

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2019-603
ADDRESS: 219 ADAMS ST
216 WICKES
218 WICKES
LEGAL DESCRIPTION: NCB 942 BLK 1 LOT 5
ZONING: RM-4, RM-4,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Le Laurin House
APPLICANT: Don Fry/RIVER CITY LOANS INC
OWNER: RIVER CITY LOANS INC
TYPE OF WORK: Demolition of primary structure addressed 216/218 Wickes with construction of a parking lot
APPLICATION RECEIVED: November 01, 2019
60-DAY REVIEW: December 31, 2019; 30 day decision period – January 30, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Demolish the contributing primary structure addressed 216-218 Wickes.
2. Construct a rear parking pad to include spaces for six vehicles.

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 1-story structure located at 216-218 Wickes and construct a surface parking lot to accommodate six vehicles. The structure is contributing to the King William Historic District. The structure is part of a contiguous parcel that includes the primary structure addressed 219 Adams St.
- b. DESIGN REVIEW COMMITTEE – A site visit was conducted on December 11, 2019, with the Design Review Committee (DRC), members of the King William Association, and representatives from the Office of Historic Preservation. The DRC observed that structure's foundation had incurred sinking and destabilization due to deterioration over time and potentially ill-suited construction techniques when built, but agreed that the exterior and structural elements, including walls, roof, and windows, were in salvageable and repairable condition. The vertical and roof structural components retained their integrity and did not feature significant wood rot or related damage. The DRC also observed that the structure has undergone several modifications over the years. The DRC was generally against wholesale demolition, especially the removal of the street frontage, but was amenable to proposals that adapted the structure for functional use, including alterations of non-street facing walls to accommodate a parking element.
- c. ARCHAEOLOGY- The property is located within and/or includes the designated Le Laurin House Local Historic Landmark, King William Local Historic District, and South Alamo Street-South Saint Mary's Street National Register of Historic Places District. In addition, a review of historic archival documents identifies a branch of the Acequia del Alamo within, or adjacent to, the project area. Therefore, if the proposed work includes any deep (over 1') excavations, then archaeological monitoring will be required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable. The archaeology consultant should submit the scope of work to the Office of Historic Preservation for review and approval prior to beginning field efforts.

Findings related to request item #1:

- 1a. The structure located at 216-218 Wickes was constructed circa 1940 and is located within the King William Historic District. The structure appears on the 1911-1951 Sanborn Map. The overall footprint of the structure remains intact, though an attached carport element has since been removed. The structure features architectural elements that are indicative of the Craftsman style that is common in the district. The structure features many of its original interior materials including wood framing and wood windows. However, modifications to the historic structure have resulted in the removal and deterioration of exterior siding and roofline modifications. There are also structural deficiencies due to an insufficient foundation. Despite these modifications, staff finds the house to be a contributing resource within the King William Historic District due to its construction date, architectural style, relationship to the existing block context and development pattern, and integrity of geographic location 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 provided an engineer's letter and a cost estimate from one contractor for new construction of a similar structure. The structure has not been occupied for several years. A cost estimate for rehabilitation in place has not been provided.]

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 July 16, 2018. The report notes the following conditions: deficient roof flashing; deteriorated studs near the base of the structure; a settling foundation that has buried wood foundation beams; and questionable building construction. The engineer suggested that the structure would require reconstruction.]

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 owned by the current owner for several years. The property is part of a contiguous parcel that includes the primary structure addressed 219 Adams. The structure requested to be demolished has not been marketed recently marketed for resale.]

- 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.

Findings related to request item #2:

- 2a. PARKING LOT – The applicant has proposed to demolish the existing structure and replace it with a surface parking lot to accommodate six vehicles. The proposal also includes a privacy fence to screen the parking from the public right-of-way along Wickes. The applicant has stated that the parking lot is necessary to meet City requirements for the primary structure on the lot, 219 Adams, which is a 4-unit multifamily structure. This statement has not been substantiated by the applicant in the form of documentation from applicable City departments. Parking variances may also be pursued to waive applicable requirements. Wickes is a primary street that features a historic development pattern of single family or multifamily structures fronting the street, which, overall, is still fairly intact. In effect, the proposal is for front yard parking with a 6 foot tall privacy fence. Staff does not find the proposed surface parking lot appropriate.

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 surface parking lot, based on finding 2a.

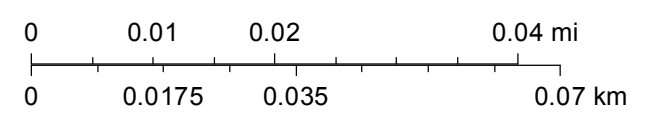
City of San Antonio One Stop



October 31, 2019

— User drawn lines

1:1,000



























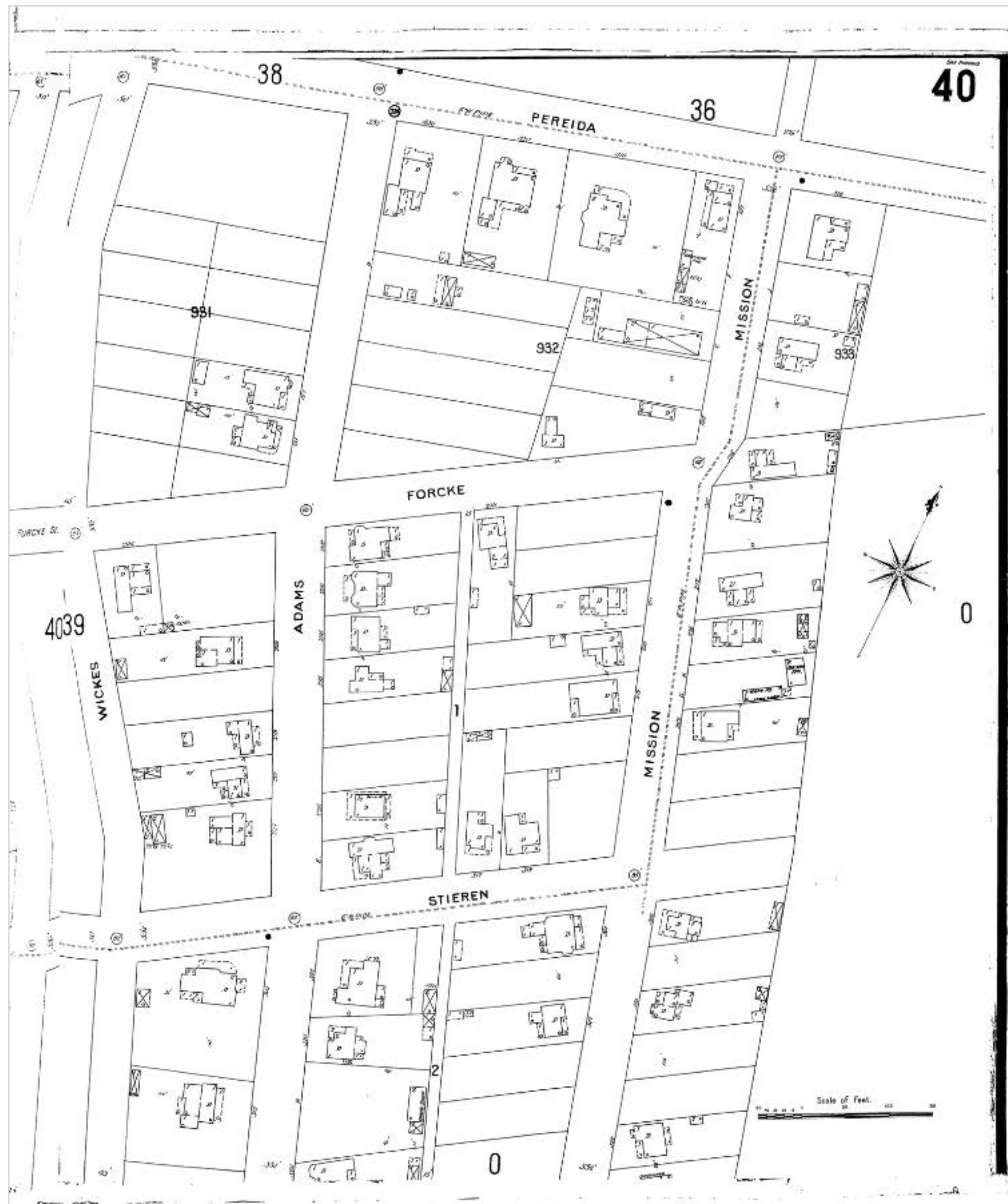












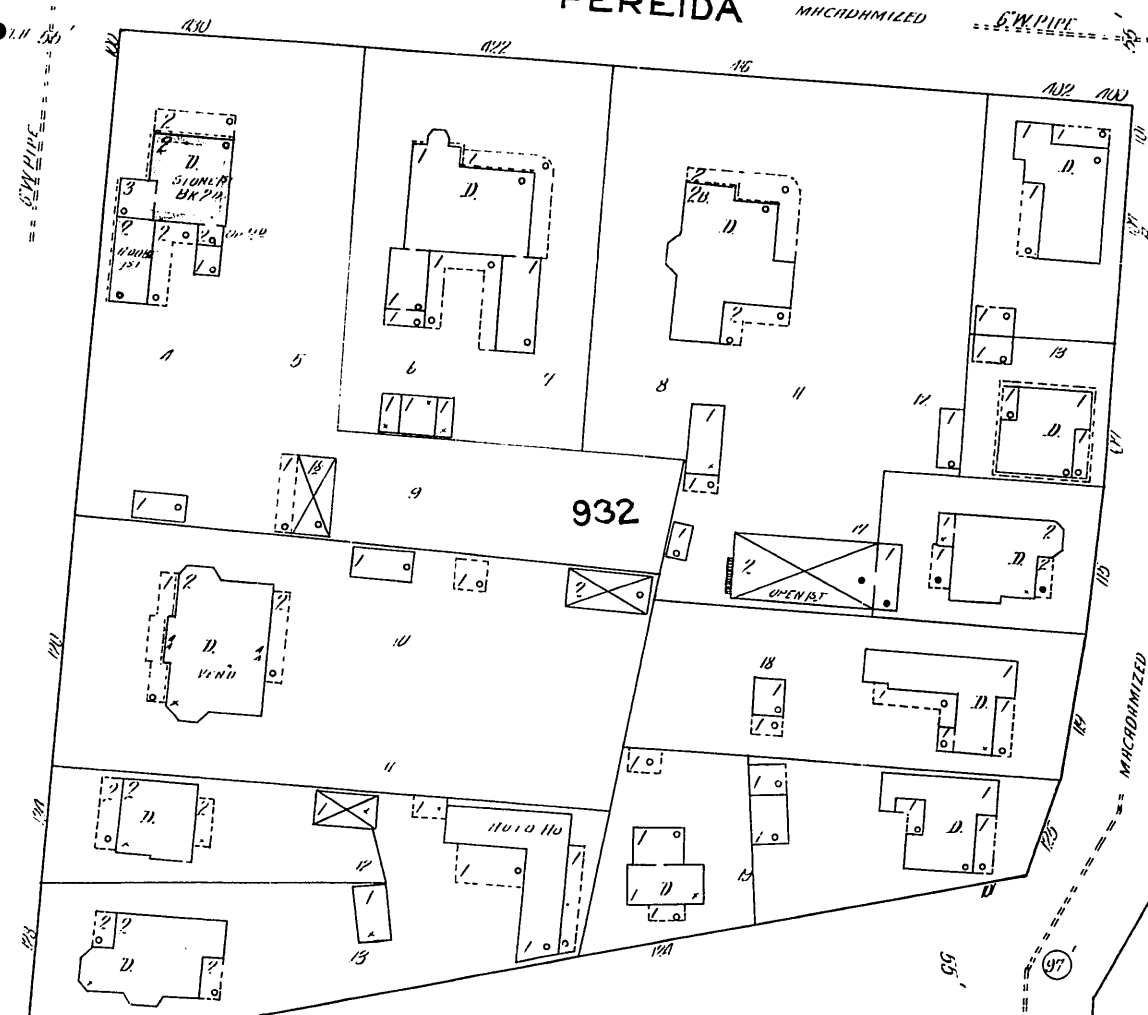
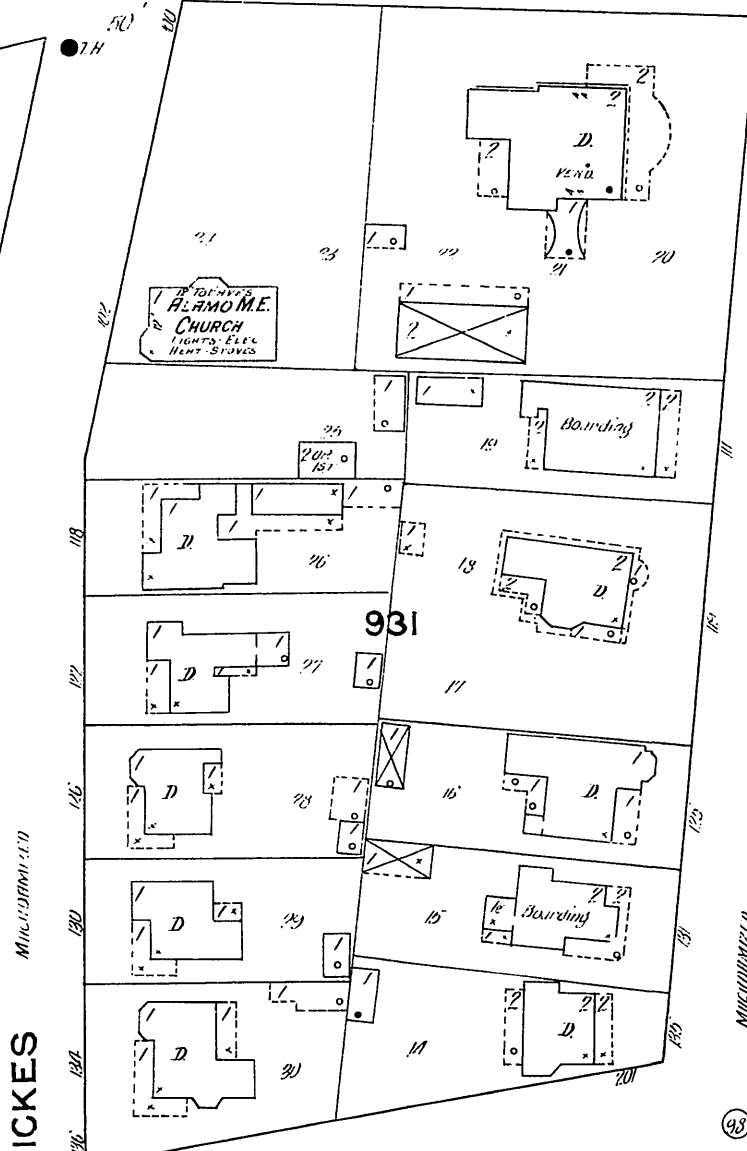
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S. ALAMO
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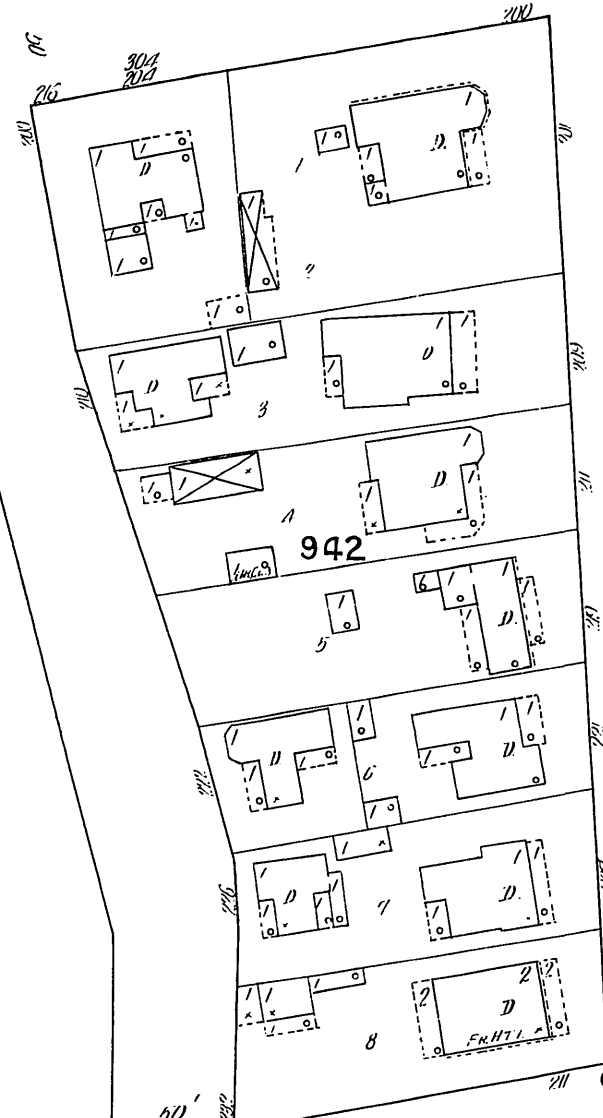
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MISSION

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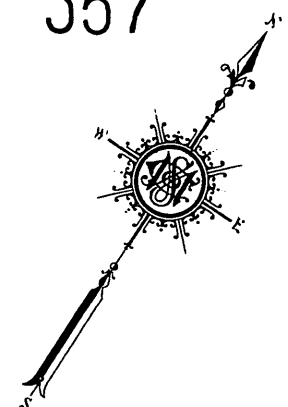
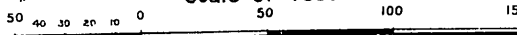
ADAMS



STIEREN
MICROFILMED

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Scale of Feet.



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S. ALAMO
MACADAMIZED

PEREIDA

FORCKE

ADAMS

MISSION

STIEREN
MACADAMIZED

ALAMO METHODIST
CHURCH
1870 BAYS

MARY IMMACULATE
LEAGUE

BEETHOVEN
HOME

STUCCO
HALL
HEAT STOVE

BOWLING

SAN ANTONIO
TEACHERS COUNCIL

943

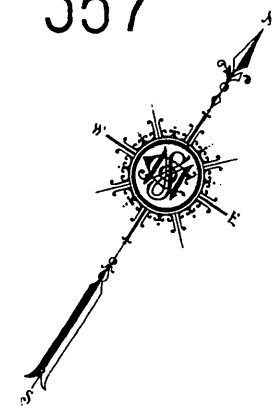
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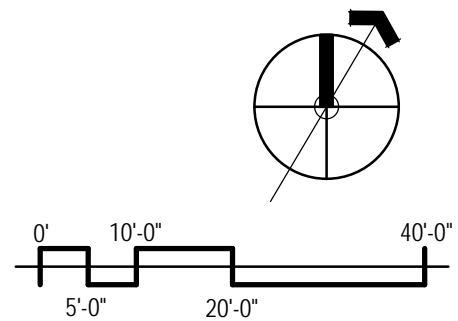
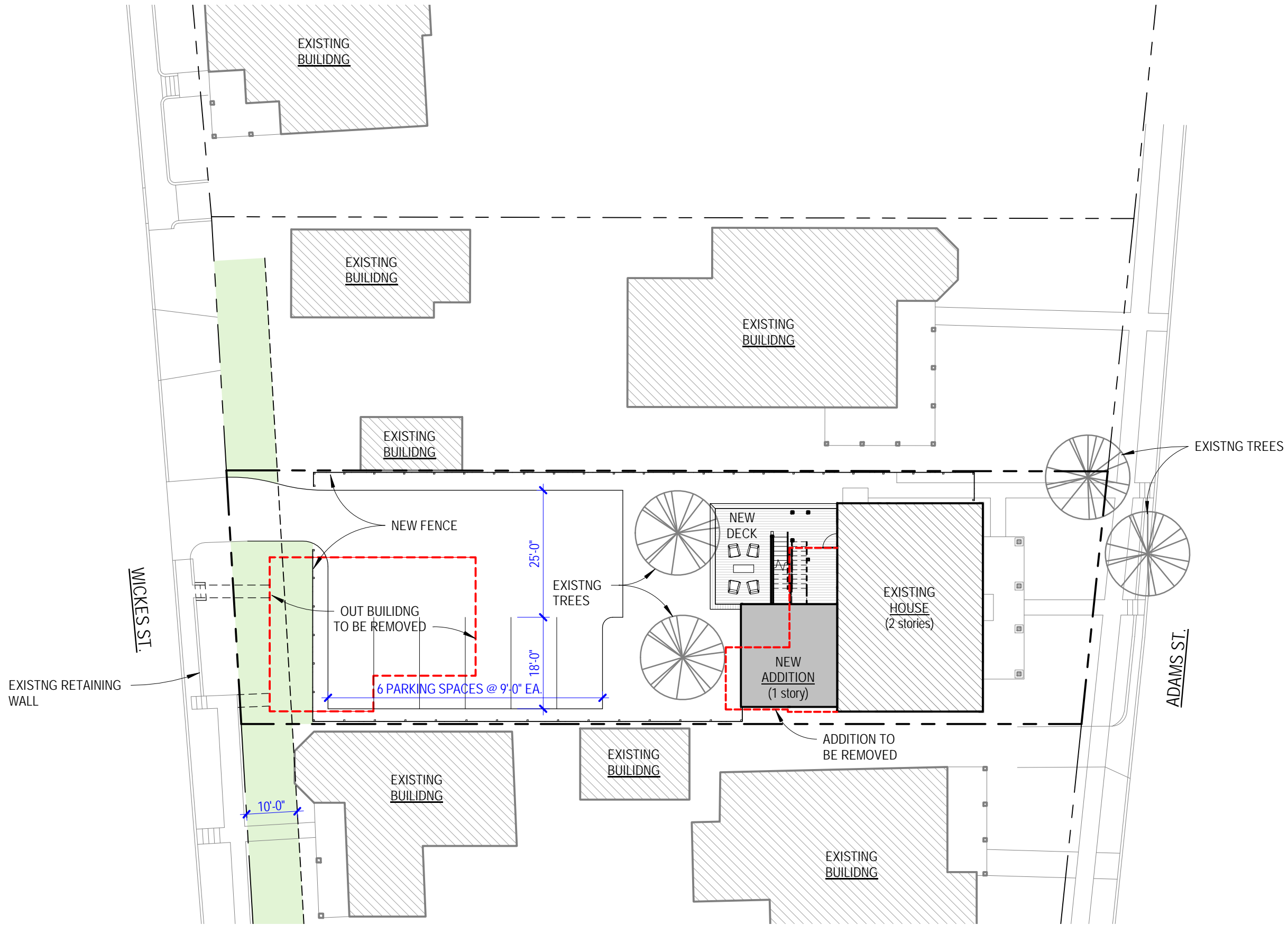
STIEREN

Scale of Feet.

50 40 30 20 10 0 50 100 150







October 30, 2019

Ms. Stephanie Phillips
Office of Historic Preservation
City of San Antonio
PO Box
San Antonio, TX 782

Re: 219 Adams Street (The Le Laurin House and outbuilding on Wickes Street)

Dear Ms. Phillips:

We have been asked by Mr. Don Fry, owner of 219 Adams Street, to provide the additional information that you have requested related to the demolition of the outbuilding on Wickes Street. Attached to the email is a revised Site Plan with dimensions.

THE MAIN HOUSE:

The main house at 219 Adams Street was once a small, one-story brick structure. It appears to have been enlarged several times, including adding a second floor, as it evolved into three apartments. All additions are framed of wood. This is the building that will be rehabilitated as four apartments.

THE OUTBUILDING:

At some point in time after 1912, a gabled outbuilding was built adjacent to Cedar Street in the rear yard. It is this outbuilding (numbered as 216 and 218 Wickes) that Mr. Fry is requesting to demolition. From our observation, the structure appears to have been a shed or a workshop, built with the simplest of construction methods. The structure does not appear on the Sanborn map of 1912, page 358.

The outbuilding was later enlarged so that it could be used for a duplex. The whole building was built without proper carpentry skills and it does not meet many current code requirements. The structure has been unused for some years and has deteriorated to a great extent. A letter describing its structural inadequacy was submitted with Mr. Fry's application.

The project scope is to rehabilitate the historic house at 219 Adams Street and to make improvements to the site. The project is intended to rehabilitate the main house from three apartments to four. Four units is the maximum number of apartments allowed by code on this property. The Uniform Development Code requires six off-street parking units for the four units. Schematic plans for the house were submitted with Mr. Fry's application for demolition. A cost estimate to renovate the main house was also submitted with Mr. Fry's application.

The outbuilding is located approximately five feet from the rear (west) property line while the adjacent cottage at 222 Wickes and the one at 210 Wickes are set back ten feet from the Wickes Street. The

outbuilding therefore intrudes into the historic setback. The outbuilding is located two feet off the south property line. The adjacent wooden cottage is only 18 inches from the property line resulting in an unsafe separation between the two framed buildings with unprotected window openings. Removing the duplex will make for a safer neighborhood.

You have requested a cost estimate for the rehabilitation of the duplex. Our professional opinion is that the duplex as a single unit will cost more than the construction cost of a new building since the foundation, walls, ceiling, and roof are either deteriorated beyond repair or originally were built inadequately.

The structure is approximately 800 square feet and the estimated rehabilitation cost per square foot is at least \$200.00 per sq. ft. with a total cost of \$160,000.00. The cost to remove and rebuild would be approximately \$150.00 per sq. ft., or \$120,000.00. Either cost would make the project infeasible because the rent would have to include the amortized cost of the property improvements, plus taxes, maintenance, management and reasonable profit. Therefore, the rehabilitation of this structure would cause the owner to lose money on his investment, an economic hardship on the owner. Of course, as stated above, a fifth unit on the property would violate the zoning.

Attached is a dimensioned Site Plan (as requested) showing the following:

1. The main house facing Adams Street is to be rehabilitated for four apartments requiring six parking spaces. The six spaces are shown on this plan. The parking is accessed from Wickes Street since the lot is too narrow to locate a driveway from Adams Street. The existing curb cut would be utilized. The drive will be 10 feet wide. The rear yard parking will be buffered from Wickes Street in three ways:
 - a. The parking will be set back 20 feet from the property line allowing for the existing sidewalk and a "green" buffer strip to exist.
 - b. Wickes Street is approximately 4 feet below the rear parking surface, further removing the visibility of the parking from Wickes.
 - c. The parking will be buffered from the green yard by a four-foot high wooden fence. The top of the fence will be approximately 8 feet above the street level, blocking the view of parked cars.
2. Two large pecan trees in the rear yard will remain.
3. The apartments will have a new deck and green space for the use of the residents between the parking and the historic house.

The demolition of the duplex and these design adjustments will help to bring Wickes Street into character with other King William District streets rather cause harm to it. The sidewalk can be extended along the street and the vegetated ten-foot green strip can be re-instated.

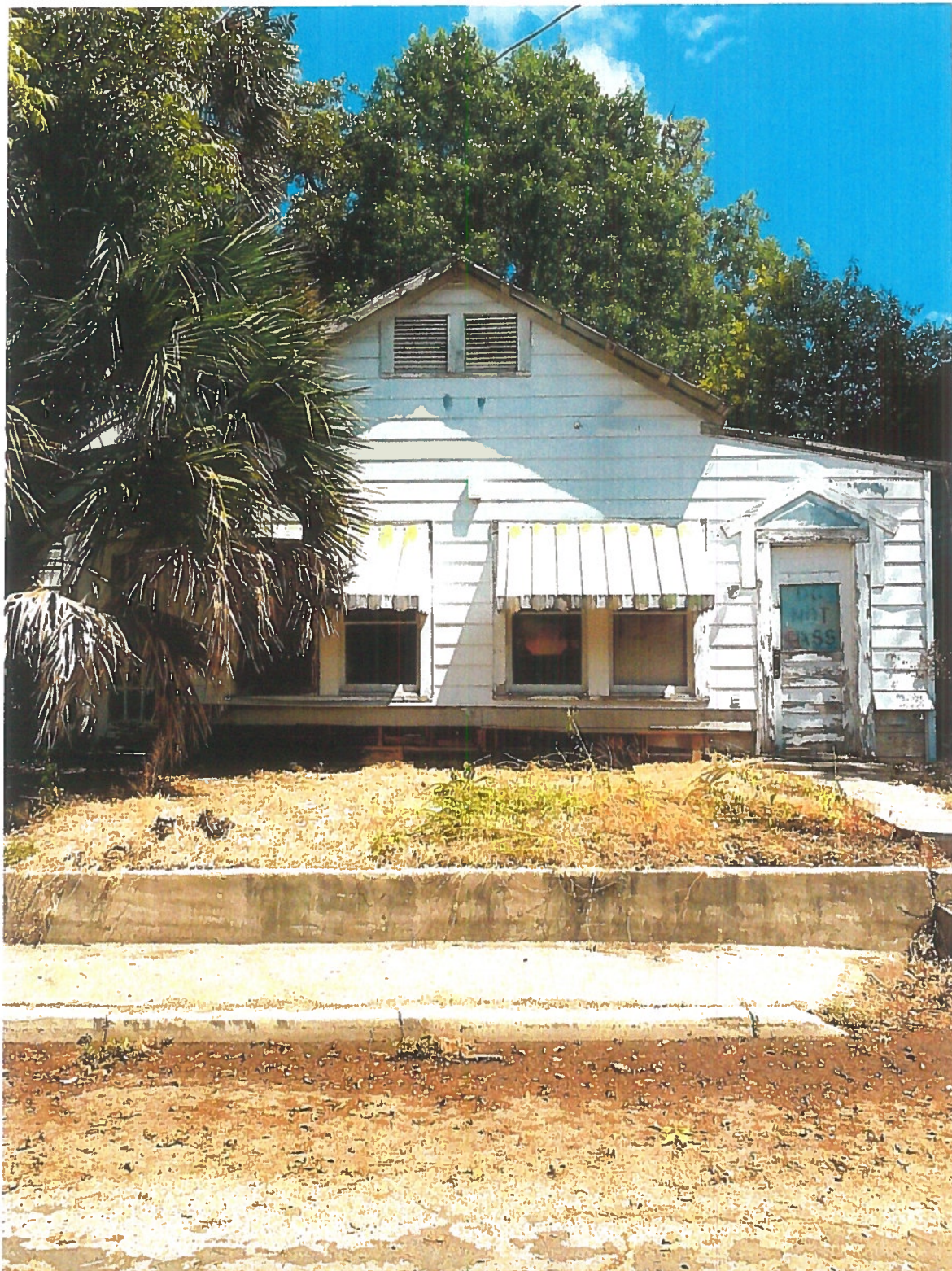
We would like to meet with you regarding the demolition of the outbuilding (duplex) and the rehabilitation of the main house. We would like to discuss what else is needed to complete the application, and discuss the OHP's finding of contributing historic structure for the duplex structure. Please feel free to respond to this e-mail, or call our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Lewis S. Fisher", with a long horizontal flourish extending to the right.

Lewis S. Fisher, AIA

Cc: Don Fry
Derek Keck
File



FRONT ELEVATION OF
DETACHED BUILDING



REAR ELEVATION of
detached building



LEFT ELEVATION of
detached building



Right ELEVATION of
DETACHED building

Fry Residence

New Structure proposal

customer name: Fry
 Address: 219 Adams street
 City/State: San Antonio TX. 78210
 Sq. Ft.: n/a
 Alternate Sq. Ft if applicable N/a
 Branch# n/a
 Projected Completion: n/a
 Customer contact: Don
 Customer email: dfry@fryroofing.com
 Customer Email:

Contractor: Stanzione construction
 Address: 27926 Wild Bloom
 City/State: S. A. Texas 78260
 Contact: Darren Stanzione
 Phone: (210) 414-6921
 FAX: (830) 438-3318
 Bid Date: September 20,2018
 Invoice Date:
 Construction Manager Darren Stanzione
 CC Email: stanzioneinc@hotmail.com

DESCRIPTION	AMOUNT	COMMENTS
Permits	\$ 1,600	
Builders risk	\$ 650	
Trash disposal	\$ 1,200	
Demo	\$ 8,000	
Portable toilet	\$ 550	
Foundation	\$ 21,200	
Plumbing	\$ 11,000	
Plumbing fixtures	\$ 3,200	
Electrical	\$ 13,800	
Electrical fixtures	\$ 2,200	
Lumber	\$ 28,000	
Framing labor	\$ 12,200	
Hvac	\$ 8,500	
Roofing	\$ 5,500	
Insulation	\$ 3,200	
Windows	\$ 5,800	
Exterior Doors	\$ 1,800	
Interior doors	\$ 1,400	
Security system	\$ 1,200	
Drywall	\$ 4,500	
Trim carpentry	\$ 3,800	
Millwork	\$ 2,400	
Cabinets	\$ 12,200	
Countertops	\$ 3,100	
shower tile	\$ 4,200	
Floor tile	\$ 6,200	
Appliances	\$ 5,200	
Painting Int/Ext.	\$ 14,800	
Cleaning fee	\$ 800	
Contractor fee	\$ 24,000	
Sub-Total		
Tax		
Total due	\$ 212,200	

July 16, 2018

Mr. Don Fry
Fry Roofing
23165 Hanging Oak
San Antonio, TX 78266

Subject: **Structural Engineer's Review**
Reference Project: **219 Adams St. San Antonio TX 78228**
Westbrook Project No.: **WE18-329**

To Whom It May Concern:

A visual nondestructive review was made of the subject structure on May 29, 2018. This engineering service was performed in response to verbal request from Mr. Don Fry. It is our understanding that there has been some concern regarding the structural integrity of the existing accessory building at the rear of the lot, and the viability of some or all of this subject building for historical purposes.



The subject structure is a pier and beam home, primarily constructed with 2x4 studs, 2x4 rafters, and 2x4 ceiling joists, all spaced approximately at 24" on center. At the time of our review it was not possible to determine size of the existing foundation beams due to soil burial and/or deterioration. Some of the floor joists have been provided with supplementary support through the use of unreinforced sack concrete as well as concrete rubble. The roof will require a retrofit, to include ridge supports and purlin supports, reducing the span of the existing rafters. The only visible collar tie was found at the midpoint of the 40' long ridge line. The roof deck, composed of flat 1x6 purlins supporting corrugated metal, has dime size perforations as well as deficient flashing at all penetrations, and as such would require a reroof.

Within the interior of building, multiple studs were found to be deteriorated at the base, to a point where they were suspended over the floor decking. The lack of a crawl space precludes a thorough investigation of the beam and floor members without tunneling from below or removal of the floor deck above. The

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Fry Roofing
July 16, 2018

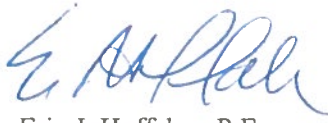
Demolition Engineering Services
219 Adams St. San Antonio TX 78228
WE18-329

of the beam and floor members without tunneling from below or removal of the floor deck above. The members that were visible at select exposed areas revealed deterioration that would prohibit re-elevation of the framing above grade to create a suitable vented crawlspace.

Ultimately, the settlement throughout the footprint of this building's foundation has caused the buried wood foundation beams to deteriorate at ground level and lose their vertical support of the building. Additionally this foundation system has been severely compromised due to age, inappropriate surface drainage, and questionable construction. To achieve the required repairs, the one story building would require a near total reconstruction of the original structure. Therefore it is the recommendation of this structural engineer that the most appropriate solution would be to raze the entire structure that is an existing hazard to future occupancy. From the foundation, to the load bearing walls, to the roof structures, and the interior fit and finishes; all elements, to a more or less degree, are in need of repair; so much so as to characterize the building mentioned in this report as a total loss in need of demolition.

This letter is based on professional engineering judgement under the conditions and restrictions described in this document. An exhaustive analysis was not made, and hidden or unforeseen conditions may exist which may affect the stability of the structure. The contractor should notify the engineer upon encountering such conditions. No guarantees or warranties are either expressed or implied, and no responsibility is assumed for hidden or unknown conditions that might affect the demolition.

Respectfully,



Erin J. Huffaker, P.E.
Project Engineer

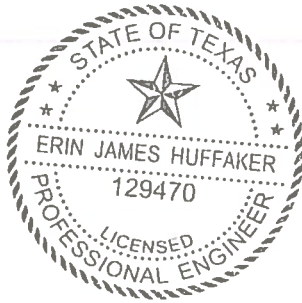




Fig. 1. Interior rafters, pinholes in corrugated roof.



Fig 2: Ceiling joists resting on single top plate, at missing stud wall.



Fig. 3: Exterior post at side door deteriorated. No bottom plate or beam, concrete rubble used to shim gap.



Fig. 4: Rafters and ceiling joists resting on top plate of another missing wall



Fig. 5: Floor joists and beam disintegrated at exterior wall, sack concrete used as filler.



Fig. 6: Interior studs and floor deck deteriorated



Fig 7: Floor deck disintegrated at exterior corner, no evidence of structural framing support



Fig 8: Exterior studs founded on soil below grade.



Fig. 9: Exterior joists resting on soil and below grade.



Fig 10: End of floor joist condition, separated from interior wall and beam.