HISTORIC AND DESIGN REVIEW COMMISSION

September 18, 2019

HDRC CASE NO:	**2019-543**
ADDRESS:	223 E CAROLINA ST
LEGAL DESCRIPTION:	NCB 3010 BLK 8 LOT 15
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Alan Yoshida
OWNER:	T & T CONTRACTORS LLC
TYPE OF WORK:	Demolition of rear accessory structure, installation of rear shipping container structure
APPLICATION RECEIVED:	August 09, 2019
60-DAY REVIEW:	October 08, 2019
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish a contributing rear accessory structure.
2. Construct a 1-story shipping container-style rear structure.

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 is 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
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.

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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 223 E Carolina is a 1-story single family structure constructed circa 1925 in the Folk Victorian style. The structure features woodlap siding, an asymmetrical front porch, a metal roofing, and wood windows. The structure is contributing to the Lavaca Historic District. The property also features a 1-story rear accessory structure constructed circa 1925, also contributing to the district.
b. DEMOLITION – The applicant is requesting approval for the demolition of the rear accessory structure only. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
c. CONTRIBUTING STATUS – The structure is a one story, two-bay auto structure constructed in approximately the same period as the primary structure. The structure appears on the 1911-1951 Sanborn Map in the same location, footprint, and configuration. The Sanborn Map indicates its original use as a garage. The structure is contributing to the district.

Findings related to request item #1:

1a. 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 provided one cost estimate for rehabilitation of the existing structure and has expressed that the proposed estimate is unfeasible due to the inability for the current structure to serve modern needs as a garage.]

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 cost estimate for rehabilitation of the existing structure. The cost estimate does not comment on the current structural condition of the home. The applicant also furnished a pest report for the entire property, which does not apply to the request for demolition.]

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.

[The applicant purchased the property in 2019. This requirement has not been met.]

1c. LOSS OF SIGNIFICANCE – 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. Staff does not find that a loss of significance has occurred.

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.

Findings related to request item #2:

2a. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, 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. 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. The applicant has proposed a 1-story shipping container structure with a projecting flat carport facing E Carolina. 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.

2c. FOOTPRINT – The applicant has proposed a footprint of approximately 672 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 368 square feet, which is consistent with the historic development pattern of the district. While staff finds that a slightly larger rear structure may be appropriate for the site, staff finds that the current proposal deviates from the overall development pattern of the district.

2d. ROOF FORM – The applicant has proposed a flat roof form. Flat roofs on rear accessory structures are typically not historically found within the Lavaca Historic District. Staff does not find the form consistent with the Guidelines.

2e. 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.

2f. MATERIALS – The applicant has noted the use of standard shipping container and industrial materials, including metal poles and an open frame carport structure. 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.

2g. 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 shipping container with a flat roof and a projecting flat roof carport with multiple bays, are not appropriate for the Lavaca Historic District. The proposed structure's design is primarily derived from industrial architecture, which is not stylistically found in historic districts.

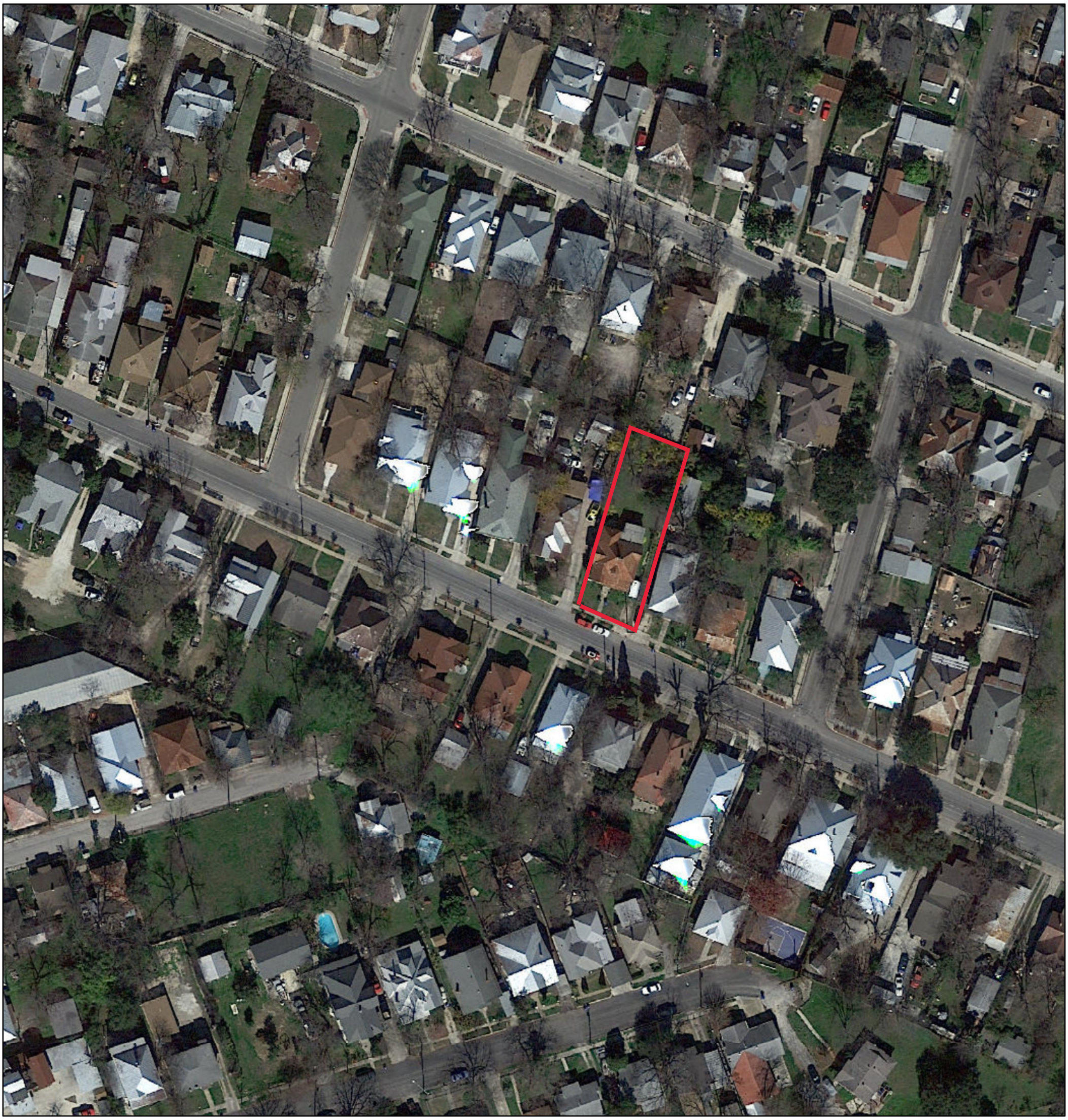
RECOMMENDATION:

1. Staff does not recommend approval of request item #1, the demolition of the historic rear accessory 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 storage unit rear accessory structure and carport, based on findings 2a through 2g.

City of San Antonio One Stop



September 13, 2019

User drawn lines

1:1,000

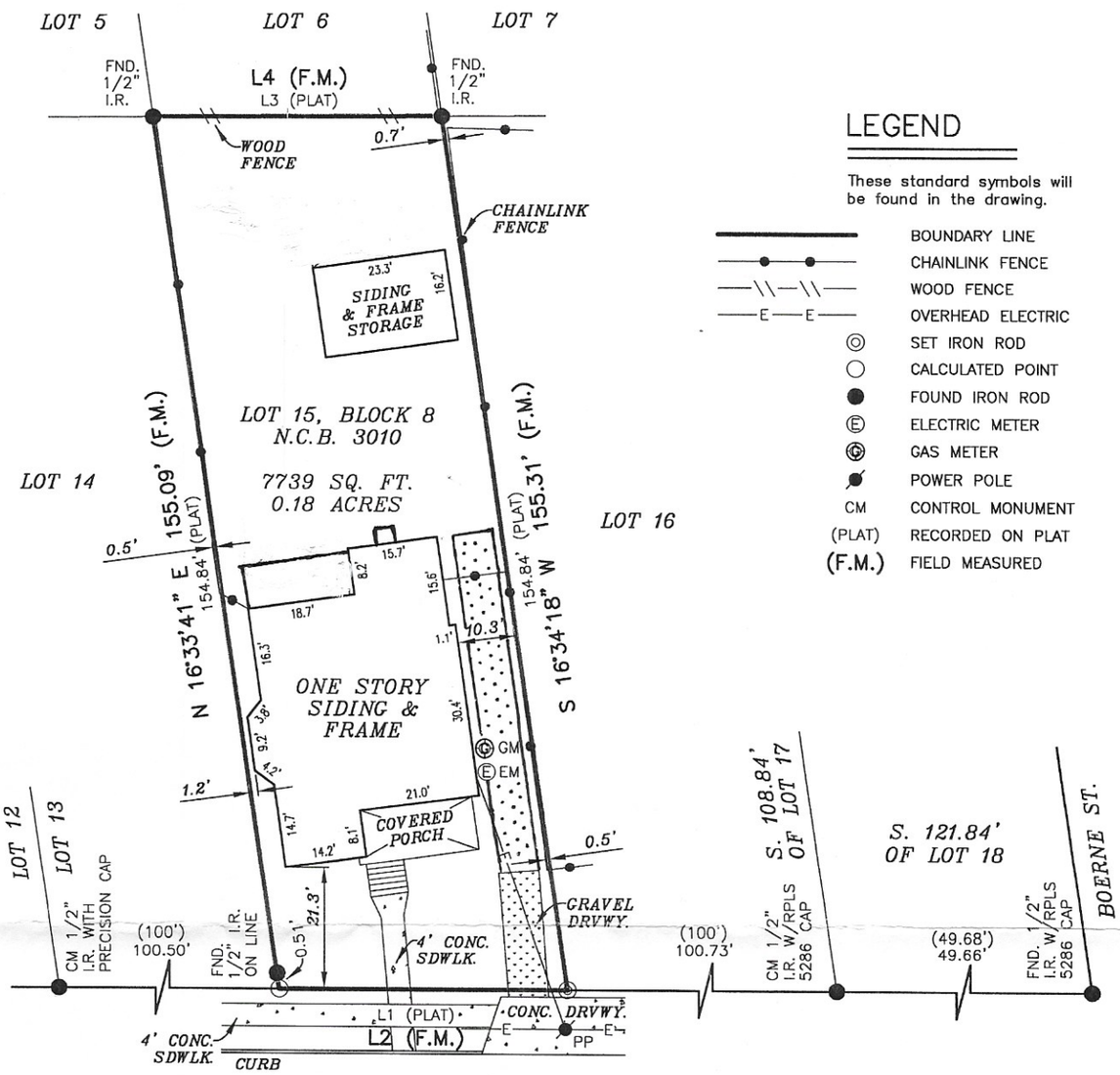
0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km


Property of
City of San Antonio


Property of
City of San Antonio

LINE	BEARING	DISTANCE
L1	(ASSUMED BEARING BASIS)	50'
L2	N 65°14'00" W	50.36'
L3	--	50'
L4	S 65°29'12" E	50.36'



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ELECTRIC METER
- GAS METER
- POWER POLE
- CM — CONTROL MONUMENT
- (PLAT) — RECORDED ON PLAT
- (F.M.) — FIELD MEASURED

CAROLINA ST.
(52.8' R.O.W.-PER PLAT)

SURVEYOR'S NOTE(S):
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010 Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIRST AMERICAN TITLE COMPANY and -- that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: ART TOVAR

Address: 223 CAROLINA ST. GF No. 2257222-SA31

Legal Description of the Land: LOT 15, BLOCK 8, NEW CITY BLOCK 3010, STAFFEL ADDITION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE 95 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE 95, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

FINAL "AS-BUILT" SURVEY

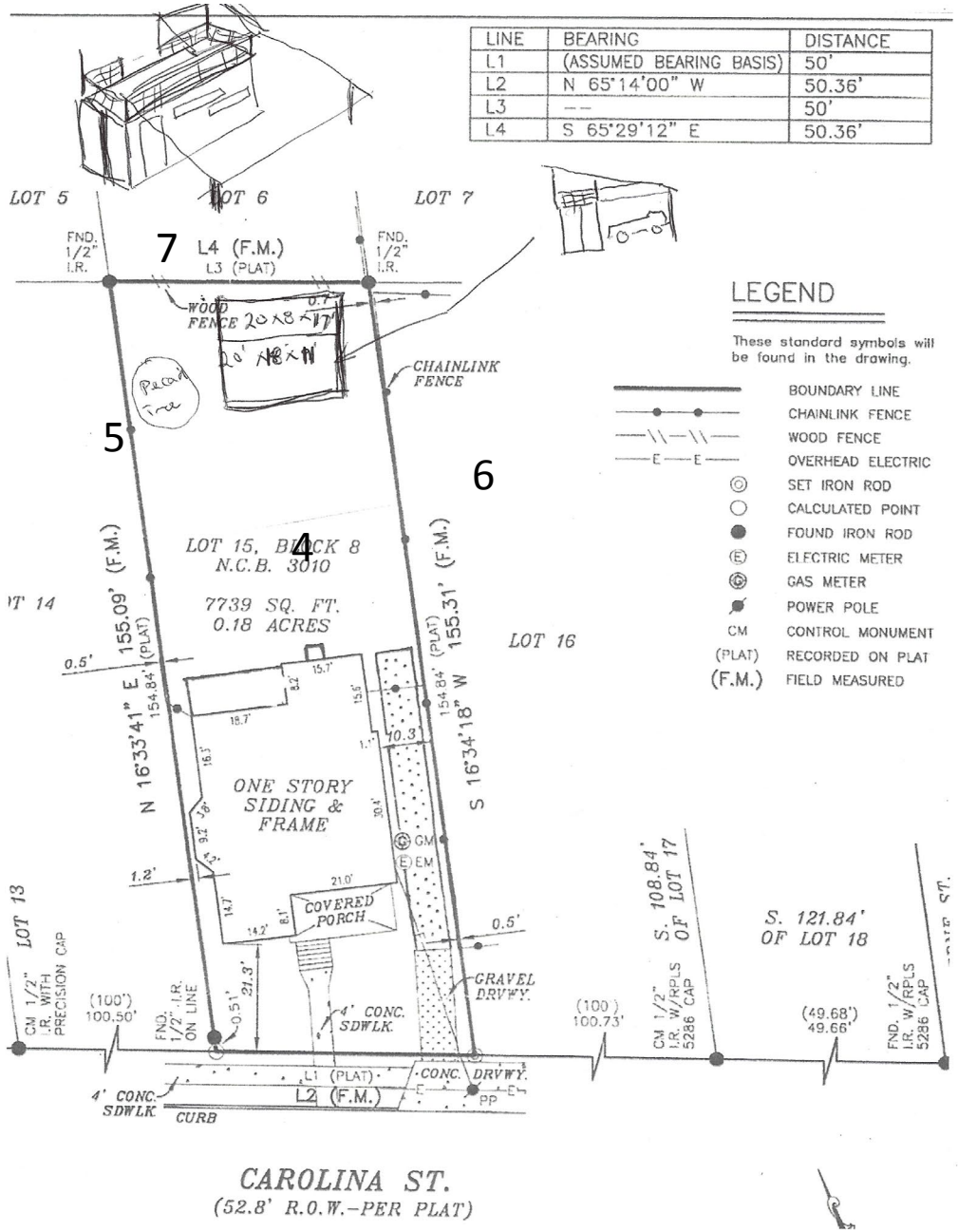
JOB NO.:	1707046436	NO.	REVISION	DATE
DATE:	07/18/17			
DRAWN BY:	MN/AR			
APPROVED BY:	RJR			

STATE OF TEXAS REGISTERED ROY JOHN RONNFELDT 3520 PROFESSIONAL LAND SURVEYOR

ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

AMERISURVEYORS LLC
1100 NW Loop 410, Suite 546 San Antonio, Texas 78213
Phone: (210) 572-1995 Fax: (210) 572-1993

NUMBERED ARROWS REPRESENT WHERE PHOTOS WERE TAKEN



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Demolition request 223 Carolina San Antonio TX 78210 15 July 2019

The structure is placed in a location that will not allow safe movement of vehicles in to the back yard and parking areas off the street. Demolition cost and replacement with a safer, more durable metal shipping container and R panel "lean to" covered shed/parking structure that is roughly 24' wide x 28' long and 17' tall at the peak will also place less of a financial burden and economic hardship to the retired military owner.

In accordance with UDC Code Sec. 35-6 the property located at 223 Carolina petitions the approval to remove and replace the structure in the rear of the property. The request to remove the shed in the back yard is because the placement of the structure is not sufficient to effectively maneuver and protect the owner's vehicles. The concept of moving and relocating the structure was explored and the relocation costs would be burdensome on the owners and cause economic hardships.

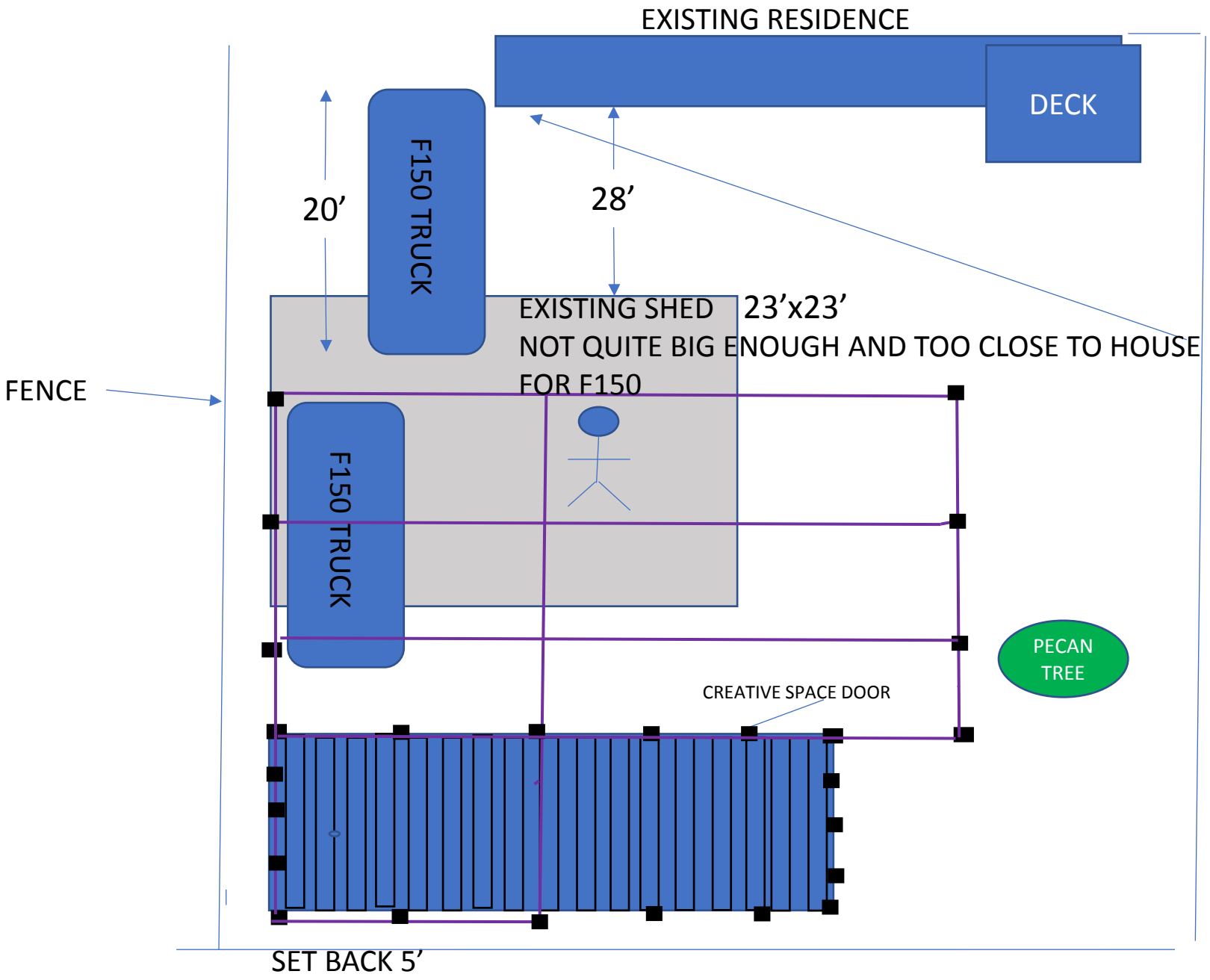
Demolition, removal of waste, site preparation and replacement with a painted 20 foot shipping container with a parking overhang that will be converted in to a workshop/creative space will pose a lower cost overall than moving and fixing the existing wood structure. The wood structure is in danger of rot, shifting and further structural damage that would not occur with a metal structure. The request to approve this action is for the safety and betterment of the neighborhood and the owner's investment.

Cost estimates to relocate and repair could exceed $50,344. Costs include site preparation, stabilization, moving, update foundation, roof, structure repair and support. Cost to remove and replace with the metal shipping container is under half the relocation and repair cost.

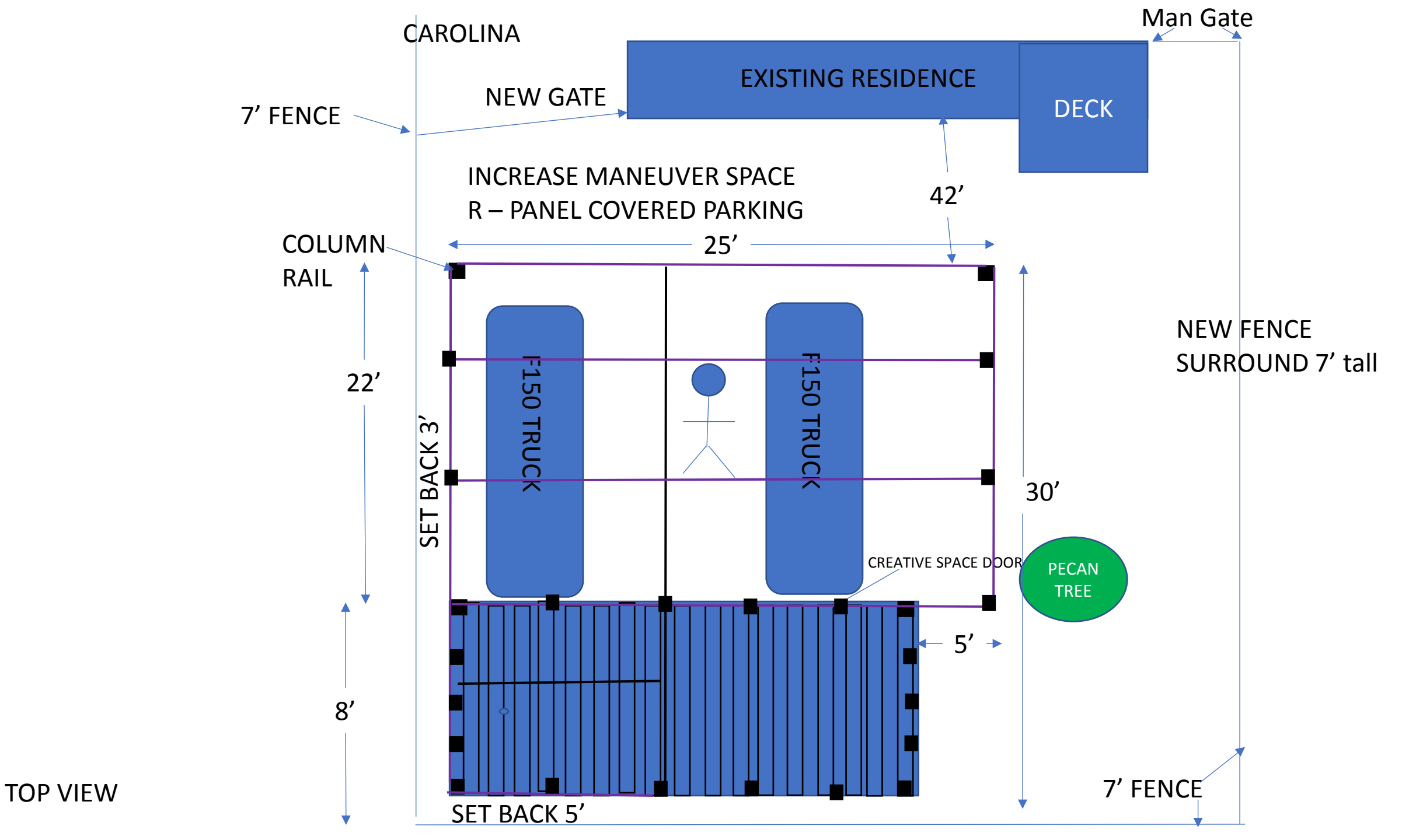
Respectfully

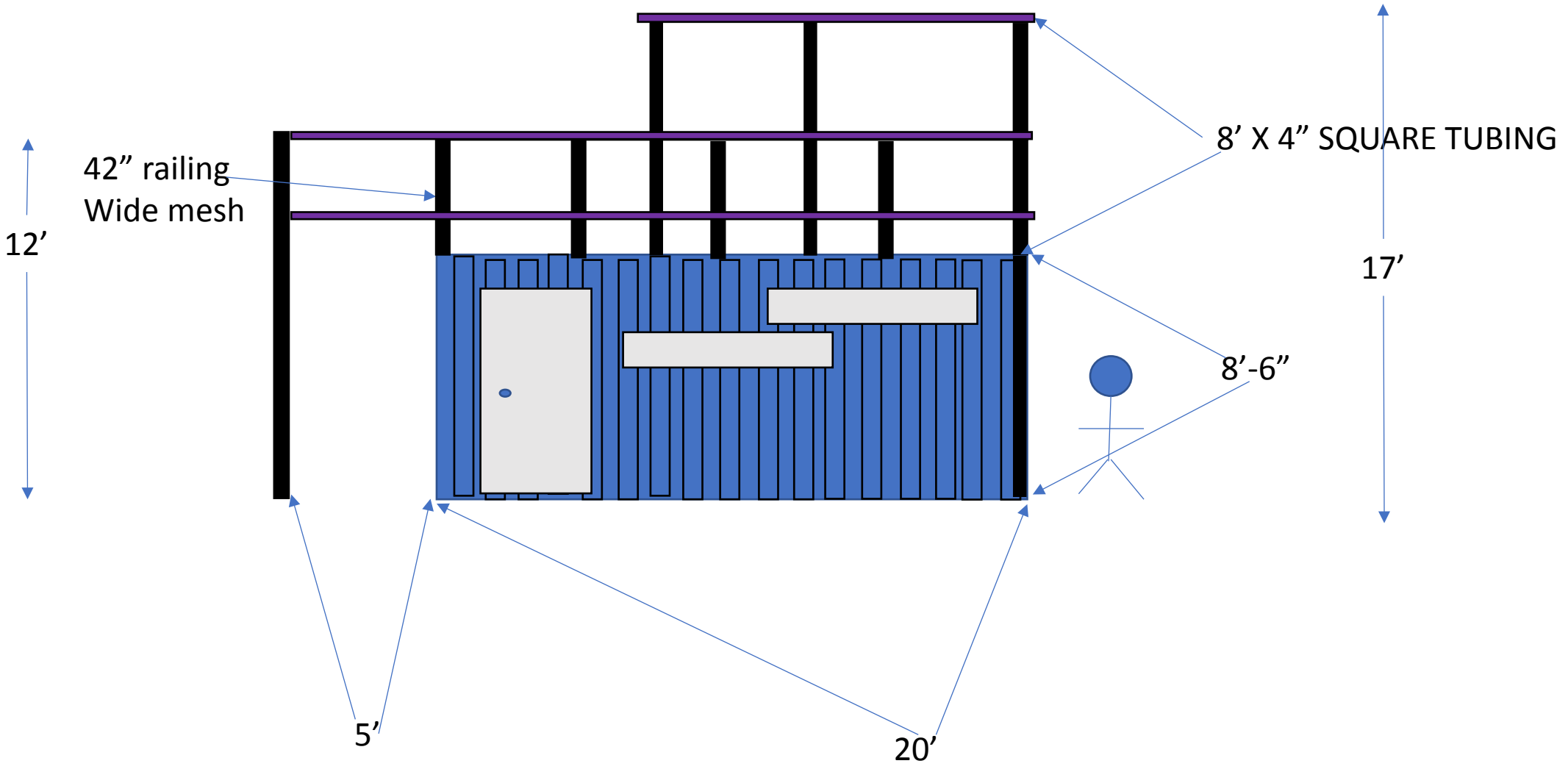
Alan Yoshida

CAROLINA

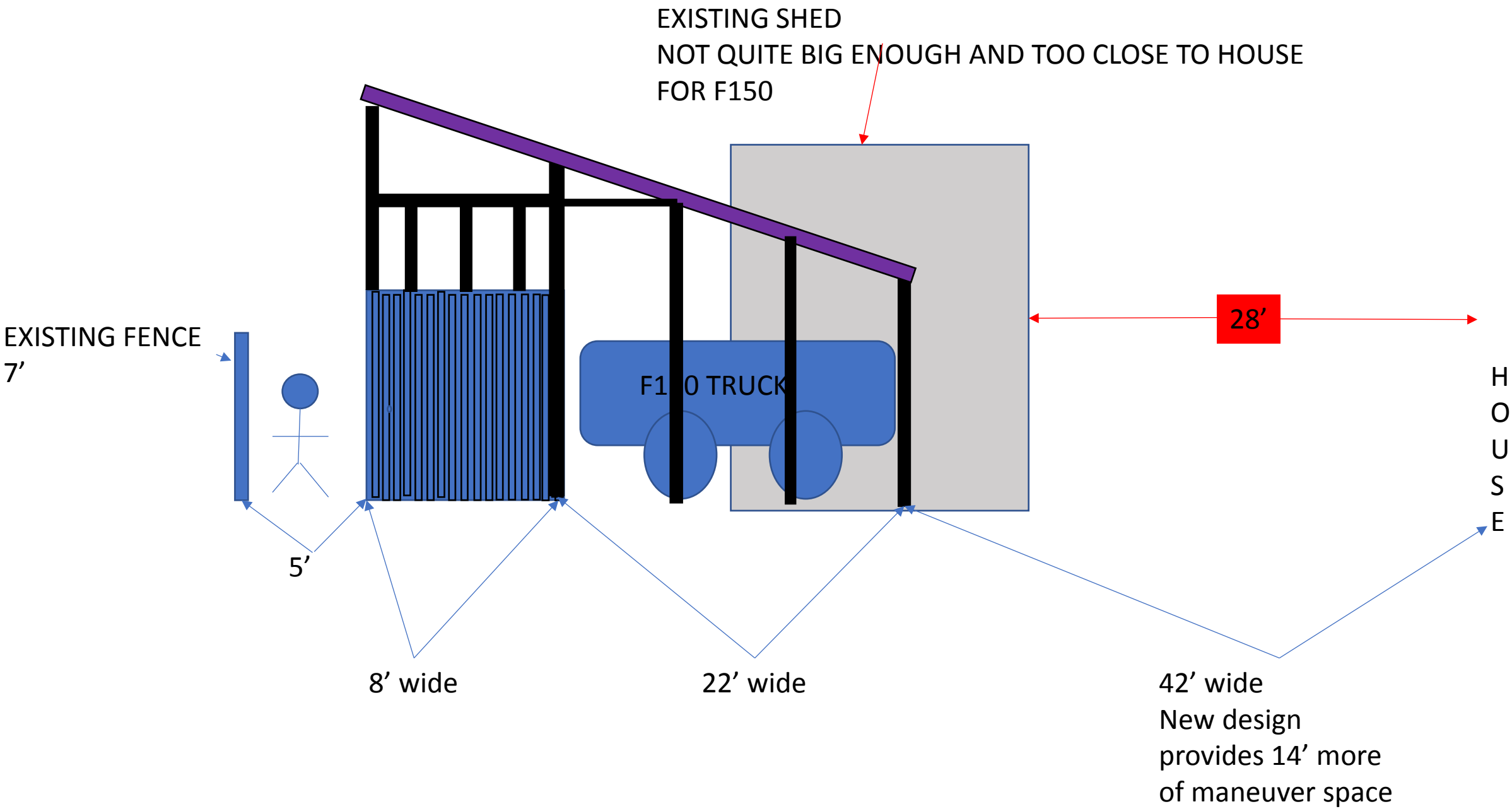


TOP VIEW

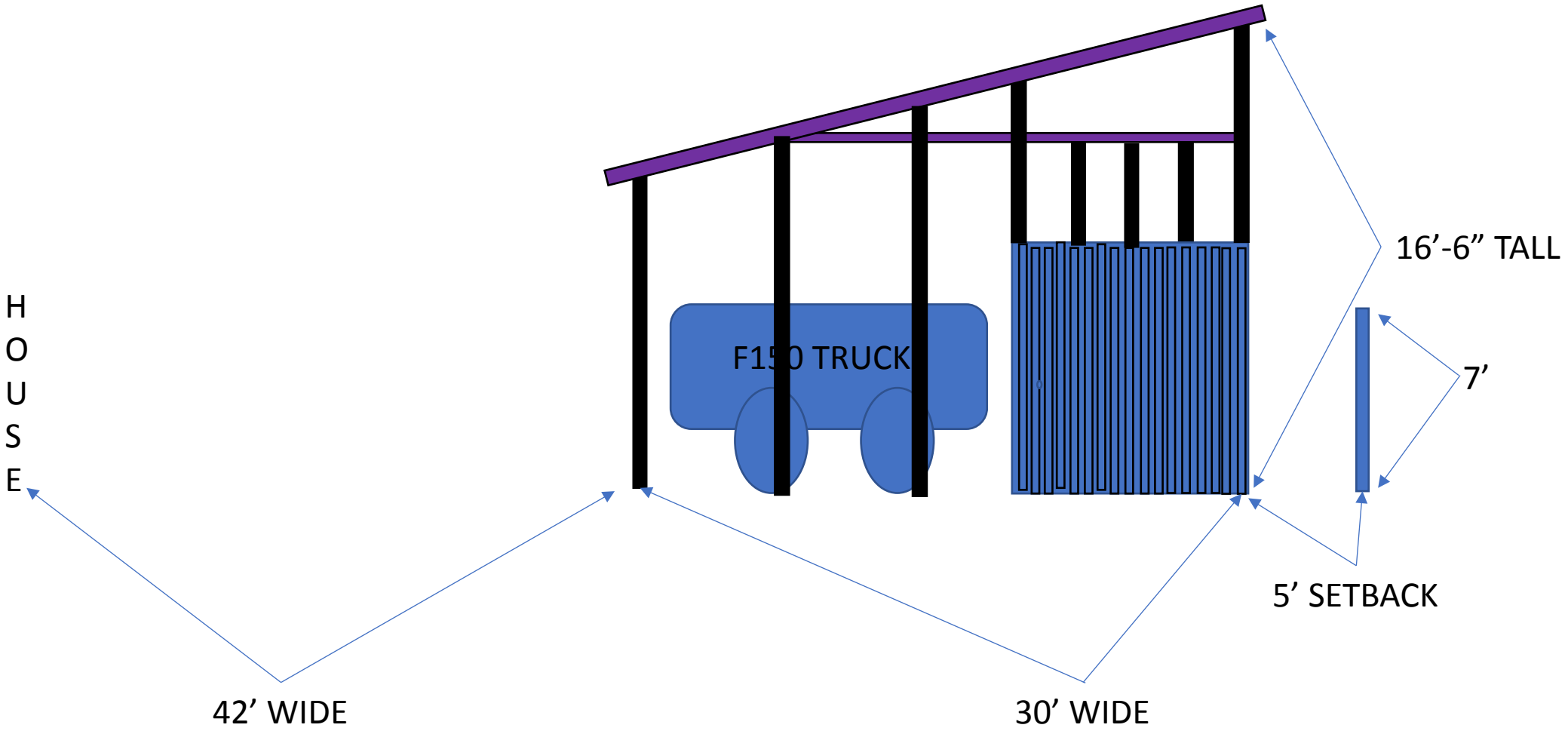

CAROLINA
Man Gate
EXISTING RESIDENCE
DECK
NEW GATE
7’ FENCE
INCREASE MANEUVER SPACE
R – PANEL COVERED PARKING
42’
25’
COLUMN
RAIL
22’
F150 TRUCK
F150 TRUCK
SET BACK 3’
NEW FENCE
SURROUND 7’ tall
30’
CREATIVE SPACE DOOR
PECAN
TREE
5’
8’
SET BACK 5’
7’ FENCE
TOP VIEW



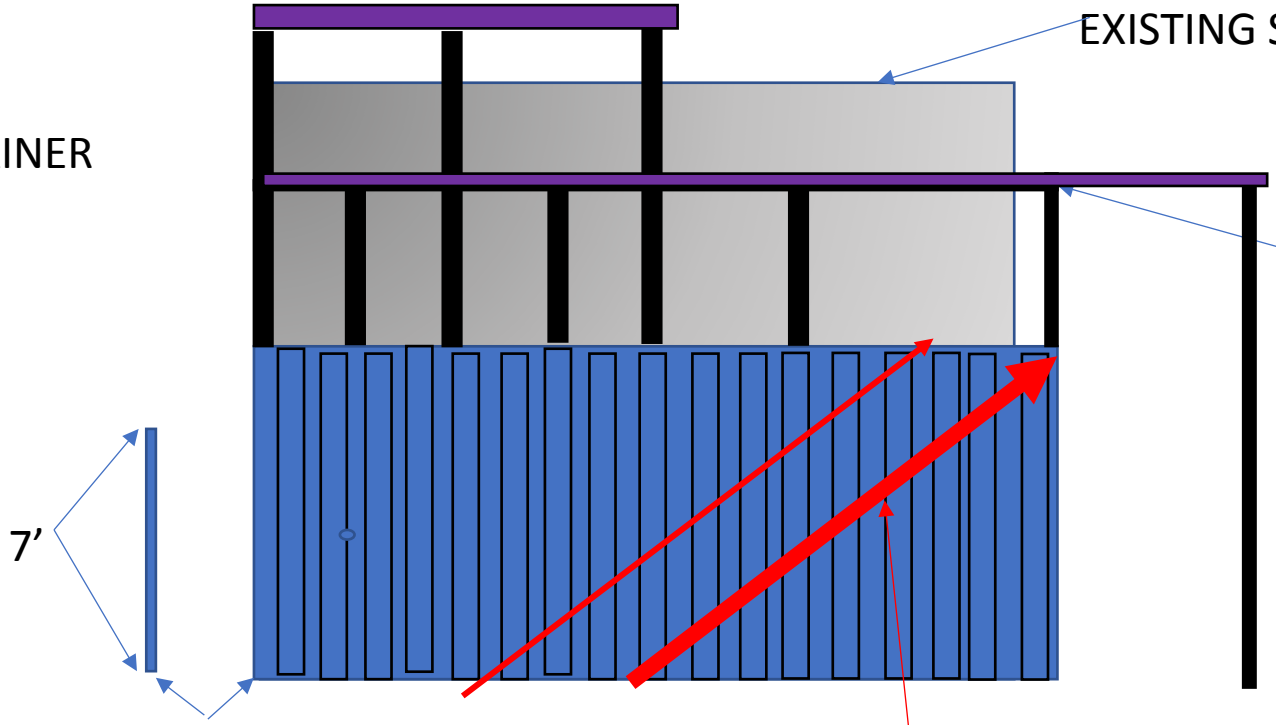
ELEVATION FRONT
ONLY SHOWING PERLIN AND SUPPORT POSTS
R-PANEL NOT SHOWN



ELEVATION RIGHT

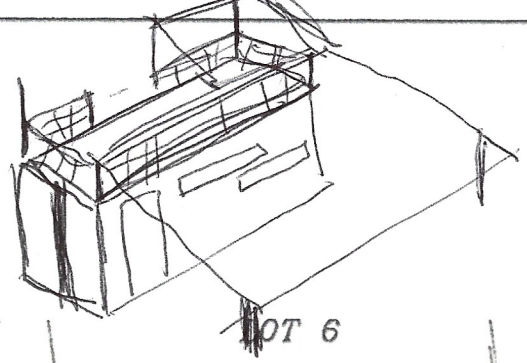


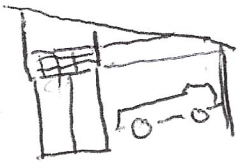
ELEVATION LEFT



ELEVATION BACK
STRUCTURE AND CONTAINER IS ONLY SLIGHTLY TALLER AND WIDER
IT WILL BE MOVED FURTHER BACK TO ACCOMIDATE F150 TRUCK SAFER

LINE	BEARING	DISTANCE
L1	(ASSUMED BEARING BASIS)	50'
L2	N 65°14'00" W	50.36'
L3	---	50'
L4	S 65°29'12" E	50.36'





LOT 5 LOT 6 LOT 7

FND. 1/2" I.R.

L4 (F.M.)
L3 (PLAT)

FND. 1/2" I.R.

WOOD FENCE 20 x 8 x 11'

20' x 8' x 11'

0.7'

CHAINLINK FENCE

Read I-2

LOT 15, BLOCK 8
N.C.B. 3010

7739 SQ. FT.
0.18 ACRES

LOT 14

N 16°33'41" E 155.09' (F.M.)
154.84' (PLAT)

S 16°34'18" W 155.31' (F.M.)
154.84' (PLAT)

LOT 16

0.5'

15.7'
8.2'
15.6'
18.7'
10.3'
1.1'
16.3'
ONE STORY SIDING & FRAME
30.4'
9.2'
3.8'
4.2'
GM
EM
1.2'
21.0'
14.7'
8.1'
COVERED PORCH
14.2'
0.5'

LOT 13

CM 1/2" I.R. WITH PRECISION CAP

(100')
100.50'

FND. 1/2" I.R. ON LINE

0.51'
21.3'

4' CONC. SDWLK.

GRAVEL DRVWY.

(100')
100.73'

S. 108.84' OF LOT 17

S. 121.84' OF LOT 18

CM 1/2" I.R. W/RPLS 5286 CAP

(49.68')
49.66'

FND. 1/2" I.R. W/RPLS 5286 CAP

L1 (PLAT)
L2 (F.M.)

CONC. DRVWY.

E E

PP

4' CONC. SDWLK.

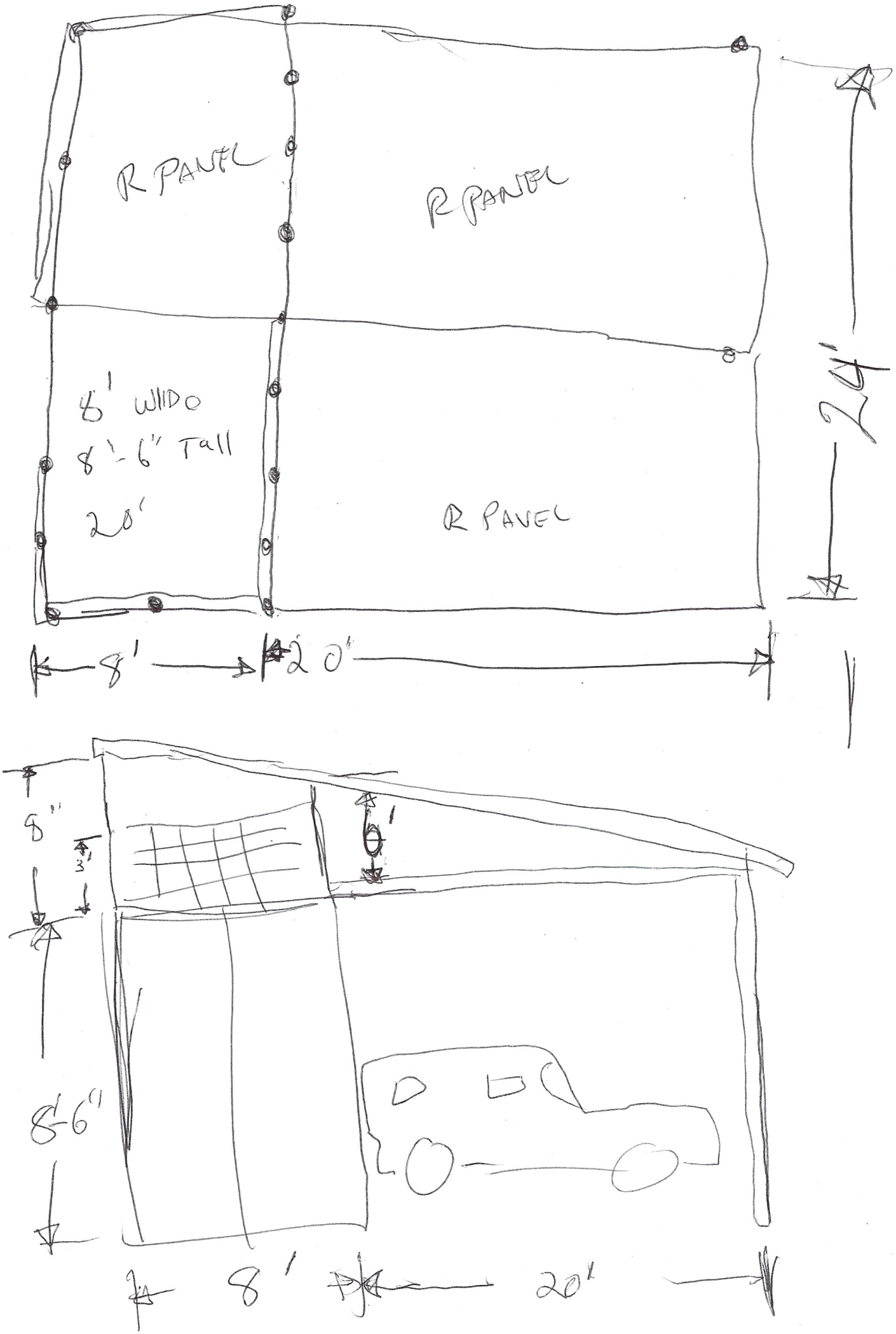
CURB

CAROLINA ST.
(52.8' R.O.W.–PER PLAT)

LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	CHAINLINK FENCE
	WOOD FENCE
E E	OVERHEAD ELECTRIC
◎	SET IRON ROD
○	CALCULATED POINT
●	FOUND IRON ROD
Ⓔ	ELECTRIC METER
Ⓖ	GAS METER
	POWER POLE
CM	CONTROL MONUMENT
(PLAT)	RECORDED ON PLAT
(F.M.)	FIELD MEASURED


R PANEL
R PANEL
6' WIDE
8'-6" TALL
20'
R PANEL
24'
8'
20'
9"
3'
6'
8'-6"
8'
20'

LAFUENTE IRON WORKS
& WELDING SERVICES

Invoice # 1051

Date 07/01/2019

Customer Information:

Name Alan Yoshida

Address 223 Carolina ,

San Antonio, Texas. 78210

Phone Number (850) 543-9787

Notes

Description	Estimate Amount
Site Preparation	$ 3,565
Foundation & ground drainage	$ 5,500
Foundation site preparation	$ 10,116
Structure support	$ 4,533
Movement of existing structure	$ 17,221
Roof Repair	$ 10,154
Structure repair and support	$ 7,647
Total	$ 58,736
Amount received	
Total Amount Due	

Lafuente Iron Works & Welding Services

Lafuenteironworks@outlook.com

Ph. (210) 992-8209

Thank you for your business !