

# HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2020

**HDRC CASE NO:** 2020-284  
**ADDRESS:** 724 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1659 BLK G LOT 3  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Sunnie Diaz/SOFLIN DAVID & DIAZ SUNNIE R  
**OWNER:** Sunnie Diaz/SOFLIN DAVID & DIAZ SUNNIE R  
**TYPE OF WORK:** Demolition of a rear accessory structure new construction of rear accessory structure  
**APPLICATION RECEIVED:** May 21, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to demolish the rear accessory structure at 724 N Pine.

The applicant is requesting conceptual approval to construct a rear accessory structure to replace the existing accessory structure that is proposed to be demolished.

## 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.

(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*

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.

## FINDINGS:

- a. The historic structure located at 724 N Pine was constructed circa 1910 and first appears on the 1912 Sanborn Map. A rear accessory structure first appears on this property on the 1912 Sanborn Map. The 1951 Sanborn Map features a rear accessory structure on the lot, with a position further to the west of the original structure's location, consistent with the location of the current accessory structure on site.
- b. DEMOLITION – At this time, the applicant is requesting approval for the demolition of the rear accessory structure. In general, accessory structures contribute to the character of historic properties and the historic development pattern within a historic district.
- c. CONTRIBUTING STATUS – As noted in finding a, the structure is found on the 1951 Sanborn Map and features a footprint that is generally consistent with the footprint presently found on site.
- d. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has provided a cost estimate for the reconstruction of the rear accessory structure with adequate structural elements totaling approximately \$52,800.
- e. LOSS OF SIGNIFICANCE – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. The applicant has submitted an engineer's letter noting structural deterioration of the existing structure.
- f. NEW CONSTRUCTION – The applicant at this time is requesting conceptual approval to construct a rear accessory structure in the location of the existing rear accessory structure.
- g. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- h. MASSING & FORM – The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The applicant is proposing an overall footprint for the proposed new construction of approximately 1,000 square feet, not including the proposed covered carport. While the proposed footprint is larger than forty (40) percent of the historic structure's footprint, staff finds the proposed footprint to be appropriate given the overall size of the lot.

- i. **MASSING & FORM** – Regarding the overall height, the applicant has proposed to construct a one story accessory structure to feature an overall height of approximately sixteen (16) feet. Staff finds the proposed height to be appropriate.
- j. **ORIENTATION & SETBACKS** – The Guidelines for New Construction 5.B. notes that the predominant garage orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with both the Guidelines and existing structure's location.
- k. **CHARACTER** – The Guidelines for New Construction 5.A. notes that new accessory structures should relate to the primary historic structure in regards to their materials and window and door openings. The applicant has proposed materials that include poly carbonate roofing materials, corrugated corten siding, perforated metal, wood siding, a corrugated metal roof and a standing seam metal roof. Per the Guidelines, materials that are found historically within the district should be used in new construction. Corten metal, poly carbonate roofing and corrugated metal roofing are not found historically within the district. Staff finds that materials that are found historically within the district should be used in the new construction.

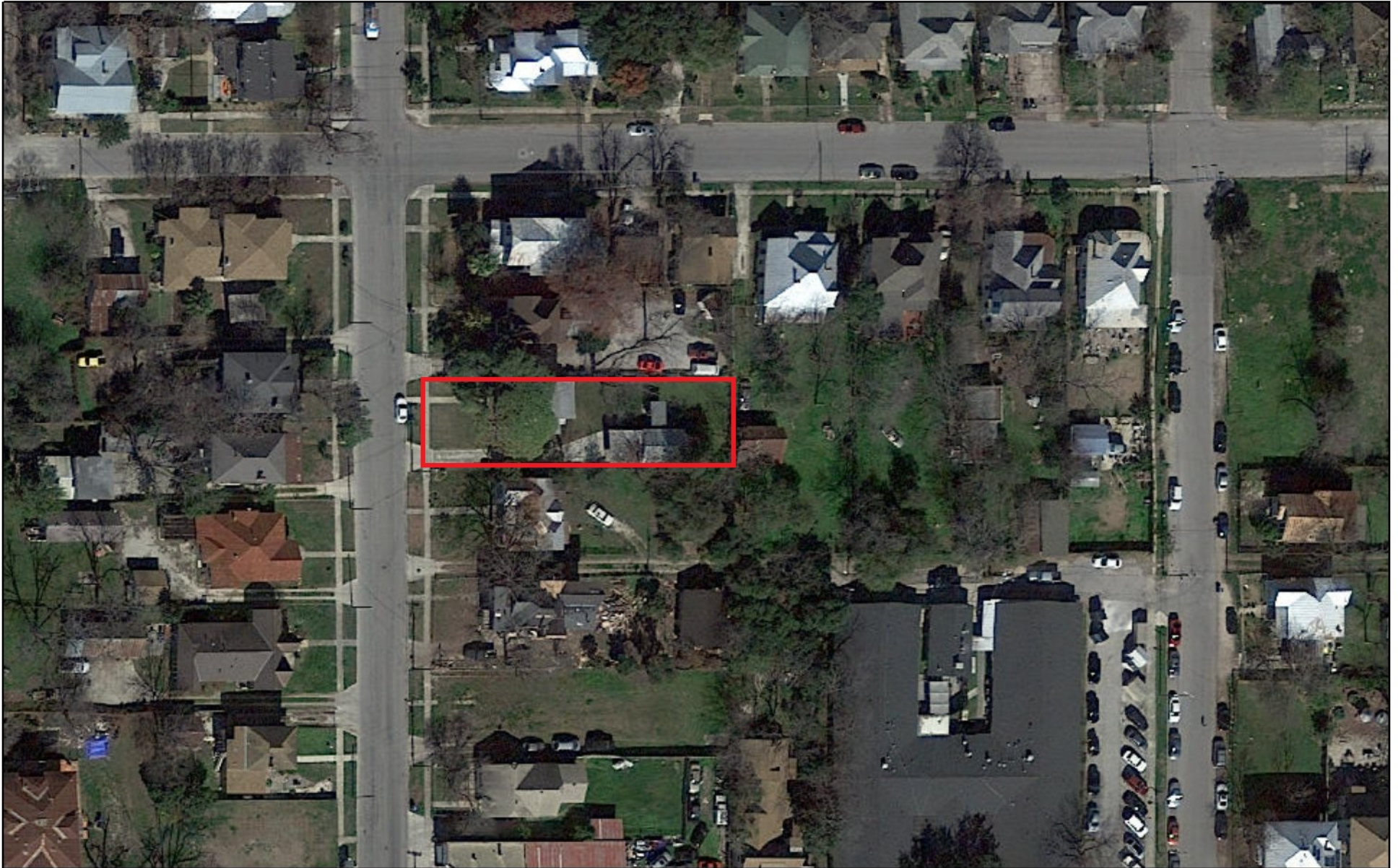
## **RECOMMENDATION:**

Staff recommends approval of the proposed demolition of the accessory structure based on findings a through e. Staff finds that the applicant has submitted sufficient evidence to prove both the loss of structural integrity as well as an unreasonable economic hardship. Materials that are salvageable should be salvaged for use on site.

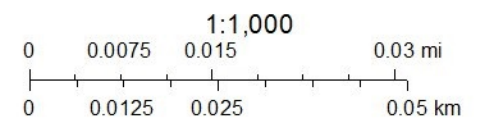
Staff recommends conceptual approval of the proposed massing and footprint of the proposed accessory structure based on findings f through k. Staff recommends that the applicant utilize building materials found historically within the district in the development of the proposed new construction, and that materials that are not deteriorated beyond use be salvaged from the existing structure and incorporated into the proposed new construction.



# City of San Antonio One Stop



July 9, 2020





## **GARAGE, CARPORT & STUDIO**

# A100



PINE ST.

PROPERTY LINES

PRINCIPLE  
STRUCTURE  
(NO CHANGES)

DECK

REMOVE CHAIN  
LINK FENCE +  
GATE

NEW FENCE +  
SLIDING GATE

CARPORT

MOTORCYCLE +  
SCOOTER STORAGE

WOOD WORKING TOOLS  
GARAGE

BIKE STORAGE

LAWN MOWERS / GARDEN STD.

PATIO  
AREA

OUTDOOR  
KITCHEN  
+  
BBQ

SHADE CANOPY  
SIM TO CARPORT

VEGETABLE  
GARDEN

3' SETBACK W/  
NO PROJECTING EAVES



FLOOR PLAN NOTES

- 1 DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS. UNLESS NOTED OTHERWISE, DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- 2 ALL MILLWORK AND INTERIOR F, F + E ARE TO BE PROVIDED BY OWNER.
- 3 FURNITURE LAYOUT IS FOR "REFERENCE" ONLY.
- 4
- 5
- 6

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING  
OR  
CONSTRUCTION

GARAGE,  
CARPORT &  
STUDIO

724 N PINE ST

Issue Date      PROJ. NO.    001  
DRAWN BY:    SRD

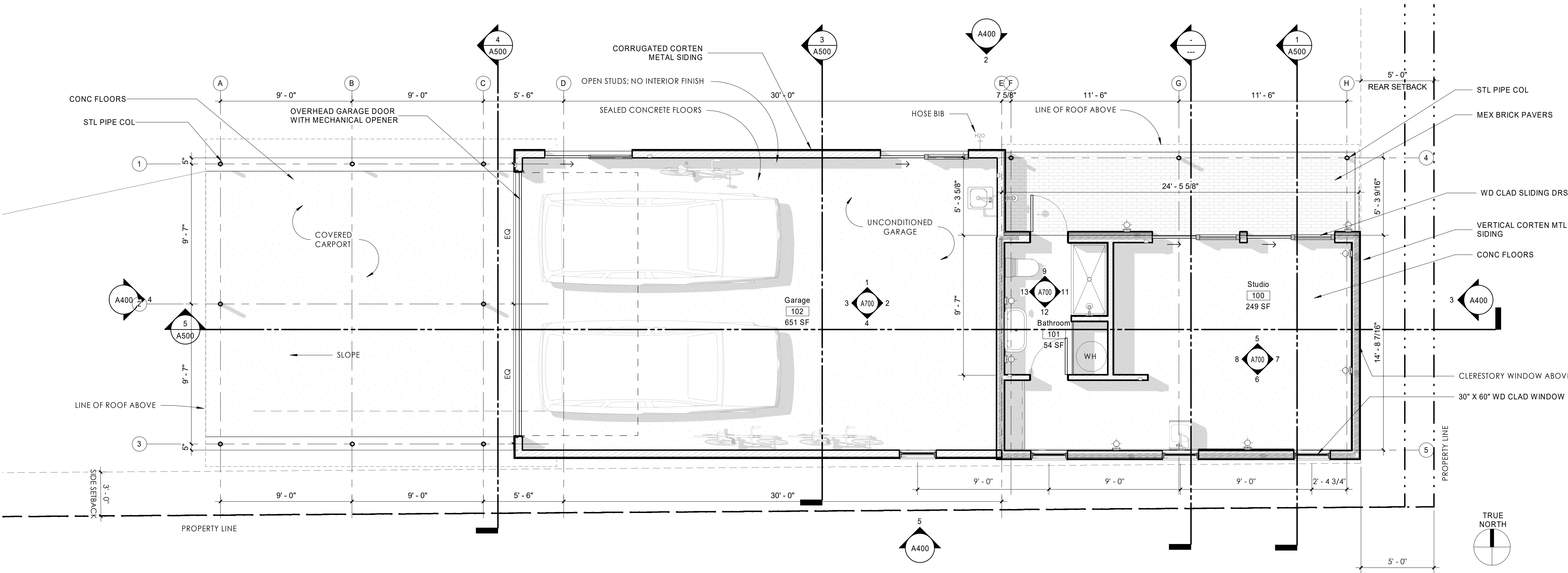
SET / ISSUE DATES  
DATE    ISSUE  
03.27.20   HDRC   REVIEW

REVISIONS  
NO.    DATE    DESCRIPTION

HDRC APPROVAL

FLOOR PLAN -  
GARAGE

A200



1 FLOOR PLAN - GARAGE  
SCALE: 1/4" = 1'-0"

## GARAGE, CARPORT & STUDIO

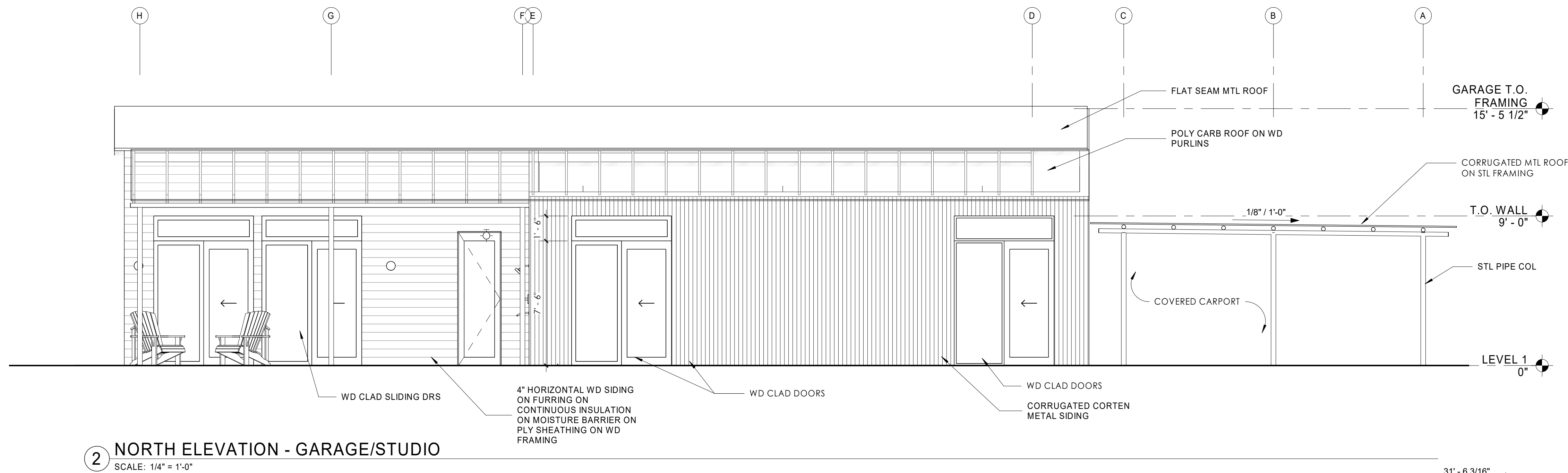
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DRAWN BY:    Author

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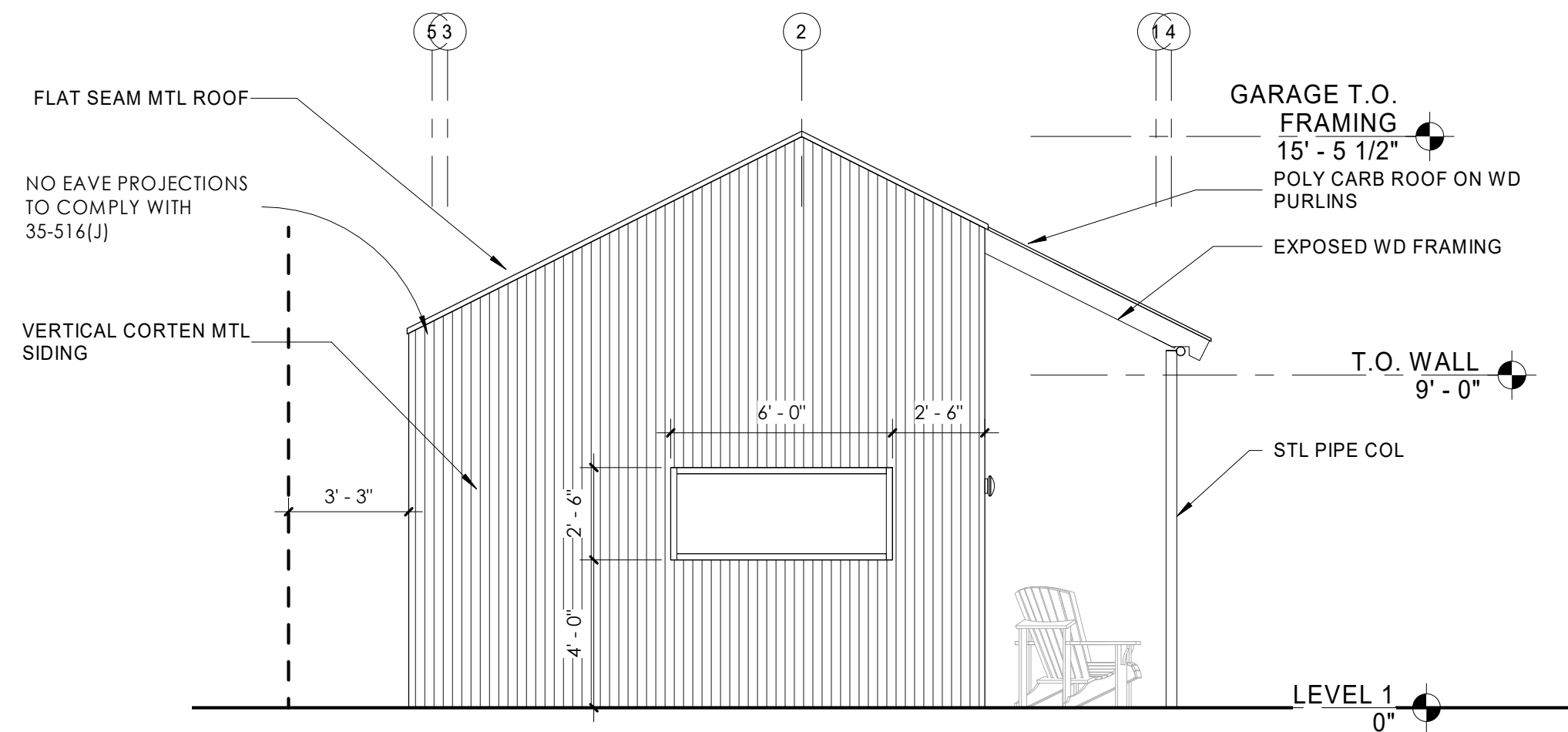
## ROOF PLAN

# A240

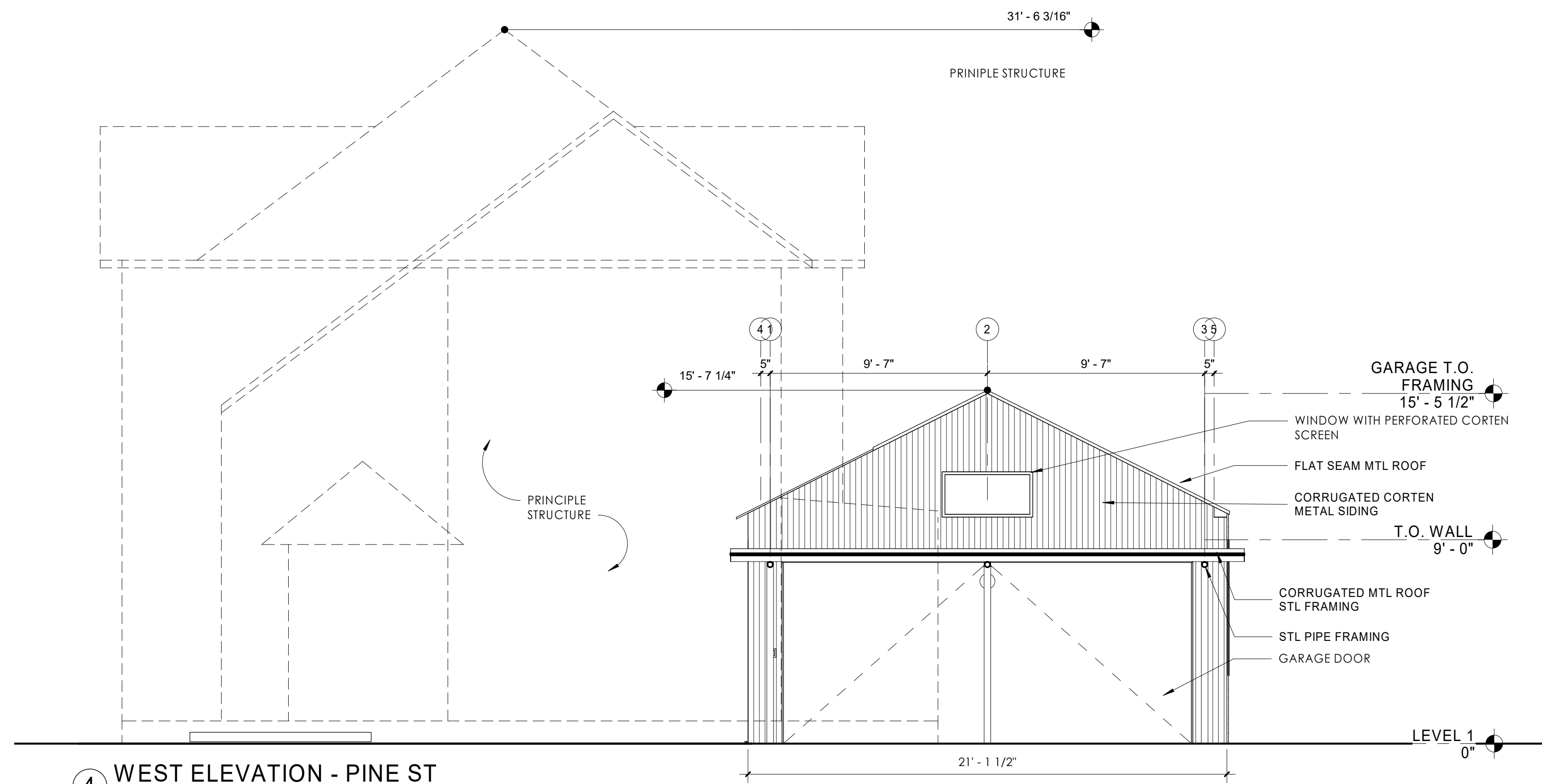




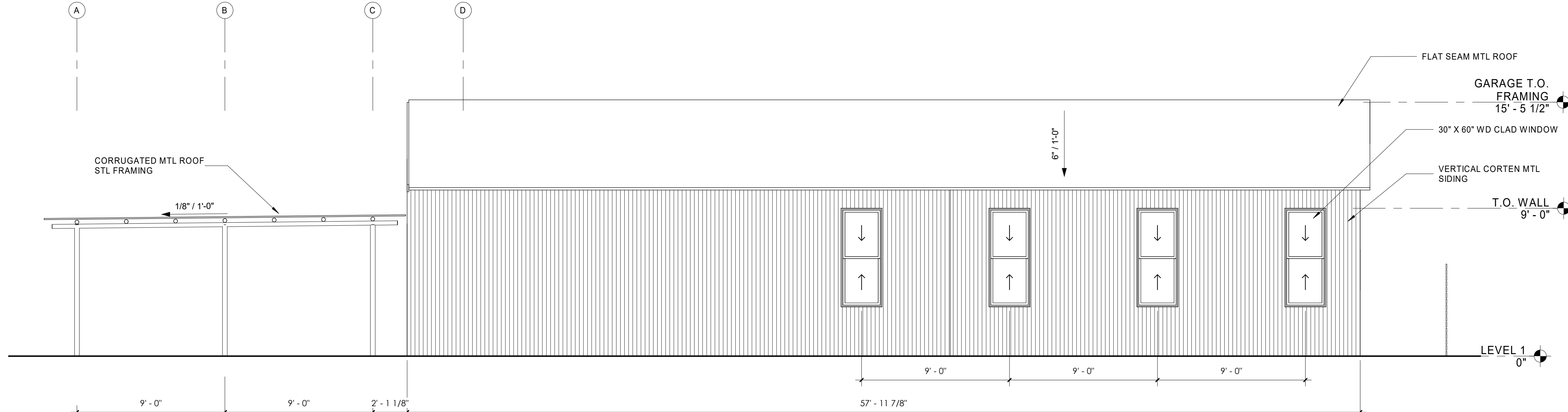
2 NORTH ELEVATION - GARAGE/STUDIO  
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION - GARAGE/STUDIO  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION - PINE ST  
SCALE: 1/4" = 1'-0"



5 SOUTH ELEVATION - GARAGE/STUDIO  
SCALE: 1/4" = 1'-0"

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING  
OR  
CONSTRUCTION

GARAGE,  
CARPORT &  
STUDIO

724 N PINE ST

Issue Date PROJ. NO. 001  
DRAWN BY: Author

SET / ISSUE DATES	
DATE	ISSUE
03.27.20	HDRC REVIEW

REVISIONS		
NO.	DATE	DESCRIPTION

HDRC APPROVAL

EXTERIOR  
ELEVATIONS

A400





PERSPECTIVE VIEW:  
FROM PINE ST.





METAL ROOF  
POLYCARB ROOF  
18" OVERHANG

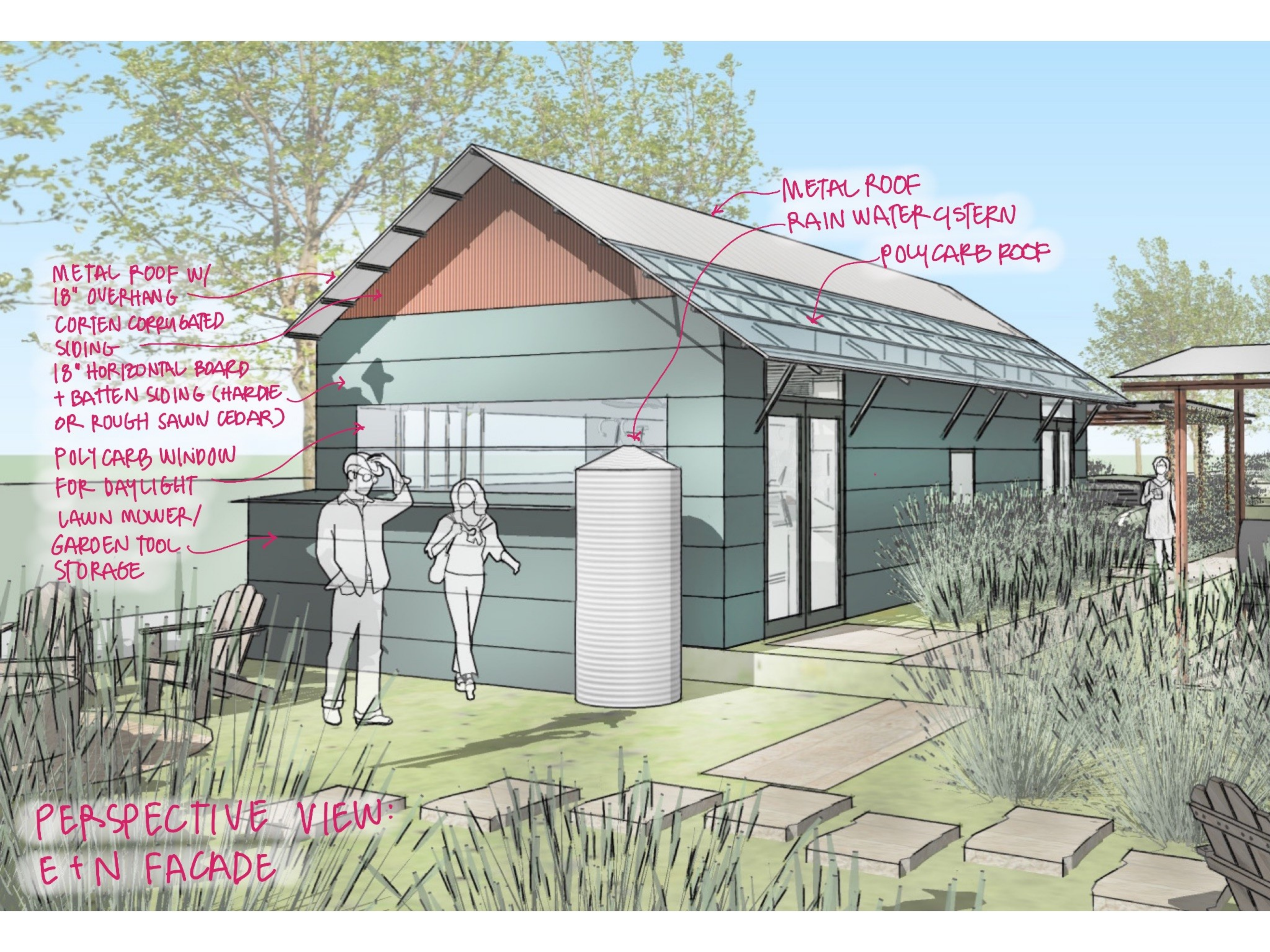
CORTEN CORRUGATED SIDING  
30" x 42" WINDOW

CORRUGATED METAL ROOF  
ON CORTEN TUBE FRAMING

18" HORIZONTAL  
BOARD + BATTEN  
(HARDIE OR ROUGH SAWN WOOD)

PERSPECTIVE VIEW:  
N + W FACADE



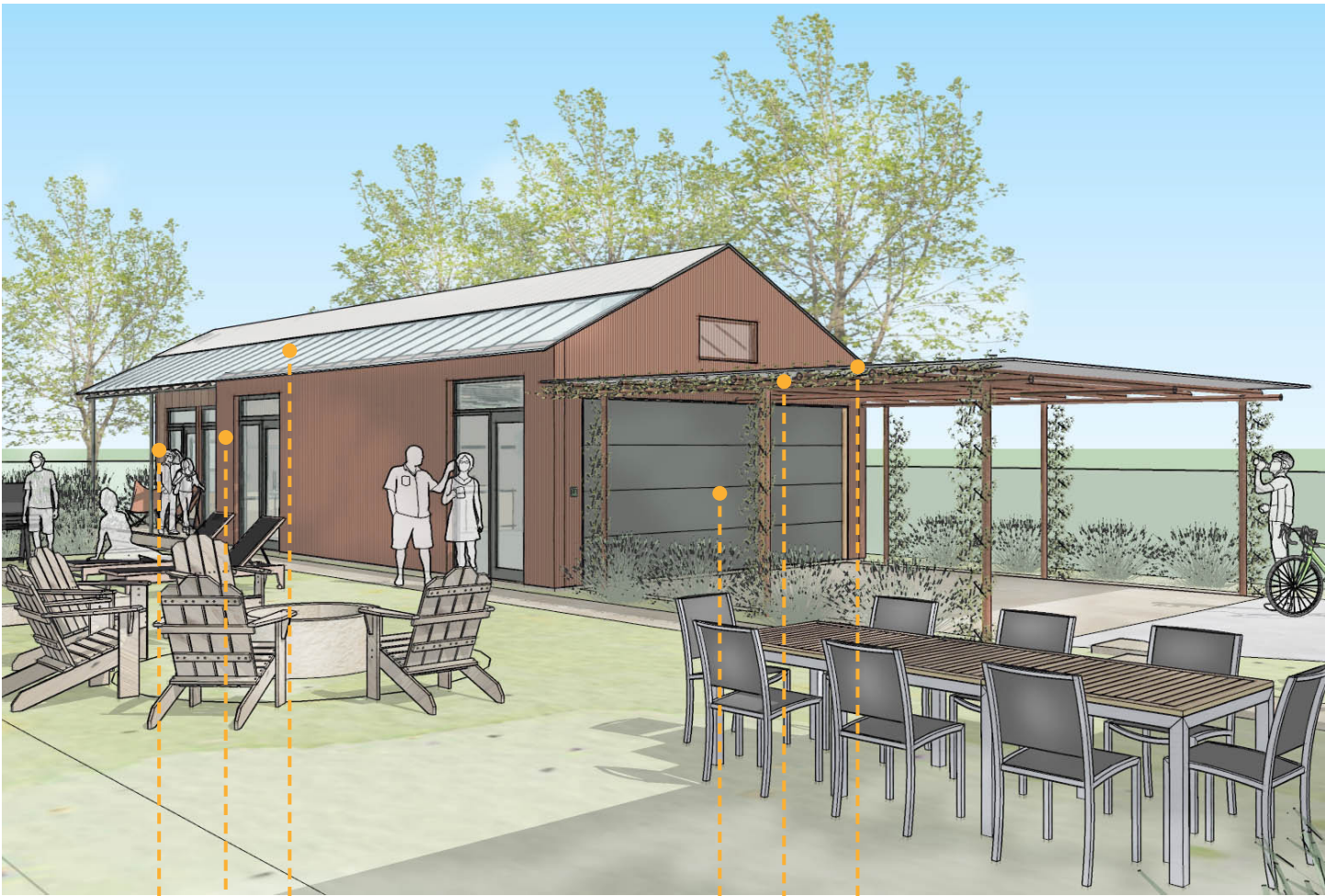


METAL ROOF W/  
18" OVERHANG  
CORTEN CORRUGATED  
SIDING  
18" HORIZONTAL BOARD  
+ BATTEN SIDING (HARDIE  
OR ROUGH SAWN CEDAR)  
POLY CARB WINDOW  
FOR DAYLIGHT  
LAWN MOWER/  
GARDEN TOOL  
STORAGE

METAL ROOF  
RAIN WATER CISTERN  
POLY CARB ROOF

PERSPECTIVE VIEW:  
E + N FACADE





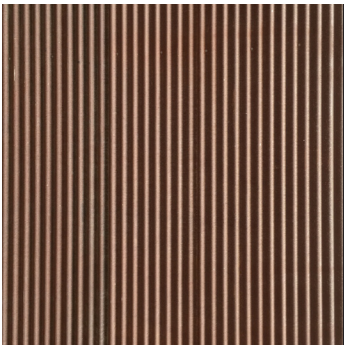
- POLYCARBONATE PANELS
- CORRUGATED CORTEN SIDING
- WOOD SIDING AT PORCH
- CORRUGATED METAL ROOF ON STRUCTURE
- PLANTING TRELLIS
- METAL CLAD GARAGE DOORS



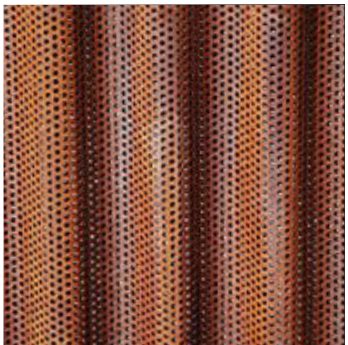
POLY CARBONATE ROOFING FOR DAYLIGHT



WOOD SIDING AT PORCH



CORRUGATED CORTEN SIDING



PERFORATED CORRUGATED OVER WINDOW FOR WEST SUN PROTECTION

## Exterior Materials at Garage



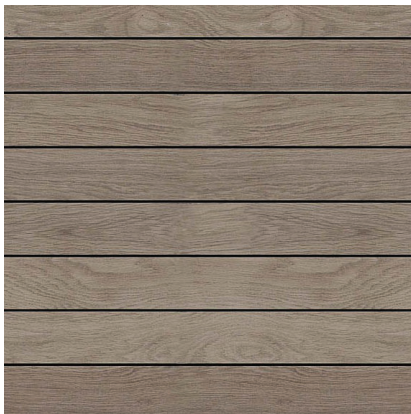
CORRUGATED CORTEN SIDING



POLY CARBONATE ROOFING FOR DAYLIGHT



METAL FRAMING W/ CORRUGATED ROOF AT CARPORT



WOOD SIDING AT PORCH



MEXICAN BRICKS AT PORCH

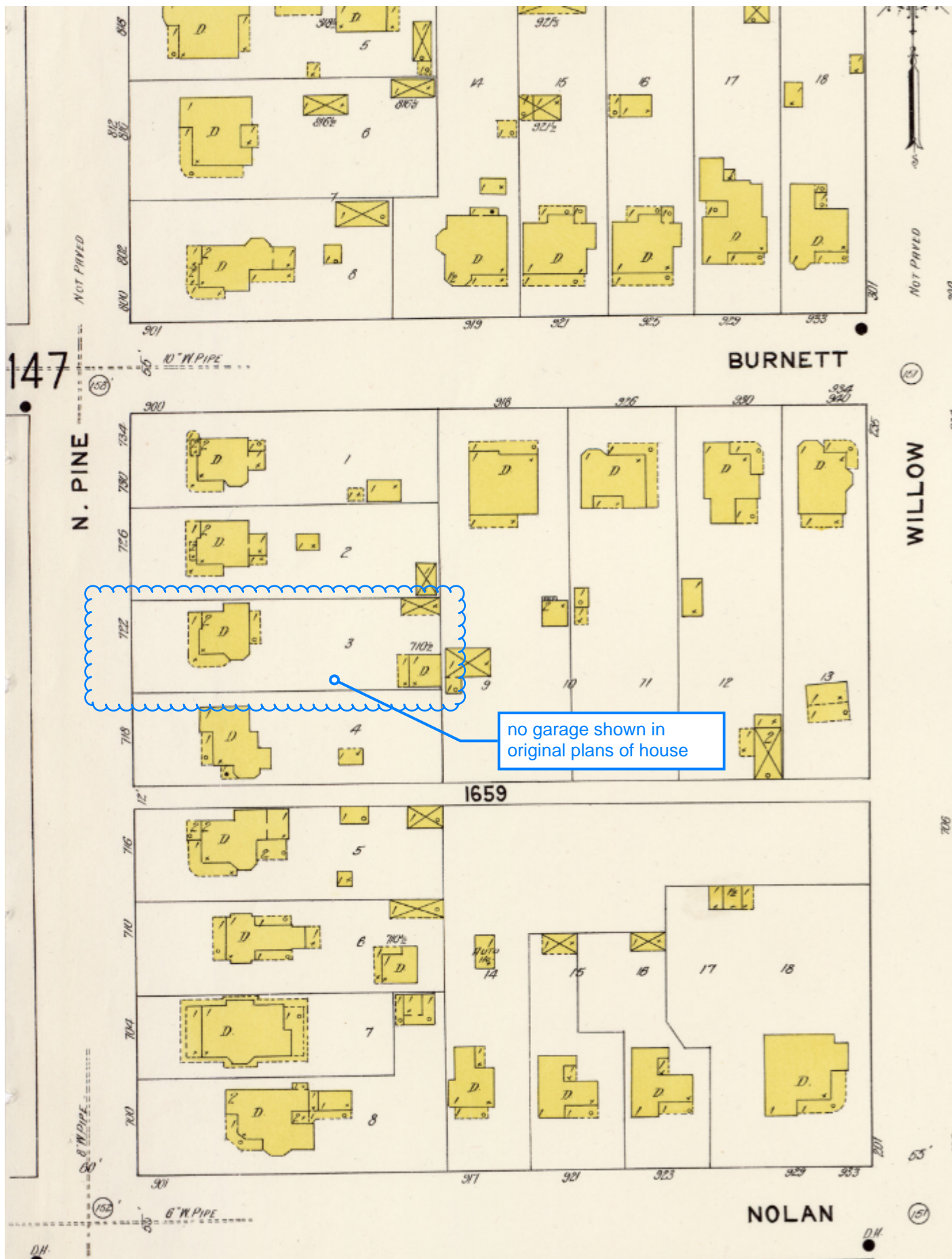


CORRUGATED MTL ROOF @ CARPORT



STANDING SEAM MTL ROOF @ GARAGE







May 6, 2020

Sunnie Diaz and David Soflin  
724 N. Pine Street  
San Antonio, TX 78202

**Re: Project Site Visit and Evaluation**

Dear Sunnie and Dave

I visited your home on May 4, 2020 to investigate the Garage, Carport and Canopy structures for structural integrity and capability of a reasonable renovation to achieve code compliant structures.

My conclusion after this investigation is that the structures are not reasonable to renovate and make code compliant. This conclusion is based on the following structural deficiencies:

**Garage Structure:**

1. The garage structure has no reasonable foundation. The floors are exposed earth and asphalt. The perimeter wood base beams are in contact with the earth and are damaged by water and or termites. The building is not anchored to the ground to resist wind loading.
2. The walls of the structure are not diaphragm walls and are not plumb. The entry wall is open with no lateral load resisting path and the support for the hanging doors is deteriorated and inadequate.
3. The ceilings below the roof structure are failing and sagging. The roof structure above is lightly framed with no capacity for resisting uplift from wind and no diaphragm for resisting lateral loads. The corrugated steel roof above the roof framing is inadequate to resist a live loads of 20 PSF.
4. The small rear addition is also lightly framed with the opening into the garage compromised.
5. All exterior corrugated steel skin is damaged by hail and not properly attached to the structure.

**Carport and Canopy Structures:**

1. Both of these structures are lightly framed with no visible foundations. They rely on the garage structure for lateral stability and there is insufficient tie between the structures to accommodate stability. Neither structure is anchored to the ground to resist wind uplift.

The attached images prepared by the owner demonstrate the above observed deficiencies.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Charles Naeve'.

G. Charles Naeve, P.E.  
Principal  
Architectural Engineers Collaborative



A handwritten signature in black ink, appearing to read 'G. Charles Naeve'.



June 5, 2020

Sunnie Diaz and David Soflin  
724 N Pine St  
San Antonio, TX 78202

**Re: Garage / Carport Cost Evaluation**

Dear Sunnie and Dave,

I visited your home on Wednesday December 18, 2019 to investigate the existing conditions of your garage structure. Today I will provide you with a cost comparison between renovating the existing structure or to demolish and rebuild the same structure.

The existing structure consists of a 538 sf wood framed garage, and a 380sf carport.

**Renovate**

My conclusion is below. The following estimates include renovating the existing structure to be compliant with current building codes. It would take the following efforts:

- Installing a foundation, the existing structure has no foundation. Detaching and securing the carport, to lift the garage and pour a concrete foundation.
- Remodeling all walls to be plumb and straight. Replacing 90% of the existing damaged wood framing for walls, and roofs.
- Replacing 100% of the siding, which is currently severely damaged, installing sheathing, weather barrier, and new corrugated metal siding.
- Replacing 100% of the corrugated metal roof on garage, installing new OSB sheathing for decking, weather barrier and new corrugated metal roofing.
- Replacing 100% of the corrugated metal roof on carport, replacing metal roof framing, and new corrugated metal roof.
- Replacing existing metal columns at carport.
- Removing existing electrical, and rewiring structure to current building codes.
- Remove damaged garage doors, and install new garage door hardware, and new garage door.

It is estimated that the cost of this work would be approximately \$52,800.00

**Build New**

- **Demolition** of existing structures: \$5,200.00
- **Carport**
  - The average cost per square foot to build a new 380sf metal framed carport per current design, with existing slab is estimated to be \$20.00/sf totaling \$7,600.00.
- **Garage**
  - The cost per square foot to build a new 538sf wood framed garage, with a corrugated metal roof, on a concrete slab is estimated to be \$65.00 /sf totaling \$34,970.00.

It is estimated that the cost of this work would be approximately \$47,770

Sincerely,  
Shawn C. Collard, MPA  
Licensed General Contractor H-922628  
ShawnCollard@gmail.com  
[www.shawncollardconstruction.com](http://www.shawncollardconstruction.com)



## 724 N Pine St - Existing Garage

Front



covered canopy

garage

covered carport

Rear



garage

covered canopy



Left Side



garage

carport

covered canopy

Right Side



garage

covered carport



Interior Detail Images

water damaged ceilings + framing

dirt floors



water damage to framing and sheathing

load bearing wall on grade with wood rot and termite damage



Exterior Detail Images



fire damage to wall framing

damaged roof panels causing water leaks

