

HISTORIC AND DESIGN REVIEW COMMISSION

February 06, 2019

HDRC CASE NO: 2019-018
ADDRESS: 1507 FULTON AVE
LEGAL DESCRIPTION: NCB 2756 BLK 62 LOT 15
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Fulton Historic District
APPLICANT: Aaron Consuelo
OWNER: Aaron Consuelo
TYPE OF WORK: Rear Addition, Historic Tax Certification
APPLICATION RECEIVED: January 15, 2019
60-DAY REVIEW: March 14, 2019

REQUEST:

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

- 1) Construct a rear 415 sq ft addition.
- 2) Receive Historic Tax Certification.

APPLICABLE CITATIONS:

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.

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.

FINDINGS:

- a. The primary historic structure at 1507 Fulton was constructed circa 1928 in the Spanish Eclectic style and first appears on the 1930 Sanborn map. The one-story single family structure features stucco facades, clay barrel tile roofing, and arched front façade porte-cochere.
- b. VIOLATION – On a site visited conducted on a site visit on January 11, 2019, staff found that stucco wall planes in the rear have been demolished and wood framing for a rear addition have been installed. Staff issued a Stop Work Order and the applicant submitted an applicant on January 15, 2019, including Historic Tax Certification to be heard at the next HDRC hearing.
- c. ADDITION – The applicant has proposed to install a rear addition featuring 415 square feet with matching windows, stucco walls, and wood framing.
- d. FOOTPRINT – The proposed rear addition is to feature 415 square feet, which is less than half of the existing square footage of the primary historic structure. Staff finds that the proposed footprint is consistent with the Guidelines for Additions 1.B.iv.
- e. TRANSITIONS – The proposed rear addition features wall planes flush with the existing wall planes and matching stucco material. Staff finds that the rear addition should feature an inset wall plane to provide a clear visual distinction between old and new building forms in accordance with the Guidelines for Additions 1.A.iv.
- f. ROOF – The proposed rear addition features a flat roof to matching the existing flat roof of the primary historic structure. Staff finds that the proposed roof is consistent with the Guidelines for Additions 1.A.iii.
- g. MATERIALS – The proposed rear addition features matching materials to the primary historic structure including stucco over wood framing, and wood trim and wood windows. Staff finds that the proposed materials are consistent with the Guidelines 3.A.i.
- h. WINDOWS – The proposed addition is depicted to feature matching windows in size, configuration, and material to the existing windows on the historic structure. Staff finds that the fenestration plan is generally appropriate. However, window specifications should be submitted to staff prior to the issuance of a Certificate of Appropriateness.
- i. TAX CERTIFICATION - The applicant is requesting Historic Tax Certification at 1507 Fulton. The structure is contributing to the Fulton Ave Historic District.
- j. At this time, only foundation repair has been approved. The applicant has planned for constructing a rear addition, reroofing, and window replace. In addition to the previously noted exterior items, a number of interior scopes of work have been planned or completed including electrical and mechanical improvements, interior finishes and framing. The project began in January 2019, and is planned for completed by April 2019.
- k. The applicant submitted an itemized list of cost that meets the threshold to be eligible for Historic Tax Certification.

1. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs, an itemized list of cost, and a timeline of completion.
- i. Approval of Tax Verification by the HDRC in 2018, means that the property owners will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2019.

RECOMMENDATION:

1. Staff recommends approval of the rear addition based on findings c through h with the following stipulations:
 - i. That the rear addition feature an inset wall plane on the side elevations to provide a clear visual distinction between old and new building forms.
 - ii. That the applicant submit window specifications that match the existing windows and the standard stipulations: *Meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening*
2. Staff recommends approval Historic Tax Certification based on findings k through l with the stipulation that all work must be approved prior to Verification.

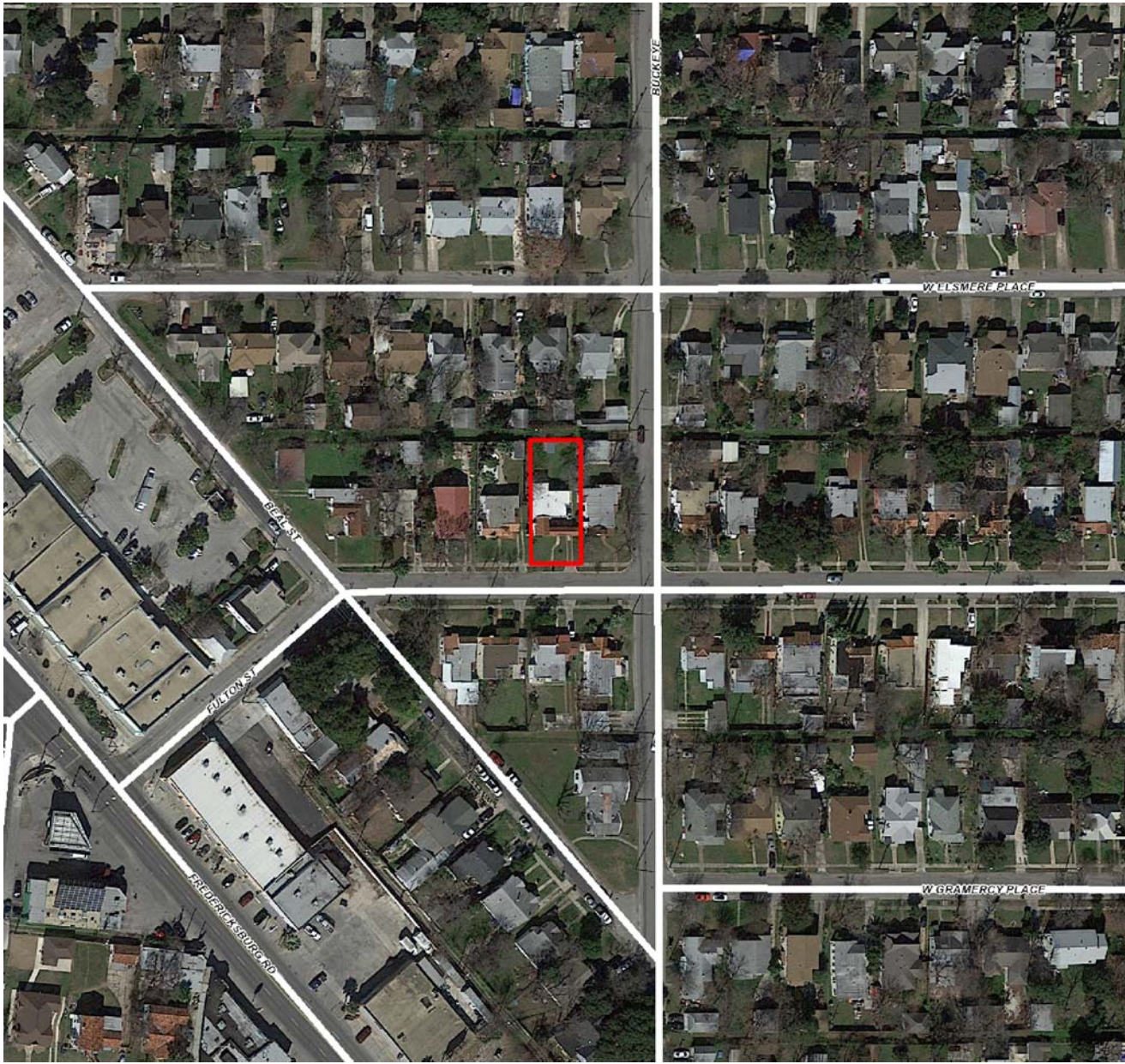
CASE COMMENT:

On a site visited conducted on a site visit on January 11, 2019, staff found that stucco wall planes in the rear have been demolished and wood framing for a rear addition have been installed. Staff issued a Stop Work Order and the applicant submitted an applicant on January 15, 2019 including Historic Tax Certification to be heard at the next HDRC hearing.

With approval of Historic Tax Certification, the applicant is eligible to receive city permit waivers for approved work at the certified property.

CASE MANAGER:

Huy Pham

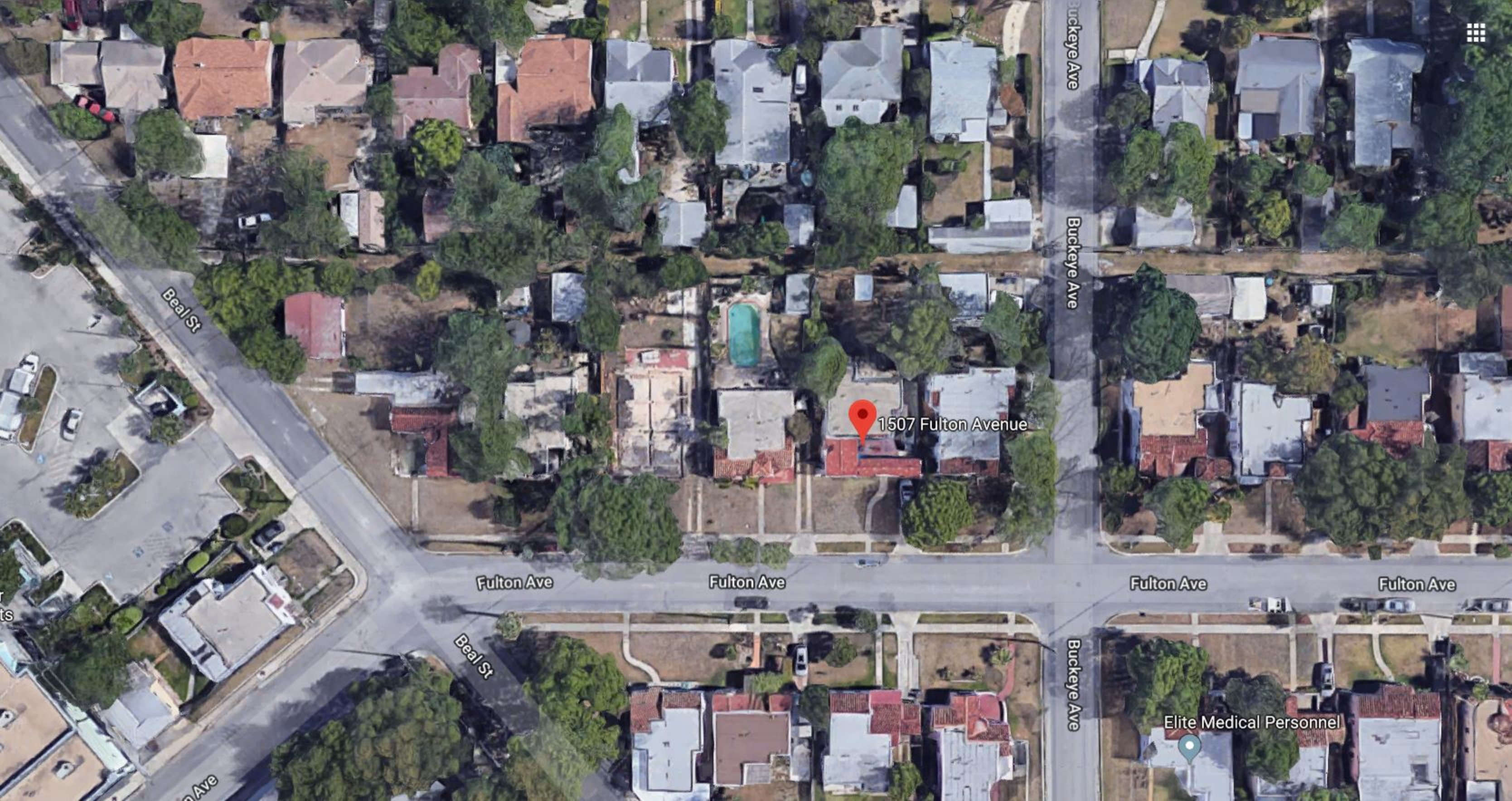


Flex Viewer

Powered by ArcGIS Server

Printed: Jan 31, 2019

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1507 Fulton Avenue

Elite Medical Personnel

Buckeye Ave

Buckeye Ave

Buckeye Ave

Beal St

Fulton Ave

Fulton Ave

Fulton Ave

Fulton Ave

n Ave



1507 Fulton Avenue

Fulton Ave

Fulton Ave

Fulton Ave

Fulton Ave

Ave

1507 Fulton Ave

San Antonio, Texas



Google



Street View - Apr 2016





① SITE PLAN – EXISTING
SCALE: 1/8"=1'-0"
PLAN NORTH



② ROOF PLAN – NEW WORK
SCALE: 1/4"=1'-0"
PLAN NORTH

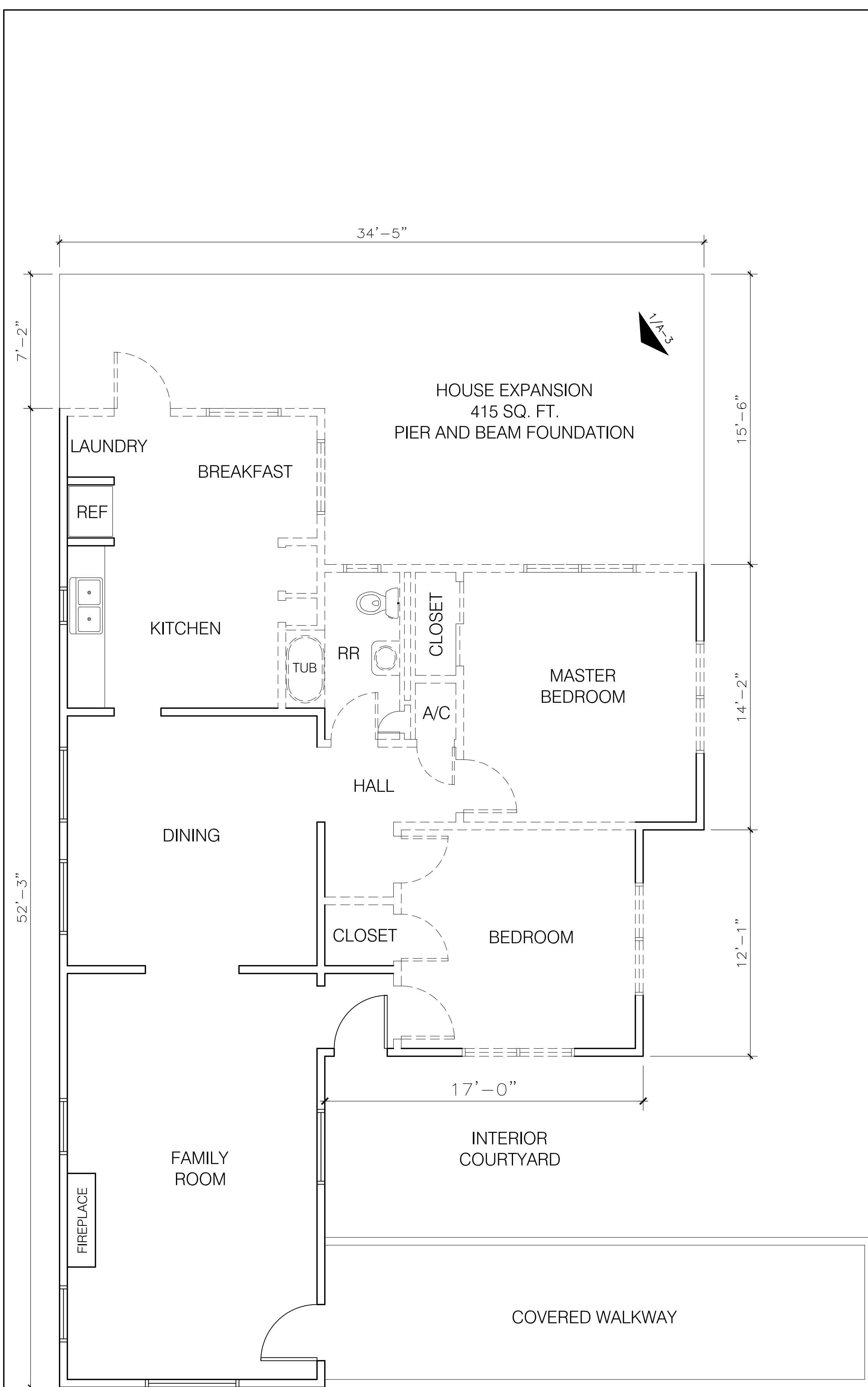
CONSUELO RESIDENCE
1507 FULTON AVENUE
SAN ANTONIO, TX

PREPARED ON BEHALF OF
AARON CONSUELO
(201) 883-8931

NOVEMBER 20, 2018

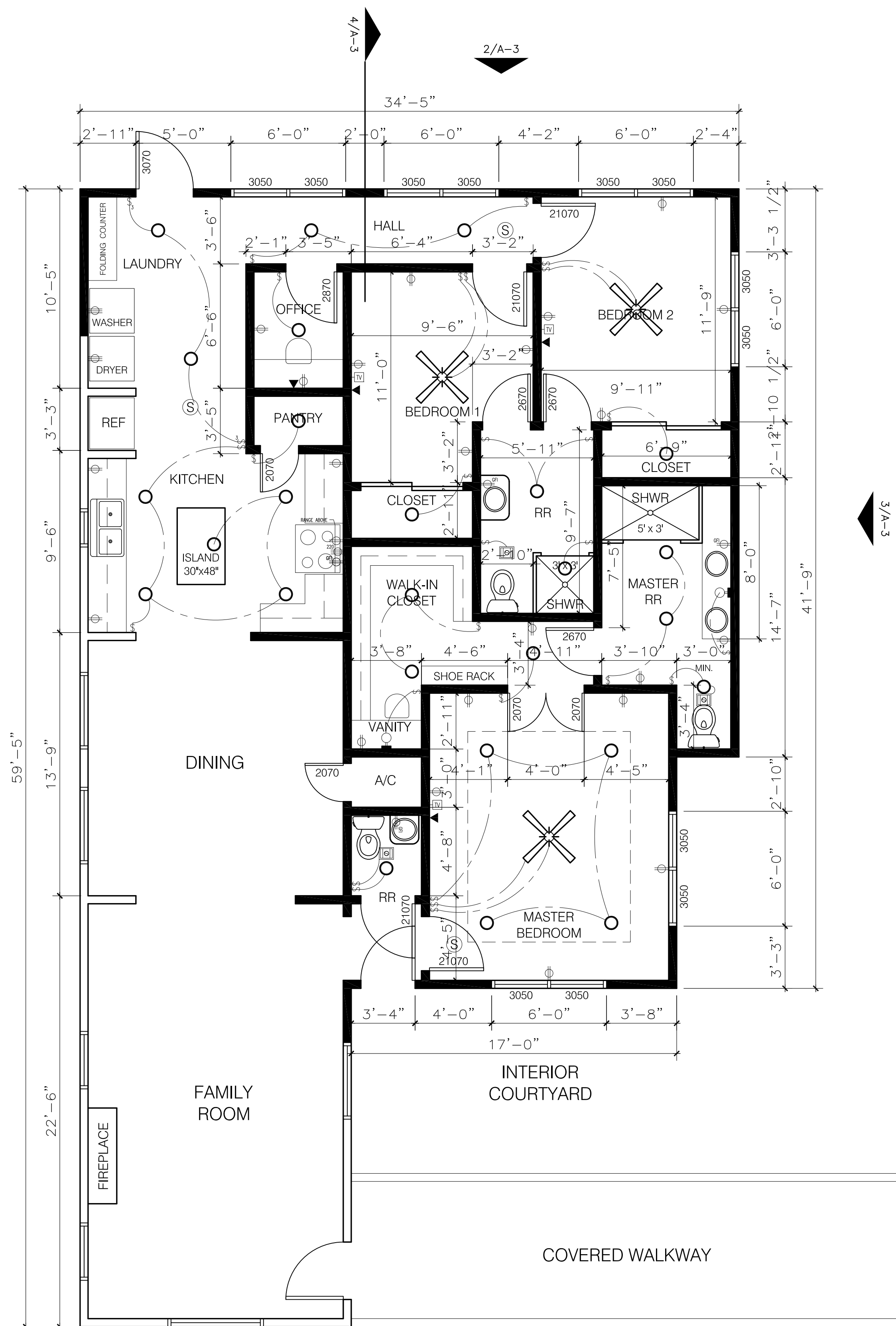
SITE / ROOF PLAN

A-1



1 FLOOR PLAN - DEMOLITION

SCALE: 1/4"=1'-0"



2 FLOOR PLAN - NEW WORK

SCALE: 1/4"=1'-0"

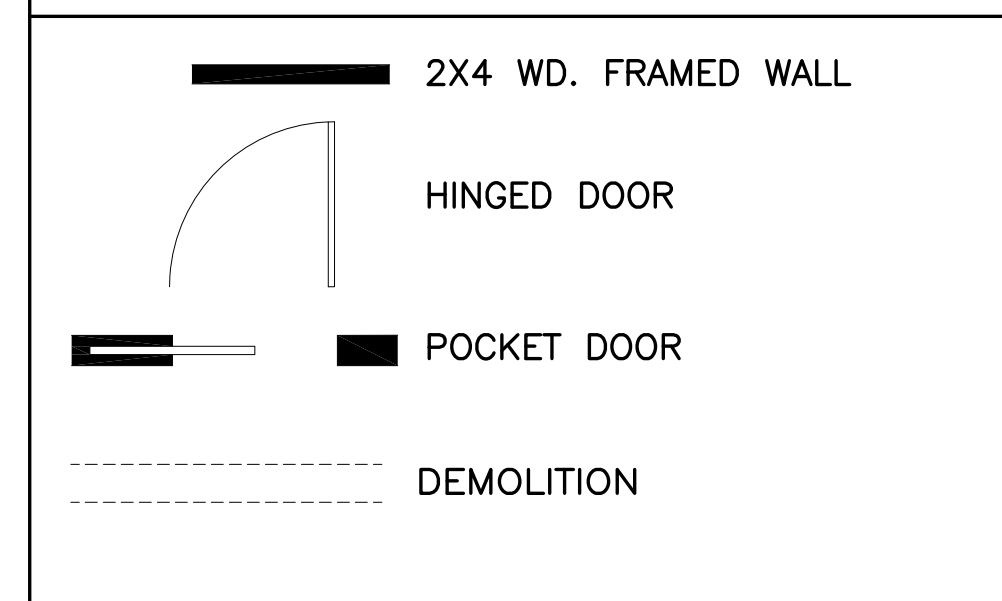
- NOTES:**
1. COORDINATE LOCATIONS OF ALL SERVICES, SEPTIC SYSTEM, TRANSFORMERS, WELL, ETC. W/ OWNER
 2. COORDINATE BUILDING LOCATION/ORIENTATION ON PROPERTY WITH OWNER
 3. FIELD VERIFY ALL WALKS, STEPS, DRIVES, LANDSCAPE BEDS, ETC. WITH OWNER
 4. FIELD VERIFY F.F. ELEVATION WITH OWNER
 5. COORDINATE HVAC EQUIP. LOCATION WITH OWNER
 6. COORDINATE GUTTER & DOWN SPOUT LOCATIONS WITH OWNER

GENERAL NOTES

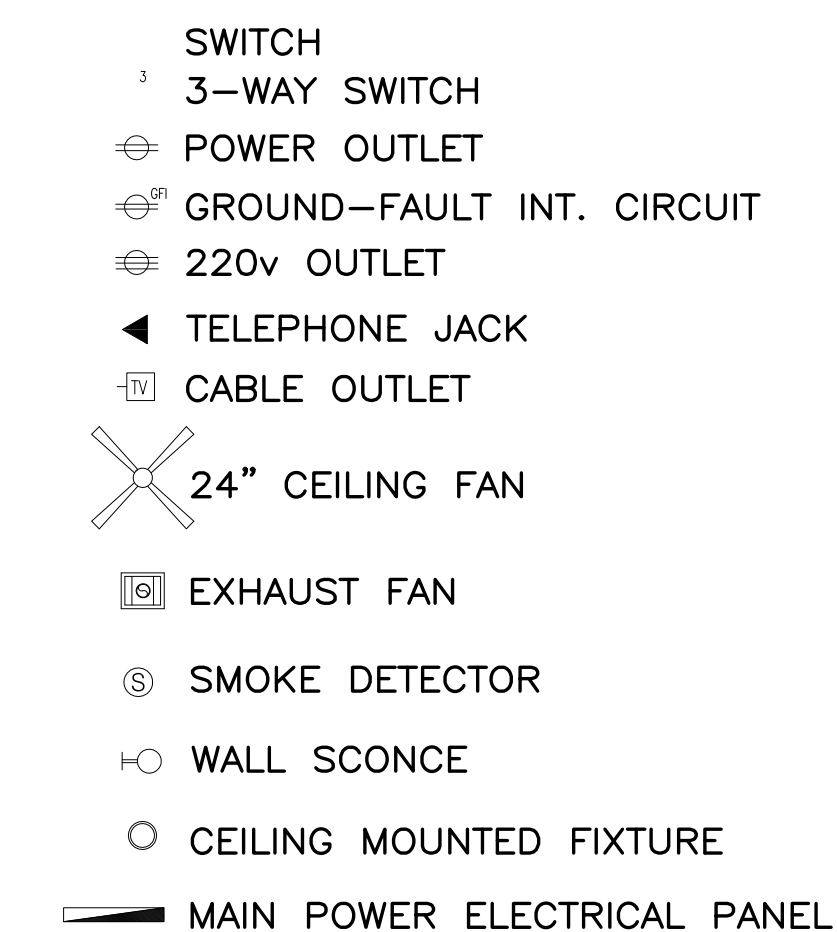
1. THE GENERAL CONTRACTOR SHALL ESTABLISH AND MAINTAIN CONTROL LINES AND POINTS THROUGHOUT THE DURATION OF THE PROJECT.
2. THE CONTRACTOR SHALL REQUIRE ALL INSTALLERS TO VERIFY THAT SUBSTRATES, STARTING POINTS, ETC. CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS. INSTALLERS SHALL REPORT, IN WRITING, ANY DISCREPANCIES WHICH AFFECT THE WORK ALLOWING SUFFICIENT TIME TO ENABLE THE GENERAL CONTRACTOR TO DETERMINE AND EXECUTE CORRECTIVE MEASURES REQUIRED, BUT NO LATER THAN ONE WEEK PRIOR TO THE SCHEDULED START OF THE WORK.
3. DIMENSIONS ARE TO FINISH FACE OF MATERIAL UNLESS NOTED OTHERWISE.
4. ALL VENTS, EXHAUST, FANS AND APPLIANCES THAT REQUIRE VENTING TO BE VENTED TO OUTSIDE IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. SEE FOUNDATION PLAN PROVIDED BY OTHERS FOR PORCH AND STOOP DIMENSIONS.
6. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER IN ACCORDANCE WITH APPLICABLE CODE.
7. VERIFY LOCATION FOR GAS AND ELECTRIC SERVICE TO HOUSE WITH THE CITY.
8. FRAMING AND STRUCTURAL DESIGN TO MEET 90MPH WIND CRITERIA PER SECT. R-301.2.1.14, TABLE R-301.

FURNITURE + EQUIPMENT ARE INCLUDED FOR REFERENCE ONLY. INFORMATION IS INCLUDED TO ASSIST THE CONTRACTOR IN COORDINATING POWER REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ELECTRICAL AND OTHER AFFECTED TRADES.

SYMBOL LEGEND



ELECTRICAL NOTES + LEGEND



1. CONTRACTOR TO MAKE FULL SUBMITTAL OF ALL LIGHT FIXTURES AND ELECTRICAL DEVICES FOR ARCHITECT APPROVAL.
2. ALL SUBSTITUTIONS ARE SUBJECT TO ARCHITECTS WRITTEN APPROVAL.
3. SWITCH & POWER LOCATIONS ARE FOR QUANTITY ONLY. WALK JOB W/ARCHITECT & OWNER AFTER INSTALLATION OF BOXES BUT BEFORE WIRING TO VERIFY LOCATIONS.
4. POWER OUTLETS TO BE 12" A.F.F TO CENTER OF J-BOX UNLESS OTHERWISE NOTED.
5. POWER OUTLETS ABOVE COUNTERTOPS TO BE 6" OFF FINISHED COUNTERSURFACE & TURNED HORIZONTALLY.
6. ALL SWITCHES/ CONTROLS TO BE 42" ABOVE FINISHED FLR.

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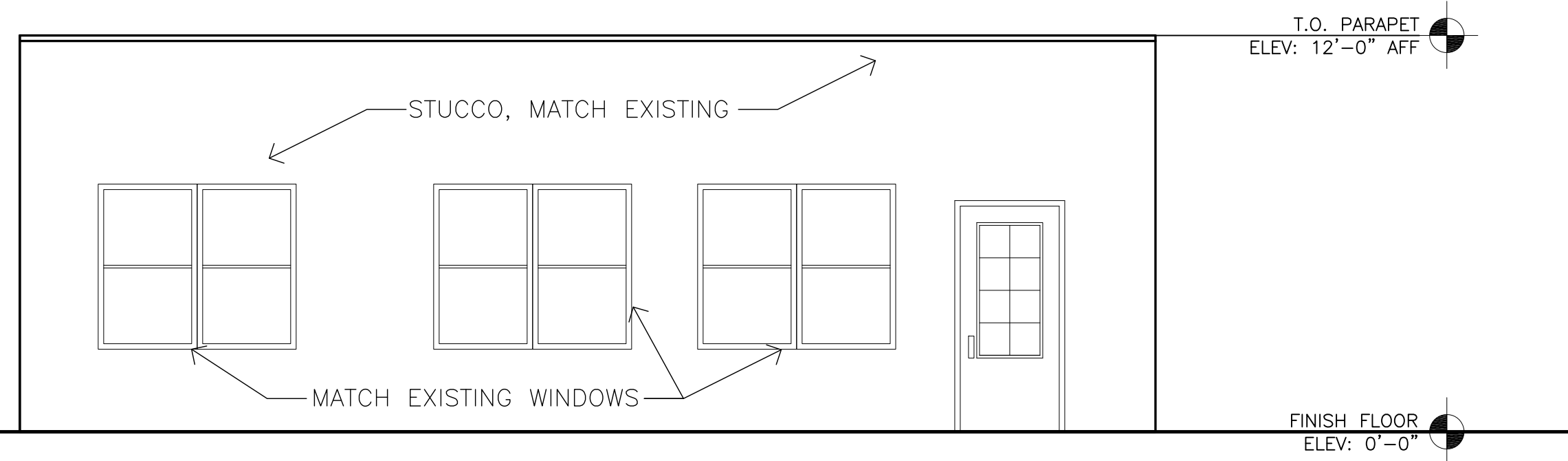
NOVEMBER 20, 2018

SITE PLAN

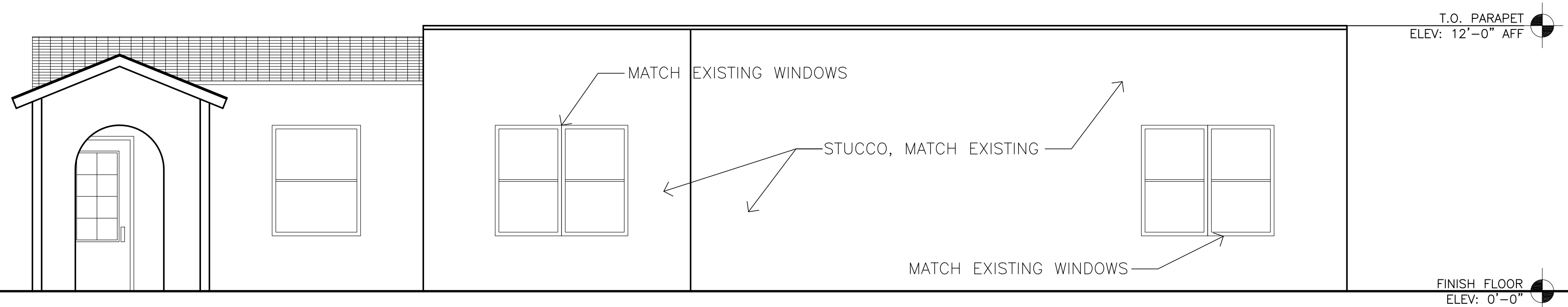
A-2



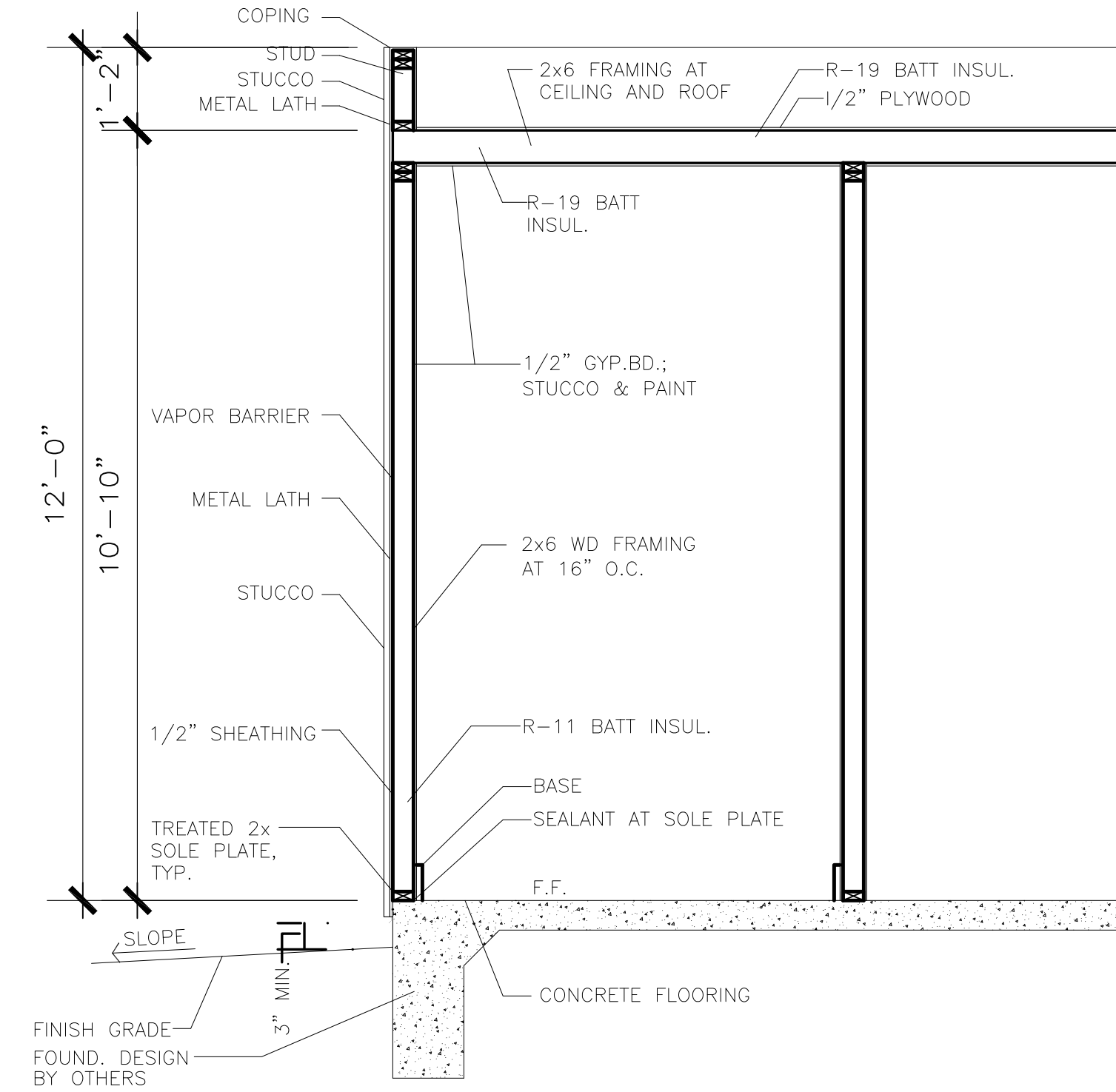
① NORTH ELEVATION – EXISTING
SCALE: 1/4"=1'-0"



② NORTH ELEVATION – NEW WORK
SCALE: 1/4"=1'-0"



③ EAST ELEVATION – NEW WORK
SCALE: 1/4"=1'-0"



④ EXTERIOR WALL SECTION
SCALE: 1/2"=1'-0"

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NOVEMBER 20, 2018

SITE PLAN

A-3



11/15/2015, at 2:08 PM
206 Fulton Ave
Fulton, NY 13820
United States

**PORTIONS HAVE BEEN
REMOVED PRIOR TO
APPROVAL**











150



1507



1507


















Investigation Report

Property

Address	1507 Fulton
District/Overlay	Fulton Avenue
Owner Information	Aaron Consuela
Location Map	
	Lat: 29.4617044531822 Long: -98.521209103781

Site Visit

Date	01/11/2019
Time	02:17 PM (-6 GMT)
Context	drive-by
Present Staff	Huy Pham, Other
Present Individuals	Contractor(s)
Present Companies	Unidentified individual
Types of Work Observed	Additions
Amount of Work Completed	25%
Description of work	Removal of rear historic wall planes in rear and imitation of wood framing for a rear addition
Description of interaction	The on-site contractor was generally cooperative and called the owner Aaron to speak to staff. The homeowner was not able to speak to staff but relayed the message to the contractor to not allow anyone into the property. Staff took photos from the public right of way.



Investigation Report

Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s) and/or crew
Deadline to contact office	01/11/2019
Will post-work application fee apply?	Yes

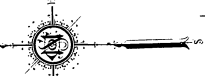
Documentation

<p>Photographs</p>	<p>January 11, 2019 at 2:08 PM 1507 Fulton Ave San Antonio, TX 78201 United States</p>	<p>January 11, 2019 at 2:18 PM 1507 Fulton Ave San Antonio, TX 78201 United States</p>
	<p>January 11, 2019 at 2:16 PM 1507 Fulton Ave San Antonio, TX 78201 United States</p>	
	<p>01/11/2019 02:27 PM</p>	

536

(505)

ADDL SHEET
DEC. 1930



536

536

FULTON (AV)

2751

BEAL

506
LUCKEY AV.
B. BARNHART PL.

W. KING'S HIGHWAY

503

BUCKEYE AV.

W. ELSMERE PL.

535

535

FULTON

535

FREDERICKSBURG

534

524

LYNWOOD AV.

BRAD AV.

LYNWOOD

535

535

535

2746

FREDERICKSBURG

DONALDSON AV.

524

