

# HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2019

**HDRC CASE NO:** 2019-183  
**ADDRESS:** 322 MISSION ST  
**LEGAL DESCRIPTION:** NCB 944 BLK LOT 33  
**ZONING:** RM-4,HS  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Nuessle / Old Onion Top House  
**APPLICANT:** Justin Morgan/All Squared Away  
**OWNER:** Victoria Orta  
**TYPE OF WORK:** New Garage  
**APPLICATION RECEIVED:** March 29, 2019  
**60-DAY REVIEW:** May 28, 2019  
**CASE MANAGER:** Adam Rajper

## REQUEST:

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

1. Demolish a 1-story rear accessory structure.
2. Construct a new 1-story rear accessory structure.

## APPLICABLE CITATIONS:

*UDC Section 35-614. – Demolitions*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e., the current economic climate, terms and conditions of the lender, development agreements entered into by the owner, etc.), nor shall it consider a claim of unreasonable economic hardship by a prospective or pending buyer of the property. When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a

purchaser, which would result in a reasonable rate of return; and

C. The owner has owned the property for a minimum of two (2) years and has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

Additional reports or analyses shall be provided prior to the date of the historic and design review commission's hearing on the demolition permit application and shall become part of the administrative record on the application.

(3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance. When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition.

If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and

irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

#### *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

*Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

### 6. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

#### 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.

### 7. 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.

#### *OHP Window Policy Document*

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

#### **FINDINGS:**

- a. The primary structure located at 322 Mission is a 2-story single-family structure constructed circa 1910 in the Folk Victorian style. The home features a front porch with turned wood posts, front-facing gable, and one over one wood windows. The home is contributing to the King William Historic District and is a designated local historic landmark with the common name of Nuessle/Old Onion Top House.

#### DEMOLITION OF REAR ACCESSORY STRUCTURE

- b. **DEMOLITION** – The applicant is requesting approval for the demolition of the rear accessory structure. The rear accessory structure was demolished after a tree fell on it, prior to issuance of a Certificate of Appropriateness. It featured vertical wood siding, carriage doors, and a corrugated metal roof.
- c. **CONTRIBUTING STATUS** – The 1924 Sanborn map depicts two rear accessory structures on the property. These structures do not appear on the 1951 Sanborn map, which depicts two larger rear accessory structures with square footprints. Based on this evidence, it appears that the subject rear accessory structure was constructed between 1924 and 1951; therefore, it is non-contributing.
- d. **UNREASONABLE ECONOMIC HARDSHIP** – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition.
- e. **LOSS OF SIGNIFICANCE** – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff concurs with the applicant that the rear accessory structure was damaged beyond repair. However, at this time, the applicant has not provided a structural engineer's report noting the structural integrity of the structure.

#### NEW ACCESSORY STRUCTURE

- f. **NEW ACCESSORY STRUCTURE** – The applicant has proposed to construct a new rear accessory structure in the same location as the previous structure. The new structure will feature a footprint, an overall scale, and materials that are similar to the previous structure.
- g. **FOOTPRINT** –According to Guideline 5.A.ii, outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. Based on the submitted site plan, the overall footprint, staff finds that the proposal is consistent with the Guidelines.
- h. **SCALE** –The Historic Design Guidelines state that new construction should be consistent with the height and overall

- scale of nearby historic buildings. Staff finds the proposed addition consistent with the Guidelines in terms of height.
- i. GARAGE DOOR – The applicant has proposed to install a single overhead metal garage door. According to Guideline 9.B.i for Exterior Maintenance and Alterations, garage doors should be compatible with those found on historic garages in the district. Most commonly in the King William Historic District, two individual garage doors are utilized on rear accessory structures to maintain the consistency of the historic development pattern. Staff finds the proposed single overhead garage door inconsistent with the Guidelines.
  - j. FAÇADE – According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. The applicant has proposed to incorporate wood siding. Staff finds that the proposed siding material is consistent with the Guidelines.
  - k. ROOF – The applicant has proposed a standing seam metal roof with a gable form. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the primary structure. Staff finds that the proposal is consistent with the Guidelines.
  - l. ARCHITECTURAL DETAILS – The Guidelines state that architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Details should also be simple in design and should complement, but not visually compete with, the primary structure or adjacent structures. Staff finds the proposal consistent with the Guidelines.

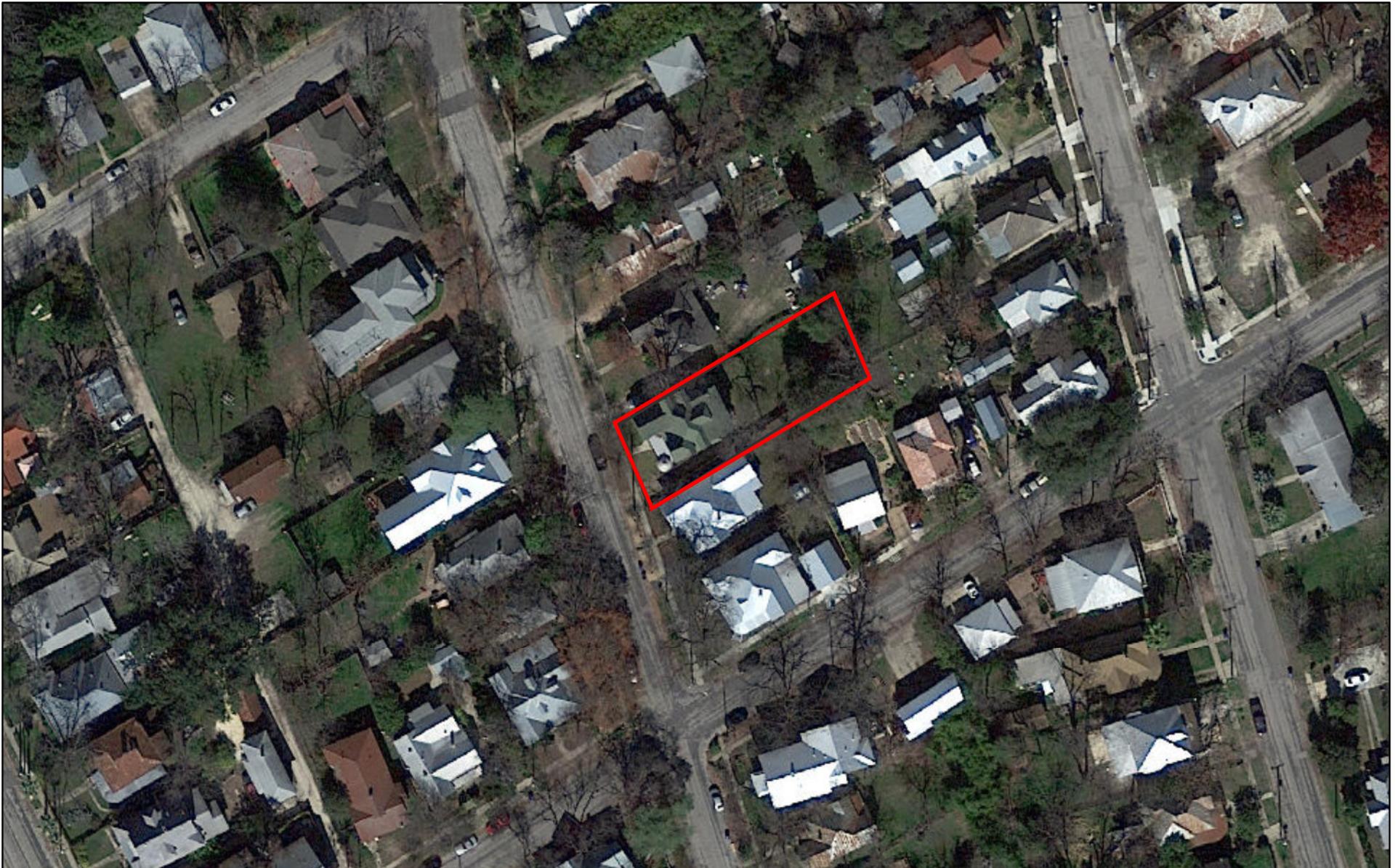
### **RECOMMENDATION:**

Item 1, Staff recommends approval of the demolition of the existing contributing rear accessory structure based on findings a through e.

Item 2, Staff recommends approval of the new rear accessory structure based on findings f through l with the following stipulations:

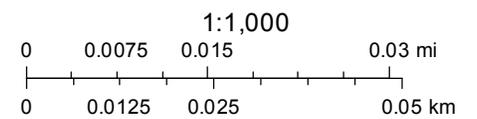
- i. That the applicant install two individual wood overhead garage doors to maintain the configuration of the previous rear accessory structure and materiality of historic garages in the district as noted in finding i. The applicant is required to submit updated drawings and specifications to staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the new standing seam metal roof not include a ridge cap. The new roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam and a standard galvalume finish. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed. The applicant is also required to submit updated specifications that reflect this change to staff for review and approval prior to receiving a Certificate of Appropriateness.

# City of San Antonio One Stop

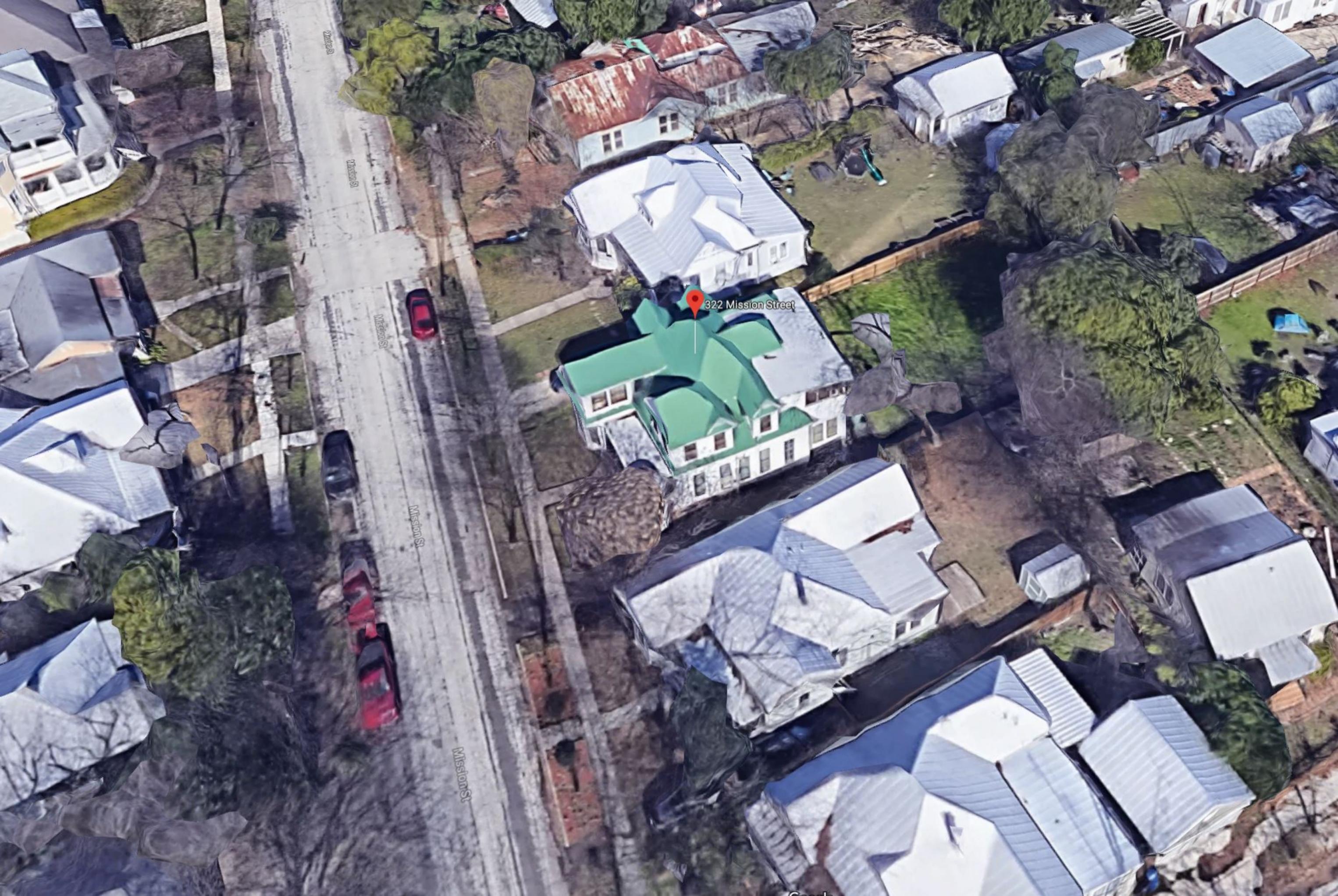


April 11, 2019

— User drawn lines



CoSA



322 Mission Street

Mission St

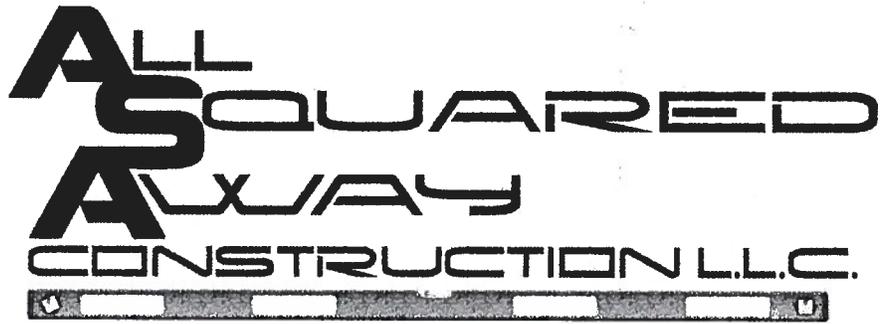
Mission St

Mission St

Mission St

Mission St





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San Antonio, TX 78258  
P: 210-846-2544 Fax: 830-714-4194  
[allsqdaway@gmail.com](mailto:allsqdaway@gmail.com)

3/29/19

To whom this may concern,

All Squared Away Construction was ask to rebuild a garage at 322 Mission St. We went out and looked at the existing garage. The garage had a huge tree that had fallen on top and crushed the garage. The garage was a wood sided garage that had vertical siding and a metal roof. We proposed to rebuild this structure. We were awarded this project, so we have provided a design to match the structure as close as possible. We have attached the proposed design, engineering, and pictures of the existing building with the tree on it. If you have any questions please feel free to reach out us.

Thank You,  
All Squared Away Construction  
Justin Morgan  
210.846.2544

**Before Demolition**



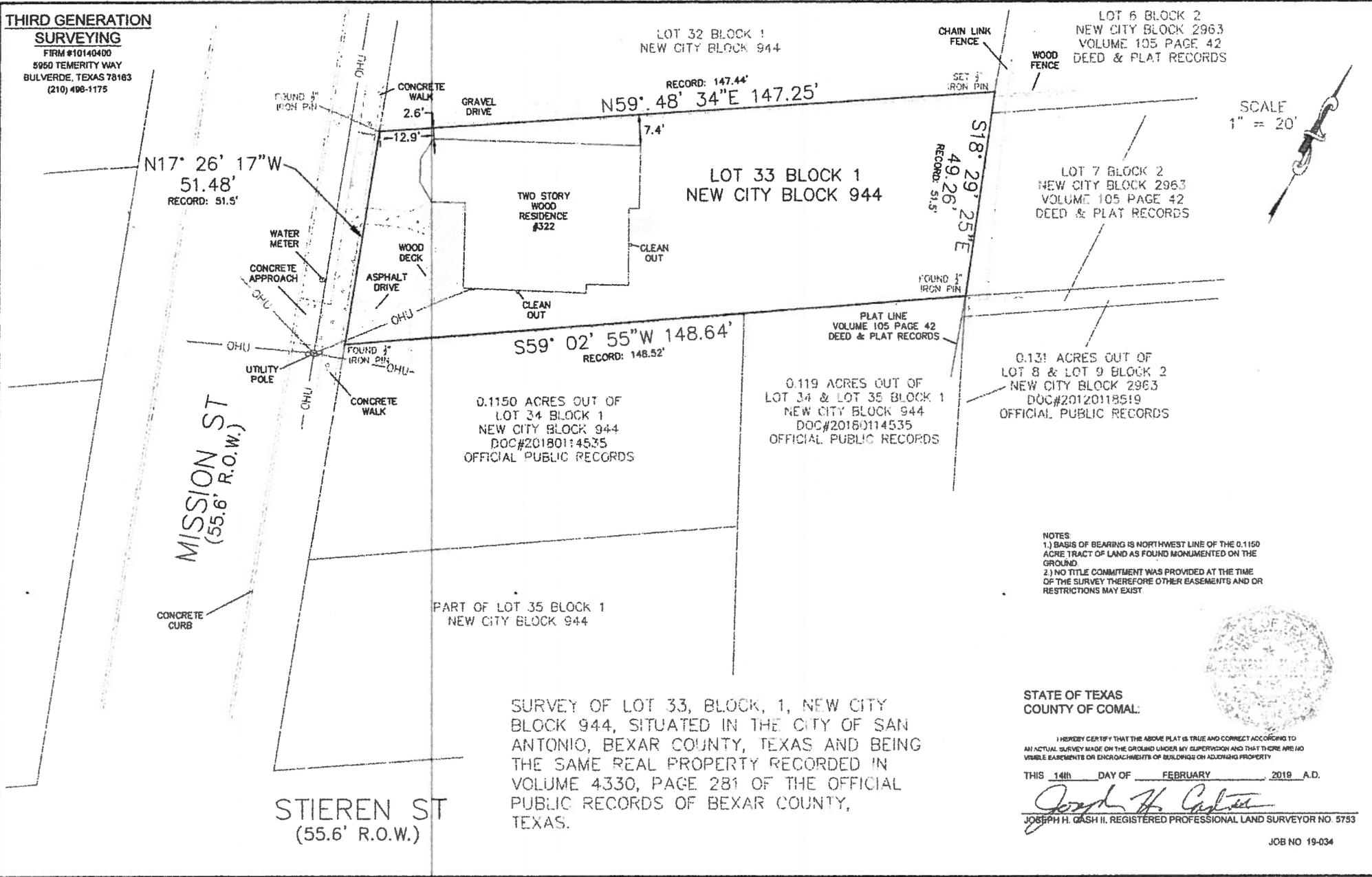






**THIRD GENERATION  
SURVEYING**

FIRM #10140400  
5950 TEMERITY WAY  
BULVERDE, TEXAS 78183  
(210) 498-1175



LOT 6 BLOCK 2  
NEW CITY BLOCK 2963  
VOLUME 105 PAGE 42  
DEED & PLAT RECORDS

WOOD FENCE

CHAIN LINK FENCE

SET 3" IRON PIN

SCALE  
1" = 20'

LOT 7 BLOCK 2  
NEW CITY BLOCK 2963  
VOLUME 105 PAGE 42  
DEED & PLAT RECORDS

PLAT LINE  
VOLUME 105 PAGE 42  
DEED & PLAT RECORDS

0.119 ACRES OUT OF  
LOT 34 & LOT 35 BLOCK 1  
NEW CITY BLOCK 944  
DOC#20160114535  
OFFICIAL PUBLIC RECORDS

0.131 ACRES OUT OF  
LOT 8 & LOT 9 BLOCK 2  
NEW CITY BLOCK 2963  
DOC#20120118519  
OFFICIAL PUBLIC RECORDS

0.1150 ACRES OUT OF  
LOT 34 BLOCK 1  
NEW CITY BLOCK 944  
DOC#2018014535  
OFFICIAL PUBLIC RECORDS

PART OF LOT 35 BLOCK 1  
NEW CITY BLOCK 944

NOTES  
1.) BASIS OF BEARING IS NORTHWEST LINE OF THE 0.1150  
ACRE TRACT OF LAND AS FOUND MONUMENTED ON THE  
GROUND.  
2.) NO TITLE COMMITMENT WAS PROVIDED AT THE TIME  
OF THE SURVEY THEREFORE OTHER EASEMENTS AND OR  
RESTRICTIONS MAY EXIST.

STATE OF TEXAS  
COUNTY OF COMAL:



I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO  
AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO  
VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY

THIS 14th DAY OF FEBRUARY, 2018 A.D.

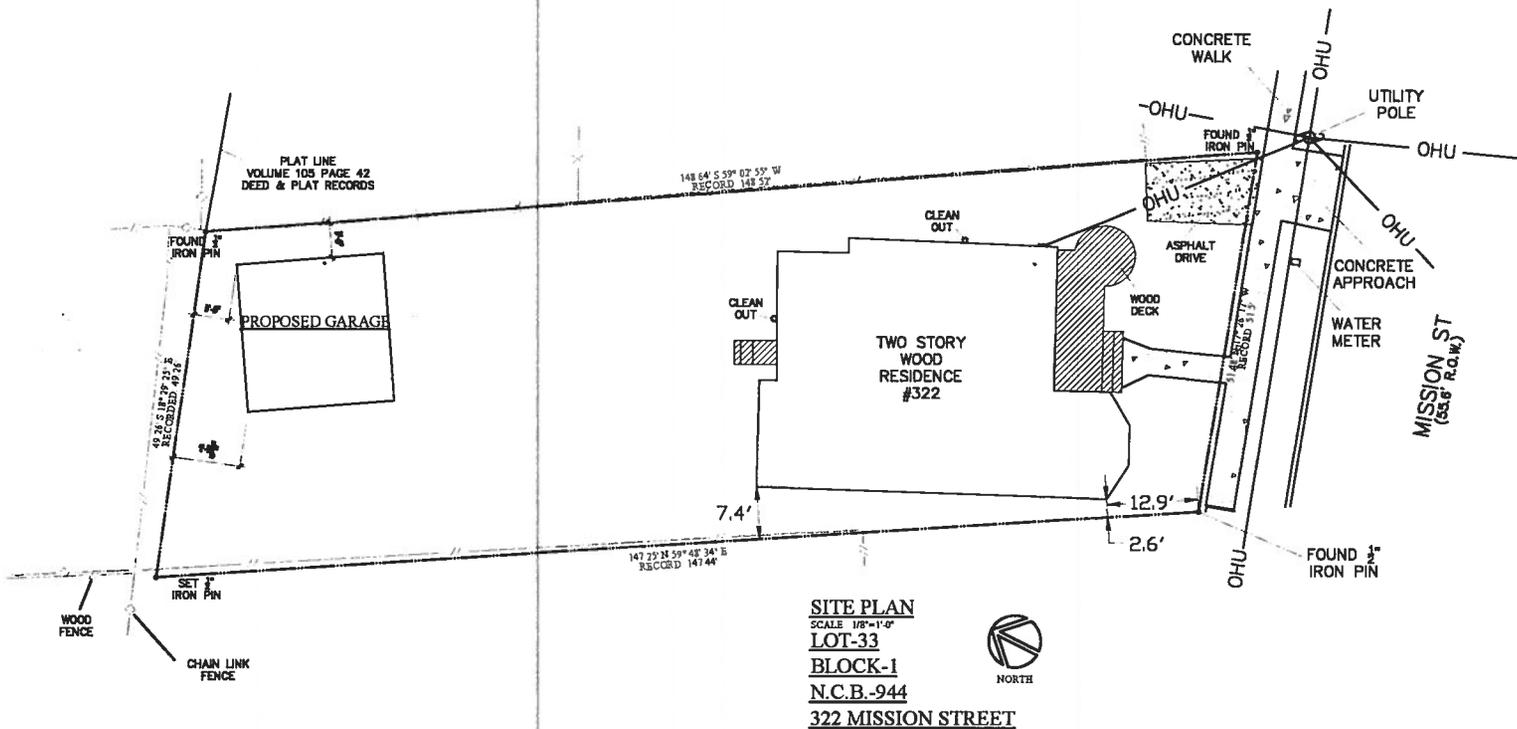
*Joseph H. Gash II*  
JOSEPH H. GASH II, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5753

JOB NO 19-034

SURVEY OF LOT 33, BLOCK, 1, NEW CITY  
BLOCK 944, SITUATED IN THE CITY OF SAN  
ANTONIO, BEXAR COUNTY, TEXAS AND BEING  
THE SAME REAL PROPERTY RECORDED IN  
VOLUME 4330, PAGE 281 OF THE OFFICIAL  
PUBLIC RECORDS OF BEXAR COUNTY,  
TEXAS.

STIEREN ST  
(55.6' R.O.W.)

MISSION ST  
(55.6' R.O.W.)



**SITE PLAN**  
 SCALE 1/8"=1'-0"  
**LOT-33**  
**BLOCK-1**  
**N.C.B.-944**  
**322 MISSION STREET**



**REVISIONS**

MARCH 21, 2019

REVISIONS

**A NEW GARAGE FOR:  
 THE ORTA RESIDENCE**  
 322 MISSION STREET, LOT 33, BLOCK-1, N.C.B. 944

**RANDY HERRERA**  
 DESIGNER, LLC

1810 West Blalock, San Antonio, Texas, 78223  
 Phone: (214) 481-1111  
 Email: info@randyherreradesigner.com  
 Web: randyherreradesigner.com  
 RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

DATE DRAWN  
 MARCH 2, 2019

SHEET  
**A-1**  
 1 OF 2

322 MISSION STREET





210.846.2544  
allsqdaway@gmail.com

### Exhibit 1 specifications

Date: March 27, 2019

Proposed Build for: Victoria Orta

Plans: 03-2-2019

Address of home to be built: 322 Mission St

Style: Garage

Heated/Cooled Sq. Ft: 0

Total Slab Sq. Ft: 400

Total Sq. Ft: 400

- A. **Electrical:** -Connect to existing house panel
- B. **Site Work:** Port-a-let and trash dumpster onsite.
- C. **Foundation:** Construction in accordance with Engineered Foundation Plan with re-bar steel and 3000 PSI concrete.
- D. **Framing:** Per Engineers plan

**E. Roof: Galvanized metal roof**

**F. Windows: N/a**

**G. Exterior Millwork:** All exterior doors include compression weather stripping, paint grade frames, and aluminum thresholds.

Entry - Exterior doors per plans.

**H. Exterior Painting:** Premium Paint, color chosen by homeowner(s)..

**I. HVAC: n/a**

**J. Plumbing: n/a**

**K. Electrical:** All wiring to current National Electric Code/Uniform Building Code  
Recessed cans per plans

**L. Siding:** Hardie panel HZ10 5/16 in.x 8.25in.x96" fiber cement Sierra 8 panel siding

**M. Fireplace: n/a**

**N. Insulation: n/a**

**O. Drywall:** 5/8" sheetrock on garage common walls and ceilings. 1/2" sheetrock on all other walls. Walls will have orange peel texture. Square edges at corners.

**P. Floor Covering: Broom finish.**

**Q. Bath Tile: n/a.**

**R. Garage Doors:** Wood grain steel panel door

**S. Cabinets: - N/a**

**T. Interior Millwork:** 2 1/4 base and door trim

**U. Interior Painting:** Walls and ceilings including garage, color selected by homeowner(s).

Doors and Trim - one color semi-gloss enamel.

**V. Counter Tops: n/a**

**W. Mirrors and Glass: n/a**

**X. Hardware:** Door hardware - to include entry set

**Y. Appliances: n/a**

**Z. Security System: n/a.**

**AA. Flatwork: n/a**

**BB. Landscaping: n/a**

**CC. Changes: NO ORAL AGREEMENTS** - some changes requested by homeowner(s) subsequent to start, and/or failure to make timely selections will increase time of construction. All changes will be made in writing on a Work Order Form.

**DD. Insurance:** Insurance provided by All Squared Away Construction, LLC (ASAC) during construction.

**EE. Special Notes:** Only contractors authorized by ASAC may perform work on-site prior to completion. ASAC will be held harmless for damages to materials supplied or installed by homeowner(s).

**FF. Permanent Loan Fees:** No builder (ASAC) contribution is included for discount points, loan origination, title policy, etc. No other fees will be paid by ASAC, including but not limited to escrow fees, recording fees, tax certificates, or commitment fees.

**GG. Interim Financing:** Provided and paid for by homeowner(s).

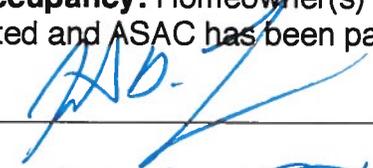
**HH. Warranties:** Standard Texas Residential Construction Commission warranty applies, manufacturer's warranties on appliances, roofing, windows, equipment, etc. ASAC warranty excludes security system, landscaping, materials and all materials supplied by homeowner(s). **A home warranty is offered by ASAC at homeowner(s) expense.** ASAC will supply information on the warranty to the homeowner(s) prior to or at the time agreement to build is made/signed.

**II. Title Company: n/a**

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**JJ. Construction Site:** We understand the excitement of building a new garage and you desire to inspect the progress of construction, however, please be advised of the dangers inherent with a construction site. Please use caution!

**KK. Occupancy:** Homeowner(s) may occupy the property when construction is completed and ASAC has been paid in full.

ASAC 

Date 3/28/19

Buyer 

Date 3/28/19