

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 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:** May 09, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting Historic Tax Verification for the property at 1402 Fulton.

## APPLICABLE CITATIONS:

*UDC Section 35-618 Tax Exemption Qualifications:*

*(e) Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

## FINDINGS:

- a. The primary structure located at 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 Verification.
- 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 HDRC approved the courtyard wall modification and Historic Tax Certification at the May 3, 2023, HDRC hearing.
- c. The scope of work includes foundation repair, exterior stucco repair, exterior and interior painting, exterior and interior window trim repair, interior flooring repair and replacement, and plumbing upgrades.
- d. Staff conducted a site visit on April 21, 2023, 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.

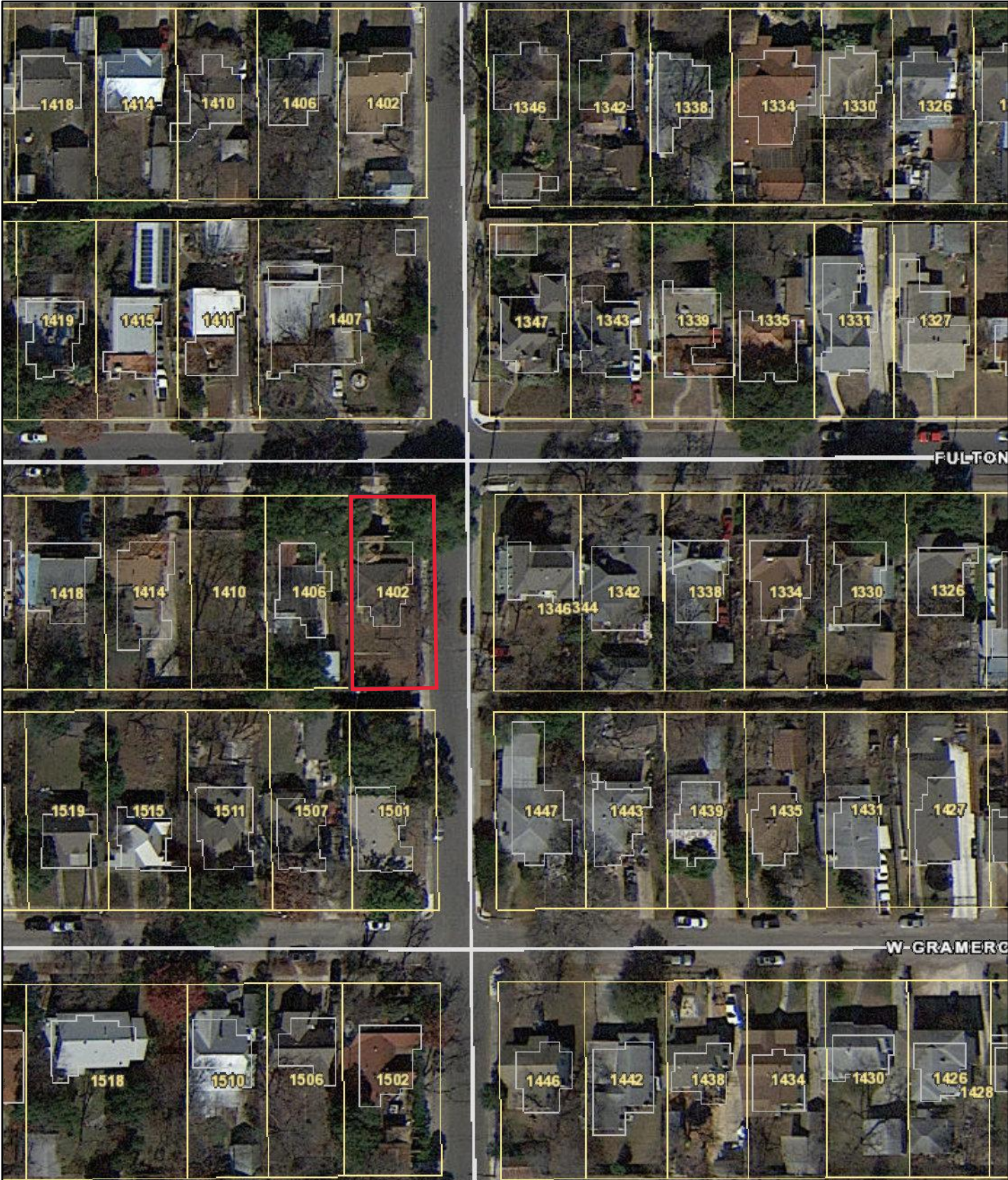
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC for work completed in 2022 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2023. 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.

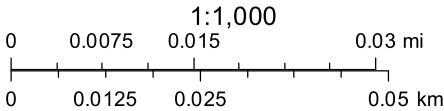


City of San Antonio One Stop



May 11, 2023

— User drawn lines





**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.

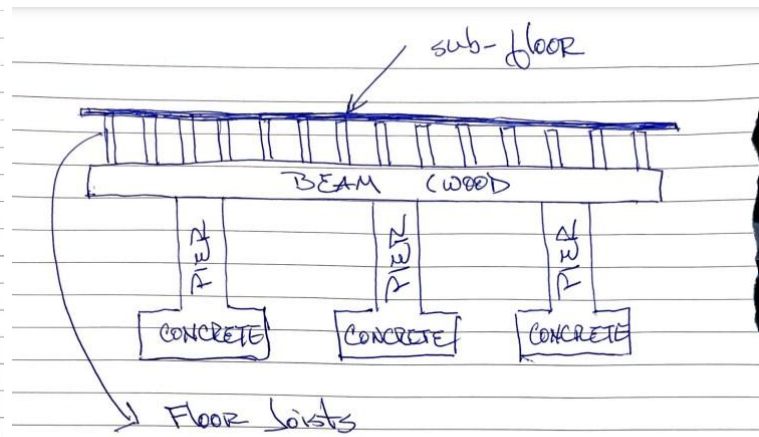
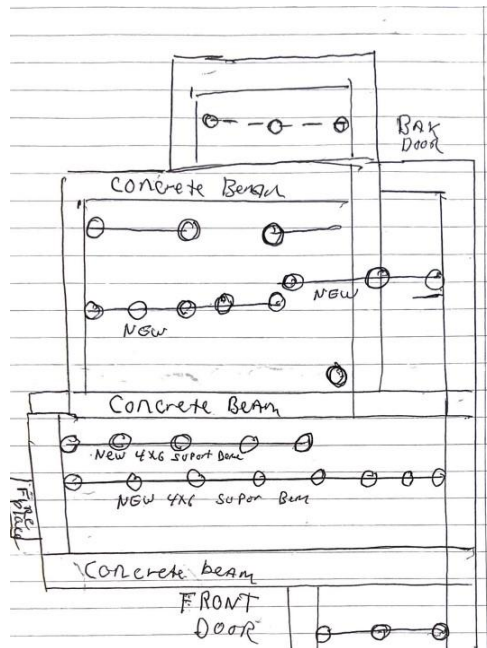
**More information:** Our contractor worked with Geotechnical Consultants Inc. to develop a plan and receive structural sign off on the proposed repairs. We received a formal letter stating the project met code requirements from a licensed engineer in the state of Texas. A sketch of the proposed plan,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

**\*\*Photos on Next Page\*\***











**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](mailto:geotechnical@sbcglobal.net)

November 9, 2022

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.



**\*\*More photos on next page\*\***





Issue: Exterior and interior cracks, wood rot on exterior windows and exterior paint chipping

**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:**























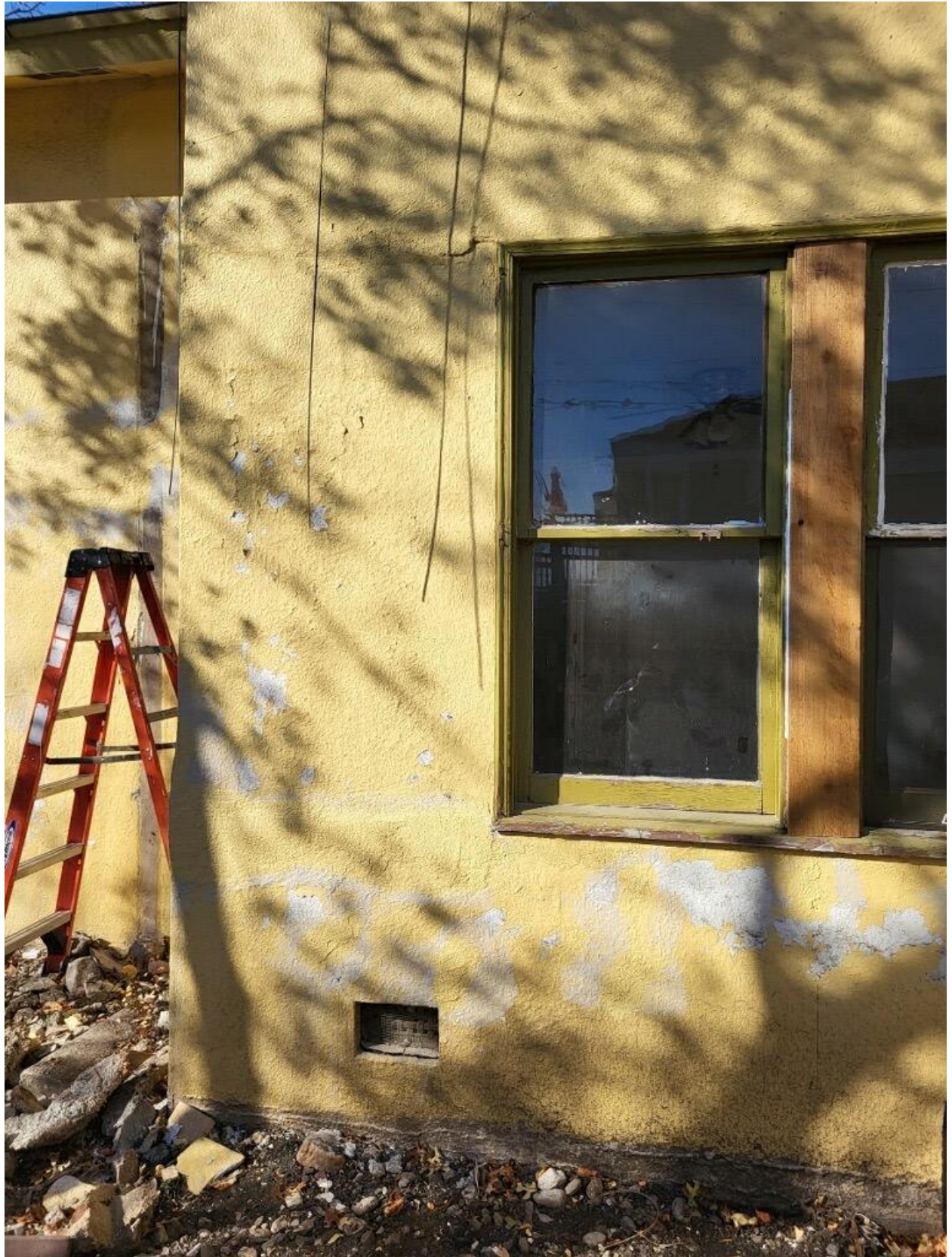
























Issue: Damaged laminate flooring in hallway, bedroom and laundry room

**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:**





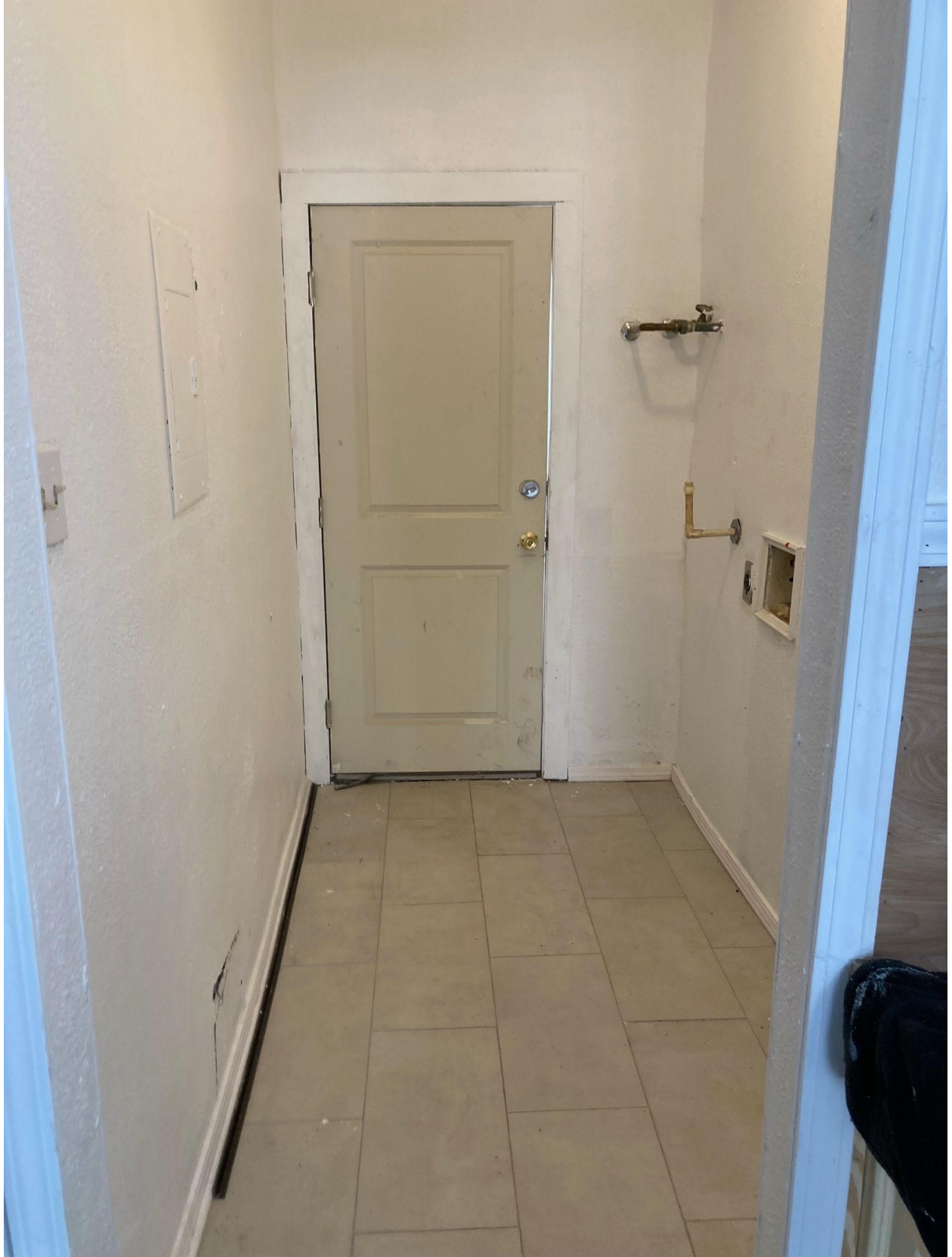


















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Issue: Galvanized pipes susceptible to leaks

**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\*\***





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### CERTIFICATE OF APPROPRIATENESS

May 3, 2023

**HDRC CASE NO:** 2023-159  
**ADDRESS:** 1402 FULTON AVE  
**LEGAL DESCRIPTION:** NCB 2752 BLK 58 LOT 12  
**HISTORIC DISTRICT:** Fulton  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Maria Luisa Cesar & Esnire Abigail Gomez - 2641 Inyo Avenue  
**OWNER:** Maria Luisa Cesar & Esnire Abigail Gomez - 2641 Inyo Avenue

#### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: (1)modify the front courtyard wall and (2)receive Historic Tax Certification.

#### 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.

#### COMMISSION ACTION:

Approved as submitted.



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

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with