examined structure before work has begun, but because conditions may vary from different types of structures, builders, and soil of or beneath the foundation. There is no insurance that the structure itself will have the ability to be repaired to be standards described below or above and may possibly result in relocating or adding additional piers along with possible additional cost to owner.

-The owner may order extra work to be done. In which case an additional agreement will be entered with additional cost to said agreement. NO oral representation made by anyone will change any agreement with the Owner and Texas Strong Foundation Repair, nor will any oral conversations add any work to the agreement.

-Any existing builders piers that must be cut away to correctly support and stabilize the foundation will be charged to the owner at \$175 each. \_\_\_\_\_ OWNERS INITIAL

-If, after work has begun, it is found that the foundation has been constructed of substandard materials, and lacks the structural strength necessary to properly transfer the load imposed by underpinning(piers), there may be an adjustment in the contract/agreement, price, and scope of work. Substandard construction is usually not discovered until work has begun or opened up and possibly not until a lift is attempted.

-Texas Strong Foundation Repair will resurface any concrete break-outs on the inside of structure, patios, sidewalks, driveways. However, owner is responsible for replacing flooring over said break-out.

-Work is to be warrantied as stated in the below section. The different foundations will call for different warranties. All warranties will be transferable. If warranty should be transferred a \$175.00 fee will be charged to owner at time of request (unless prior agreements are made at time of signing agreement). Warranty needs to be transferred within 30 days of sale and needs proof of closing date or warranty will be void. Once a warranty has become void the warranty cannot be reinstated. If full payment is not made or any payments are disputed then warranty will be void. If any of the work that Texas Strong Foundation Repair has done is compromised/altered or changed in anyway by any party the warranty will be void.

-Texas Strong Foundation Repair shall not be responsible for any delays of work being done caused by any weather conditions ( Rain, hurricanes, tornados, flooding, etc. ), negligence or vandalism of structure, strikes, landing of loans, closing of property (unless agreed to upon signing of agreement), or anything that is out of the control of Texas Strong Foundation Repair.

-Texas Strong Foundation Repair agrees that all shimming will be done using steel shims.

-Owner acknowledges that Texas Strong Foundation Repair will attempt to raise and level structure as close as possible to original conditions (or to said conditions if raising the structure above original conditions). However said foundation may not be able to reach desired level nor height.

-Customer or representative of customer is to be present on job site upon completion to do a walk through and make final payment to representative of Texas Strong Foundation Repair unless otherwise discussed with office.

-Any unforeseen rotten wood will need to be replaced once brought to owner's attention at \$17.00 a linear foot for beam and \$22.00 linear foot for joist.

### SPECIAL INSTRUCTIONS:

Install 10 sonotube piers, replace 30 ft of beam, install approximately 58 ft of joist to be sistered together for back addition. Bring sturcture as close as possible to level, shim as needed using steel shims. Pull up the sub-floor in back addition, install new sub-floor with all proper materials up to code. 8 year transferable warranty.

This is a binding contract/ agreement once singed by owner/ representative

SELLING PRICE..\$ \_\_\_\_\_ DOWNPAYMENT..\$ \_\_\_\_\_ PAYMENT UPON COMPLETION..\$ \_\_\_\_\_ 0 \_\_\_\_\_

OWNER

DATE

Kody Ryan

2/5/2023

TEXAS STRONG FOUNDATION REPAIR

DATE

April 20, 2023

Texas Strong Foundation Repair  
P.O. Box 1876  
San Antonio, Texas 78297

Re: 125 Leigh Street, San Antonio, Texas 78210

City of San Antonio Building Permit A/P Number: Rep-Fnd-Pmt23-35100906

To Whom It May Concern,

Your construction of the foundation repair for the building located at the above referenced address was completed with the engineering guidance provided by our office. The Engineer of Records for the foundation repair is Karl Breckon having a Texas Professional Engineer License Number of 73425.

☐ The foundation repair construction documents were provided to assist in developing the scope of the repair and to provide guidance on the construction of the new structural members.

☒ The scope of the foundation repair did not require construction documents. Details and specifications were provided as needed to aid in the construction. The foundation repair was constructed with engineering guidance or written guidance provided by our office. The following is a description of the repair work undertaken:

Adjust to existing crawl space by utilizing shims and the installation of sonotube supports, subfloor replacement, and the installation and replacement of treated beams.

Qualified individuals from this office have reviewed the photos provided by the client at the site to check the construction stated above for general conformance with our design/construction documents OR engineering guidance and the 2021 International Residential Code for residential sites or the 2021 International Building Code for commercial sites.

A drainage assessment around the building was not performed by our office.

In my opinion, based on our experience, knowledge information and belief, the stated construction that we observed in is general conformance with our design/construction documents OR engineering guidance and the 2021 International Residential Code for residential sites or the 2021 International Building Code for commercial sites.

As denoted by the engineering seal on any construction documents and on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering. We further believe we have met those requirements insofar as our responsibility for periodic observation of the work for conformance is concerned.

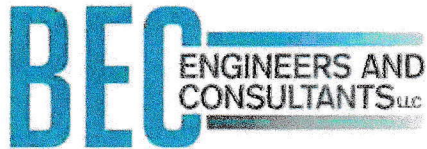
If you have any questions, please contact us.

Regards,

Karl Breckon, PE  
BEC Engineers and Consultants, LLC







3200 Wilcrest Drive, Suite 440  
Houston, Texas 77042  
P: 832-240-3771  
F: 832-240-2724  
TBPE #F-18690  
[www.becengineer.com](http://www.becengineer.com)

April 20, 2023

Texas Strong Foundation Repair  
P.O. Box 1876  
San Antonio, Texas 78297

RE: Residential Foundation Repairs at 125 Leigh Street, San Antonio, Texas 78210

As requested by Texas Strong Foundation Repair, BEC Engineers and Consultants, LLC (BEC) has reviewed photos of the above referenced site, reviewed the repair proposal, and installation data from Texas Strong Foundation Repair regarding the replacement of treated beams, subfloor replacement, and the installation of sonotube supports, 4x6 treated beams, and reset/re-shimming of the understructure in the work area utilizing steel shims at the above address. In BEC's opinion, the repairs were reportedly completed in accordance with standard practice for this type of work based on information provided by the client and generally in accordance with 2018 International Building and Residential Code.

The future performance of the foundation system on the subject location should be as intended, provide proper soil moisture is maintained and there is not a loss in the load bearing capacity of the soil beneath the foundation. Soils should be graded such that there is positive drainage away from the foundation to prevent water from ponding around the foundation. A foundation maintenance program is recommended which can be found at [www.foundationperformance.org](http://www.foundationperformance.org)

We appreciate being of service. If you have any questions or require additional information please contact the undersigned.

Regards,

Karl Breckon, PE  
BEC Engineers and Consultants, LLC



Solis General Contractor, Inc.

April 23, 2023

P.O. Box 37508

San Antonio, Texas 78237

Ms. Jennifer Soule

125 Leigh St

San Antonio, Texas 78210

Contract for Exterior Remodeling \$ [REDACTED] Four Equal Payments Starting Date May 15<sup>th</sup> or Sooner, Time of Completion Four Working Weeks, Two man crew, Working Monday-Friday 9-4. We provide the Permits and General Liability Insurance. We are providing all the labor and the materials for the exterior work details. The driveway and the rear door entry cover is not included in this contract, also not included is electrical and plumbing. All existing doors and windows will remain. All change orders to be estimated and approved prior by the owners and contractor. We provide and one-year warranty for the labor and the manufacture warranty.

Solis General Contractor, Inc. will provide the labor and the materials for the following work details.

#### Exterior of House

Demolition: Remove all the existing door and window guards including the aluminum awnings and dispose, the door guard on the rear entry will remain in place. Remove and dispose the storage shed, remove and dispose the driveway gates. Remove and set aside the wood screens.

Selective Demolition: At the doors, windows, siding, overhangs, soffits and trim remove and replace the rotted and missing wood members.

Make repairs to the existing wood and aluminum windows to make sure they are operable and secure. Repair the front and rear doors to operate and secure. Remove and replace broken glass at the windows and the doors.

Clean and repair the wrought columns and the handrail, repair the metal fence and the pedestrian gate to make sure it is level and straight as possible.

Make repairs to the concrete at the front and rear entrance, repair the plaster skirt at the front of the house and add an additional step at the rear entrance. Make sure to repair and secure the existing foundation access panel.



Wash the metal roof, caulk around the old and new roof penetrations, and apply two coats of clear sealer to all metals.

Wash all exterior of the house in order to remove the grit, dirt and mold from all surfaces.

Provide selective light to medium sanding, caulking and putty to all the wood surfaces. We are not sanding down the wood surfaces to the original raw wood.

Apply a primer coat and two coats of finish paint to all surfaces as well as the columns, gate, and fence. Colors to be selected by the home owner and approved, samples will be applied before final applications. To date we have three colors selected from Sherwin Williams and Benjamin Moore.

Provide and install house numbers and the mailbox onto the front of the house. Haul away all our trash and not responsible for existing trash and construction debris left behind by other trades. We prefer to have clean working space around the entire house, such as vegetation and tree limbs, and grass.

The above items are listed for the purpose of a contract between the owner and the contractor.

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Solis General Contractor, Inc.

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Jennifer Soule

Solis General Contractor, Inc.

August 9, 2023

P.O. Box 37508

San Antonio, Texas 78237

Ms. Jennifer Soule

125 Leigh St

San Antonio, Texas 78210

### 125 Leigh St Interior Contract

Original contract amount [REDACTED] drawn to [REDACTED]

Interior Contingency [REDACTED] drawn to date \$0

New rear wall and roof h [REDACTED] base of 12 [REDACTED] n to date \$ [REDACTED]

Install a main water line [REDACTED] existing cut off to [REDACTED] ter under [REDACTED] se \$ [REDACTED] Drawn \$0

Construction of the drive [REDACTED] Drawn to date \$0

Partial payments will be based on work completed, materials purchased, special orders or labor only. Payments to be requested in a timely manner in order to provide sufficient time to process. The contractor is aware of the limits for Zelle, other forms of payments are Cashier's Checks.

### Owner Provided Materials

1. Additional Light Fixtures beyond the 16 Can Lights
2. Ready Built Kitchen and Bathroom Cabinets
3. Kitchen Counter Tops, Kitchen Sink and Faucet, Garbage Disposal with Trim,
4. Sub Flooring and Finish Flooring Throughout the House and Bathroom and Quarter Round
5. Bathroom Hardware
6. Kitchen Pulls
7. Appliances
8. Door Bell, Mail Box and House Numbers

### Current Changes

1. AC equipment to be placed in the attic as opposed to building a closet for the unit.
2. Bathtub and vanity to be switched at their locations



3. Raise the roof 12" at the rear addition in the kitchen and the laundry room and bond the addition to the main house.
4. Add a trim board to the perimeter of the storage unit



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Solis General Contractor, Inc.

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Jennifer Soule

**Solis General Contractor will provide the labor and materials for the following work details.**

### **General Conditions**

**1. Contractor will provide the building permit, the Plumber, Electrician and the HVAC companies will provide their own permits and insurance.**

**We will have various work crews working simultaneously or individually during the three month time frame. Work days Monday- Friday 9-4. We are all responsible for our trash which will go away each week.**

**Please check with me prior to coming onto the job site to make sure all is safe and secure. The existing storage shed will be used for our tools and or materials.**

### **Selective Demolition**

**1. We will provide the selective demolition based on the latest floor plan. If there is a change please let me know as soon as possible. The electrician and the plumber will also be providing their demolition. We will recycle any materials we think will be useful for usage.**

### **Framing**

**1. Contractor to install new walls and beams where ever necessary based on the floor plan. There will be instances where a wall or beam will not be placed at the exact location, I will notify you each time prior. Frame work includes the**



two bedroom closets, the furnace closet and the dining room pantry closet in place of the existing closet.

### **Electrical-Plumbing-HVAC**

1. The three main subcontractors will remove existing materials that pertain to their trades in order to rough in their new materials.
2. The plumber and the electrician will each have temporary services inside and outside the house. The AC man will need to have a furr down in the existing laundry space to provide an ac duct. We will also need space or a closet for the furnace. I will keep you all in the loop regarding the placement of plugs, switches and plumbing fixtures as we work.
3. Once the framing, HVAC, electrical and plumbing are roughed in then we all get an inspection from the city or an engineer in order to move onto the next phase.

### **Insulation-Sheetrock-Painting**

1. Install insulation where accessible in new and old walls as well as complete attic insulation also where accessible. Walls are batt and attic blown. The blown will be done in the attic after all trades have completed their work.
2. Install new sheet rock at the new wall and ceiling areas and make repairs to all the existing walls and ceilings with a consistent texture finish.
3. Prime all walls and ceilings then paint all walls and ceilings two coats of Behr Paints. Color to be selected from the Behr Paints by the owner.

## **Trim-Cabinets-Countertops**

- 1. Once walls and ceilings are painted we will install new trim at the doors, windows and baseboards to match the existing as close as possible. The intention is to maintain and repair all existing trim then caulk, putty, prime and paint all woodwork. Color to be selected by owner.**
- 2. Assemble and install owner provided RTA kitchen cabinets and prepare for the Formica or equal countertops. Install owner provided pulls.**
- 3. Fabricate and install owner provided kitchen countertops.**

## **Bathroom**

- 1. Construction of the new bathroom will include a 30-36 inch vanity complete with a matching sink top, faucet and mirror.**
- 2. Installation of the commode and the traditional tub with shower. All plumbing fixtures to be placed at the existing locations except for the vanity. The tub comes with the tub/shower valve and trim the commode comes with a seat.**
- 3. The shower/tub combination will have ceramic tile at the three walls with a soap and shampoo holder. Contractor to install hardware for the towels and TP holder. The owner has already selected the tile and finish flooring.**

## **Laundry**



Provide the electrical washer and dryer connections at the existing locations, no appliance installation for the laundry or kitchen.

### Closets

Construct two bedroom closets approximately 5 feet long by 30" deep with a shelf and rod combination. Each closet will come with a pair of louvered bifolds. The existing closet in the dining room will stay as is or build a new one to replace. We will also need a furnace closet unless the ac man has a different idea for this requirement.

### Light Fixtures

The electrician will provide and install a total of (12) four inch round recess lights. Additional lights to be provided by the owners for installation. Owner to provide the door bell and smoke/ carbon monoxide units for install.

### Flooring

Contractor to install owner provided sub flooring and laminated wood flooring throughout the house except the bathroom. We will also install the 3/4 round trim throughout with the necessary thresholds and baseboards.

### Make Ready

After all work is completed we will do an interior and exterior cleaning, leaving the house secure and clean for move in. All final inspections will be performed.

## Rachel Rettaliata (OHP)

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**From:** [REDACTED]  
**To:** mesparza@bcad.org  
**Cc:** Rachel Rettaliata (OHP)  
**Subject:** [EXTERNAL] Re: Historic Rehab incentives/ Lavaca district

Hi

Marquesa and Rachel,

I have a home in Lavaca that I put \$ [REDACTED] of renovations into my home. I wasn't aware of this program and a friend just sent me the info. (He just purchased a home in King William).

All of my COA's were pulled and interior permits with the city.

I'm hoping I still qualify as I just finished the project January 8th, 2024.

Thank you so much for your help! And, looking forward to hearing from you.

Jenn Soulé  
125 Leigh St.  
San Antonio, TX., 78210  
Lavaca district

Jenn Soulé, colorist, educator, and tech line assistance @ Framesi, NA.  
[REDACTED]

**\*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.\*\***

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

April 6, 2023

**ADDRESS:** 125 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 719 BLK 1 LOT S 52.1 FT OF 9 OR RED 7  
**HISTORIC DISTRICT:** Lavaca  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Jennifer Soule -  
**OWNER:** Jennifer Soule -  
**TYPE OF WORK:** Driveway/sidewalk, Exterior alterations, Fencing, Painting

### REQUEST:

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

1. Repaint the non-masonry exterior.
2. Remove security bars on doors and windows.
3. Remove all window awnings.
4. Remove all fence gates.
5. Remove the backyard utility shed.
6. Repair the trim and fascia board in-kind without change in material or profile.
7. Repair the door trim in-kind without change in material or profile.
8. Repair the siding in-kind without change in material or profile. Wholesale siding replacement is not approved at this time.
9. Repair of concrete site elements with bonding agents and new concrete. Footprint change for hardscaping is not approved at this time.
10. Repair and repaint windows.No modifications to the existing window openings or sashes are to take place. Sashes may be removed from the frames to make repairs; elements such as rails and stiles that are rotten or missing may be replaced with new solid wood elements to match the existing (in kind repairs only). Glass should feature a clarity comparable to the existing (tinted glass should not be used).?

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 4/6/2023 10:29:27 AM

**ADMINISTRATIVE APPROVAL TO:** Approval to:

1. Repaint the non-masonry exterior.
2. Remove security bars on doors and windows.
3. Remove all window awnings.
4. Remove all fence gates.
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**APPROVED BY:** Bryan Morales

**RE-ISSUE REASON:**

Adding admin scope of work that were requested at a later date.

**RE-ISSUE DATE:** 4/6/2023 10:29:27 AM

**RE-ISSUED BY:** Bryan Morales

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is written in a cursive, flowing style.

**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.

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

March 17, 2023

**ADDRESS:** 125 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 719 BLK 1 LOT S 52.1 FT OF 9 OR RED 7  
**HISTORIC DISTRICT:** Lavaca  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Courtney Gracia/Texas Strong Foundation - 2272 Brittany Grace  
**OWNER:** Jennifer Soule/REED LOUIS GARY III & SOULE JENNIFER M - 280 MCKINLEY ST APT 2  
**TYPE OF WORK:** Foundation/skirting

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: repair the foundation by installing 10 Sonotube piers, replace 30ft of beam, install 58ft of joist to sister together back addition, level structure, shim piers with steel shims.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 3/17/2023 4:01:32 PM

**ADMINISTRATIVE APPROVAL TO:** repair the foundation by installing 10 Sonotube piers, replace 30ft of beam, install 58ft of joist to sister together back addition, level structure, shim piers with steel shims.

**APPROVED BY:** Claudia Espinosa

**Shanon Shea Miller**  
Historic Preservation Officer

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS RE-ISSUE

May 25, 2023

**ADDRESS:** 125 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 719 BLK 1 LOT S 52.1 FT OF 9 OR RED 7  
**HISTORIC DISTRICT:** Lavaca  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Jennifer Soule/REED LOUIS GARY III & SOULE JENNIFER M - 280 MCKINLEY ST APT 2  
**OWNER:** Jennifer Soule/REED LOUIS GARY III & SOULE JENNIFER M - 280 MCKINLEY ST APT 2  
**TYPE OF WORK:** Porch/Patio, Roofing, Window replacement/fenestration changes

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)remove the non-original flat section of the porch roof, (2)replace the existing non-original metal porch columns with 8-inch round classical wood columns with a base and cap to match the original pilasters, (3)enclose the non-original secondary front door and enclose the secondary door opening with fully wood siding to match the existing in material, profile, dimension, and finish.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 5/25/2023 3:42:38 PM

**ADMINISTRATIVE APPROVAL TO:**

1. Remove the non-original flat section of the porch roof.
2. Replace the existing non-original metal porch columns with 8-inch round classical wood columns with a base and cap to match the original pilasters.
3. Enclose the non-original secondary front door and enclose the secondary door opening with fully wood siding to match the existing siding in material, profile, dimension, and finish.

**APPROVED BY:** Rachel Rettaliata

### RE-ISSUE REASON:

The submitted rendering includes features that do not match the request language or existing conditions. The COA is re-issued to clarify that no modifications to the existing decorative divided lite front facade window are requested or approved at this time.

Additionally, this COA includes approval for the installation of classical Doric round columns. The square columns shown in the rendering are not included in the approval.

This COA does not indicate approval for any changes to the existing siding, roofing material, exposed rafter tails, gable end detailing, front porch decking, or other architectural elements that are rendered incorrectly in the submitted drawing.

**RE-ISSUE DATE:** 5/25/2023 3:42:38 PM

**RE-ISSUED BY:** Rachel Rettaliata





**Shanon Shea Miller**  
**Historic Preservation Officer**

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

April 5, 2023

**ADDRESS:** 125 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 719 BLK 1 LOT S 52.1 FT OF 9 OR RED 7  
**HISTORIC DISTRICT:** Lavaca  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Jennifer Soule - 280 MCKINLEY ST APT 219  
**OWNER:** Jennifer Soule - 280 MCKINLEY ST APT 219  
**TYPE OF WORK:** Driveway/sidewalk

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the concrete trellis driveway and replace it with a decomposed granite driveway with rectangular pavers on either side for framing. The width and overall dimensions of the driveway must remain the same.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 4/5/2023 1:23:52 PM

**ADMINISTRATIVE APPROVAL TO:** Approval to remove the concrete trellis driveway and replace it with a decomposed granite driveway with rectangular pavers on either side for framing. The width and overall dimensions of the driveway must remain the same.

**APPROVED BY:** Bryan Morales

**Shanon Shea Miller**  
**Historic Preservation Officer**

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# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

May 30, 2023

**ADDRESS:** 125 LEIGH ST  
**LEGAL DESCRIPTION:** NCB 719 BLK 1 LOT S 52.1 FT OF 9 OR RED 7  
**HISTORIC DISTRICT:** Lavaca  
**PUBLIC PROPERTY:** No  
**RIVER IMPROVEMENT OVERLAY:** No  
**APPLICANT:** Jennifer Soule/REED LOUIS GARY III & SOULE JENNIFER M - 280 MCKINLEY ST APT 2  
**OWNER:** Jennifer Soule/REED LOUIS GARY III & SOULE JENNIFER M - 280 MCKINLEY ST APT 2  
**TYPE OF WORK:** Roofing

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to paint the existing standing seam metal roof with gray roof coating.

**CITY OF SAN ANTONIO  
OFFICE OF HISTORIC PRESERVATION**

**DATE:** 5/30/2023 2:47:51 PM

**ADMINISTRATIVE APPROVAL TO:** Paint the existing standing seam metal roof with gray roof coating

**APPROVED BY:** Rachel Rettaliata

**Shanon Shea Miller**  
**Historic Preservation Officer**

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## Permit Issuance Information

Report Date: 8/2/2023

**Application No** MEP-TRD-APP23-33123667  
**Permit No** MEP-PLM-PMT23-34323667  
**Site Address** 125 LEIGH ST, CITY OF SAN ANTONIO, TX 78210  
**Type of Record** Building/Permits/Plumbing General Permit/Permit  
**Date Issued** 08/02/2023  
**Record Status** Active  
**Primary Applicant** JOHN M BURFORD  
**Scope of Work** Install 5 fixtures

### Approval Comments

Completeness Review

Comments

Technical Review - OHP

Comments Approved for plumbing work. Any scope of work that will result in modifications to the exterior of the structure may require a Certificate of Appropriateness application to be submitted to the Office of Historic Preservation through the online Application Portal at [sapreservation.com](http://sapreservation.com). Email [ohppermits@sanantonio.gov](mailto:ohppermits@sanantonio.gov) with any questions.

### Required Inspections

Plumbing - Rough-in  
Plumbing - Pre-pour  
Plumbing - Top Out  
Plumbing - Underground Waterline  
Plumbing - Final  
Plumbing - Water Heater Softener Rev Osmosis

### Inspection Status

Pending  
Pending  
Pending  
Pending  
Pending  
Pending

### Related Records





## Permit Issuance Information

Report Date: 4/6/2023

Application No	REP-MBR-APP23-35003630
Permit No	REP-FND-PMT23-35100906
Site Address	125 LEIGH ST, CITY OF SAN ANTONIO, TX 78210
Type of Record	Building/Permits/Foundation Repair Permit/Permit
Date Issued	04/06/2023
Record Status	Active
Primary Applicant	COURTNEY GRACIA, TEXAS STRONG FOUNDATION REPAIR
Scope of Work	04/06/23 install 10 sonatube piers replace 30 ft of beam and install 58 ft o joist to sister together with back addition, level structure, shim with steel shims//ryoung
Approval Comments	<p>Foundation Repair Details- Partial</p> <p>No Slab on Grade                      Yes Pier and Footings- # Piers</p> <p>No Wood Sill (#) LF   Yes Beam (30) LF   Yes Joist (58) LF</p> <p>Must comply with UDC and IRC. Must comply with IB 172.</p> <p>No/ Skirting and NO other remodeling work being performed.</p> <p>-Engineer's letter required to clear Foundation Inspection.</p> <p>-Copy of application must be available at job site with permit</p> <p>-Removal/Repair/Replacement of skirting: Requires final inspection by Cit inspector for venting, subfloor access, and drainage (in addition to engineer's letter noted above).</p> <p>-Slab on Grade- The letter should specifically indicate that drainage meets the minimum requirements for the City's current building codes. If drainag is not addressed by the engineer, an inspection for drainage will be required.</p>
Completeness Review	Comments
Completeness Review Zoning	Comments





# City of San Antonio Development Services Department



## Electrical General Permit MEP-ELE-PMT23-33326949

Rewire

August 28, 2023

**Parcel**  
4446

### Address Information

<u>Primary</u>	<u>Address Type</u>	<u>Street #</u>	<u>Pre Direction</u>	<u>Street Name</u>	<u>Street Type</u>	<u>Post Direction</u>	<u>Unit/Suite</u>	<u>Level</u>	<u>Building</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>	<u>Plat #</u>
Y		125		LEIGH	ST					City of San Antonio	TX	78210	

### Owner

<u>First Name</u>	<u>Last Name</u>	<u>Organization</u>	<u>Recipient</u>	<u>Address</u>
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### Licensed Professional

<u>License #</u>	<u>License Type</u>	<u>Business Name</u>	<u>Address 1, City, State, Zip Code</u>	<u>Address 2</u>	<u>Last Name, First Name</u>	<u>Mobile Phone</u>	<u>Email</u>
SEC-20-103903	State Electrical Contractor		335 Burwood LN, San Antonio, TX, 78213		Cavazos, Dionico		office@cavazoselectric.com

### Contact

<u>Contact Type</u>	<u>Last Name, First Name</u>	<u>Organization Name</u>	<u>Recipient</u>	<u>Email</u>	<u>Primary Phone</u>	<u>Address 1</u>	<u>Address 2</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
Applicant	CAVAZOS, DIONICO			office@cavazoselectric.com	2108852585	342 BASSWOOD DR		SAN ANTONIO	TX	78213
Authorized Agent	CAVAZOS, DIONICO			office@cavazoselectric.com	2108852585	342 BASSWOOD DR		SAN ANTONIO	TX	78213
Escrow Owner	CAVAZOS, DIONICO			office@cavazoselectric.com	2108852585	342 BASSWOOD DR		SAN ANTONIO	TX	78213

### Project Information

<u>ASI Type</u>	<u>ASI Name</u>	<u>ASI Value</u>
APPLICANT_COPY	Authorized Agent	CHECKED
APPLICANT_COPY	Escrow Owner	CHECKED
COMPANY CERTIFICATION	Company Certification	CHECKED
DPR	DPR Required	N
GENERAL ELECTRICAL INFORMATION	Are you repairing commercial and/or industrial equipment?	No
GENERAL ELECTRICAL INFORMATION	If you are requesting an additional service rating, or installing an additional meter?	No
GENERAL ELECTRICAL INFORMATION	Is any system over 600 volts?	No
GENERAL ELECTRICAL INFORMATION	Is the proposed Electrical work over \$8,000 publicly funded?	No
GENERAL ELECTRICAL INFORMATION	Is the work area on more than one floor, or over 5000 sq. ft.?	No
GENERAL ELECTRICAL INFORMATION	Is there any equipment over 600amps @ 250 volts or less or over 400amps @ 250 volts or greater?	No
GENERAL ELECTRICAL INFORMATION	Publicly funded Elect Acknowledgement	UNCHECKED

GENERAL ELECTRICAL INFORMATION	Will work with CPS be required?	Yes
GENERAL MEP TRADE INFORMATION	Electrical Permit Type	Electrical General Permit
GENERAL MEP TRADE INFORMATION	Is this application related to a new residential home or a commercial building permit?	No
GENERAL MEP TRADE INFORMATION	Is this for a water softener or reverse osmosis?	No
GENERAL MEP TRADE INFORMATION	Is this related to a Commercial Building permit issued in Hansen before November 30, 2020?	No
GENERAL MEP TRADE INFORMATION	Is this related to a residential addition, remodel, accessory bldg or commercial minor repair?	No
GENERAL MEP TRADE INFORMATION	MEP Trade Permit Type	Electrical
GENERAL MEP TRADE INFORMATION	Scope of Work	Rewire
GENERAL MEP TRADE INFORMATION	Work Type	Residential
INSP - ELECTRICAL GENERAL	Inspections - Electrical General Electrical - Distributed Generation Final	UNCHECKED
INSP - ELECTRICAL GENERAL	Inspections - Electrical General Electrical - Distributed Generation Rough-in	UNCHECKED
INSP - ELECTRICAL GENERAL	Inspections - Electrical General Electrical - Final	CHECKED
INSP - ELECTRICAL GENERAL	Inspections - Electrical General Electrical - Rough-in	CHECKED
PROPERTY OWNER	Are you the Property Owner?	No
PROPERTY OWNER	Property Owner Acknowledgement	UNCHECKED
SYS_ATTR	Fee Schedule	FEE_MEP_APP
TEMP_EXPR_VALIDATOR	Is expression to be triggered?	N
WAIVER ELIGIBILITY	AUTO_WAIVER	No
WAIVER ELIGIBILITY	Is your project approved for a City fee waiver program?	No

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#### Custom Tables

#### CPS NOTIFICATION

0	CPS Notification Number	57108925
	CPS Notification Status	OPEN
	Created Date	08/27/2023 09:26:29
	Processing Status	Processed Successfully
	Release Status	Release to CPS - WWCP
1	CPS Notification Number	57108925
	CPS Notification Status	OPEN
	Created Date	08/27/2023 09:26:35
	Processing Status	Processed Successfully
	Release Status	Release to CPS - WWCP

#### GIS JURISDICTIONS

0	Parcel	4446
	Type	San Antonio City Limits
	Value	City of San Antonio
1	Parcel	4446
	Type	Council District
	Value	1

#### GIS LAND DEVELOPMENT

0	Parcel	4446
	Type	Neighborhood Association(s)
	Value	Lavaca - 383
1	Parcel	4446
	Type	School District

1	Value	San Antonio ISD
2	Parcel	4446
	Type	USGS Grid
	Value	29098-D4
3	Parcel	4446
	Type	Counties
	Value	Bexar
4	Parcel	4446
	Type	Workzone
	Value	1893
5	Parcel	4446
	Type	Land Sq Ft
	Value	2600

GIS WATER AREAS

0	Parcel	4446
	Type	Watershed
	Value	Upper SAR

GIS ZONING BASE

0	Base Zone	RM-4
	Case Number	20010220
	Ordinance Number	94890
	Parcel	4446
	Special Condition	
	Special District	

GIS ZONING OVERLAY

0	Parcel	4446
	Type	Airport Hazard Overlay District (AHOD)
	Value	AHOD
1	Parcel	4446
	Type	Future Land Use
	Value	Urban Low Density Residential - Downtown Area Regional Center
2	Parcel	4446
	Type	Historic District
	Value	Lavaca
3	Parcel	4446
	Type	Historic Code
	Value	H
4	Parcel	4446
	Type	Neighborhood Community Perimeter Plan
	Value	Lavaca

Documents

<u>Category</u>	<u>Name</u>	<u>Entity Type</u>
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Fees

<u>Fee Item</u>	<u>Fee Amount</u>	<u>Invoice Number</u>	<u>Assessed Date</u>	<u>Balance</u>
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## OATH

I swear or affirm that the statements contained in this application, including any attachments and related documents, to the best of my knowledge and belief are true, correct, and complete.

## CERTIFICATION

I certify that I have read and understand the instructions that accompany this application and that the statements made as part of this application are true, complete, and correct and that no material information has been omitted. By checking the box below, I understand and agree that I am electronically signing and filing this application. By checking this box, I agree to the above certification and am signing this application electronically. I agree my electronic signature is the legal equivalent of my manual signature on this application.

---

Your application has been submitted and can be monitored/tracked via the online DSD portal - <https://aca.sanantonio.gov/CitizenAccess>

Create an Escrow Account | Amend Escrow Account(s)

Home Land Development **Building** Profile Fire Code

Search Applications Create an Application

Record MEP-TRD-APP23-33121375:  
MEP Trade Permits Application  
Record Status: Issued

Record Info ▾

Payments ▾

We understand how important customer service is and our employees are here to assist you and to help make your ex  
Processing Status to locate the employee(s) currently reviewing your application. Please feel free to reach out to one o

DSD E-MAIL AND PHONE CONTACT INFORMATION (PDF) (Link to: <https://www.sanantonio.gov/DSD/>)

## Related Records

View Entire Tree >

Record Number	Record Type	Project Name	Date	View
REP-MBR-APP23-35003361	Minor Building Repair Application		03/29/2023	View
MEP-TRD-APP23-33121375	MEP Trade Permits Application	3 ton upflow & ducts	07/13/2023	View
MEP-MEC-PMT23-33921575	Mechanical Permit	3 ton upflow & ducts	07/13/2023	View
MEP-TRD-APP23-33121375	MEP Trade Permits Application	3 ton upflow & ducts	07/13/2023	View

