

# HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

**HDRC CASE NO:** 2019-124  
**ADDRESS:** 517 LABOR  
**LEGAL DESCRIPTION:** NCB 926 BLK 4 LOT S IRR 79.3FT OF N IRR 93.3FT OF 29 & N TRI 25FT OF 30  
**ZONING:** C-2,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Cindy Castro  
**OWNER:** Guadalupe Castro  
**TYPE OF WORK:** Demolition of primary structure with new construction of a Tuff shed  
**APPLICATION RECEIVED:** January 03, 2019  
**60-DAY REVIEW:** March 04, 2019; 30 day decision period – April 3, 2019  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting to a Certificate of Appropriateness to:

1. Demolish the historic structure located at 517 Labor.
2. Construct a 1-story Tuff Shed structure to serve as a primary residential structure totaling approximately 288 square feet.

## APPLICABLE CITATIONS:

*Unified Development Code 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.

(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 prove by a preponderance of the evidence 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, a 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.

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.

(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 to the historic preservation officer.

(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

### *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 nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

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.

### 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

- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### 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.



## FINDINGS:

### General findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to demolish the historic structure located at 517 Labor and construct a 1-story residential Tuff Shed.
- b. DESIGN REVIEW COMMITTEE – A site visit was conducted on March 13, 2019, with the Design Review Committee (DRC), members of the Lavaca Neighborhood Association, and representatives from the Office of Historic Preservation and Development Services Department. The DRC observed that the interior of the structure had little to no flooring or foundation elements due to uniform, sinking of the foundation, but agreed that the exterior and structural elements, including walls, roof, and windows, were in salvageable and repairable condition. The structural components retained their integrity and did not feature significant wood rot or related damage. The DRC recommended against demolition.

### Findings related to request item #1:

- 1a. The structure located at 517 Labor was constructed circa 1909 and is located within the Lavaca Historic District. The structure features architectural elements that are indicative of the Folk Victorian style that characterizes the district. The house features many of its original materials including wood siding and wood windows. However, modifications to the form of the historic structure have resulted in the removal and enclosing of the front porch, which now presents itself as a screened porch to Labor St. There are also small, later additions, and their removal that may be eligible for administrative approval. Despite these modifications, staff finds the house to be a contributing resource within the Lavaca Historic District due to its construction date, architectural style, and integrity of geographic location, materials, and historic context.
- 1b. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence 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;*

[The applicant has not provided detailed financial information regarding this request, including a cost estimate for rehabilitation. The applicant has noted that finding a qualified contractor willing to inspect the structure to prepare a formal bid for the proposed rehabilitation has been unfeasible due to the current condition of the structure. The applicant has also expressed the desire to retain a budget for the project that is equal to or lower than the current appraised improvement value of the historic structure, as determined by the Bexar County Appraisal District (BCAD), which is \$13,000. The applicant has not submitted any bids at this time.]

*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;*

[The applicant has provided one structural report from a licensed engineer, which was produced on September 14, 2018. The report indicates that the house has not been occupied for 25 years. The report notes the following conditions: leaning load bearing walls; holes in the roof and deteriorated roof shingles; sagging and bowing roof structures; fascia board and exterior wood siding water damage and rot; separation of additions from the main house; an elevation change between the porch and the main house due to foundation issues; buckling and bowed interior floors; and interior mold. The engineer concluded that the structure cannot be rehabilitated at a reasonable cost.]

*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.*

[Per conversations with the applicant, the property has been in family ownership for the past 60 plus years. The applicant does not intend to try to sell the property due to this generational ownership and wishes to continue to occupy the site in a new structure.]

- 1c. Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC due to the lack of financial burden of proof documentation as well as lack of active marketing of the property. 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.
- 1d. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction. Additionally, as noted in finding b, the structure features small, later additions, and their removal may be eligible for administrative approval.

#### Findings related to request item #2:

- 2a. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the structure on the lot to generally reflect that of the historic structure currently on the site. The applicant has not provided exact numbers in regards to setbacks and the proposed documentation is very conceptual. Any final plans must represent accurate setback conditions and demonstrate compliance with the Unified Development Code prior to any request for a Certificate of Appropriateness.
- 2b. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards the Labor St, which is generally consistent with the Guidelines. However, the overall configuration of the building in terms of its scale, mass, footprint, roof form, and architectural details is not consistent with the development pattern of the district as noted in subsequent findings below.
- 2c. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The existing historic structure is 1-story in height. Many structures in the immediate vicinity feature either one or one and a half stories of height. The applicant has 1-story Tuff Shed. While the overall height may be appropriate for the area, the overall configuration of the building in terms of its footprint, roof form, and architectural details is not consistent with the development pattern of the district.
- 2d. FOOTPRINT – The applicant has proposed a footprint of approximately 288 square feet. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The existing structure is approximately 750 square feet, which is consistent with the historic development pattern of the district. Primary structures with footprints smaller than 750 square feet are rare in the Lavaca Historic District. Staff does not find 288 square feet to be an appropriate footprint.
- 2e. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. The applicant has not indicated a specific foundation height, but has verbally noted that the structure will be on a pier and beam

foundation. Staff requires a foundation dimension to evaluate its consistency with the Guidelines.

- 2f. ROOF FORM – The applicant has proposed a roof form that is similar to a traditional gambrel barn roof. Gambrel roof forms are not found within the Lavaca Historic District and rarely found in residential historic districts in San Antonio or the greater Central Texas region. Staff does not find the form consistent with the Guidelines.
- 2g. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The proposed window openings are not common in the district in terms of their proportion, configuration, or overall pattern on the building.
- 2h. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant's proposed building footprint is generally consistent with Guidelines for New Construction 2.D.i., but as noted in finding 2d, the footprint of the structure is significantly smaller than existing historic primary structures in the district.
- 2i. MATERIALS – The applicant has noted the use of standard Tuff Shed materials, including composite siding, shingle roofing, and composite skirting. While staff finds that composite materials may be appropriate for new construction, the manner in which these materials are used in the design is not appropriate.
- 2j. WINDOW MATERIALS – As presently proposed, the window materials and proportions are not consistent with the Historic Design Guidelines or the OHP window policy document. The applicant should ensure that the proposed windows are one over one configuration and feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 2k. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in natural and should not detract from nearby historic structures. The proposed architectural details, including a gambrel roof form, rectangular slider windows, and faux shutters with disproportionate dimensions, are not appropriate for the Lavaca Historic District. The proposed structure's design is primarily derived from Great Plains barn design, which is not stylistically found in San Antonio or the Central Texas region for primary residential structures.
- 2l. QUALITY AND LONGEVITY – The applicant has expressed the desire to retain a budget for the project that is equal to or lower than the current appraised improvement value of the historic structure, as determined by the Bexar County Appraisal District (BCAD), which is \$13,000. The applicant has provided a quote for the proposed Tuff Shed structure, which is approximately \$13,000. However, the quote does not include the cost to demolish the structure; pay the city fees associated with demolishing a contributing historic structure as stated in UDC Section 35-614; reroute or connect new plumbing lines; install electricity; or obtain permits from the Development Services Department. The quality and durability of Tuff Shed structures are also extremely limited, and additional modifications are likely needed to conform to city building codes.

## **RECOMMENDATION:**

1. Staff does not recommend approval of request item #1, the demolition of the historic structure based on findings 1a through 1d.

If the HDRC finds that a loss of significance has occurred or finds that the criteria for establishing an unreasonable economic hardship have been met and approves the requested demolition, then staff makes the following recommendations regarding the requested new construction:

2. Staff does not recommend approval of request item #2, the construction of a 1-story residential Tuff Shed structure, based on findings 2a through 2l.



## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 11, 2019

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**PHOTOGRAPH NO. 1**



East (front) view, of the Castro property located at 517 Labor Street, San Antonio, Texas.

**PHOTOGRAPH NO. 2**



North view, of the East portion of the property.

**PHOTOGRAPH NO. 3**



North view, of the West portion of the property.

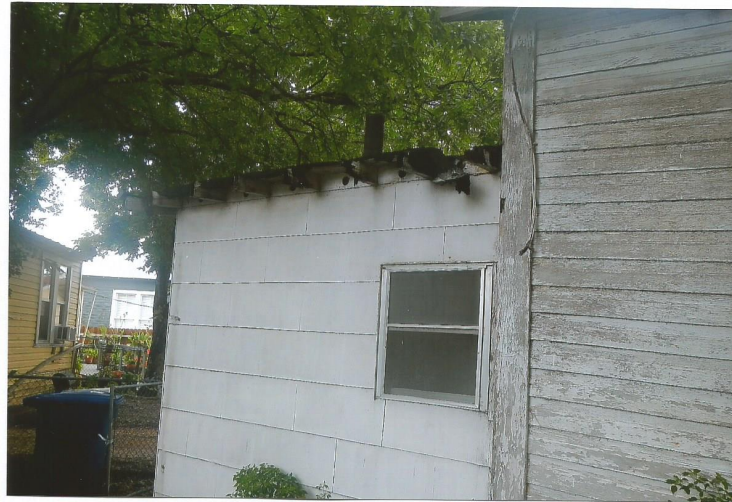
**PHOTOGRAPH NO. 4**



West (back) view of the residence.



**PHOTOGRAPH NO. 5**



South view, of the West portion in the property.

**PHOTOGRAPH NO. 6**



South view, of the East portion in the property.

PHOTOGRAPH NO. 7



View of the separation between the breakfast room and the main house.

PHOTOGRAPH NO. 8



View of the cleanout installed in the sanitary drain line by the South side of the kitchen.



**PHOTOGRAPH NO. 9**



View of damaged wood flooring and deteriorated floor joist and beams.

**PHOTOGRAPH NO. 10**



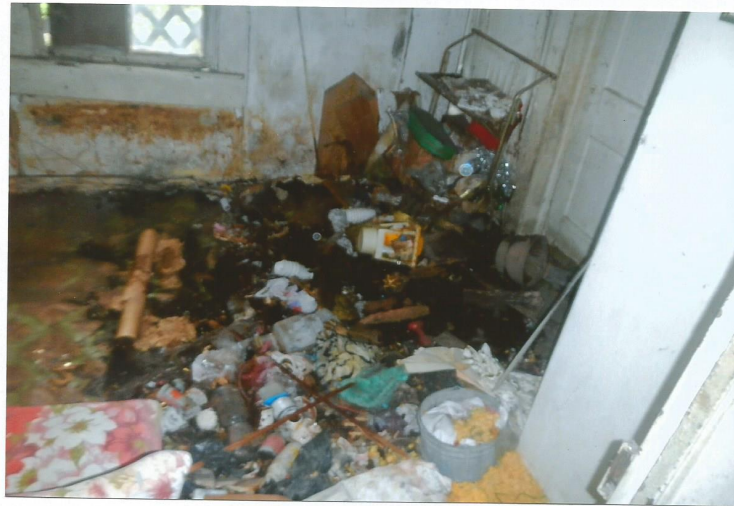
View of damaged wood flooring and wood structure in bedroom.

PHOTOGRAPH NO. 11



View of damaged wood flooring and wood structure in the bedroom.

PHOTOGRAPH NO. 12



View of damaged wood flooring, wood structure and standing water in the bedroom.



**PHOTOGRAPH NO. 13**



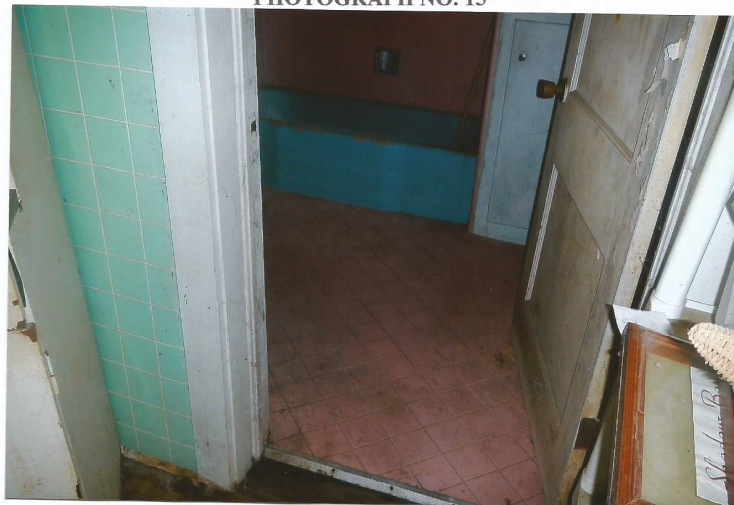
View of the kitchen and damaged flooring (out-of-level).

**PHOTOGRAPH NO. 14**

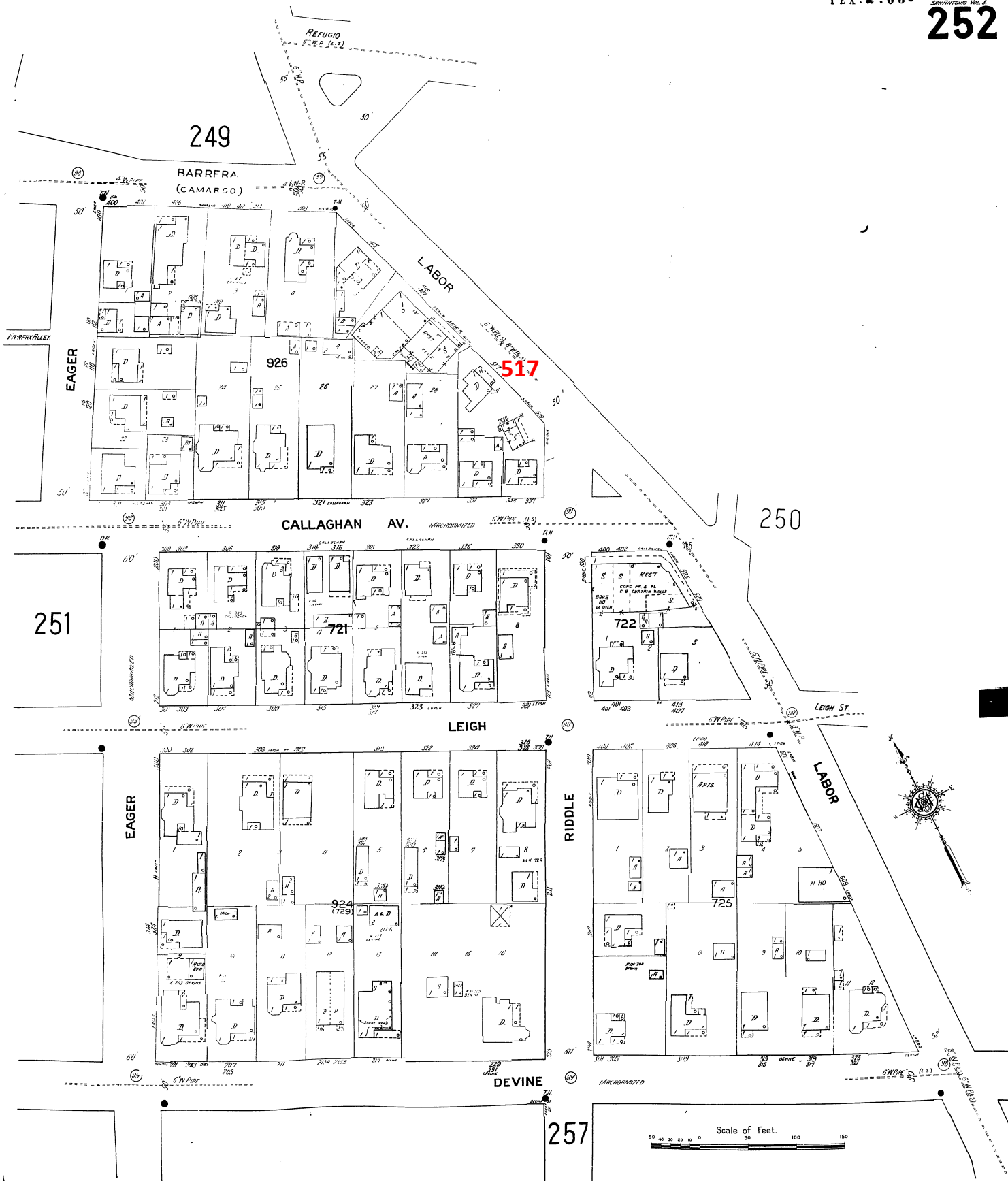


View the damaged ceiling and leaking roof above the breakfast room.

PHOTOGRAPH NO. 15



View of the floor in the bathroom.







OHP SITE VISIT PHOTOS - MARCH 13, 2019





OHP SITE VISIT PHOTOS - MARCH 13, 2019





OHP SITE VISIT PHOTOS - MARCH 13, 2019





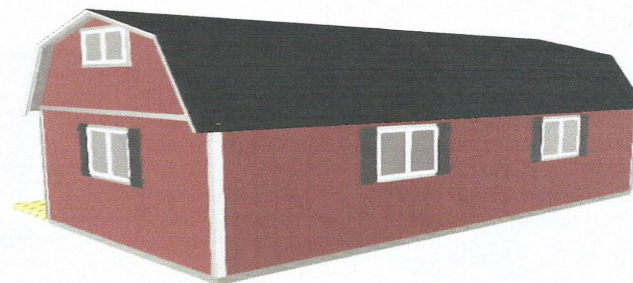
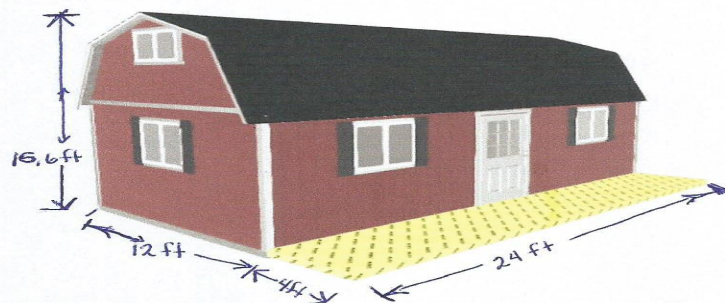
OHP SITE VISIT PHOTOS - MARCH 13, 2019







B Cynthia Castle  
517 Labor St  
San Antonio TX 78210  
Q-12495



Wall D



Wall A

Wall C

Wall B

#### Base Details

##### Building Size & Style

Premier Pro Tall Barn - 12' wide by 24' long

##### Door

9-Lite Residential Door (Left Hand Inswing),

##### Paint Selection

Base: Hunt Club Red, Trim: Delicate White, Accent: Black Magic

##### Roof Selection

Onyx Black Dimensional Premium Shingle

##### Drip Edge

White

#### Optional Details

##### Windows

6 Ea 3'x3' Horizontal Sliding Window, shutters

##### Walls

662 Sq Ft House Wrap

##### Porch

96 Ea Custom Porch: 24 X 4 -

#### Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

Yes

Is there a 110-volt/20 AMP power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Leveling >12" or Over 200 sq ft

How much space will there be around the area where the building is installed?

At least 24" clearance around all four sides of the building

How close to the installation site can our installers park their vehicle(s)?

Less than 200 feet

Substrate Shed will be installed on?

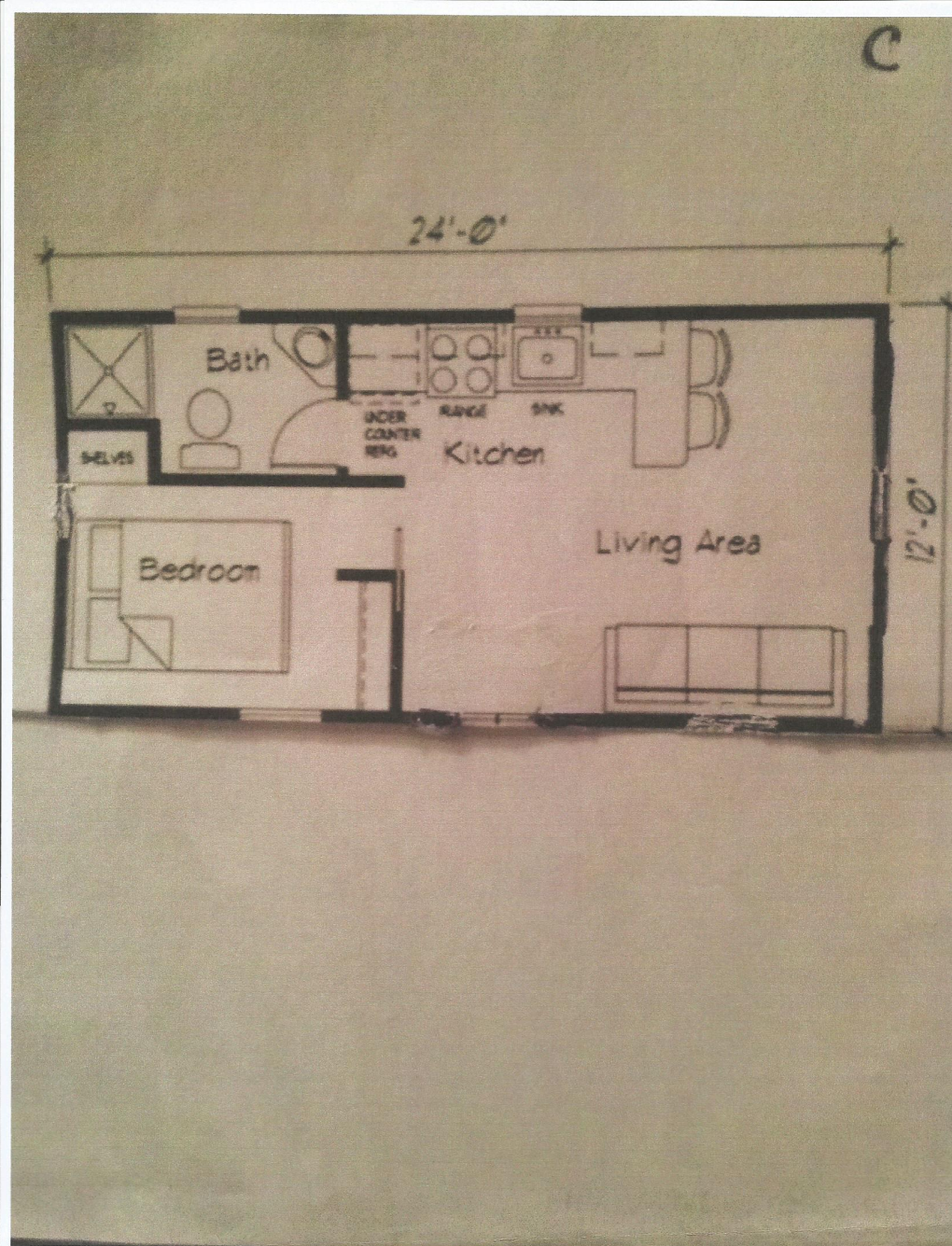
Grass pier and beam posts

Customer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

A







C



# TUFF SHED®

## Quote

Location: San Antonio | 203 | 210-536-3310  
Factory Location: San Antonio | 203 | 210-536-3310  
Prepared by: David Pittman | | dpittman@tuffshed.com  
Special Instructions:

Scheduled Date:  
Created Date: 12/15/2018

JDE SO  
SF Quote Q-12495  
HD Store #  
Customer Cynthia Castro  
p.2105351396  
c.cindycastro517@gmail.com

Serial Number:

Ship to Address 517 Labor St  
San Antonio, TX 78210

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Pro Tall Barn 12 x 24	\$8,205.00	1.00	(\$0.00)	\$0.00	\$8,205.00
Custom Porch: 24 X 4 -	\$11.00	96.00	(\$0.00)	\$0.00	\$1,056.00
3'x3' Horizontal Sliding Window	\$199.00	6.00	(\$33.33)	\$0.00	\$994.02
Paint 10% of building base price	\$821.00	1.00	(\$0.00)	\$0.00	\$821.00
3068 L-In 9-Lite Residential Door	\$430.00	1.00	(\$0.00)	\$0.00	\$430.00
3'x2' Horizontal Sliding Window	\$175.00	2.00	(\$0.00)	\$0.00	\$350.00
Shutters for 3' Tall Windows	\$55.00	6.00	(\$0.00)	\$0.00	\$330.00
House Wrap	\$0.40	662.00	(\$0.00)	\$0.00	\$264.80
Accent Paint Color	\$50.00	1.00	(\$0.00)	\$0.00	\$50.00
Delivery Fee	\$95.00	1.00	()	\$0.00	\$95.00

Gross Total	\$12,795.80
Discount	(\$199.98)
<b>Net Total</b>	<b>\$12,595.82</b>
Estimated Tax	\$1,039.23
<b>Grand Total</b>	<b>\$13,635.05</b>



Original House- 517 Labor St.

F



20'4" from front edge of porch to street (west view)  
18'8" from south line of property to north





## GE Reaves Engineering

CIVIL ENGINEERS • STRUCTURAL ENGINEERS • LAND SURVEYORS

G

September 14, 2018

Guadalupe Castro  
517 Labor Street  
San Antonio, Texas 78210

RE: Property Located at: 517 Labor Street, San Antonio, Texas 78210  
GRE Project No.: 18-0800

SUB: Forensic Inspection and Micro-Elevation Survey of the Foundation

Dear Guadalupe,

Pursuant to your request on September 10, 2018, a Professional Engineer from GE Reaves Engineering observed the pier and beam and concrete foundations at the above referenced address on September 11, 2018. The purpose of the site visit was to conduct visual observations of the foundations, the load bearing walls, the floors, ceilings and roof, identify areas in need of repair, if any, and detail the findings in this report. No finishes were removed and no destructive examinations were conducted. Our site observations were not exhaustive and were conducted only to determine the apparent condition of the foundation and structure. This report is not intended to be a comprehensive distress inventory. This review did not include verification of Fire or Safety Code compliance.

### **BACKGROUND**

The original house was constructed in 1909 and is now located in the <sup>\*</sup>King Williams Historic District. The house and additions are one-story structures. The house has not been occupied for the past twenty-five years. The exterior walls are covered with wood siding and concrete tile siding. The house and additions have gable style roofs with composition shingles. There are some gutters and downspouts around the house and additions. The general topography of the property is relatively flat. Curb and gutter streets are the primary storm drainage for the property. According to the owner, several contractors declined to do any repair work at the house because of an unsafe environment due to the extreme dilapidated condition of the foundations, floors, walls and roofs.

### **OBSERVATIONS**

The general condition of house is extremely poor.

- 1) The (3) load bearing walls (E-W direction) in the main house are visually leaning to the South (left) and the two (2) load bearing walls are visually to the East.
- 2) The shingles on the various roofs are severely deteriorated. There are visible holes and worn areas throughout the roofs.
- 3) The roof structures are sagging and bowing.
- 4) The fascia boards have water damaged and rot.



- 5) The exterior wood siding has water damage and rot, separations of the trim and is bowed along the bottom of the walls.
- 6) All of the additions have separated from the main house.
- 7) The front concrete porch is now much higher than the house foundation. (must step down into the house at the front door to enter).
- 8) The interior wood floors are buckled, bowed, water damaged and has large sections missing.
- 9) The foundation piers and wood support beams could not be fully observed due to the presence of water and mud just below the wood floor. The portions of the wood beams that can be seen are completely deteriorated and in very poor condition.
- 10) The ceilings are cracked, have large holes, sagging and water soaked.
- 11) The concrete foundation below the bathroom is out-of level and has separated from the main house.
- 12) The interior walls have separated in the corners.
- 13) The doors are misaligned throughout the house.
- 14) There is mold on the walls, ceilings and floors through the house.

Visual observations were made of the house, some of which are shown in these photos taken during the site visit.

**Photos:**

- #1 – East (front) view, of the property located at 517 Labor Street, San Antonio, Texas.
- #2 – North view, of the East portion of the property.
- #3 – North view, of the West portion of the property.
- #4 – West (back) view of the property.
- #5 – South view, of the West portion of the property.
- #6 – South view, of the East portion of the property.
- #7 – View of the separation between the breakfast room addition and the main house.
- #8 – View of the cleanout installed in the sanitary drain line by the South side of the kitchen.
- #9 – View of damaged wood flooring and deteriorated wood floor joists and beams.
- #10 – View of damaged wood flooring and wood structure in the bedroom.
- #11 – View of damaged wood flooring and wood structure in the bedroom.
- #12 – View of damaged wood flooring, wood structure and standing water in the bedroom.
- #13 – View of the kitchen and damaged flooring (out-of-level).
- #14 – View of the damaged ceiling and leaking roof above the breakfast room.
- #15 – View of the floor in the bathroom.

**CONCLUSION**

Based on this site visit and our experience in the design of and performance review of similar structures, it is our opinion that the house cannot be occupied or safely repaired at a reasonable cost. The house and additions should be removed and a new structure built at the site.

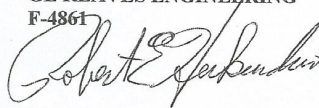
In recognition of relative risks, rewards and benefits of this report to you, GE Reaves Engineering and their representative, the risks have been allocated such that you agree that, to the fullest extent permitted by law, the liability of GE Reaves Engineering to you, for any and all injuries, claims, losses, expenses, damages or

Guadalupe Castro  
RE: 517 Labor Street, San Antonio, Texas 78210  
GRE Project No.: 18-0800  
Page 3

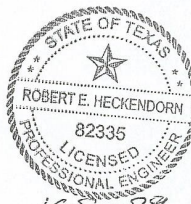
claim expenses arising out of this agreement for any cause or causes, shall not exceed \$1,000. Such causes include but are not limited to the firm's negligence, errors, omissions, strict liability, and breach of contract or breach of warranty. This report is provided by our firm as independent Registered Professional Engineers and is valid as of the date of our visit to the property and excludes subsequent conditions and events.

This report is submitted with the understanding that all parties are aware that future changes in soil moisture beneath the structure either from natural or manmade causes can cause additional movement in the foundation and the superstructure and no opinions are implied or should be inferred that such future movement or damage cannot or will not occur.

Respectfully,  
**GE REAVES ENGINEERING**  
F-4861



By: Robert E. Heckendorn, P.E.  
Structural Engineer



Encl. Photograph Log

18 Sept 29

*Photograph  
Log*