

HISTORIC AND DESIGN REVIEW COMMISSION

September 04, 2019

HDRC CASE NO: 2019-485
ADDRESS: 912 E CROCKETT ST
914 E CROCKETT ST
916 E CROCKETT ST
LEGAL DESCRIPTION: NCB 583 BLK 8 LOT 6
NCB 583 BLK 8 LOT 5
ZONING: RM-4
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Office of Historic Preservation
OWNER: Estate of Dorothy Hunter Sapenter
TYPE OF WORK: Recommendation to the Building Standards Board
APPLICATION RECEIVED: August 20, 2019
60-DAY REVIEW: October 19, 2019
CASE MANAGER: Katie Totman

REQUEST:

The Office of Historic Preservation is requesting a recommendation to the Building Standards Board (BSB) regarding the rear accessory structure at 912/914/916 E Crockett.

APPLICABLE CITATIONS:

UDC Section 35-614 Demolition.

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

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

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

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

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

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

- (3) Defective or deteriorated floor supports or floor supports that are insufficient to carry the loads imposed safely;
- (4) Walls, partitions, or other vertical supports that split, lean, list, or buckle due to defect or deterioration or are insufficient to carry the loads imposed safely;
- (5) Ceilings, roofs, ceiling or roof supports, or other horizontal members which sag, split, or buckle due to defect or deterioration or are insufficient to support the loads imposed safely;
- (6) Fireplaces and chimneys which list, bulge, or settle due to defect or deterioration or are of insufficient size or strength to carry the loads imposed safely;
- (7) Deteriorated, crumbling, or loose exterior stucco or mortar, rock, brick, or siding;
- (8) Broken, missing, or rotted roofing materials or roof components, window glass, sashes, or frames, or exterior doors or door frames; or
- (9) Any fault, defect, or condition in the structure which renders it Structurally unsafe or not properly watertight.

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

(c) Enforcement.

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

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

(3) Penalties.

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

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

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

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

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

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

FINDINGS:

- a. The rear accessory structure at 912/914/916 E Crockett was constructed ca. 1924 and appears in the San Antonio City Directory of the same year. It has two stories including an open area on the first floor and a dwelling space above. The Dignowity Hill Historic District features many properties with accessory structures similar to this one. Many of these accessory structures feature significant architectural features that are contributing to the district.
- b. The City's Code Enforcement Division has determined that the rear accessory structure at this address has deteriorated beyond repair and is recommending demolition of the structure per Chapter 6-156, subsections 7, 8, 11, 12, 17, and 18. The pictures provided by code enforcement show the structure significantly leaning to one side and partial roof and siding damage.
- c. The Guidelines for Exterior Maintenance and Alterations 9.A. notes that existing accessory structures should be maintained where they exist. Staff concurs with the City's Code Enforcement Division that the structure has experienced significant decay and that demolition may be appropriate.

RECOMMENDATION:

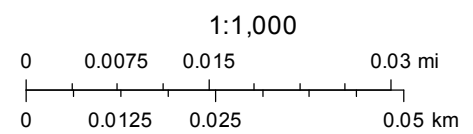
Staff recommends that the HDRC concur with code enforcement's recommendation to demolish the structure based on findings b and c.

912, 914, and 916 E Crockett



August 27, 2019

— User drawn lines

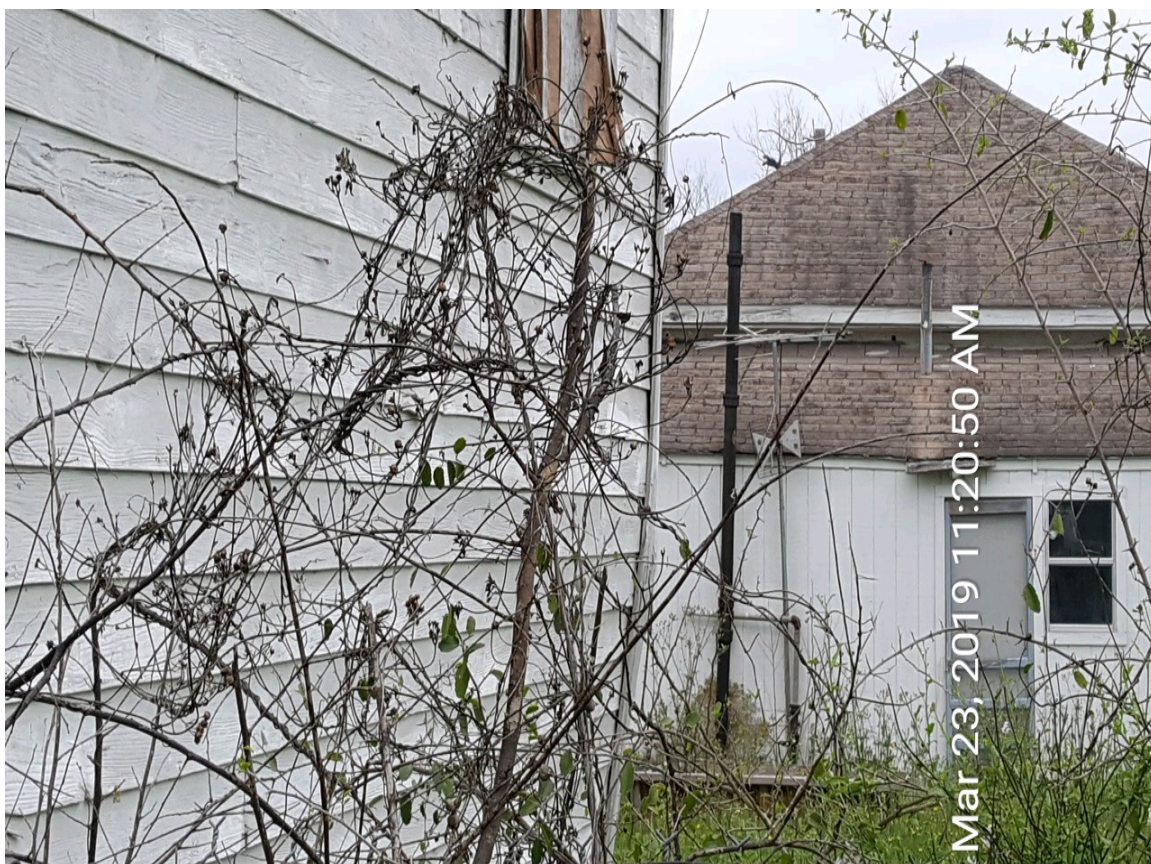






912 E. Crockett St

Case # 22801086





912 E. Crockett St

Case # 22801086



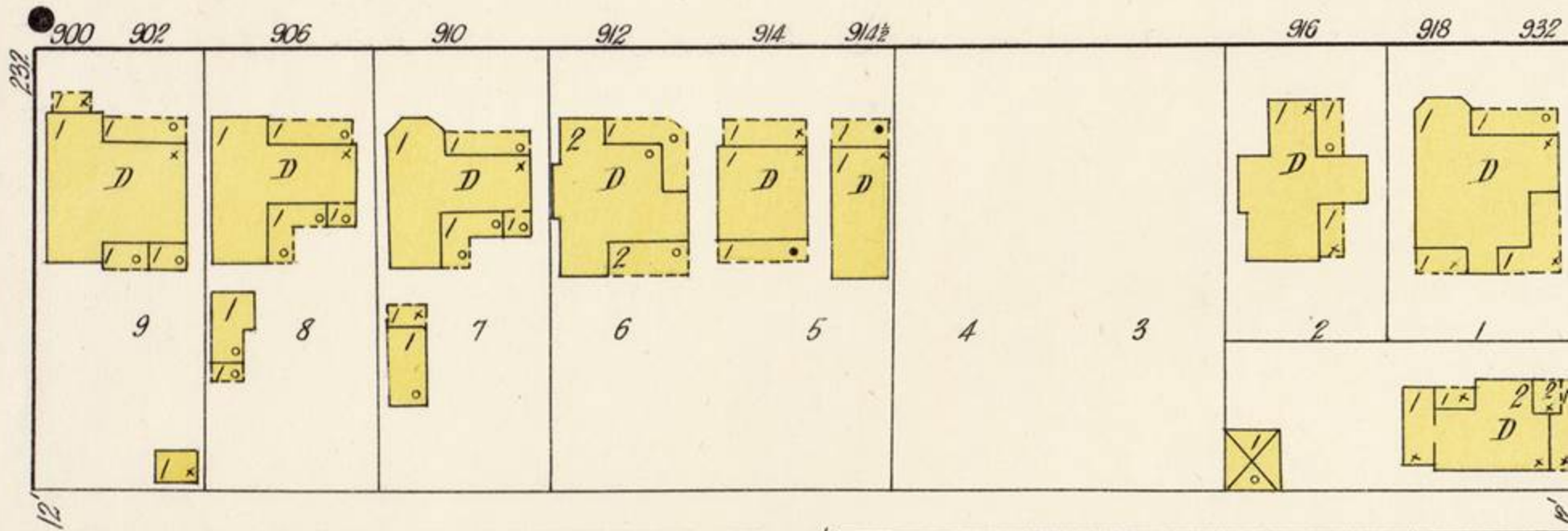
912 E. Crockett St

Case # 22801086

8" W. PIPE.

1912 Sanborn Map

E. CROCKETT



1911-1951 Sanborn Map

129

133

E. HOUSTON (STARR)

GLORIETTA (GLORIETH)

E. CROCKETT

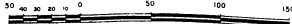
N. HACKBERRY

N. OLIVE

N. CENTRE

130

Scale of Feet.





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

Structural Condition

Occupied: Yes

Structual Type: Residential
Accessory

Zoning: RM - 4

Shed

Check all that apply:

Roof: Gable Roof System

Type: gable

Covering: Metal

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

Frame: Wood Frame

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

Foundation:

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

Miscellaneous:

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

Complaint Number:

22801086



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

Code Definitions 6-156

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

Recommendation: Demolition Demolition

Code and Chapter: 6-157

Complaint Number: 22801086



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

Code Definitions 6-156

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

Recommendation: Demolition Demolition

Code and Chapter: 6-157

Complaint Number: 22801070



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

Structural Condition

Occupied: No

Structual Type: Residential

Zoning: _____

Accessory

Shed

Check all that apply:

Roof: Gable

Type: gable

Covering: Metal

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

Frame: Wood Frame

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

Foundation:

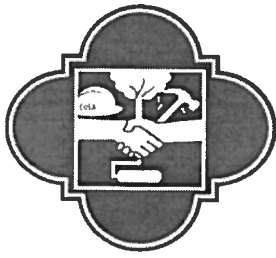
- | | | |
|--|--|--|
| <input type="checkbox"/> Post and Beam | <input checked="" type="checkbox"/> Slab on Grade | <input checked="" type="checkbox"/> Engineer's letter required |
| <input type="checkbox"/> Posts leaning | <input type="checkbox"/> Sill beams rotted/damaged | <input type="checkbox"/>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

Miscellaneous:

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

Complaint Number:

22801070



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



Notification to Historic Preservation Office

The property located at **912 E. Crockett** is being prepared for a hearing before the Building Standards Board. The conditions of this property identified by the Development Services Department necessitating this hearing are listed in the attached report. Refer to action #22801086.

The subject building/structure for the hearing is the:

- | | |
|---|---|
| <input type="checkbox"/> Building 1 of 1 | <input type="checkbox"/> Main Structure |
| <input checked="" type="checkbox"/> Accessory Structure
Location on property: Back of property | <input type="checkbox"/> Other Structure, specifically: |

A SEPARATE SUBMITTAL IS REQUIRED FOR EACH PROBLEM STRUCTURE

Please contact Dangerous Premises Officer Israel Villa @ 241-8527 if more information is required.

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

Submitted on 08/14/2019.


Michael Shannon, PE, CBO
Interim Director of Development Services Department

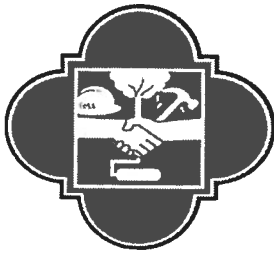
STATEMENT FROM HISTORIC PRESERVATION OFFICE

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

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

Returned on Thursday, August 15, 2019.


Shanon Shea Miller, HPO
Office of Historic Preservation



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



Notification to Historic Preservation Office

The property located at **916 E. Crockett** is being prepared for a hearing before the Building Standards Board. The conditions of this property identified by the Development Services Department necessitating this hearing are listed in the attached report. Refer to action #22801070.

The subject building/structure for the hearing is the:

- | | |
|---|---|
| <input type="checkbox"/> Building 1 of 1 | <input type="checkbox"/> Main Structure |
| <input checked="" type="checkbox"/> Accessory Structure
Location on property: Back of property | <input type="checkbox"/> Other Structure, specifically: |

A SEPARATE SUBMITTAL IS REQUIRED FOR EACH PROBLEM STRUCTURE

Please contact Dangerous Premises Officer Israel Villa @ 241-8527 if more information is required.

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

Submitted on 08/10/2019.


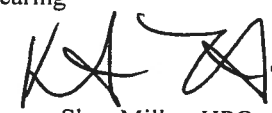
Michael Shannon, PE, CBO
Interim Director of Development Services Department

STATEMENT FROM HISTORIC PRESERVATION OFFICE

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

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

Returned on Thursday, August 15, 2019.

 
Shanon Shea Miller, HPO
Office of Historic Preservation