HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO:	**2018-600**
ADDRESS:	252 W MARIPOSA
LEGAL DESCRIPTION:	NCB 9013 BLK 7 LOT 20 THRU 23
ZONING:	R-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Olmos Park Terrace Historic District
APPLICANT:	Kathleen Messina
OWNER:	Kathleen Messina
TYPE OF WORK:	Demolition of rear accessory structure with new construction
APPLICATION RECEIVED:	November 20, 2018
60-DAY REVIEW:	January 19, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Demolish one contributing rear accessory structure.
2. Demolish one non-contributing rear accessory structure.
3. Construct a new 1-story rear accessory structure to measure approximately 1,000 square feet.
4. Construct a new 1-story rear shed.

APPLICABLE CITATIONS:

Unified Development Code Sec. 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.
(1) Historic Landmark. 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 as provided is subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.
(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.
(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 is 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). 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 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.
(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.
(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

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 252 W Mariposa is a 1-story single family structure constructed in approximately 1936 with Craftsman, Classical Revival, and Minimal Traditional influences. The home features a cross gable configuration, decorative wood screens, a front porch gable, and a prominent stone chimney on the west façade. The home is contributing to the Olmos Park Terrace Historic District. The property also contains two rear accessory structures. One is a garage structure constructed in approximately 1936. The structure appears on the 1911-1951 Sanborn Map. The structure is contributing to the district. The second structure is a small residential form constructed after 1951. It does not appear on a Sanborn Map. This structure is non-contributing to the district.
b. DEMOLITION OF CONTRIBUTING ACCESSORY STRUCTURE – The applicant has requested to demolish a 1-story rear garage. The existing rear accessory structure appears on a 1911-1951 Sanborn Map in the same footprint and location. Staff conducted a site visit on December 13, 2018, to assess the structure. The facade materials match those of the primary structure, including woodlap siding and a standing seam metal roof. The structure also features similar gable and eave detailing as the primary structure, including exposed rafter tails. The accessory structure also features wood carriage doors that match the quality, texture, and profile of the woodlap siding. Based on these considerations, staff has determined that this structure is contributing to the district. 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 does not believe this criterion for demolition has been met. Additionally, in accordance with UDC Section 35-614(b), in order for the unreasonable economic hardship requirement for demolition to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The structure contains a substantial amount of original materials with a high quality of craftsmanship and is good condition for its age. The applicant has not provided documentation to meet the evidence criterion for UDC Section 35-614(b).

c. DEMOLITION OF NON-CONTRIBUTING ACCESSORY STRUCTURE – The applicant has requested to demolish a 1-story rear structure. The structure features residential elements, including windows. This structure does not appear on the 1911-1951 Sanborn Map. Staff finds its removal acceptable given its non-original status.
d. FOOTPRINT – The applicant as proposed to construct a new accessory structure totaling approximately 1,000 square feet in the same location as the existing accessory structure. The proposed footprint is slightly larger relative to the existing structure. The Historic Design Guidelines for Additions stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. Staff finds that the proposal exceeds this Guideline, but there is evidence of larger structures rear structures in the Olmos Park Terrace Historic District. Staff finds the proposal generally consistent based on district-specific characteristics.
e. ORIENTATION AND SETBACK – The applicant has proposed to construct a new accessory structure in the same orientation as the existing structure. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the guidelines but has not seen a site plan indicating how the new footprint will affect the setback from the rear or adjacent lot.
f. SCALE – The proposed accessory structure is 1-story in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines.
g. FENESTRATION – According to the Historic Design Guidelines and OHP Window Policy Document, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicant has proposed openings that are consistent with the proportions and sizes in the district, but divided lites are not indicated on the windows. The applicant has not indicated a material for the windows and doors. Staff finds the proposal appropriate with the stipulations listed in the recommendation.
h. MATERIALITY – The applicant has proposed to use salvaged woodlap siding from the former historic accessory structure in addition to new woodlap siding to match the historic profile as closely as possible. Staff finds this proposal generally consistent and appropriate.
i. ROOF FORM – The proposed accessory structure will utilize a cross gable roof form that responds to the roof form of the primary structure. Staff finds the proposal appropriate and consistent.
j. CONSTRUCTION OF NEW SHED – The applicant has proposed to install a rear shed in the general location of the non-contributing rear accessory structure. Staff finds the proposal consistent and eligible for administrative approval.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the demolition of the existing contributing rear accessory structure based on finding c. The applicant may present additional materials to the HDRC that provide evidence of an unreasonable economic hardship or loss of significance of the structure.

Item 2, Staff recommends approval of the demolition of the non-contributing rear accessory structure based on finding c.

Item 3, Staff does not recommend approval of the construction of a new rear accessory structure based on finding d.

If HDRC approves the demolition of the existing contributing rear accessory structure, staff recommends that the HDRC grant conceptual approval and that the following stipulations apply:

i. That the applicant provides a line of sight study that demonstrates the visual impact of the rear accessory structure on the public right-of-way.
ii. That the applicant provides a final and accurate site plan that indicates the placement of the structure relative to all lot lines and existing structures.
iii. That the applicant eliminates the pork chop detailing on the roof eaves.
iv. That all windows be one over one wood windows. The applicant is required to submit specifications to staff for

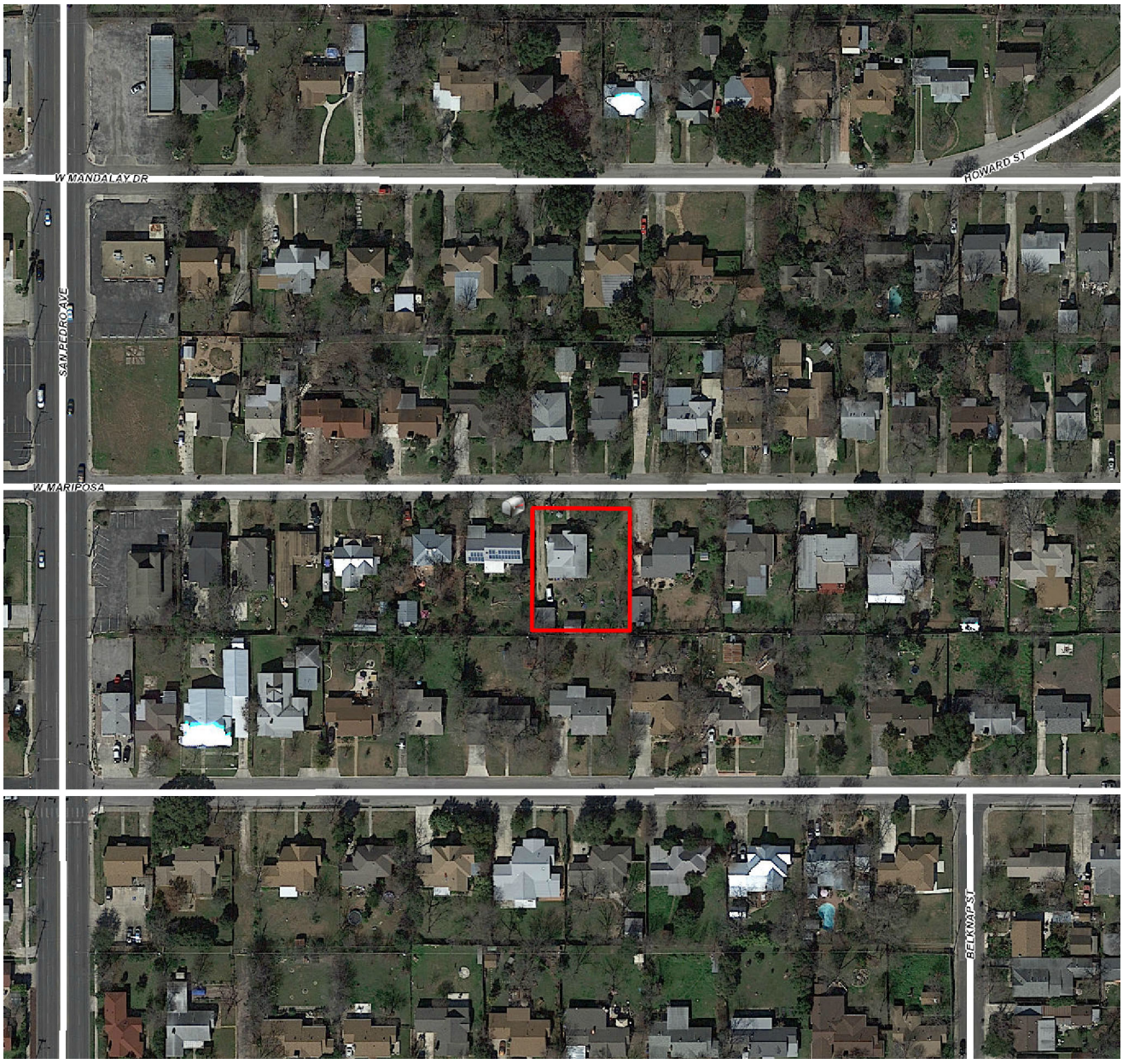
review and approval that comply with the following: meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

v. That the applicant provide all material specifications and final dimensioned construction documents.

Item 4, Staff recommends approval of the construction of the new shed based on finding j.

CASE MANAGER:

Stephanie Phillips



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Flex Viewer

Powered by ArcGIS Server

Printed:Dec 05, 2018

Main Building—closer street view

Kathleen Messina

252 W. Mariposa
San Antonio, Texas
78212
210-394-3217

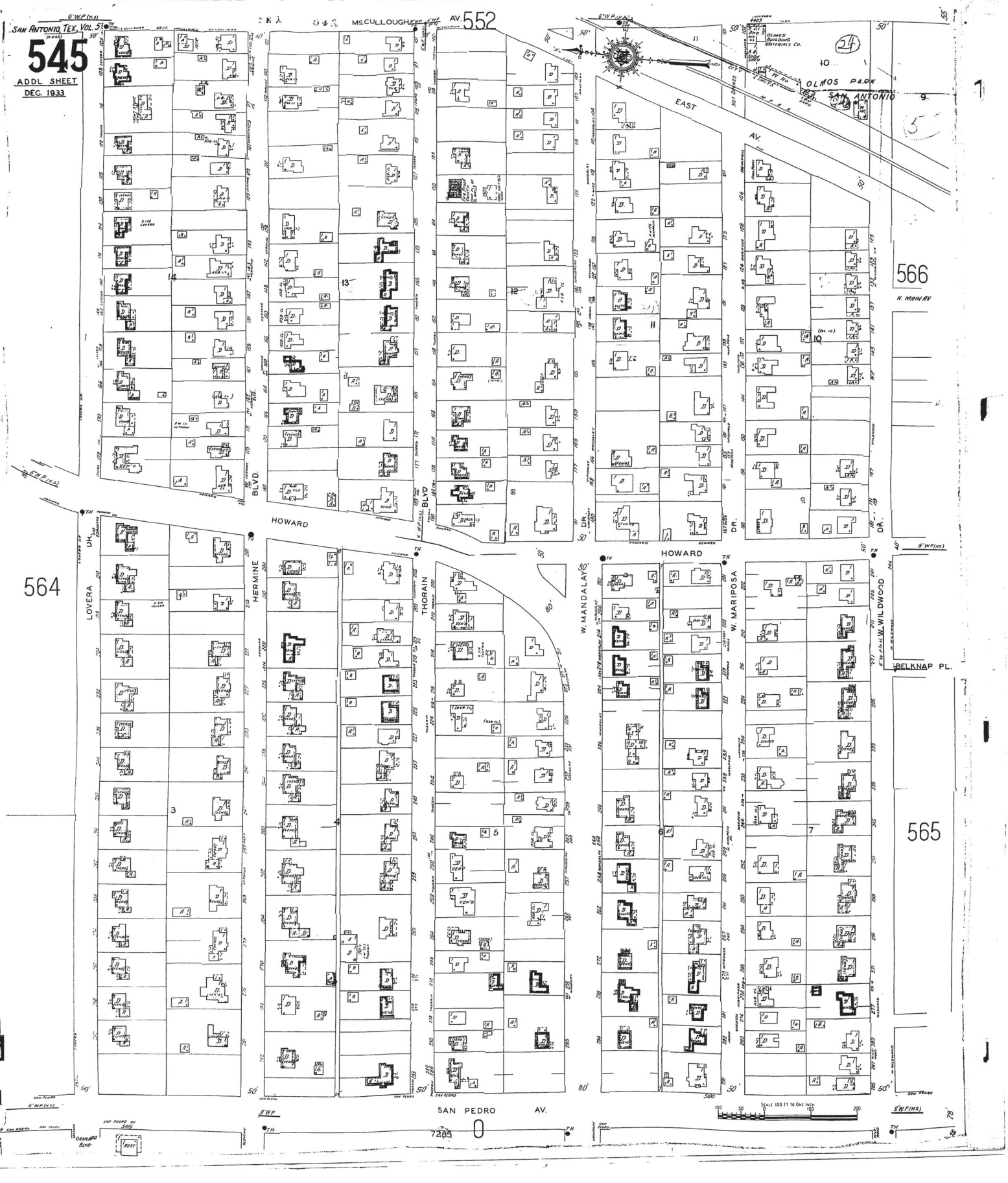
messina4854@sbcglobal.net

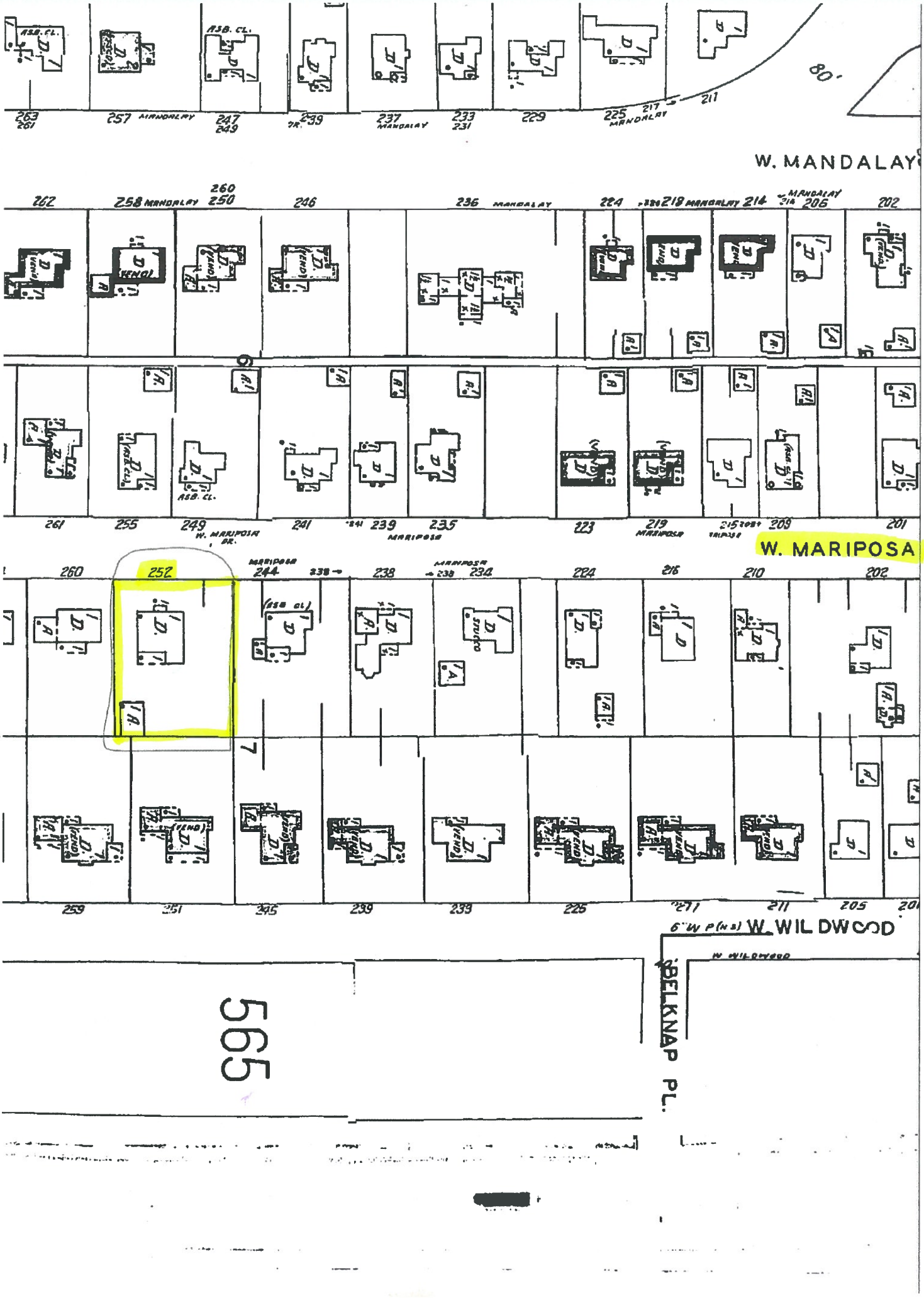
Description of Project

I would like to replace the existing garage with a two bedroom, one bath apartment (approximately 1000 sq ft). This building is intended for family and guest use only and has no commercial purpose.

The exterior finishes are planned to match that of the existing house as closely as possible to include wood siding, shingle roof, wood frame windows, and paint colors. Attention will be paid to energy efficiency and measures will be taken to minimize energy consumption and reduce energy costs.

In addition, the small outbuilding will be demolished as it is no longer structurally sound and a new (smaller) storage shed will be added to house lawnmower, garden and other tools. The shed will also be finished to resemble the existing building.


SAN ANTONIO, TEX., VOL. 5
545
ADDL SHEET
DEC. 1933
McCULLOUGH AV.
552
EAST
AV.
OLMOS PARK
SAN ANTONIO
566
H. MAIN AV
564
HOWARD
LOVERA
HERMINE
THORAIN
W. MANDALAY
W. MARIPOSA
W. WILDWOOD
BELKNAP PL.
565
SAN PEDRO AV.
BLVD.
DR.
SCALE 100 FT TO ONE INCH


W. MANDALAY
W. MARIPOSA
W. WILDWOOD
BELKNAP PL.
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258 MANDALAY
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218 MANDALAY
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263
257 MANDALAY
247
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217
211
80'

Dashed red line indicates approximate property line, solid red line indicates approximation position of new building. Thin red line indicates fence that is already in place. Blue line indicates building to be demolished. Purple line indicates new storage shed for garden tools, to match style of existing building, and new building.

New buildings will meet all requirements of San Antonio building code, including, but not limited to, five foot offset from property line.

Main building—street view

Left side of existing building

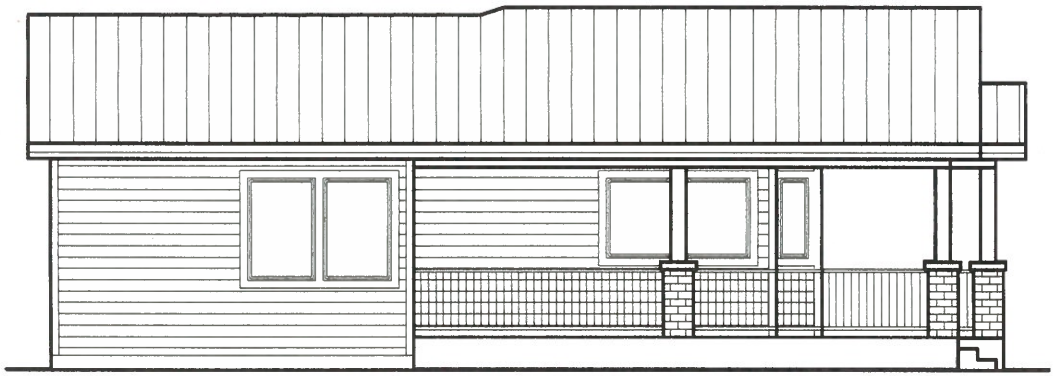
Right side of existing building

Rear of existing building

Building to demolish on left. Replacing building on right, plans included in packet.

Left side of building being replaced, garage is too near the property line to get photos of right side and rear.

Close up of small building showing rotting floor joists

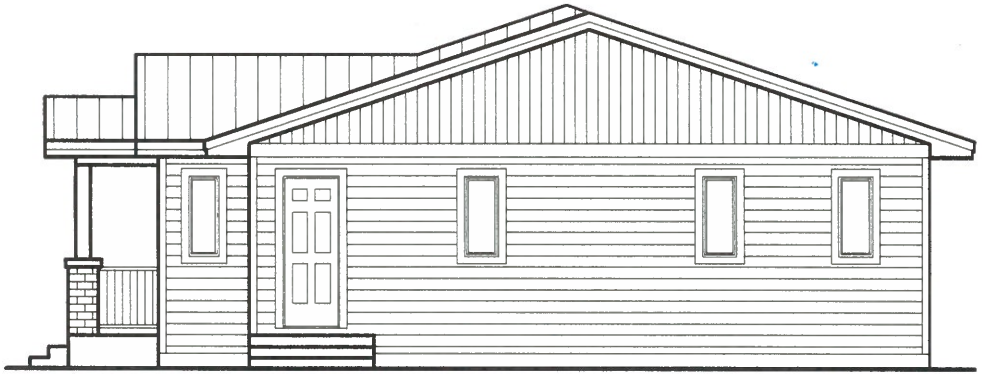


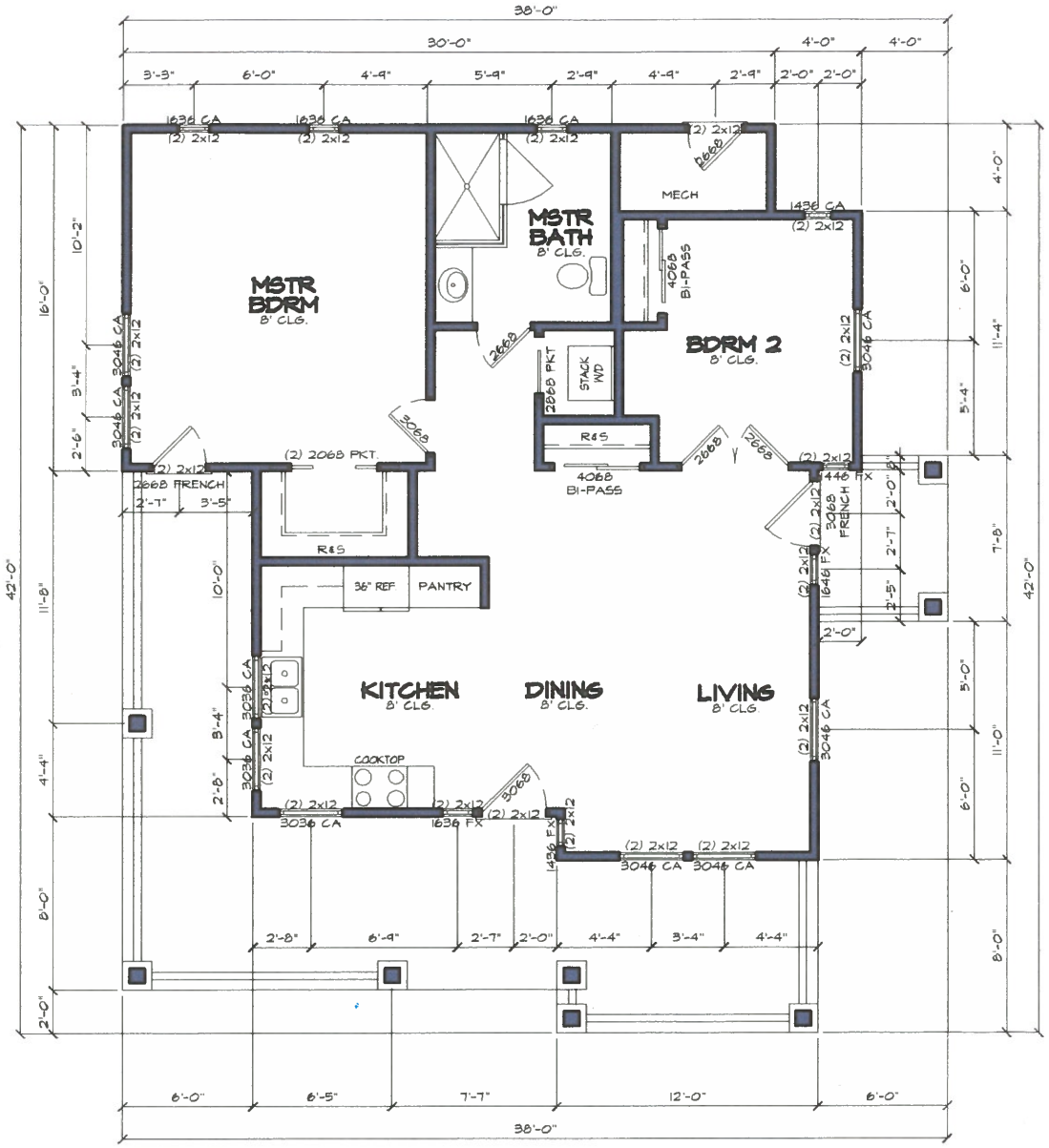
PROJECT:				
2018-300	Messina Residence Left & Right Elevations	DATE: 8/23/18 DRAWN BY: LS	Lifestyle HOME DESIGN SERVICES	Note: Door & window sizes noted in foot and inches. Ex: 3050 = 3'-0" x 5'-0"

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

PROJECT:				
20'8-300	Messina Residence Front & Rear Elevations	DATE: 8/23/18 DRAWN BY: LS	Lifestyle HOME DESIGN SERVICES	Note: Door & window sizes noted in foot and inches. Ex: 3050 = 3'-0" x 5'-0"

PRELIMINARY ONLY - NOT FOR CONSTRUCTION





PROJECT:					
2018–300	Messina Residence 968 sq. ft. Main Level Floor Plan	DATE: 8/23/18 DRAWN BY: LS	Lifestyle HOME DESIGN SERVICES	Note: Door & window sizes noted in foot and inches. Ex: 3050 = 3'-0" x 5'-0"

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

Storage building will be similar to this one, painted to match existing building.

Final size not yet determined, either 8x10 or 10x10.