

HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2018

HDRC CASE NO: 2018-300
ADDRESS: 958 E MISTLETOE
LEGAL DESCRIPTION: NCB 6461 BLK LOT SE TRI 33.59 FT OF 51, S IRR 46.11 FT OF 52 & E 105 FT OF IRR OF 53
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Office of Historic Preservation
TYPE OF WORK: Recommendation to the Building Standards Board (BSB)
APPLICATION RECEIVED: June 15, 2018
60-DAY REVIEW: August 14, 2018
REQUEST:

The applicant is requesting a recommendation to the Building Standards Board (BSB) for the repair of the primary structure at 958 E Mistletoe.

The City's Code Enforcement Division has determined that the structure is eligible for repair per Chapter 6-156.

APPLICABLE CITATIONS:

UDC Section 35-614 Demolition.

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 demonstrates clear and convincing evidence supporting an 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)(3) in order to receive a certificate for demolition of the property.

Sec. 35-615. - Prevention of Demolition by Neglect.

(a)Applicability. In keeping with the city's minimum housing standards, the owner, or other person having legal custody and control of a designated historic landmark or structure in a local historic district shall preserve the historic landmark or structure against decay and deterioration and shall keep it free from any of the following defects:

(1)Parts which are improperly or inadequately attached so that they may fall and injure persons or property;

(2)Deteriorated or inadequate foundation;

(3)Defective or deteriorated floor supports or floor supports that are insufficient to carry the loads imposed safely;

(4)Walls, partitions, or other vertical supports that split, lean, list, or buckle due to defect or deterioration or are insufficient to carry the loads imposed safely;

(5)Ceilings, roofs, ceiling or roof supports, or other horizontal members which sag, split, or buckle due to defect or deterioration or are insufficient to support the loads imposed safely;

(6)Fireplaces and chimneys which list, bulge, or settle due to defect or deterioration or are of insufficient size or strength to carry the loads imposed safely;

(7)Deteriorated, crumbling, or loose exterior stucco or mortar, rock, brick, or siding;

(8)Broken, missing, or rotted roofing materials or roof components, window glass, sashes, or frames, or exterior doors or door frames; or

(9)Any fault, defect, or condition in the structure which renders it Structurally unsafe or not properly watertight.

(b)Compliance. The owner or other person having legal custody and control of a designated historic landmark or structure in a local historic district shall, in keeping with the city's minimum housing standards, repair the landmark or structure if it is found to have any of the defects listed in subsection (a) of this section. In addition, the owner or other person having legal custody and control of a historic landmark or a building, object, site, or structure located in a historic district shall keep all property, including vacant property, clear of all weeds, fallen trees or limbs, debris, abandoned vehicles, and all other refuse as specified under the city's minimum housing codes and ordinances.

(c)Enforcement.

(1)The historic preservation officer and the historic and design review commission are authorized to work with a property owner to encourage maintenance and stabilization of the structure and identify resources available before taking enforcement action under this section.

(2)The historic and design review commission, on its own initiative, or the historic preservation officer may file a petition with code compliance requesting that the city proceed under the public safety and housing ordinance to require correction of defects or repairs to any structure covered by subsection (a) above so that such structure shall be preserved and protected in accordance with the purposes of this article and the public safety and housing ordinance.

(3)Penalties.

(i)A person may not violate a requirement of this article. Pursuant to Section 214.0015 (Additional Authority Regarding Substandard Buildings) of the Texas Local Government Code, a person who violates a requirement of this article commits a civil offense, and is civilly liable to the City of San Antonio in an amount not to exceed one thousand dollars (\$1,000.00) per day for each violation or an amount not to exceed ten dollars (\$10.00) per day for each violation if the property is the owner's lawful homestead. The City of San Antonio may by order assess and recover any such civil penalties against a property owner at the time of an administrative hearing regarding the violations provided the property owner was notified of the requirements of the ordinance and the owner's need to comply with the requirements and, after notification, the property owner committed an act in violation of the ordinance or failed to take an action necessary for compliance with the ordinance. The city clerk shall file with the district clerk of Bexar County a certified copy of any order issued under this subsection stating the amount and duration of the penalty. Any monies collected shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources.

(ii)A person who violates this article commits an offense. An offense under this article is a class C misdemeanor punishable as provided in the municipal ordinances of San Antonio.

(iii)An action to enforce the requirements of this article may include injunctive relief and may be joined with enforcement of all applicable city codes.

(iv)If any building, object, site or structure covered by this subdivision shall have to be demolished as a public safety hazard and the owner thereof shall have received two (2) or more notices from the director of code compliance of building neglect in violation of this and other city ordinances, no application for a permit for a project on the property may be considered for a period of five (5) years from the date of demolition of the structure. Additionally, no permit for a curb cut needed for the operation of surface parking lot shall be granted by a city office during this period, nor shall a parking lot for vehicles be operated whether for remuneration or not on the site for a period of five (5) years from and after the date of such demolition.

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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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 building and historic patterns.

FINDINGS:

- a. The primary structure located at 958 E Mistletoe 1-story residential structure constructed in approximately 1940 in the Craftsman style. The home features a wood siding, a cross gable roof configuration with exposed rafter tails, and stone column bases. The structure is contributing to the River Road Historic District. The property also features two non-contributing rear accessory structures.
- b. According to Development Services Department code staff, the exterior of the primary structure has fire damage to decking, rotting/damaged rafters, rotted/damaged roof sheathing, deteriorated/rotted overhangs, damaged/broken windows, and rotted/damaged siding. The City's Code Enforcement Division inspected the property and determined it to be eligible for repair. The Historic Design Guidelines for Exterior Maintenance and Alterations note that historic exterior elements should be preserved where they remain or replaced or reconstructed in-kind of damaged. When new materials are needed, they should match the existing materials in color, configuration, durability, and texture. The repair and replacement of wood siding, wood trim, wooden porch elements, and roofing elements is eligible for administrative approval.

RECOMMENDATION:

Staff recommends repair of the existing historic structure based on findings a and b. The Certificate of Appropriateness for repair of this structure is eligible for administrative approval.

CASE MANAGER:

Stephanie Phillips



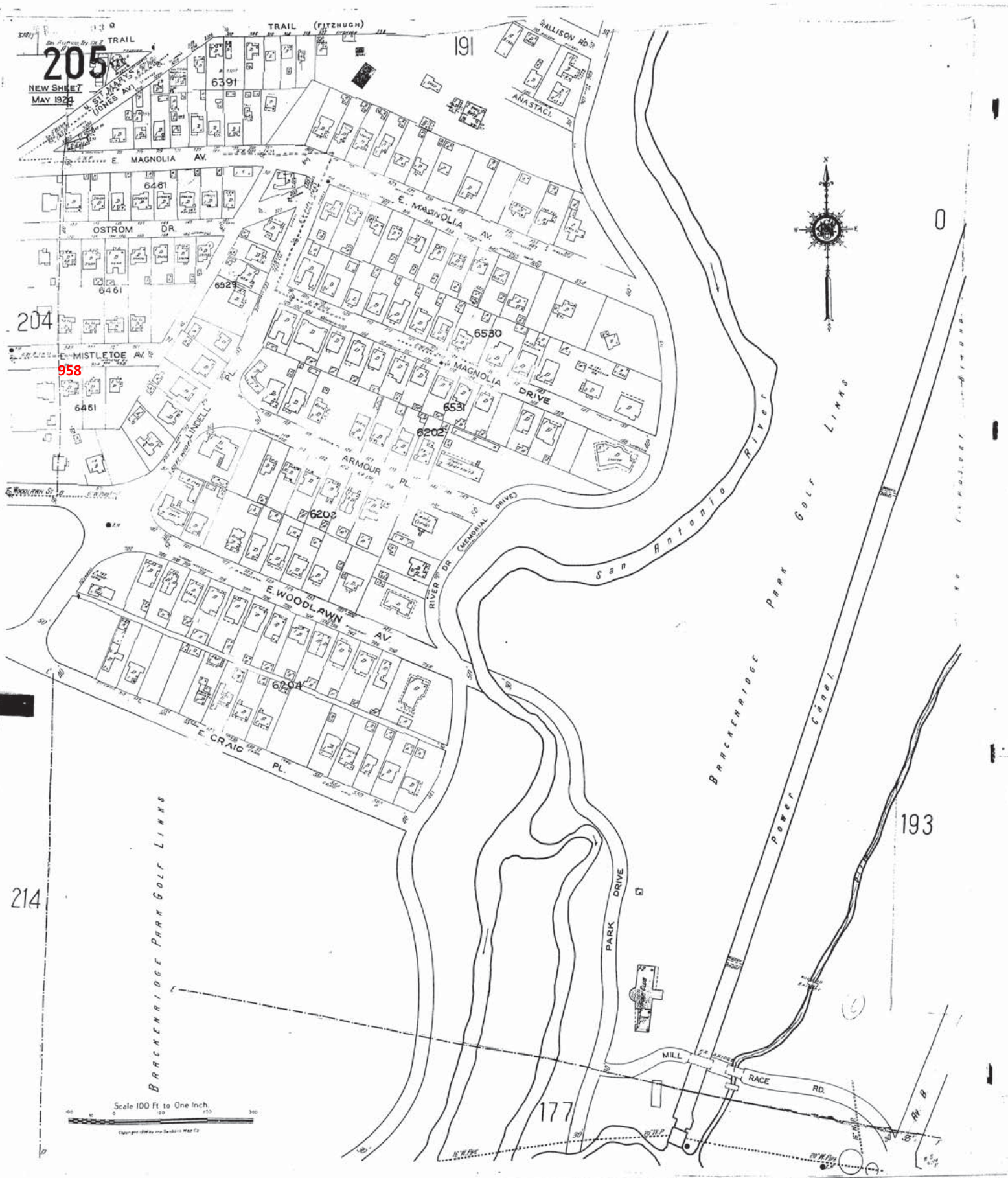
Flex Viewer

Powered by ArcGIS Server

Printed: Jun 25, 2018

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SANBORN MAP 1911-1958





R. Bigler# 639

958 E. Mistletoe/Main



R. Bigler# 639

958 E. Mistletoe/Accessory #1



R. Bigler# 639

958 E. Mistletoe/Accessory #2



DEVELOPMENT SERVICES DEPARTMENT
FIELD SERVICES DIVISION
CODE ENFORCEMENT SECTION
Building Standards Board-Dangerous Structure Case

PRIMARY
STRUCTURE

Structural Condition

Occupied: Yes

Structural Type: Residential
Main Structure

Zoning: R4

Check all that apply:

Fire: fire/smoke damage to decking

Type: Gable

Covering: asphalt shingle

- | | | |
|--|--|---|
| <input type="checkbox"/> Roof sagging | <input type="checkbox"/> Roof structure dilapidated | <input type="checkbox"/> Engineer's letter required |
| <input type="checkbox"/> Roof holes/collapsed | <input type="checkbox"/> Missing flashing | <input checked="" type="checkbox"/> Roof Sheathing rotted/damaged |
| <input type="checkbox"/> Ridge-board missing/damaged | <input type="checkbox"/> Roof covering missing/damaged | <input checked="" type="checkbox"/> Overhang deteriorated/rotted |
| <input checked="" type="checkbox"/> Rafters rotted/damaged | <input type="checkbox"/> Missing purlins/brace/collar ties | <input type="checkbox"/> Roof trusses rotted/damaged |
| <input type="checkbox"/> Ceiling joist rotted/damaged | | <input type="checkbox"/> Unable to access |
| | | <input checked="" type="checkbox"/> Fire Damage |

Frame: wood

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Exterior Inspection: | <input checked="" type="checkbox"/> Interior Inspection: | <input checked="" type="checkbox"/> Floors: |
| <input type="checkbox"/> Fire damaged walls | <input type="checkbox"/> Ceiling not at required height | <input type="checkbox"/> Floor trusses rotted/damaged |
| <input checked="" type="checkbox"/> Siding damaged/deteriorated | <input type="checkbox"/> Ceiling severely deflected | <input checked="" type="checkbox"/> Floor has holes |
| <input checked="" type="checkbox"/> Windows damaged/broken | <input checked="" type="checkbox"/> Sheetrock damaged/missing | <input type="checkbox"/> Floor joists rotten/damaged |
| <input type="checkbox"/> Brick veneer damaged | <input type="checkbox"/> Studs rotted/leaning | <input type="checkbox"/> Floor covering damaged |
| <input type="checkbox"/> Stucco veneer damaged | <input type="checkbox"/> Headers missing | <input type="checkbox"/> Floors uneven/unsafe |
| <input type="checkbox"/> Chimney/Towers damaged/listing | <input type="checkbox"/> Missing double top plate | <input type="checkbox"/> Inadequate means of Egress |
| <input type="checkbox"/> Structure is listing | <input type="checkbox"/> Bottom plate rotted/damaged | <input type="checkbox"/> Fire Damage--Floors |
| <input checked="" type="checkbox"/> Lack of Weather Protection | <input checked="" type="checkbox"/> Interior walls vandalized | |

Foundation: post and beam

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Post and Beam | <input type="checkbox"/> Slab on Grade | <input type="checkbox"/> Engineer's letter required |
| <input type="checkbox"/> Posts leaning | <input type="checkbox"/> Sill beams rotted/damaged | <input type="checkbox"/> Floor joist rotted/damaged |
| <input type="checkbox"/> Posts rotted/cracked | <input type="checkbox"/> Sill beams on grade | <input type="checkbox"/> Floor joist not bearing correctly |
| <input type="checkbox"/> Needs leveling | <input type="checkbox"/> Sill not bearing on support | <input checked="" type="checkbox"/> Unable to inspect |
| <input type="checkbox"/> Needs extensive repairs | <input type="checkbox"/> Slab on grade--cracks | <input type="checkbox"/> Fire Damage |
| <input type="checkbox"/> No foundation | | |

Miscellaneous:

- | | | |
|---|--|---|
| <input type="checkbox"/> Front/rear porch damaged | <input type="checkbox"/> Front/rear steps rotted/damaged/detaching | <input type="checkbox"/> Missing/damaged handrails |
| <input checked="" type="checkbox"/> Door rotted/damaged | <input type="checkbox"/> Missing smoke detectors | <input type="checkbox"/> Missing/damaged guardrails |
| <input type="checkbox"/> Electrical system hazards | <input type="checkbox"/> Exposed wires | <input type="checkbox"/> Unsafe equipment |
| <input type="checkbox"/> Illegal installation-Electrical/Plumbing | <input type="checkbox"/> Broken devices/fixtures | <input type="checkbox"/> No electrical services |
| <input type="checkbox"/> Plumbing system hazards | <input type="checkbox"/> Insufficient receptacles/lighting outlets | <input type="checkbox"/> Unlawful structure |
| <input type="checkbox"/> Water leaks | <input type="checkbox"/> Deteriorated/damaged pipes | <input type="checkbox"/> No water service |
| <input type="checkbox"/> Water meter tampered | <input type="checkbox"/> Gas leak | |

Complaint Number:

23033019



DEVELOPMENT SERVICES DEPARTMENT
FIELD SERVICES DIVISION
CODE ENFORCEMENT SECTION
Building Standards Board-Dangerous Structure Case

PRIMARY
STRUCTURE

Code Definitions 6-156

- ☐ 1. A door, aisle, passageway, stairway or other means of exit is not sufficient width size or not so arranged as to provide safe and adequate means of exit in case of panic.
- ☐ 2. The walking surface of any aisle, passageway, stairway, or other means of exit is so warped, worn, loose, torn, or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- ☐ 3. The stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose, or location.
- ☐ 4. A portion of the structure/building has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- ☐ 5. A portion, member of appurtenance of the structure/building is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- ☐ 6. A portion of a building, any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose, or location without exceeding the working stresses permitted in the Building Code for
- ☐ 7. The building or structure, or any portion thereof, because of: (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) the removal, movement, or instability of any portion of the ground necessary to support such building; (iv) the deterioration, decay, or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
- ☒ 8. The building or structure, or a portion thereof, is manifestly unsafe for the purpose for which it is being used.
- ☐ 9. The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- ☐ 10. The building or structure, exclusive of the foundation, shows thirty-three (33) percent or more damage or deterioration of its supporting member or members, or fifty (50) percent damage or deterioration of its nonsupporting members, or fifty (50) percent damage or deterioration of enclosing or outside walls or coverings
- ☐ 11. The building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated or neglected as to become a harbor for vagrants or criminals.
- ☒ 12. The building or structure had been contracted, exists or is maintained in violation of the city's minimum housing standards or technical building codes to the extent violation poses a threat or potential threat to life, health, safety or property
- ☐ 13. The building or structure is used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction, arrangement, inadequate light, air, or sanitation facilities, is determined by the health director to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease
- ☐ 14. The building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections, or heating apparatus, or other mechanical, structural, or social cause, has been determined by the fire chief to be a fire hazard
- ☒ 15. The building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.
- ☐ 16. A portion of the building or structure has remained for a period of time on a site after the demolition or destruction of the building or structure, and was not approved for partial demolition by the BSB or the department of building inspections in its permitting process.
- ☐ 17. The building or structure, is unoccupied by its owner, lessee, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered by children.
- ☒ 18. The building or structure is secured by a means inadequate to prevent unauthorized entry or use in the manner described in condition subsection (17) above.

Recommendation: Repair Repair

Code and Chapter: 6-157

Complaint Number: 23033019



DEVELOPMENT SERVICES DEPARTMENT
FIELD SERVICES DIVISION
CODE ENFORCEMENT SECTION
Building Standards Board-Dangerous Structure Case

ACCESSORY #1

Structural Condition

Occupied: No

Structural Type: Residential
Accessory

Zoning: R4

Accessory # 1

Check all that apply:

Defect: deteriorated overhang

Type: Flat

Covering: asphalt shingle

- | | | |
|---|--|--|
| <input type="checkbox"/> Roof sagging | <input type="checkbox"/> Roof structure dilapidated | <input type="checkbox"/> Engineer's letter required |
| <input type="checkbox"/> Roof holes/collapsed | <input type="checkbox"/> Missing flashing | <input type="checkbox"/> Roof Sheathing rotted/damaged |
| <input type="checkbox"/> Ridge-board missing/damaged | <input type="checkbox"/> Roof covering missing/damaged | <input checked="" type="checkbox"/> Overhang deteriorated/rotted |
| <input type="checkbox"/> Rafters rotted/damaged | <input type="checkbox"/> Missing purlins/brace/collar ties | <input type="checkbox"/> Roof trusses rotted/damaged |
| <input type="checkbox"/> Ceiling joist rotted/damaged | | <input type="checkbox"/> Unable to access |
| | | <input type="checkbox"/> Fire Damage |

Frame: wood

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Exterior Inspection: | <input checked="" type="checkbox"/> Interior Inspection: | <input checked="" type="checkbox"/> Floors: |
| <input type="checkbox"/> Fire damaged walls | <input type="checkbox"/> Ceiling not at required height | <input type="checkbox"/> Floor trusses rotted/damaged |
| <input checked="" type="checkbox"/> Siding damaged/deteriorated | <input type="checkbox"/> Ceiling severely deflected | <input type="checkbox"/> Floor has holes |
| <input checked="" type="checkbox"/> Windows damaged/broken | <input checked="" type="checkbox"/> Sheetrock damaged/missing | <input type="checkbox"/> Floor joists rotten/damaged |
| <input type="checkbox"/> Brick veneer damaged | <input type="checkbox"/> Studs rotted/leaning | <input checked="" type="checkbox"/> Floor covering damaged |
| <input type="checkbox"/> Stucco veneer damaged | <input type="checkbox"/> Headers missing | <input checked="" type="checkbox"/> Floors uneven/unsafe |
| <input type="checkbox"/> Chimney/Towers damaged/listen | <input type="checkbox"/> Missing double top plate | <input type="checkbox"/> Inadequate means of Egress |
| <input type="checkbox"/> Structure is listing | <input checked="" type="checkbox"/> Bottom plate rotted/damaged | <input type="checkbox"/> Fire Damage--Floors |
| <input checked="" type="checkbox"/> Lack of Weather Protection | <input type="checkbox"/> Interior walls vandalized | |

Foundation: post and beam

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Post and Beam | <input type="checkbox"/> Slab on Grade | <input type="checkbox"/> Engineer's letter required |
| <input type="checkbox"/> Posts leaning | <input type="checkbox"/> Sill beams rotted/damaged | <input type="checkbox"/> Floor joist rotted/damaged |
| <input type="checkbox"/> Posts rotted/cracked | <input type="checkbox"/> Sill beams on grade | <input type="checkbox"/> Floor joist not bearing correctly |
| <input type="checkbox"/> Needs leveling | <input type="checkbox"/> Sill not bearing on support | <input type="checkbox"/> Unable to inspect |
| <input type="checkbox"/> Needs extensive repairs | <input type="checkbox"/> Slab on grade--cracks | <input type="checkbox"/> Fire Damage |
| <input type="checkbox"/> No foundation | | |

Miscellaneous: exposed wires

- | | | |
|---|--|---|
| <input type="checkbox"/> Front/rear porch damaged | <input type="checkbox"/> Front/rear steps rotted/damaged/detaching | <input type="checkbox"/> Missing/damaged handrails |
| <input type="checkbox"/> Door rotted/damaged | <input type="checkbox"/> Missing smoke detectors | <input type="checkbox"/> Missing/damaged guardrails |
| <input type="checkbox"/> Electrical system hazards | <input type="checkbox"/> Exposed wires | <input type="checkbox"/> Unsafe equipment |
| <input type="checkbox"/> Illegal installation-Electrical/Plumbing | <input type="checkbox"/> Broken devices/fixtures | <input type="checkbox"/> No electrical services |
| <input type="checkbox"/> Plumbing system hazards | <input type="checkbox"/> Insufficient receptacles/lighting outlets | <input type="checkbox"/> Unlawful structure |
| <input type="checkbox"/> Water leaks | <input type="checkbox"/> Deteriorated/damaged pipes | <input type="checkbox"/> No water service |
| <input type="checkbox"/> Water meter tampered | <input type="checkbox"/> Gas leak | |

Complaint Number:

23033019



DEVELOPMENT SERVICES DEPARTMENT
FIELD SERVICES DIVISION
CODE ENFORCEMENT SECTION
Building Standards Board-Dangerous Structure Case

ACCESSORY #1

Code Definitions 6-156

- ☐ 1. A door, aisle, passageway, stairway or other means of exit is not sufficient width size or not so arranged as to provide safe and adequate means of exit in case of panic.
- ☒ 2. The walking surface of any aisle, passageway, stairway, or other means of exit is so warped, worn, loose, torn, or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- ☐ 3. The stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose, or location.
- ☐ 4. A portion of the structure/building has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- ☐ 5. A portion, member of appurtenance of the structure/building is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- ☐ 6. A portion of a building, any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose, or location without exceeding the working stresses permitted in the Building Code for
- ☐ 7. The building or structure, or any portion thereof, because of: (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) the removal, movement, or instability of any portion of the ground necessary to support such building; (iv) the deterioration, decay, or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
- ☒ 8. The building or structure, or a portion thereof, is manifestly unsafe for the purpose for which it is being used.
- ☐ 9. The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- ☐ 10. The building or structure, exclusive of the foundation, shows thirty-three (33) percent or more damage or deterioration of its supporting member or members, or fifty (50) percent damage or deterioration of its nonsupporting members, or fifty (50) percent damage or deterioration of enclosing or outside walls or coverings
- ☐ 11. The building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated or neglected as to become a harbor for vagrants or criminals.
- ☒ 12. The building or structure had been contracted, exists or is maintained in violation of the city's minimum housing standards or technical building codes to the extent violation poses a threat or potential threat to life, health, safety or property
- ☐ 13. The building or structure is used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction, arrangement, inadequate light, air, or sanitation facilities, is determined by the health director to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease
- ☐ 14. The building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections, or heating apparatus, or other mechanical, structural, or social cause, has been determined by the fire chief to be a fire hazard
- ☒ 15. The building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.
- ☐ 16. A portion of the building or structure has remained for a period of time on a site after the demolition or destruction of the building or structure, and was not approved for partial demolition by the BSB or the department of building inspections in its permitting process.
- ☐ 17. The building or structure, is unoccupied by its owner, lessee, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered by children.
- ☒ 18. The building or structure is secured by a means inadequate to prevent unauthorized entry or use in the manner described in condition subsection (17) above.

Recommendation: Repair

Acc#1Repair & Acc#2 Demolition

Code and Chapter: 6-157

Complaint Number: 23033019



**DEVELOPMENT SERVICES DEPARTMENT
FIELD SERVICES DIVISION
CODE ENFORCEMENT SECTION**
Building Standards Board-Dangerous Structure Case

ACCESSORY #2

Code Definitions 6-156

- ☒ 1. A door, aisle, passageway, stairway or other means of exit is not sufficient width size or not so arranged as to provide safe and adequate means of exit in case of panic.
- ☒ 2. The walking surface of any aisle, passageway, stairway, or other means of exit is so warped, worn, loose, torn, or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- ☐ 3. The stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose, or location.
- ☐ 4. A portion of the structure/building has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- ☒ 5. A portion, member of appurtenance of the structure/building is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- ☐ 6. A portion of a building, any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose, or location without exceeding the working stresses permitted in the Building Code for
- ☒ 7. The building or structure, or any portion thereof, because of: (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) the removal, movement, or instability of any portion of the ground necessary to support such building; (iv) the deterioration, decay, or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
- ☒ 8. The building or structure, or a portion thereof, is manifestly unsafe for the purpose for which it is being used.
- ☐ 9. The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- ☐ 10. The building or structure, exclusive of the foundation, shows thirty-three (33) percent or more damage or deterioration of its supporting member or members, or fifty (50) percent damage or deterioration of its nonsupporting members, or fifty (50) percent damage or deterioration of enclosing or outside walls or coverings
- ☒ 11. The building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated or neglected as to become a harbor for vagrants or criminals.
- ☒ 12. The building or structure had been contracted, exists or is maintained in violation of the city's minimum housing standards or technical building codes to the extent violation poses a threat or potential threat to life, health, safety or property
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- ☐ 17. The building or structure, is unoccupied by its owner, lessee, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered by children.
- ☒ 18. The building or structure is secured by a means inadequate to prevent unauthorized entry or use in the manner described in condition subsection (17) above.

Recommendation: Repair

Acc#1Repair & Acc#2 Demolition

Code and Chapter: 6-157

Complaint Number: 23033019



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



Notification to Historic Preservation Office

The property located at **958 E Mistletoe** is being prepared for a hearing before the Building Standards Board. The conditions of this property identified by the Development Services Department necessitating this hearing are listed in the attached report. Refer to action #23033019.

The subject building/structure for the hearing is the:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Building 2 of 3 | <input type="checkbox"/> Main Structure |
| <input checked="" type="checkbox"/> Accessory Structure
Location on property: Acc #1-lft of main | <input type="checkbox"/> Other Structure, specifically: |

A SEPARATE SUBMITTAL IS REQUIRED FOR EACH PROBLEM STRUCTURE

Please contact Dangerous Premises Officer Rita Bigler at 416-5924 if more information is required.

Your response advising the Building Standards Board of any significance of this structure is requested to be returned within (30) thirty days of receipt of this notice.

Submitted on June 7, 2018.

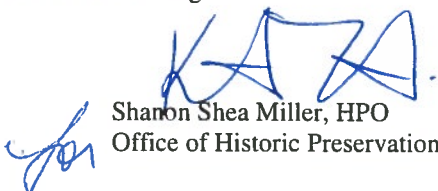
Michael Shannon, PE, CBO
Director of Development Services Department

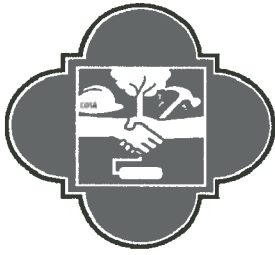
STATEMENT FROM HISTORIC PRESERVATION OFFICE

The Historic Preservation Office hereby advises the Building Standards Board that the above referenced building/structure has been assessed as:

- | | |
|--|-------------------------------------|
| <input type="checkbox"/> A Local Landmark / Ordinance # _____ | |
| <input checked="" type="checkbox"/> Located Within a Local Historic District River Road | |
| Contributing/Significance | <input type="checkbox"/> |
| Non-Contributing | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> National Register of Historic Places District or Individual Listing: _____ Select Name _____ | |
| <input type="checkbox"/> Potentially Eligible for Individual Landmark (Historic) Designation due to Historical, Cultural, Architectural, or Archaeological Significance | |
| <input type="checkbox"/> Eligible as a Contributing Structure in a Potential Historic District. | |
| <input type="checkbox"/> Not Eligible for Individual Landmark (Historic) Designation but Potentially Significant to the Neighborhood or Area as Part of the Overall Historic Fabric. | |
| <input type="checkbox"/> Requiring a Historic and Design Review Commission Hearing | |
| <input type="checkbox"/> Not Eligible for Historic Designation | |

Returned on Thursday, June 14, 2018.


Sharon Shea Miller, HPO
Office of Historic Preservation



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



Notification to Historic Preservation Office

The property located at **958 E Mistletoe** is being prepared for a hearing before the Building Standards Board. The conditions of this property identified by the Development Services Department necessitating this hearing are listed in the attached report. Refer to action #23033019.

The subject building/structure for the hearing is the:

- ☒ Building 3 of 3 ☐ Main Structure
- ☒ Accessory Structure ☐ Other Structure, specifically:
Location on property: Acc #2- left side of
property line

A SEPARATE SUBMITTAL IS REQUIRED FOR EACH PROBLEM STRUCTURE

Please contact Dangerous Premises Officer Rita Bigler at 416-5924 if more information is required.

Your response advising the Building Standards Board of any significance of this structure is requested to be returned within (30) thirty days of receipt of this notice.

Submitted on June 7, 2018.

Michael Shannon, PE, CBO
Director of Development Services Department

STATEMENT FROM HISTORIC PRESERVATION OFFICE

The Historic Preservation Office hereby advises the Building Standards Board that the above referenced building/structure has been assessed as:

- ☐ A Local Landmark / Ordinance # _____
- ☒ Located Within a Local Historic District River Road
Contributing/Significance ☐
Non-Contributing ☒
- ☐ National Register of Historic Places District or Individual Listing: _____ Select Name _____
- ☐ Potentially Eligible for Individual Landmark (Historic) Designation due to Historical, Cultural, Architectural, or Archaeological Significance
- ☐ Eligible as a Contributing Structure in a Potential Historic District.
- ☐ Not Eligible for Individual Landmark (Historic) Designation but Potentially Significant to the Neighborhood or Area as Part of the Overall Historic Fabric.
- ☐ Requiring a Historic and Design Review Commission Hearing
- ☐ Not Eligible for Historic Designation

Returned on Thursday, June 14, 2018.

Shanon Shea Miller, HPO