

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2021-021
ADDRESS: 310 CALLAGHAN AVE
LEGAL DESCRIPTION: NCB 721 BLK 3 LOT N 80.04 FT OF 3
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Adan Ochoa/AO Design, LLC
OWNER: FERDINAND JUSTIN
TYPE OF WORK: Partial demolition of a rear accessory structure, Historic Tax Certification
APPLICATION RECEIVED: December 10, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Partially demolish a rear accessory structure and enclose the remaining opening with siding to match the existing in dimension and profile.
2. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Unified Development Code Sec. 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.

(1) *Historic Landmark.* 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 as provided is subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(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 provides sufficient evidence to support a finding by the commission 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) 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 provide sufficient evidence to support a finding by the commission 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.

(c) Loss of Significance.

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.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

FINDINGS:

- a. The primary structure at 310 Callaghan is a 1-story residence constructed circa 1915 in the Queen Anne style. The structure features a primary hipped roof with a front gable, original wood windows, and a standing seam metal roof. The structure is contributing to the Lavaca Historic District. The structure also features an original rear accessory structure that bridges two lot lines and is partially located on a neighboring property.
- b. **PARTIAL DEMOLITION OF REAR ACCESSORY STRUCTURE** – The applicant is requesting approval for the partial demolition of a rear accessory structure located behind the primary structure. The structure is not visible from the public right-of-way. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district. The structure bridges two lot lines. The portion to be removed is within the boundaries of the owner's property line, and the owner of the adjacent property has submitted a letter stating their support of the requested proposal. The applicant has proposed to enclose the opening of the portion of the structure to remain with woodlap siding to match existing. Based on Sanborn Maps, the structure has been modified over time and its configuration is not wholly original. Staff finds the request appropriate based on these site-specific considerations.
- c. **HISTORIC TAX CERTIFICATION** - The applicant has proposed the following scope of work on the primary structure to qualify for Historic Tax Certification: foundation repair, new skirting, new siding installation, siding repair, porch column replacement, porch deck and railing replacement, door and window repair, rear patio installation, the installation of new gas, sewer, and water lines, the installation of security and accent lighting, and a comprehensive interior remodel.
- d. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Item 1, Staff recommends approval of the partial demolition based on findings a and b with the following stipulation:

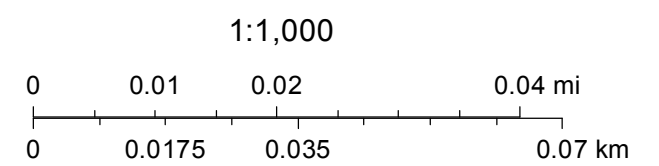
- i. That materials from the historic accessory structure including salvageable wood siding and framing be salvaged and utilized on site, stored for future repairs or use, or donated. A salvage plan must be submitted to staff prior to the issuance of a Certificate of Appropriateness.

Item 2, Staff recommends approval of Historic Tax Certification based on findings c and d.

City of San Antonio One Stop



January 14, 2021







SCALE: 1"=20'

CALLAGHAN AVENUE
(55.6' R.O.W.)

FREDERIC D. WILE
0.0918 ACRES
VOL. 13032, PG. 712

BUILDING PROTRUDES
INTO THE NORTH 1/2
OF LOT 3.

PROPERTY
CORNER BEARS
N 26°18'04" E 5.18'
FROM CENTER OF
FENCE POST

JEAN M. ENGEL
0.0918 ACRES
VOL. 10557, PG. 2139

FRANK GARCIA
0.0918 ACRES
DOC. NO. 0203945

GAIL DEETE GAUTHIER &
PAUL MAXIE II
0.1148 ACRES
DOC. NO. 20180252732

KAREN FAY GLENNEY
0.0331 ACRES
VOL. 17228, PG. 1346

THE NORTH 1/2 OF
LOT 3, BLOCK 3
N.C.B. 721
4018 SQ. FT.
0.092 ACRES

ONE STORY
SIDING

ONE STORY
METAL &
SIDING

PROPERTY
CORNER BEARS
S 38°49'17" W 0.98'
FROM CENTER OF
FENCE POST

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on actual GPS
Observations, Texas State Plane Coordinates, South
Central Zone, Grid.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415 G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:
310 CALLAGHAN AVENUE
Property Description:

THE NORTH 1/2 OF LOT 3, BLOCK 3, NEW
CITY BLOCK 721, IN THE CITY OF SAN
ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
ALAMO WEALTH BUILDERS, LLC.

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, L.L.C.
P.O. BOX 1645 BOERNE, TEXAS 78005
PHONE (210) 372-8500 FAX (210) 372-9999

- LEGEND**
- WOOD FENCE
 - CALCULATED POINT
 - FND 1/2" IRON ROD
 - RECORD INFORMATION
 - BUILDING SETBACK
 - CONTROLLING MONUMENT
 - WATER METER
 - METAL FENCE
 - ELECTRIC METER
 - POWER POLE
 - OVERHEAD ELECTRIC
 - SIGN
 - SET 1/2" IRON ROD
 - SET "X" ON CONCRETE
 - GAS METER
 - CHAIN LINK FENCE
- DRAWN BY: JW



I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages in area or boundary
lines, or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095













DESIGN, LLC.

425 N. Main Ave
San Antonio, Texas. 78215
cell: 210-632-2154
email: aodesign.ochoa@gmail.com



CONSTRUCTION

Historic Design Review Committee
1901 South Alamo Street
San Antonio, Texas 78204
210-207-5464
Huy.pham@sanantonio.gov

Scope Of Work

1. Remove existing corrugated roof.
2. Remove existing wood siding
3. Remove existing make shift window and door (window is a boxed opening with chicken wire over it and door is 1x6 strapped together).
4. Remove existing broken concrete curb around exterior edge.
5. Install 2x4 in the middle of the structure, creating a wall that will support the ridge.
6. Install sheathing.
7. Install James Hardie lap siding (Smooth)
8. Install 1x wood trim
9. Install corrugated ridge cap.



Historic Design Review Committee
1901 South Alamo Street
San Antonio, Texas 78204
210-207-5464
Huy.pham@sanantonio.gov

Material Description

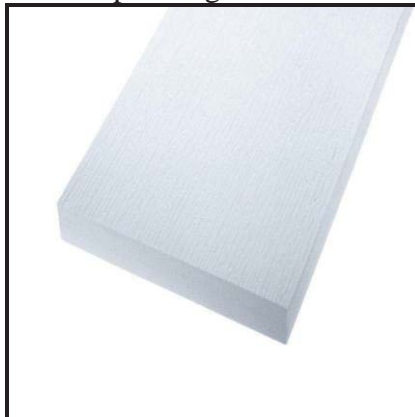
1. 2x4 Southern Pine:



2. James Hardie Smooth Lap Siding



3. 1x4 Trim Board



Completed Work- Itemized List

The primary structure at 310 Callaghan was first constructed circa 1910 in the Folk Victorian style.

Completed work as followed:

Exterior:

- Conducted foundation repairs and brought the structure to proper leveling. Replaced existing cedar post with concrete post, replaced rotten or missing beams.
- Installed new floor joist where needed.
- Installed new D117 wood siding as new skirting, installed new vents, installed new 1x12 band and skirting drip cap.
- Repaired (as needed) D117 wood siding
- Installed all new gutters, replaced rotten fascia boards
- Installed new 6" square columns with chamfered corners and feature both capital and base trim.
- New deck porch features 1"x3" tongue and groove wood members.
- The new railings feature both a top and bottom 2x4 wood rails and 2" balusters.
- The front door has been reconditioned and reinstalled as the primary entrance, along with the transom window.
- Because of the poor condition of (1) window unit and (3) window sashes, these items had to be completely rebuilt.
- The remainder (7) window units and (1) window sash have been fully restored. (1) window that was removed was relocated to be used in the bedroom. Restoration consisted of new glass, glazing, ropes, and the reuse of the pulleys and weights.
- New window handles and window locks were installed.
- All windows received new window sills as the old ones were cut when modifications were done for the installation of the aluminum siding.
- A new attic vent was installed on the front gable.
- All new window trims were installed.
- A new 4'x11' addition was installed for pantry and washer and dryer.
- Installed new traditional ribbon driveway, along with new pedestrian side wall and stairway approach.
- Installed new plants, grass and water rocks.
- Installed new concrete pad blocks in the backyard.
- Installed a new backyard patio deck and covered roof.
- Installed security lights and accent lights.
- Installed all new gas, sewer and water lines from meter to house.

Interior:

- Existing wood floor was beyond repairable, too many patches with 3/4" plywood, massive amounts of adhesive. We installed new subfloor and Engineered wood.
- Installed decorative ceramic tile at foyer, ceramic tile in first bath and marble tile in master bath/closet.
- Reused half of the existing baseboards and window/door trim.
- Install all new 5 panel (recessed) shaker style doors.
- Created a new full bathroom.
- All new custom made vanities and kitchen cabinetry.
- All new siltstone countertops.
- All new lighting and fans.
- All wall have blown in insulation.
- All windows were reconditioned and are operable.
- First bedroom and both closet ceilings have repurposed shiplap.
- Installed new shiplap in kitchen ceiling and foyer wall.
- All existing walls and ceilings have existing shiplap and are covered with 3/8" gypsum board.
- All bathroom walls and ceilings are moisture resistant and all areas of tile have redgard waterproofing membrane.
- Master closet has custom built cabinetry.
- Water system has a water softener and a tankless water heater.
- Residence comes with a complexly new ac system
- All new appliances.
- All new cordless cellular shades to help minimize heat lost.
- Installed new controlled nest thermostat.
- Installed new automated security door locks.
- Installed all led lighting.
- Installed new wood I-Beams on the ceiling of the kitchen and master bathroom.
- Installed custom built decorative shelving in the kitchen.