HISTORIC AND DESIGN REVIEW COMMISSION
May 03, 2023

HDRC CASE NO:	**2023-159**
ADDRESS:	1402 FULTON AVE
LEGAL DESCRIPTION:	NCB 2752 BLK 58 LOT 12
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Fulton Historic District
APPLICANT:	Maria Luisa Cesar & Esnire Abigail Gomez
OWNER:	Maria Luisa Cesar & Esnire Abigail Gomez
TYPE OF WORK:	Courtyard wall modification & Historic Tax Certification
APPLICATION RECEIVED:	April 25, 2023
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:
1. Modify the front courtyard wall.
2. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows, and Screens
A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.

- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

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.

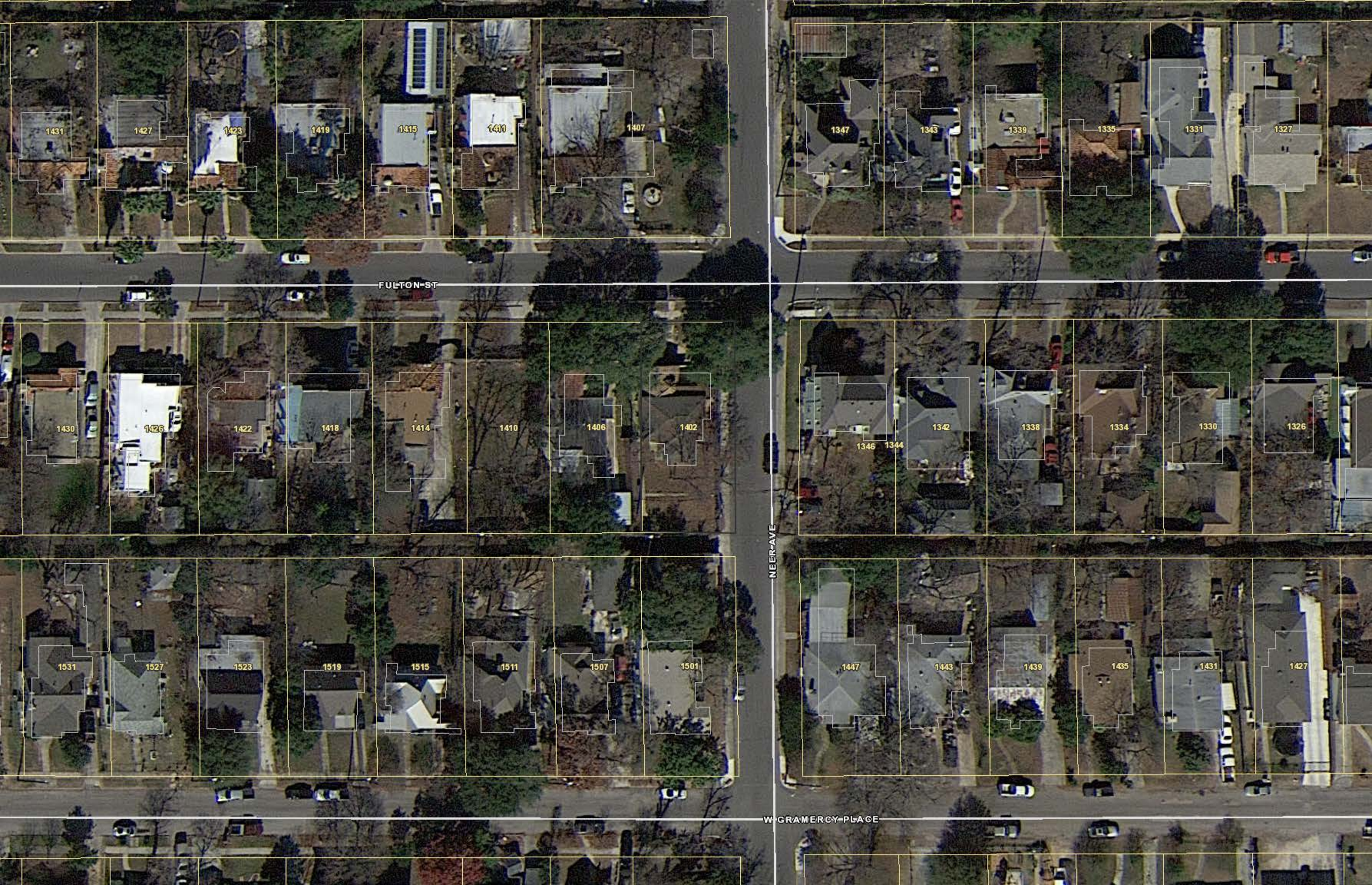
FINDINGS:

a. The primary structure located at 1402 Fulton is a 1-story, single-family home constructed circa 1927 in the Spanish Eclectic style. The structure features a composition shingle hip roof with a cross gable red clay barrel tile roof on the front portion with a projecting central turret, stucco cladding, arched recesses on the front façade, and one-over-one windows. The structure originally featured a courtyard wall that was flush with the front elevation featuring a metal pedestrian gate. The property is contributing to the Fulton Historic District. The applicant is requesting Historic Tax Certification.
b. CASE HISTORY – The current property owner submitted an application for Historic Tax Certification & Verification on March 23, 2023. The applicant confirmed in the application materials that the previous property owner had removed the front courtyard wall without approval. The current property owner purchased the property sight unseen in September 2022, and was not aware that the courtyard wall had been removed until the home purchase was complete. The applicant is requesting approval for the unapproved scope of work.
c. COURTYARD WALL MODIFICATION – The applicant has proposed to demolish the enclosed portion of the front-façade courtyard wall. Guideline 7.A.i for Exterior Maintenance and Alterations states that porches, balconies, and porte-cocheres should be preserved. Staff finds that front courtyards, retaining walls, and wing walls are character defining features of the Spanish Eclectic structures in the Fulton Historic District and should be retained.
d. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification for the property at 1402 Fulton. The scope of work used to qualify for the Substantial Rehabilitation Tax Incentive includes foundation repair, exterior stucco repair, exterior and interior painting, exterior and interior window trim repair, interior flooring repair and replacement, and plumbing upgrades. The scope of work meets the cost threshold to qualify for the tax incentive; however, existing violations on the property make the property ineligible to receive the tax incentive until the property comes into compliance or the property receives HDRC approval for the existing conditions.

RECOMMENDATION:

Staff does not recommend approval of the courtyard wall modification or Historic Tax Certification based on findings a through d. Staff finds that the applicant should reconstruct the courtyard wall enclosure to match the previously existing retaining wall.

If the HDRC is compelled to approve the courtyard wall modification in the existing configuration, the property is eligible for Historic Tax Certification and the applicant may return to the HDRC for Historic Tax Verification.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W GRAMERCY PLACE

Application Materials: Office of Historic Preservation – Complete Plans for Restoration and Rehabilitation for 1402 Fulton Avenue, San Antonio, Texas, 78210
From: Maria Luisa Cesar and Esnire Abigail Gomez
Contact information: [redacted]

Required Documents:

- One set of complete plans for restoration and rehabilitation on both exterior and interior. This could include drawings or photos and narrative
- Detailed written narrative explaining the proposed work (throughout)
- Itemized list of expected work
- Project time schedule
- Estimated associated costs (throughout)
- Color photos of interior and exterior and photos of structure from the street (throughout)

Restoration Plans: In September 2022, my partner and I closed on a single-family home in my hometown of San Antonio, Texas site unseen from 1200 miles away. Located at 1402 Fulton Avenue and situated in the Los Angeles-Keystone neighborhood, we fell in love with the history and charm of the neighborhood, the weathered beauty of the home, and the potential of having a place to call our own when we return back to San Antonio in 2023.

Aside from a FaceTime video with my 69-year-old father and realtor and an inspection, we had scant details about the condition of the home, which we knew had been built sometime in the late 1920s or early 1930s. The inspection report noted that to help maintain the structural integrity of the home, we would need to repair the foundation and restore portions of the exterior stucco that had detached from the wood beams.

When I traveled to San Antonio to see the house in person, I had a moment of sheer panic. Walking the property with my contractor, I realized the scope and necessity of the restoration, the lack of permits that had been previously pulled, the shoddy patchwork, and the level of care, investment, and TLC that the house would require. Working with Ray Garza, of Garza and Asociados, we formulated the below restoration and rehabilitation plan.

Unfortunately, we began the project before we knew of the Office of Historic Preservation Local Tax Exemption opportunities. Our hope is that you will see based on our restoration and rehabilitation plans, including our commitment to ensuring we're pulling appropriate permits, that you see our fidelity to restoring the house to its original design and luster. We hope these restorations add value to our home, the Los Angeles-Keystone neighborhood, and allow us to work alongside the City of San Antonio as we continue to promote the historic legacy of this beautiful neighborhood.

Photo of 1402 Fulton Avenue as listed before purchase:

****Important Note:** Although the house purchase listing included the above photo, the house did not have the front gate nor the wall to the right when we bid on and purchased the home.**

Projected timeline: Foundation work began in late October 2022 and we expect to complete restorations outlined below by March 2023.

Itemized list of work:

- **Foundation repair**
- **Exterior stucco repair**
- **Exterior and interior paint**
- **Exterior and interior removal of window rot on window trim**
- **Repair of baseboards and window trim**

- **Removal of laminate in two bedrooms, hallway, bathroom, and laundry room**
- **Repair of floor joists, subflooring, removal of rotten wood, and addition of tile in bedrooms, hallway, bathroom, and laundry room**
- **Removal of galvanized pipes and addition of PEX pipes in kitchen and laundry room**
- **Removal of wood rot beneath kitchen sink and repair of leak**

Restoration and Rehabilitation Plans (with photos): In October 2022, we worked with our contractor to sketch out a restoration plan that would honor the original design of the house. As we later learned, the Fulton Avenue Historic District encompasses the residences within the 1300 through the 1500 blocks of Fulton Avenue and is made up of Spanish Eclectic style houses developed in California in the early 20th century. Before knowing that, we knew that we wanted to honor the inherent style of the house: a Spanish-style home. We mapped out a plan to tackle the basics first, including foundation work, and exterior repairs that help weatherize and protect the home. After that, we moved onto aesthetic restoration to mimic the intention of Spanish Eclectic-style homes.

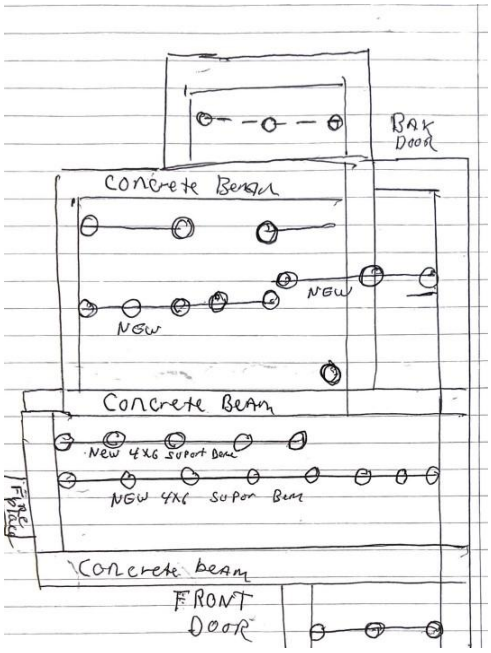
Issue: Foundation

Work Plan and Solution: Work with a structural engineer to develop a plan to repair foundation by removing rotten wood logs being used to prop up the house, construct support beams, and pour 35 concrete piers underneath sub-flooring. We received a signed engineer report and a 3-year warranty.

More information: Our contractor worked with Geotechnical Consultants Inc. to develop a plan and receive structural sign off on the proposed repairs. We received a formal letter stating the project met code requirements from a licensed engineer in the state of Texas. A sketch of the proposed plan, images of the letter, and photos are included below.

Our contractors removed close to three dozen rotting and termite-bitten pieces of wood logs that were being used to prop up the house! Based on the direction of the structural engineer, our contractors worked to remove the wood pilings, insert new 4X 6 support beams, and pour new concrete floor joists below the subfloor, floor joists. ***Cost (labor and materials):*** [redacted]

****Photos on Next Page****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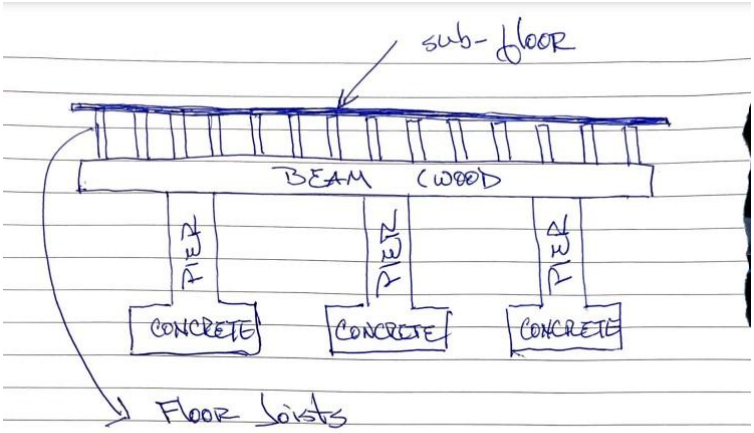
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Floor Joists

GEOTECHNICAL CONSULTANTS, INC.
11918 Warfield Drive, San Antonio, Texas 78216
Office (210) 344-8144 Fax (210) 349-6151
Toll Free: 1-888-525-7955
e-mail: geotechnical@sbcglobal.net

November 9, 2022

[redacted]

Subject: Foundation Repair
Home at 1402 Fulton Avenue
San Antonio, Texas
TBPE Registration Number: F-409
Project Number: 22611

The foundation repair for the structure located at 1402 Fulton Avenue in San Antonio, Texas was completed with the engineering guidance provided by our office. The Engineer of Record for the foundation repair is Sarah S. Hancock-Gamez having a Texas Professional Engineer License Number of 86270.

- The scope of the foundation repair did not require construction documents. Details and specifications were provided as needed to aid in the construction. New beams and concrete foundation posts were installed.

- Elevations were taken on November 4, 2022, and showed higher elevations at the front of the dining and living rooms. Lower elevations were measured at the kitchen interior corner. The elevation change from highest to lowest is 2-1/8 inches (0.18 feet).

In my opinion, based on our experience, knowledge, information and belief, the stated installment is in general conformance with engineering and construction practices. The construction stated above is in general conformance with the engineering guidance and for general conformance with the requirements of the 2018 Edition of the International Residential Code for residential sites.

As denoted by the engineering seal 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 pre pour observations.

We appreciate this opportunity to be of assistance. This report has been prepared for the exclusive use of Maria Luisa Cesar and Esnier Abigail Homez for the home at 1402 Fulton Avenue in San Antonio, Texas, and may not be relied upon by other parties without authorization from Geotechnical Consultants, Inc. Please call if any questions arise or if we may be of further service.

Very truly yours,
GEOTECHNICAL CONSULTANTS, INC.

Sarah S. Hancock-Gamez, P. E.

STATE OF TEXAS
S. S. HANCOCK-GAMEZ
86270
LICENSED
PROFESSIONAL ENGINEER

More photos on next page

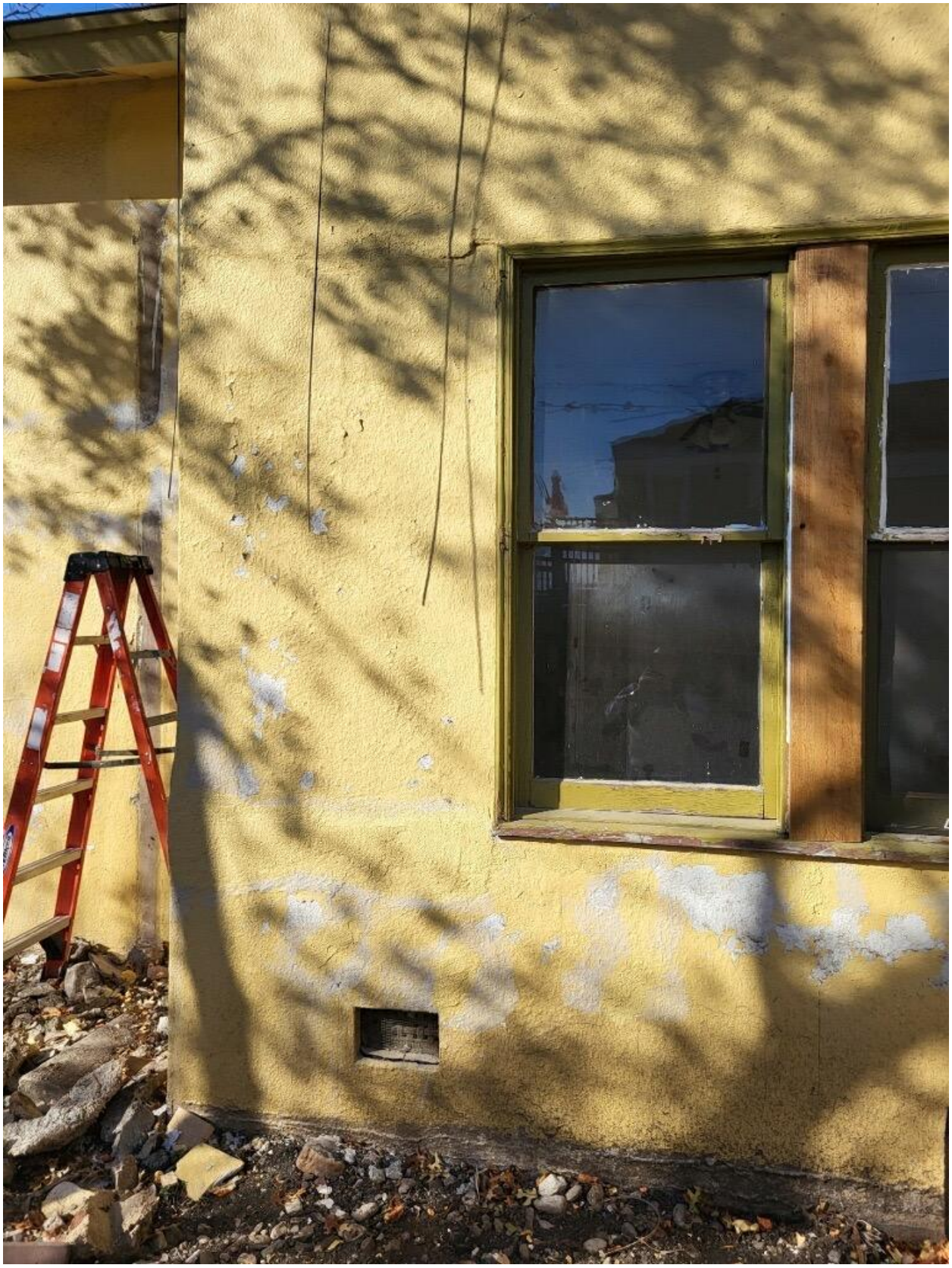
<u>Issue: Exterior and interior cracks, wood rot on exterior windows and exterior paint chipping</u>
Work Plan and Solution: The home had significant fractures on exterior walls that gave us structural concerns as the stucco had detached itself from the wood beams that made up the house frame. We also realized that significant wood rot across the window trim was keeping the house from being insulated from the elements and properly weatherized. Working with our contractor and his team, we sketched out a plan to repair and restore the exterior stucco, remove areas of wood rot along the window trim and replace with new wood and add sealant to ensure we were “drying” the home and protecting it from the elements. We also decided to repair all interior cracks that existed when we purchased the home and those that formed as the house settled after the foundation work. Our contractor and his team repaired shoddy interior

trim work, and added wood trim to the house where previous patchwork had failed to produce standard, up-to-code work.These repairs added structural security and insulation to the home while also restoring it. Our contracting team also took this opportunity to replace the door leading to the exterior of the house. They also repaired rotting wood trim on the interior of the house and repaired windows in each room, ensuring that at least one window in each room was functional for egress, per code and safety standards. To complete the work, we worked with our contractor to ensure that the paint we selected was approved by the Office of Historic Preservation, a task he completed on our behalf. Lastly, our contractor and his team repaired areas of the interior trim and baseboard that were damaged.

More information: We plan to re-stucco the entire house by 2026, which will provide us an opportunity to insulate the entire home and replace the windows that will further support weatherization efforts and seal the home from the elements. Longterm, this will add to the value of the property and the historic district. ***Cost (labor and materials):*** [redacted]
Cost (labor and materials) exterior paint: [redacted]

Before and After Photos:


WARNING




SWMD
SOLID WASTE
MANAGEMENT

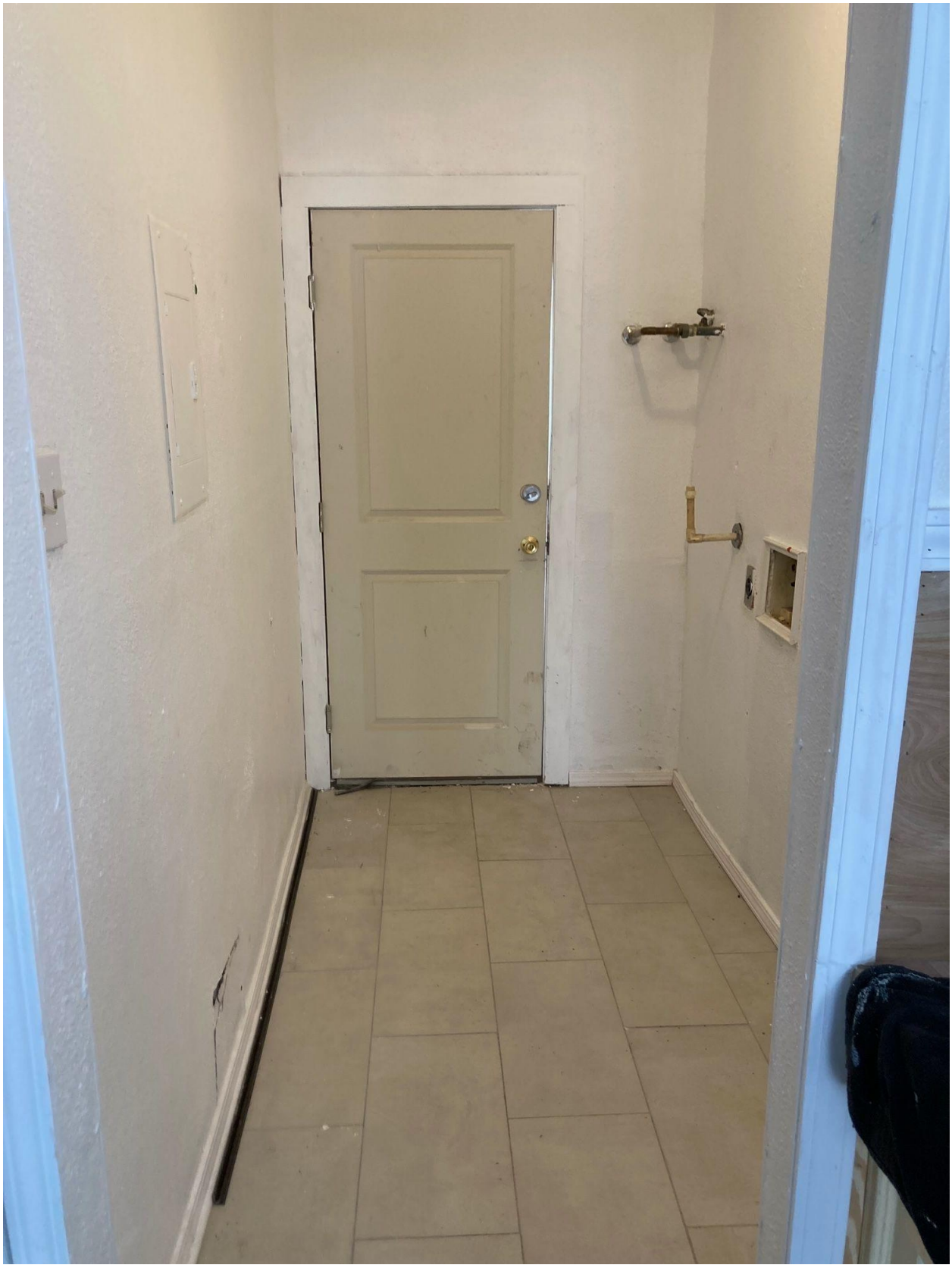
Issue: Damaged laminate flooring in hallway, bedroom and laundry room

Work Plan and Solution: When we purchased the home, there was cheap laminate faux wood flooring leading from the hallway to the two bedrooms, with moderate damage in some places and significant damage in other places. What's more, when we removed the flooring in the laundry room, where stepping over the floor would give in certain places, we found significant wood rot.

Working with our contractor, we decided to remove the laminate flooring, replace rotten floor joists where necessary and repair those pieces that could be salvaged, and then replace the laminate flooring with tile that matched the style of the house.

More Information: After doing research, we found that saltillo tile was popular among the style of home and settled on replacing the laminate floor in the bedroom and hallway. We also replaced the flooring of the bathroom, which was done poorly and lacked grout in certain areas. To replace the laminate in the laundry room, we chose a different style but adhered to tile flooring. ***Cost (Labor and materials):*** [redacted]

Before and After Photos:



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Issue: Galvanized pipes susceptible to leaks

Work Plan and Solution: In the initial inspection report we were made aware of leaks in the kitchen. Our faucet and underneath the sink. We were later informed that there was rotten wood present underneath the sink. We consulted with our contractor and their plumber. We decided it was best to replace all the rotten wood. He also recommended that we change out all galvanized pipes in the kitchen and laundry room with PEX. During the freeze that took place during December 2022, we had an outside pipe burst that has also been replaced with PEX pipe.

More Information: Future plans include replacing all galvanized pipes with PEX pipe, which would total [redacted] In the short term, we replaced all kitchen and laundry galvanized pipes.
Cost (labor and materials): [redacted]

Before and After Photos:

END