

# HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2018

**HDRC CASE NO:** 2018-252  
**ADDRESS:** 824 E EUCLID AVE  
**LEGAL DESCRIPTION:** NCB 829 BLK 3 LOT W 50 FT OF 13, 14, & 15  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Tobin Hill Community Association  
**OWNER:** Legacy Lofts LLC  
**TYPE OF WORK:** A request for review by the Historic and Design Review Commission regarding eligibility of the property located at 824 E Euclid for landmark designation.

## REQUEST:

A request for review by the Historic and Design Review Commission regarding eligibility of the property located at 824 E Euclid for landmark designation.

## APPLICABLE CITATIONS:

*Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.*

(a) **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any zoning commission hearing. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. To the extent that this subsection conflicts with any other provisions of this chapter, this paragraph shall control except for buildings, objects, sites, structures, or clusters heretofore designated as local landmarks or districts, National Register landmarks or districts, state historic landmarks or sites, or state archaeological landmarks or sites. Additionally, requests for designation shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.

### (b) Designation of Historic Landmarks.

(1) **Initiation.** Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a historic landmark designation by filing an application with the historic preservation officer. Requests for designation shall be made on a form obtained from the city historic preservation officer. Completed request forms shall be returned to the office of historic preservation for processing. Owner consent for historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.

(3) **Decision.** The historic preservation officer shall refer a completed application for historic landmark designation to the historic and design review commission. Property owners of proposed historic landmarks shall be notified of the historic and design review commission hearing by the historic preservation officer by mail prior to a historic and design review commission hearing for historic landmark designation. Notice to property owners shall state the place, date, time and purpose of the historic and design review commission hearing. The historic preservation officer shall also send notice of the meeting to any registered neighborhood associations located within the proposed district boundary. The historic and design review commission shall make and forward its recommendation to the zoning commission within forty-five (45) days from the date of submittal of the designation request by the historic preservation officer. Upon submittal of the historic and design review commission's recommendation, the proposed historic district or landmark designation shall be submitted to the zoning commission for its review recommendations along with its finding of historic significance. The zoning commission and the city council shall process the application as prescribed in [section 35-421](#) of this chapter and this section. The zoning commission shall schedule a hearing on the historic and design review commission recommendation to be held within sixty (60) days

of receipt of such recommendation and shall forward its recommendation to city council which shall schedule a hearing to be held within sixty (60) days of council's receipt of such recommendation. Upon passage of any ordinance designating a historic landmark, or removing or upgrading the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

*Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.*

(a) **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b) and the criteria applied to evaluate properties for inclusion in the National Register. In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.

(b) **Criteria For Evaluation.**

(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

(12) It is an important example of a particular architectural type or specimen;

(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;

## **FINDINGS:**

- a. On April 10, 2018, a demolition application was submitted to the Office of Historic Preservation (OHP) by the property owner of 824 E Euclid which is located in the Tobin Hill Community Association registered neighborhood. At the same time, the owner submitted a demolition request for three structures located on an adjacent lot which will be considered as a separate item. OHP Staff conducted research to determine eligibility and contacted the neighborhood association during the 30 day review period provided by UDC 35-455.
- b. On May 3, 2018, a Request for Review of Historic Significance for 824 E Euclid was submitted to OHP by the Tobin Hill Community Association, the applicant in this case.
- c. On May 24, 2018, the Designation Advisory Group visited the property. The Designation Advisory Group visited the property on May 24, 2018. The group noted that the structure is in good structural condition; the home retains its original wood windows, original wood lap siding under added asbestos siding. Also noted the structure maintained a relationship to the context which included residential structures of similar style, scale and setback. Based on the site observations, the group was in support of the determination of eligibility.
- d. If the HDRC agrees with the request, OHP will seek concurrence from the owner. If the owner is in favor of designation, the request may proceed in the designation process and will be presented to the Zoning Commission. In the case where an owner is not in favor, OHP must first forward the recommendation of the HDRC to City Council for consideration of a resolution to initiate the landmark designation process as outlined in UDC 35-606. If the HDRC does not agree with the request, a resolution from City Council to initiate the landmark designation will not be sought.
- e. The property is in the Tobin Hill Community Association registered neighborhood, but outside the bounds of the Tobin Hill Historic District. The Tobin Hill area was surveyed in 2006 and 2007, which noted this property and its structures as within the period of significance and contributing to the area. The Tobin Hill Historic District was designated in two phases, in 2007 and 2008.
- f. The two-story structure at 824 E Euclid was built c. 1922, for R.T. and May Spence. It was subdivided into four apartment units in 1926. It is built in the American Foursquare form, which was popular from the mid-1890s to the 1930s as a vernacular form as a reaction against Victorian architecture and other ornate styles of the late 19th century. The form is seen predominantly at the beginning of the 20th century and provided more affordable housing for San Antonio's middle class.
- g. **ARCHITECTURAL DESCRIPTION** – An American Foursquare form with Craftsman influence, the structure has a rectangular footprint with a hipped composition shingle roof and original 117 wood siding. It is a two story structure with an original full front porch characterized by original four (4) tapered wood columns each atop original large square brick piers. The original inset front porch is open on the sides and at the main entrance. The front elevation features an original centrally oriented front entry door and is flanked by three original wood windows on either side. Original wood windows are separated by mullions, and similar wood windows are seen on the second story front elevation, creating a sense of symmetry. Original wood windows can be seen throughout the house, with the exception of non-original aluminum windows installed at the rear of the structure.

- h. **SITE CONTEXT** –It is located in the Tobin Hill neighborhood, but is not within the Tobin Hill Historic District. It shares qualities with other lots in the area such as a center walkway leading from the sidewalk to the front entrance, a ribbon driveway and similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character. The structure is the only two-story structure on its side of block; there is a two-story structure across the street.
- i. **HISTORIC CONTEXT** - North St. Mary's Street, first called Rock Quarry Road and later Jones Avenue, slowly grew to become important commercial corridor for adjacent residential neighborhoods and flourished in the 1910s and 1920s. Jones was an engineer and businessman who owned the stone and gravel quarry located in today's Sunken Gardens. This southern end of the Tobin Hill neighborhood developed in the early 1920s. Soon after its construction as a single family home, 824 E Euclid subdivided into four apartment units in 1926. Its American Foursquare form was popular from the mid-1890s to the 1930s. This vernacular form can be characterized as a reaction against Victorian architecture and other ornate styles of the late 19th century. The form is seen predominantly at the beginning of the 20th century and provided more affordable housing for San Antonio's middle class. Examples of the American Foursquare plan are prevalent in the early suburbs, including Tobin Hill, Alta Vista, and Beacon Hill. While the most common style for this form is Prairie, in San Antonio one finds more Colonial Revival influenced foursquares. 824 E Euclid shares the Craftsman style of its neighbors, including another two story Craftsman foursquare just across the street, creating a cohesive architectural statement related to the development period of this neighborhood.
- j. **HISTORIC CONTEXT** - 824 E Euclid represents the residential development of the southern edge of the Tobin Hill neighborhood. The historic fabric of this area just outside of the Tobin Hill Historic District is rapidly disappearing as new development along the Broadway and N St. Mary's corridors intensifies.
- k. **EVALUATION** – In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. Staff evaluated the structure against all 16 criteria and determined that it was consistent with UDC sec. 35-607(b):

**(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as an American Foursquare influenced by the Craftsman style

**(12) It is an important example of a particular architectural type or specimen;** the building's Craftsman style is uncommon and stands out from typical American Foursquare forms in San Antonio, which tend towards influences from the Colonial Revival style and Prairie style.

**(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the house at 824 E Euclid is set within a residential neighborhood with homes sharing similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character.

- a. Per UDC Sec. 35-453, once the commission concurs eligibility of the property and makes a recommendation of approval for designation, interim design review requirements will be in place and the property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work. These interim requirements will remain in place until the City Council makes their final decision on the proposed zoning change or not longer than six months.
- b. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

## **RECOMMENDATION:**

Staff recommends approval of the request. Staff finds that the property at 824 E Euclid meets 3 of the 16 criteria for evaluation and is eligible for landmark designation based on findings c through h. If the Historic and Design Review Commission (HDRC) determines the property is eligible, the HDRC will become the applicant and will request a resolution from City Council to initiate the designation process.

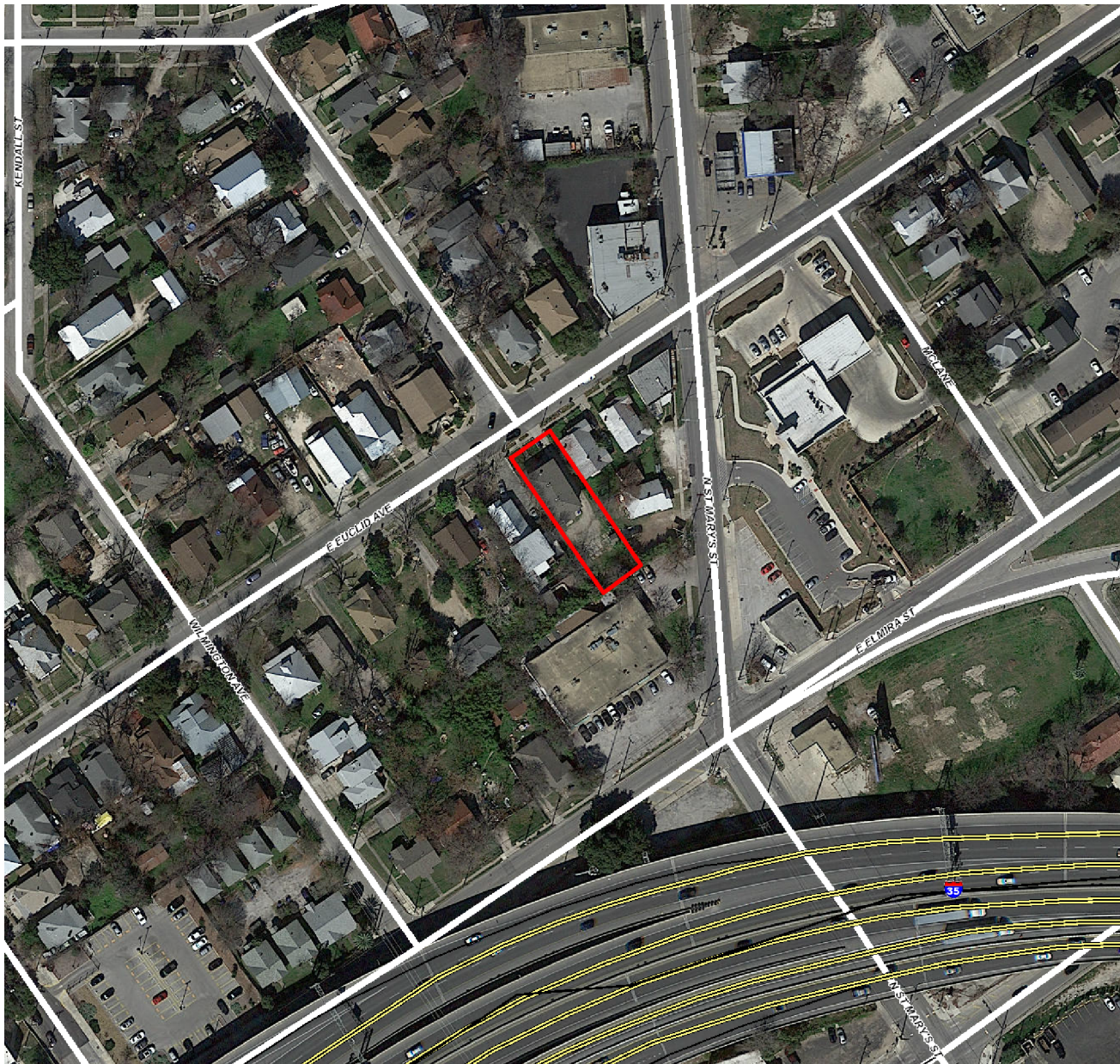
## **CASE MANAGER:**

Lauren Sage

**CASE COMMENTS:**

The property is vacant as defined in in Chapter 12, Vacant Buildings. OHP staff is working with the owner to come into compliance.





## Flex Viewer

Powered by ArcGIS Server

Printed: May 16, 2018

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DANGER  
NO ENTRY  
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CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC PRESERVATION**

## Statement of Significance

**Property Address: 824 E Euclid**  
**Known Name: n/a**

**Tier: 2**

### *1. Application Details*

Applicant: Tobin Hill Community Association  
Type: Request for Review of Historic Significance  
Date: June 6, 2018

### *2. Findings*

The two-story American Foursquare residence at 824 E Euclid was built c. 1922 for R.T. and May Spence. The property is currently owned by Legacy Lofts, LLC.

North St. Mary's Street, first called Rock Quarry Road and later Jones Avenue, slowly grew to become important commercial corridor for adjacent residential neighborhoods and flourished in the 1910s and 1920s. Jones was an engineer and businessman who owned the stone and gravel quarry located in today's Sunken Gardens. This southern end of the Tobin Hill neighborhood developed in the early 1920s.

Soon after its construction as a single family home, 824 E Euclid subdivided into four apartment units in 1926. Its American Foursquare form was popular from the mid-1890s to the 1930s. This vernacular form can be characterized as a reaction against Victorian architecture and other ornate styles of the late 19<sup>th</sup> century. The form is seen predominantly at the beginning of the 20<sup>th</sup> century and provided more affordable housing for San Antonio's middle class. Examples of the American Foursquare plan are prevalent in the early suburbs, including Tobin Hill, Alta Vista, and Beacon Hill. While the most common style for this form is Prairie, in San Antonio one finds more Colonial Revival influenced foursquares. 824 E Euclid shares the Craftsman style of its neighbors, including another two story Craftsman foursquare just across the street, creating a cohesive architectural statement related to the development period of this neighborhood.

824 E Euclid represents the residential development of the southern edge of the Tobin Hill neighborhood. The historic fabric of this area just outside of the Tobin Hill Historic District is rapidly disappearing as new development along the Broadway and N St. Mary's corridors intensifies.

### *3. Architectural Description*

An American Foursquare form with Craftsman influence, the structure has a rectangular footprint with a hipped composition shingle roof and original 117 wood siding. It is a two story structure with an original full front porch characterized by original four (4) tapered wood columns each atop original large square brick piers. The original inset front porch is open on the sides and at the main entrance. The front elevation features an original centrally oriented front



## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

entry door and is flanked by three original wood windows on either side. Original wood windows are separated by mullions, and similar wood windows are seen on the second story front elevation, creating a sense of symmetry. Original wood windows can be seen throughout the house, with the exception of non-original aluminum windows installed at the rear of the structure. It shares qualities with other structures in the area such as a center walkway leading from the sidewalk to the front entrance, a ribbon driveway and similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character.

### *4. Landmark Criteria*

824 E Euclid is not currently designated as a historic landmark, and is outside of the bounds of the Tobin Hill Historic District. Staff concludes that the property meets the following criteria:

**(5) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;** as an American Foursquare influenced by the Craftsman style

**(12) It is an important example of a particular architectural type or specimen:** The building's Craftsman style stands out from typical American Foursquare forms in San Antonio, which tend towards influences from the Colonial Revival style.

**(13) It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;** the house at 824 E. Euclid is set within a residential neighborhood with homes sharing similar qualities of materials, building forms and setbacks, forming a distinct neighborhood character.

### *5. Outcome of Review*

Based on this assessment, 824 E Euclid meets three of the sixteen criteria listed in UDC Section 35-607(b). In order to be eligible for landmark designation, a property must meet at least three of these criteria; thus 824 E Euclid is eligible for designation as a local landmark. As noted above, some modifications have been made to the structure over time, including the replacement of some windows, porch enclosure, and addition of synthetic siding over the original wood. These alterations are largely reversible.

rear



front



left



rear



front





front





Statement of Significance:

824 E. Euclid (NCB 829 BLK 3 LOT W 50 FT OF 13, 14, & 15)

The building at 824 E. Euclid is a two-story Craftsman foursquare. It has a hipped roof and an attached one-story front porch with a half-hipped roof. The porch roof is supported by battered wood columns on brick bases. The front door is in the center of the façade. Windows are in threes: two smaller windows on either side of a larger one. The windows appear to be one-over-one and double-hung. The wide eaves show exposed rafter tails.

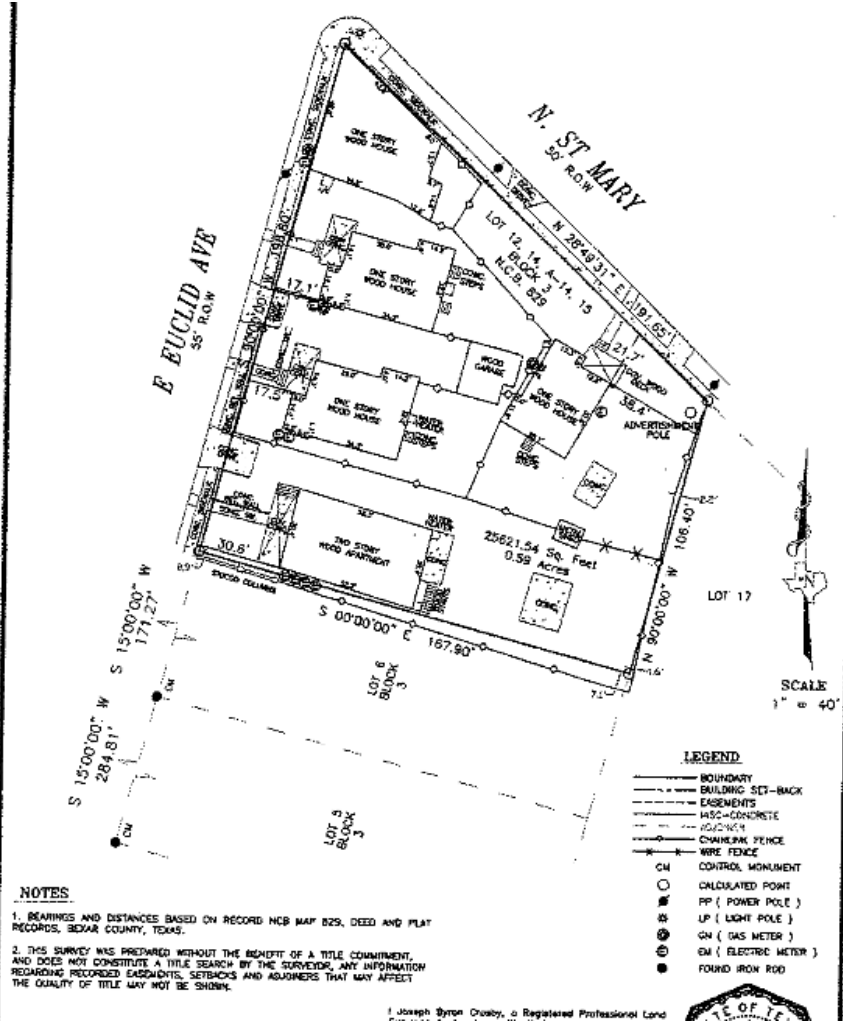
It was built in 1922 for R.T. and May Spence, but by 1924 both the upper and lower floors were rentals. By 1926 the building had been sub-divided into four apartments. It is unclear if it remains subdivided, since the Bexar County Assessor describes it as a single family dwelling although it is zoned RM4.

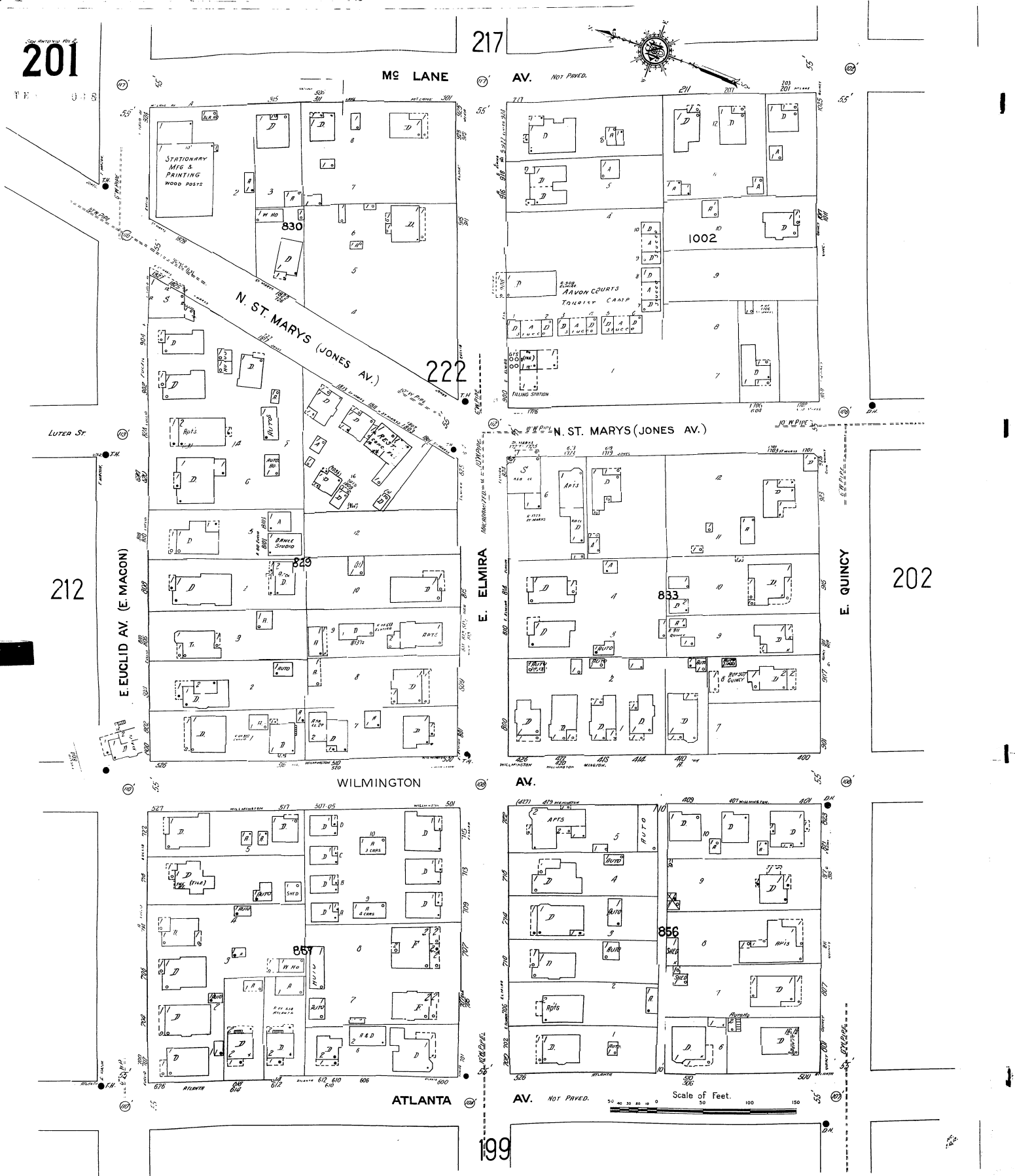
By 1936 it was in the ownership of Amalie DiCarlo, who in that year conveyed it to Adolph Bachrach. And in 1968 Adolph Bachrach sold the property to Ernest Gonzalez. The widow of Ernest and Alice Gonzalez.

At this time there is no clear succession of ownership, but it is clear that 824 E. Euclid has been rental apartments since 1924. That being the case, it has been cared for in an exceptional manner over the years.

It exhibits the characteristics of an early 20<sup>th</sup> century foursquare, and is a good example of how a rental property, if properly cared for can remain useful but stay true to its form.







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## Lauren Sage (OHP)

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**From:** Robert Melvin <robert@limitlesscreationsinc.com>  
**Sent:** Friday, June 22, 2018 2:46 PM  
**To:** Lauren Sage (OHP); Jenny Hay (OHP)  
**Subject:** [EXTERNAL] Fwd: Euclid houses  
**Attachments:** image001.gif

Here is the email from Habitat for Humanity:

Robert T. Melvin  
Chief Executive Officer  
Limitless Creations, Inc.  
4007 McCullough Avenue  
#253  
San Antonio, Texas 78212

Hello Karen. Thank you for the opportunity on the four buildings at Euclid and St. Mary's. The two story fourplex is too tall to move. After viewing the three one story houses, and having my house mover view them as well, we feel there is no salvage value in them. The expense involved in moving or deconstructing a house has to be well outweighed by the value of the structure, and that is not the case here. Thank you for thinking of us and your support of Habitat.

Don L. Griffith  
Executive Vice President  
Habitat for Humanity of San Antonio  
210-223-5203 x166  
210-223-5536 fax  
[\[cid:image001.gif@01D40320.FA7C1660\]](mailto:[cid:image001.gif@01D40320.FA7C1660])<<http://www.habitat.org/carsforhomes/>>

**\*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.  
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confidential information.\*\***

May 19, 2018

Robert Melvin

824 E Euclid Ave,

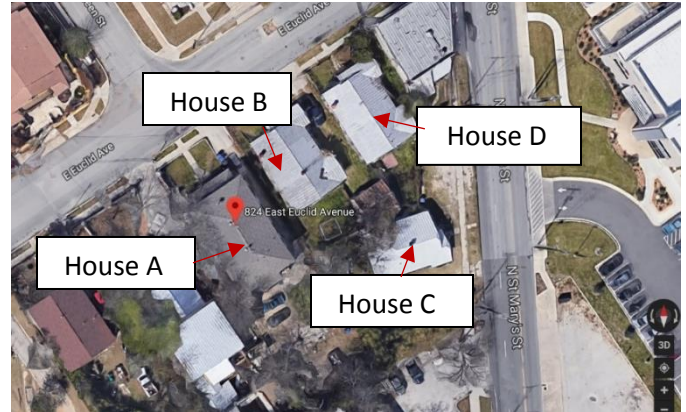
San Antonio, TX 78212

RE: Structural Performance Evaluation

824 E Euclid Ave,

San Antonio, TX 78212

Project #:201810.11



### **Scope:**

The following report constitutes the engineering opinion requested by Mr. Melvin on the 4 houses of the above-mentioned address. Foundation inspections were performed on 06/05/2018 and 06/06/2018. The purpose of these inspections was to evaluate the structural integrity of the foundation and framing. The house was visually inspected and a floor elevation survey was performed using Pro-Level. The opinions contained within this report are based on the experience and judgment of the engineer, as well as conditions observed without taking soil samples, performing plumbing leak tests, removing floor or wall coverings, or performing invasive tests or procedures. The opinions offered are based solely on the observations made at the time of the inspection and does not take into consideration any changes in the condition of the foundation after the date.

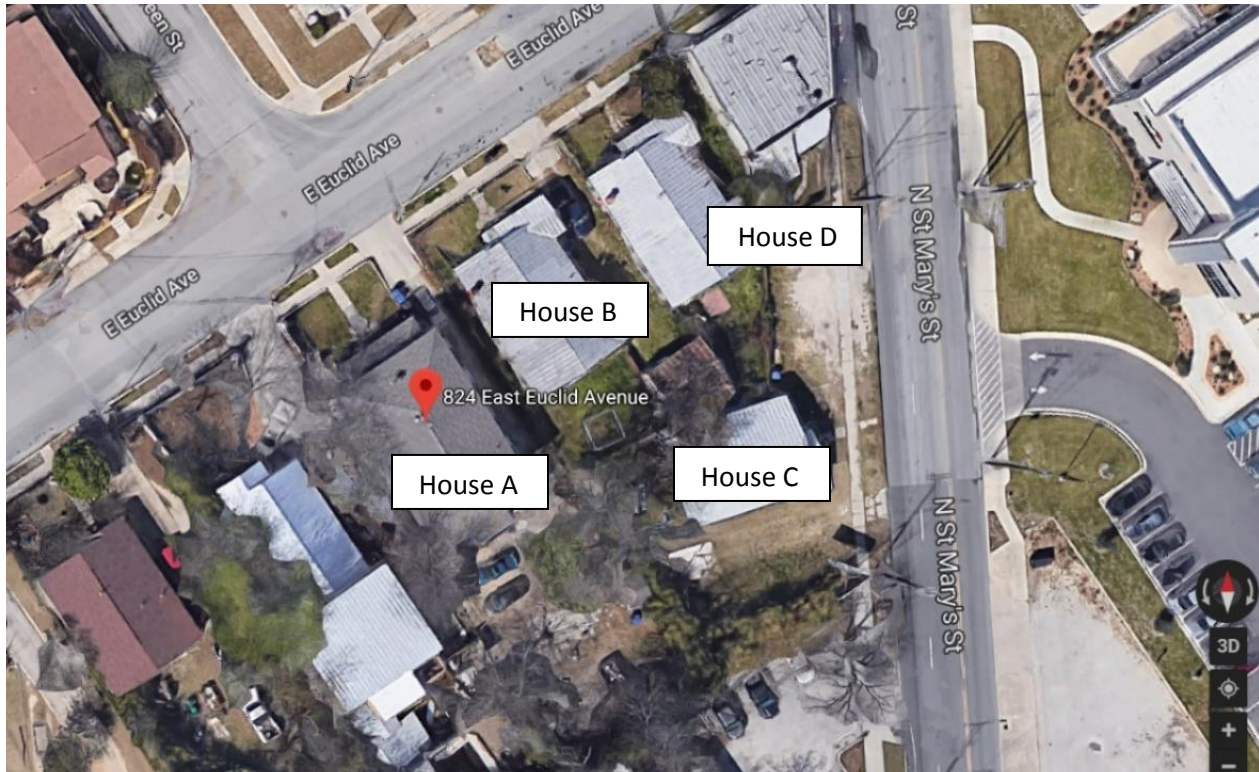
This report is provided for the exclusive use of Robert Melvin. We have no contractual relationship with, or obligation to, any party other than the party for whom this report was prepared. This report does not predict or warrant the future performance of the subject house.



## Observations:

The following are the field observations:

Below are shown locations of the houses respectively A, B, C, D.





## **“House A” field observations are as below:**

1a) The house was visually inspected and a floor elevation survey was performed using Pro-Level.

2a) Significant concrete cracking in several areas.

Shown below are examples.



3a) Brick cracking in the front porch. Example shown below.



4a) Sheetrock cracking in several locations.

Shown below are examples.





5a) Deflection of the roof.  
Shown below are examples.



6a) Tilted balcony deck and failed columns supports. Example shown below.





7a) Water leakage damaged the ceiling. Shown below are examples.



8a) Damaged Deck und outside stairs. Example shown below.

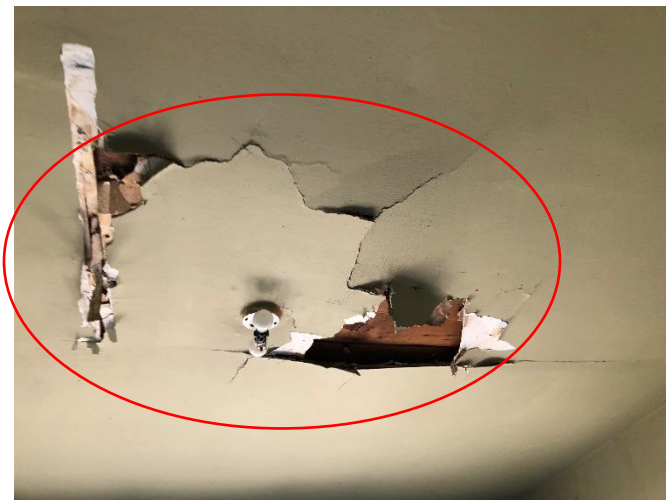
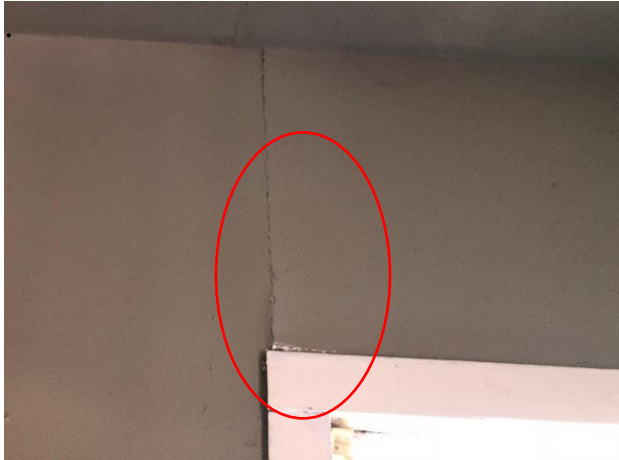


**“House B” field observations are as below:**

1b) The house was visually inspected and a floor elevation survey was performed using Pro-Level.

2b) Sheetrock cracking in several locations.

Shown below are examples.





3b) Damaged exterior walls.

Shown below are examples.



4b) Damaged roof members.

Shown below are examples.



5b) Deflection of the roof in several locations.

## **“House C” field observations are as below:**

1c) The house was visually inspected and a floor elevation survey was performed using Pro-Level.

2c) Sheetrock cracking in several locations.

Shown below are examples.



3c) Damaged exterior walls.

Shown below are examples.



5c) Deflections of the roof in several locations.



**“House D” field observations are as below:**

**We were unable to access the house because of severe damages.**



## Conclusions

### **(House A):**

Based on our measurements, field observations and ASCE Criteria, the foundation doesn't meet the maximum guidelines established by ASCE Texas Chapter for foundation performance. See attached contour map for more detail.

The home is experiencing some edge lift/drop around the foundation. Edge lift/drop is caused by a long-term moisture gain or loss in the supporting soils. This area is known for expansive clay soils that act like a sponge which cause swelling of the soil when moisture is gained and shrinking when moisture is lost.

### **(House B):**

Based on our measurements, field observations and ASCE Criteria, the foundation doesn't meet the maximum guidelines established by ASCE Texas Chapter for foundation performance. See attached contour map for more detail.

The home is experiencing some edge lift/drop around the foundation. Edge lift/drop is caused by a long-term moisture gain or loss in the supporting soils. This area is known for expansive clay soils that act like a sponge which cause swelling of the soil when moisture is gained and shrinking when moisture is lost.

### **(House C):**

Based on our measurements, field observations and ASCE Criteria, the foundation doesn't meet the maximum guidelines established by ASCE Texas Chapter for foundation performance. See attached contour map for more detail.

The home is experiencing some edge lift/drop around the foundation. Edge lift/drop is caused by a long-term moisture gain or loss in the supporting soils. This area is known for expansive clay soils that act like a sponge which cause swelling of the soil when moisture is gained and shrinking when moisture is lost.

**(House D):**

We were unable to access the building because of severe damages to the house.

The conclusions are our opinions and are based on our education, experience with similar type of foundation on similar soil condition. We reserve the right to revise opinions and conclusions if additional information become available.

Thank you for the opportunity; please contact us with any questions.

Sincerely,

Bhishma Adhikari, P.E.

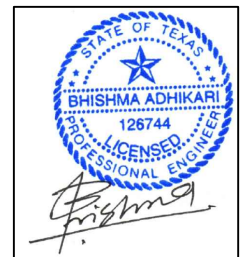
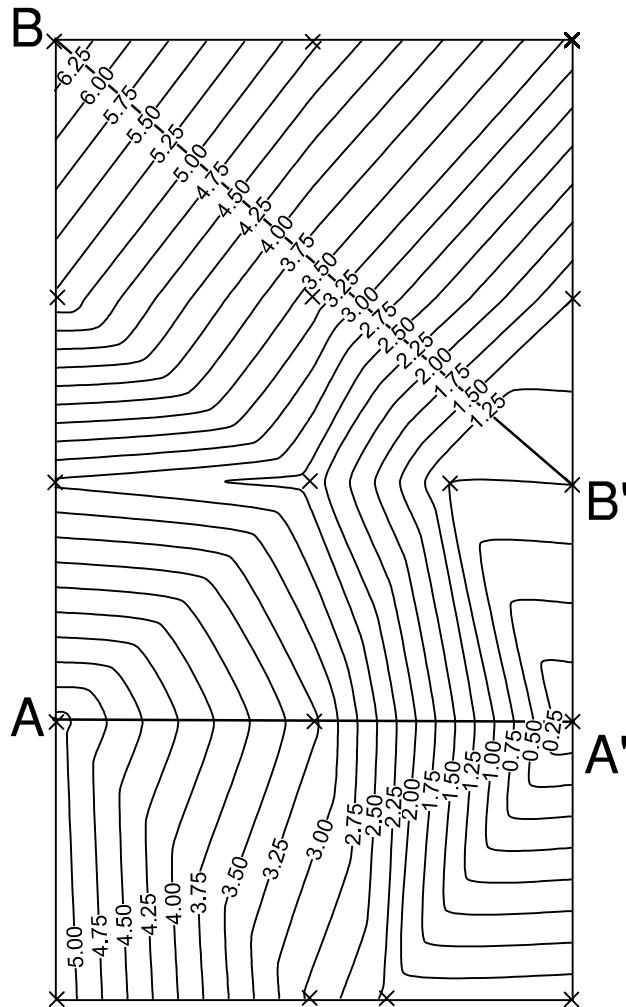
BSA Structural Engineers, PLLC



06/14/2018



# Attachments



06/14/2018

## SLAB SURFACE CONTOURS – 06/05/2018

CONTOUR INTERVAL IN 0.25 INCHES

NOT TO SCALE

824 E EUCLID AVE ( BLD A), SAN ANTONIO, TX

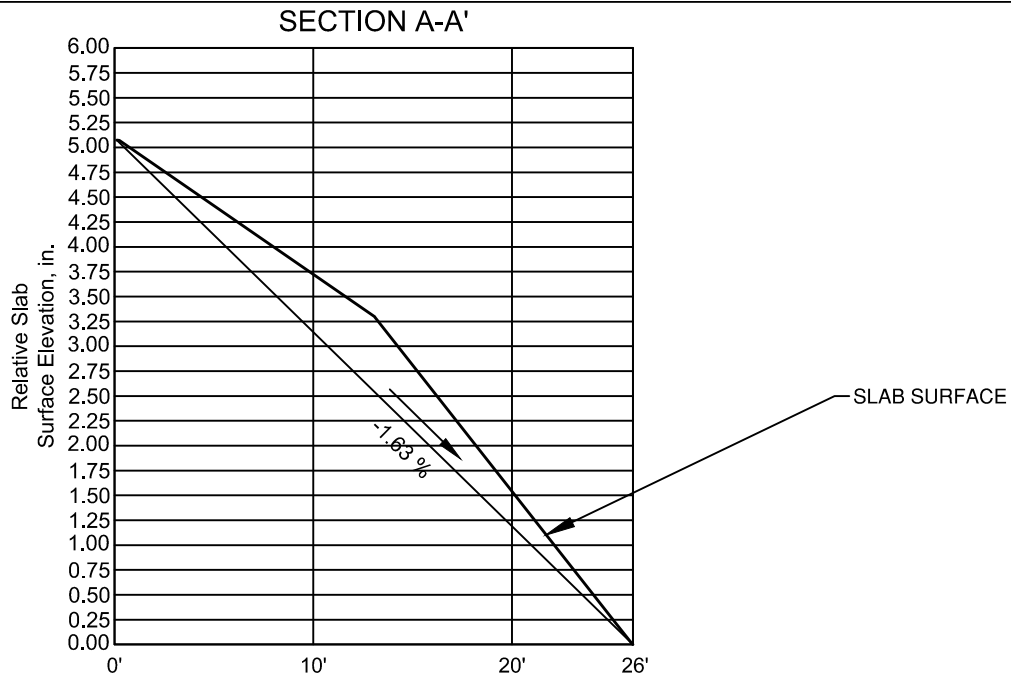
CLIENT: ROBERT

DATE: 06/05/2018



TBPE FIRM #: 19354  
555 ROUND ROCK W. DR., SUITE  
E219,  
ROUND ROCK, TX 78681.  
admin@bsa-engineers.com  
Ph: (512)-577-2974

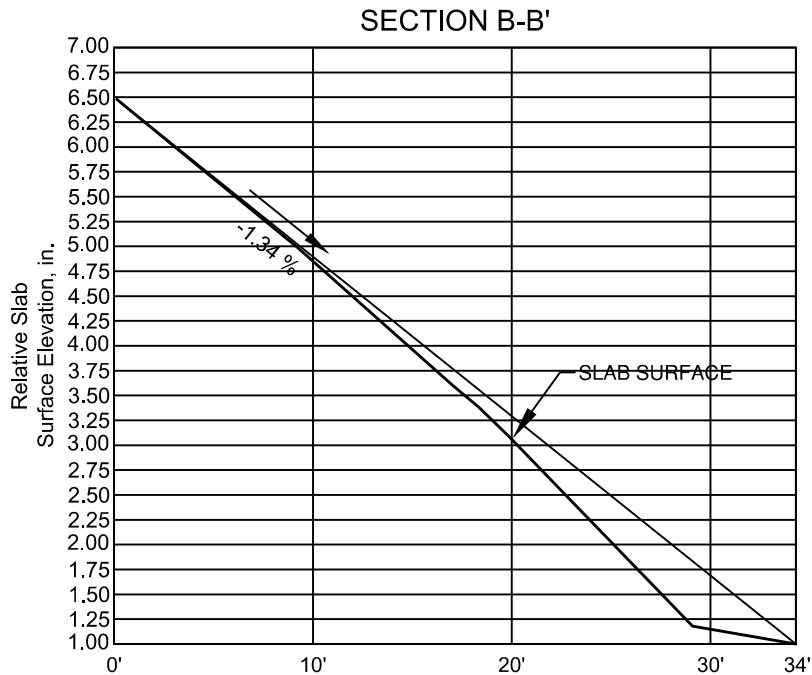
PAGE  
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60 TIMES VERTICAL EXAGGERATION

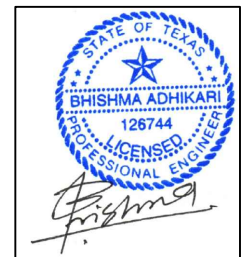
MEASURED GLOBAL TILT:  $5.07'' \text{ OVER } 36.30' = 1.63\%$  , (ALLOWABLE  $(1\%)=3.12''$ )

MEASURED DEFLECTION:  $0.76'' \text{ OVER } 36.30' = L/573$  , (ALLOWABLE  $(L/360)=1.21''$ )



60 TIMES VERTICAL EXAGGERATION

MEASURED GLOBAL TILT:  $5.48'' \text{ OVER } 34.17' = 1.34\%$  , (ALLOWABLE  $(1\%)= 4.10''$ )



06/14/2018

NOT TO SCALE

824 E EUCLID AVE ( BLD A), SAN ANTONIO, TX

CLIENT: ROBERT

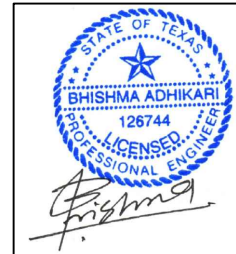
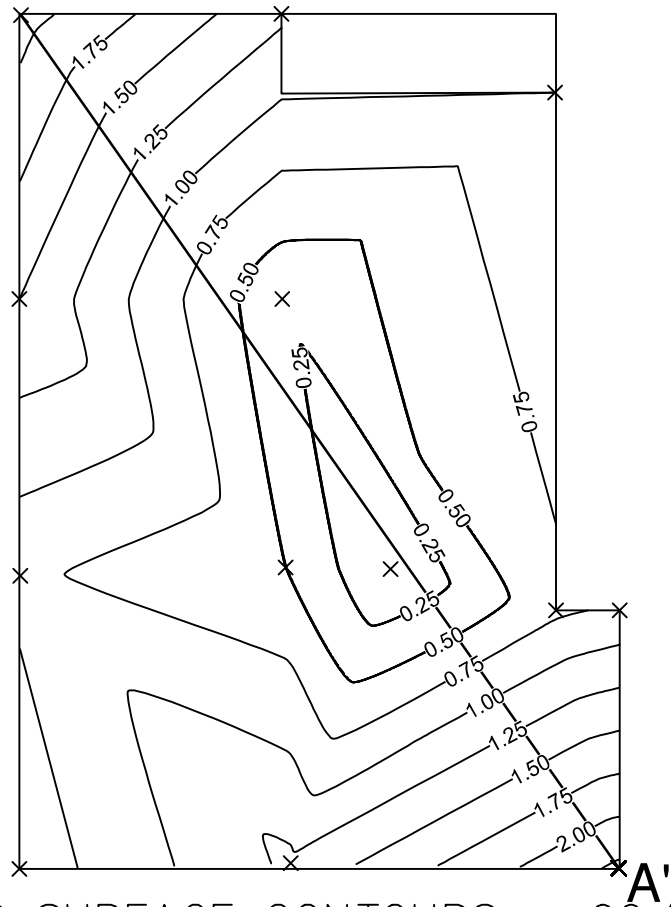
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A

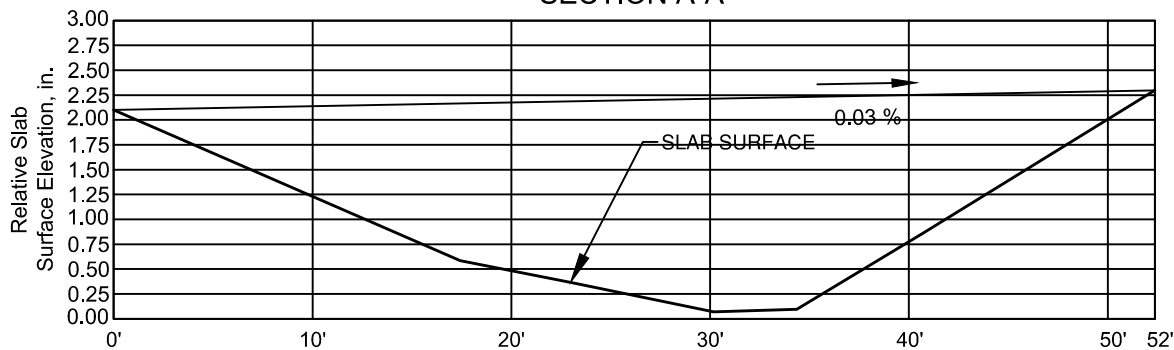


06/14/2018

# SLAB SURFACE CONTOURS – 06/05/2018

CONTOUR INTERVAL IN 0.25 INCHES

## SECTION A-A'



MEASURED GLOBAL TILT:  $0.20'' \text{ OVER } 52.36' = 0.03\%$  , (ALLOWABLE (1%) = 6.28" )

MEASURED DEFLECTION:  $2.15'' \text{ OVER } 52.36' = L/292$  , (ALLOWABLE (L/360)= 1.75" )

60 TIMES VERTICAL EXAGGERATION

NOT TO SCALE

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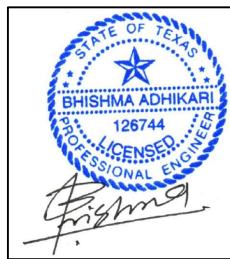
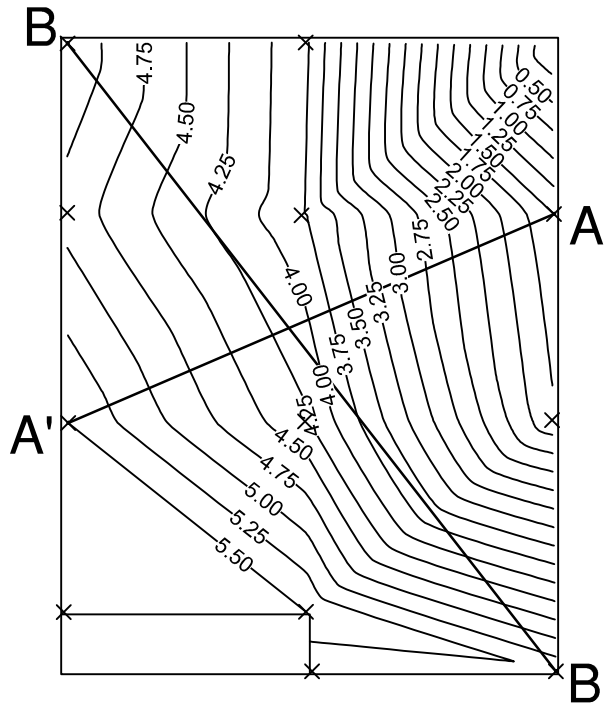
CLIENT: ROBERT

DATE: 06/05/2018



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06/14/2018

# SLAB SURFACE CONTOURS – 06/05/2018

CONTOUR INTERVAL IN 0.25 INCHES

NOT TO SCALE

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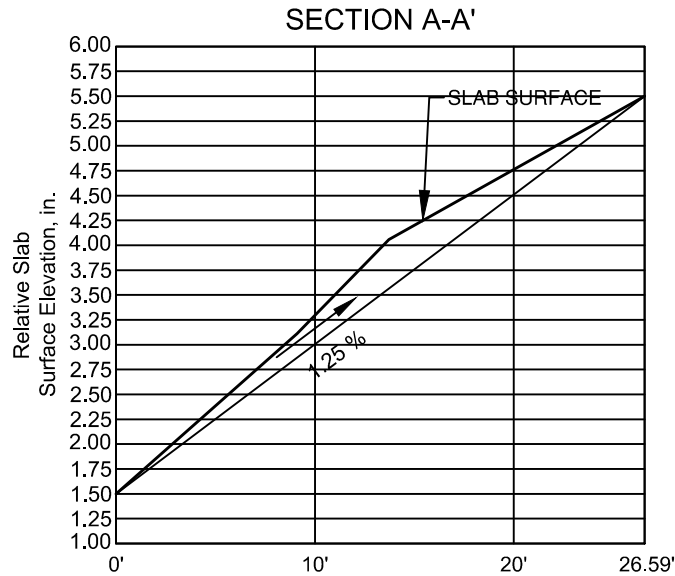
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DATE: 06/05/2018



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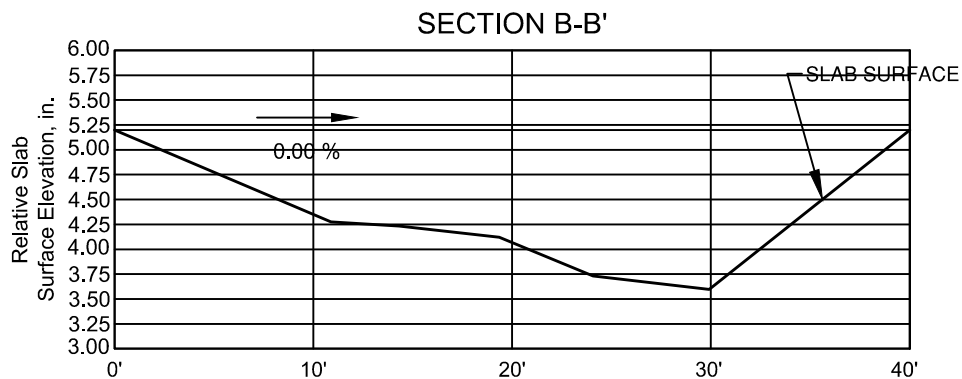
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60 TIMES VERTICAL EXAGGERATION

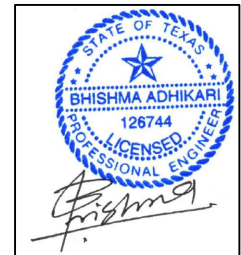
MEASURED GLOBAL TILT: 4.00" OVER 26.59' = 1.25% , (ALLOWABLE (1%) = 3.19" )

MEASURED DEFLECTION: 0.49" OVER 33.27' = L/815 , (ALLOWABLE (L/360) = 1.11")



60 TIMES VERTICAL EXAGGERATION

MEASURED DEFLECTION: 1.60" OVER 40' = L/300 , (ALLOWABLE (L/360)= 1.33")



06/14/2018

824 E EUCLID AVE ( BLD C), SAN ANTONIO, TX

CLIENT: ROBERT

DATE: 06/05/2018



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## **Limitation of the Report**

Use of this report for any reason implies consent to all agreements and limitations of this report. This report is the professional opinion of BSA Structural Engineers and is based upon a limited evaluation of the property. This report is provided for the exclusive use of the addressee. We have no contractual relationship with, or obligation to, any party other than the addressee of this report. Detailed structural calculations of the existing structure were not performed and the report does not imply that the building meets all Building Code provisions. These observations do not intend to provide an exhaustive analysis of the structural or foundation conditions and does not intend to convey the impression that detailed measurements or examinations of the entire superstructure or the hidden elements of the structure were performed. Hidden elements would include framing or floors covered by sheetrock, brick veneer, carpeting or tile, etc. These observations do not include an examination or opinion regarding electrical, mechanical, plumbing systems or appliances, or roof or wall waterproof condition, unless specifically discussed.

This report does not constitute a structural warranty or performance contract with the purchaser of this report to or with any other party. It only states conditions observed at the time of the inspection. The evaluation of the property included a visual examination of the exposed interior and exterior finishes of the structure and the ground surfaces adjacent to the structure and to the measuring of relative floor elevations. The taking and testing of soil samples was not included. Unless written in the report, the original design drawings and any design conditions were not known. Determination of construction to Building Code is best done during the original construction and is not a part of this evaluation. Testing for plumbing leaks was not performed but is recommended after foundation work is performed.

It is possible that future repairs could be required for the subject foundation. This evaluation only addresses the current condition of the foundation. BSA Structural Engineers, PLLC does not offer or imply any warranty for the repairs or for the repair company's acts or omissions or for any other person conducting the repairs.