

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-575
ADDRESS: 732 N PINE ST
LEGAL DESCRIPTION: NCB 1659 BLK G LOT 1 AT 732 PINE N
ZONING: RM-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: John Perez/Castilla's Construction
OWNER: Adeel Riaz/MAJESTIC INVEST LLC
TYPE OF WORK: Demolition of accessory structure, rear porch enclosure
APPLICATION RECEIVED: December 18, 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:

1. The demolition of the historic rear accessory structure at the rear of 732 N Pine, which features access to Burnet Street.
2. Enclose a double height rear porch at the rear of the primary historic structure at 732 N Pine.

The construction of a residential structure is no longer a request item at this property.

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;

i. 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 2, Guidelines for Exterior Maintenance and Alterations

A. MAINTENANCE (PRESERVATION)

i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The historic structure at 732 N Pine was constructed circa 1910 and first appears on the 1912 Sanborn Map. A rear accessory structure first appears at 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 accessory structure's location, consistent with the location of the current accessory structure on site.
- b. **PREVIOUS REVIEW & CHANGES TO PROPOSAL** – The Historic and Design Review Commission approved demolition of the rear accessory structure on November 13, 2020. At that time, the applicant's request included demolition with new construction. Since the initial application for demolition with new construction, the Zoning Commission has denied a request to rezone the property to allow for additional residential units, resulting in the applicant withdrawing the request for new construction.
- c. **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.
- d. **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.
- e. **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 \$77,000, not including contractual fees.
- f. **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

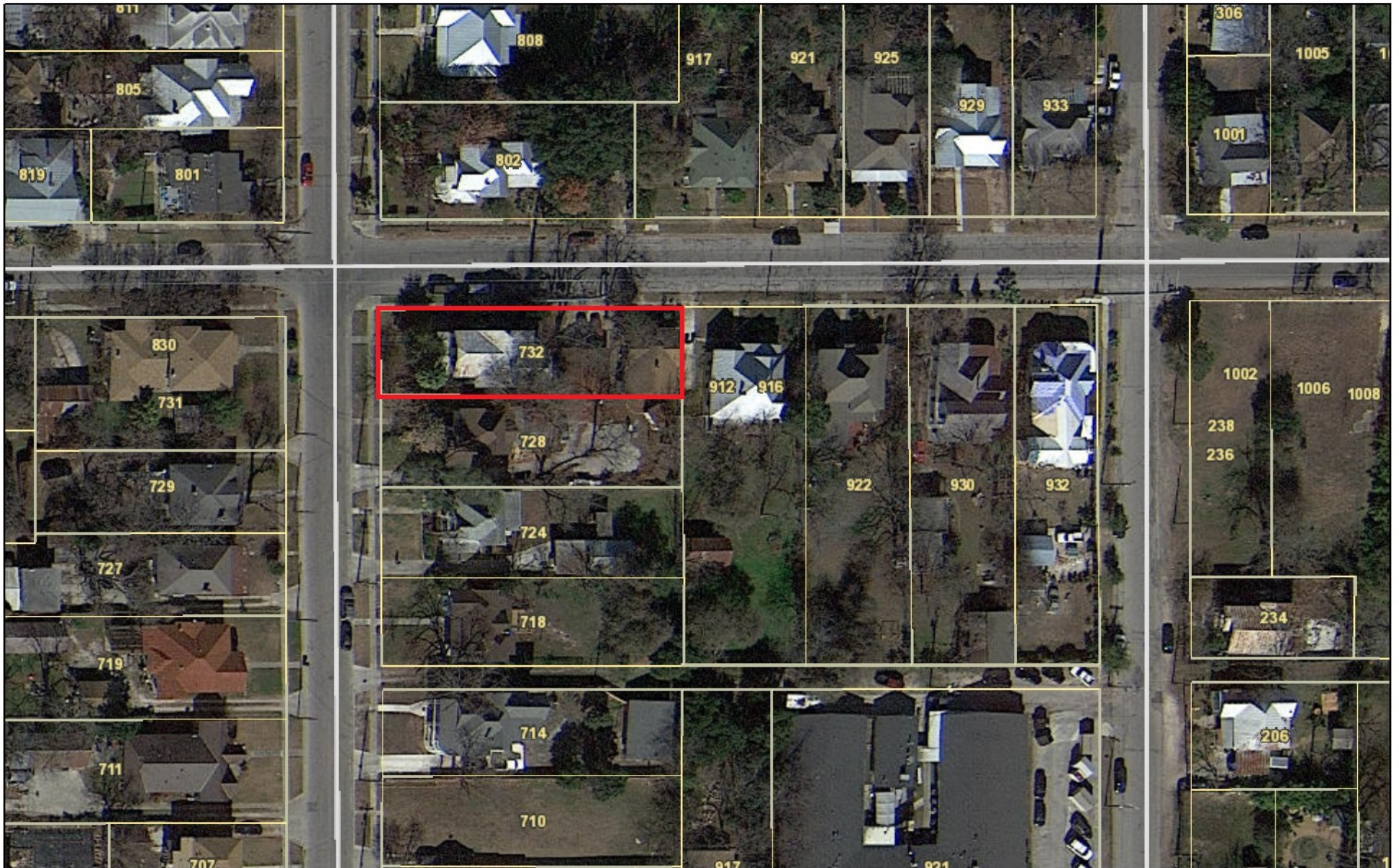
irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. The applicant has provided information regarding the structure's structural integrity in the form of photos and a written narrative of the required structural work.

- g. REAR PORCH ENCLOSURE – The applicant has proposed to enclose an open air, rear porch at the rear (east facade) of the primary historic structure at 732 N Pine. The current porch has been informally enclosed with an open air lattice for an undetermined amount of time.
- h. REAR PORCH ENCLOSURE – Per the Guidelines for Exterior Maintenance and Alterations 7.B.ii., the enclosure of side and rear porches should be avoided, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Additionally, the Guidelines note that alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. The applicant has proposed to enclose the rear porch, with a design resulting in a façade that features two doors and two windows. Staff finds that the proposed enclosure does not read as a porch, but rather reads as an addition. Staff finds that additional windows should be added to provide an open air appearance, resulting in an enclosure that reads as a porch.
- i. REAR PORCH ENCLOSURE – The applicant has proposed to use salvaged materials from the demolition requested in item #1. Generally, staff finds the reuse of materials to be appropriate.

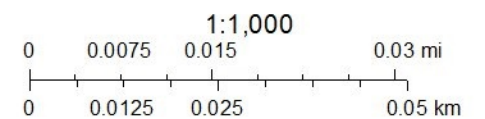
RECOMMENDATION:

- 1. Staff finds that the applicant has made a case for an unreasonable economic hardship, and recommends approval of the demolition of the rear accessory structure with the following stipulation:
 - i. That all existing siding is salvaged, regardless if it is used on site.
- 2. Staff does not recommend approval of item #2, the enclosure of the rear porch. Staff recommends the applicant amend the design to feature a rear porch enclosure that is consistent with the Guidelines, reading as a porch and featuring additional window openings on both the first and second level.

City of San Antonio One Stop



November 12, 2020



**732 North Pine Street
San Antonio Texas 78202
Dignowity Hill Historical District**

**Mitigating Irreplaceable Loss by Reclaiming
from
Proposed Demolition of Detached Garage**

**By John Paul Perez
Project Manager Castilla's Construction**

Submitted for

Majestic Invest LLC

December 17, 2020

Introduction

It is with pleasure to present to the San Antonio Office of Historical Preservation a project located in the Dignowity Hill Historical District at:

732 North Pine Street
San Antonio Texas, 78202

The owner is seeking a Certificate of Appropriateness (COA) to demolish a detached garage on the property. A site plan locating the detached garage can be found on (page 6) as building C. The owner wishes not to create a negative impact to the quality and character of the City of San Antonio, but to maintain and pursue development strategies that are in the spirit of what the San Antonio Office of Historical Preservation requires.

You will find the application for COA suggests the owner will incur unreasonable economic hardship if COA is denied. A hardship will incur by having the owner fund the rehabilitation of an outbuilding that he finds costly and unnecessary for a facility that is not needed.

It is the owner's intent, if COA is approved, to reclaim usable lumber that is not damaged from the detached garage. The reclaimed lumber will be used at the interior and exterior rehabilitation of building A and B. This includes an addition at existing porches at building A. This addition will change the existing porches to a conditioned / insulated interior space.

Background

The site encompasses three separate structures in a residential zone. Refer to the site plan attached for information. The separate structures are identified as a two-story dwelling, one-story dwelling, and a detached garage. The structures are contributing within the historical district. Photos of building C are attached for reference.

Footprint Takeoff

ID	footprint description		SF
A	2 story	level 1	1371
		level 2	1371
B	1 story		924
C	detached garage		728
	total SF		4394
17%	of the detached garage square footag equates to the overall square footage of habitable space found on site.		
24%	of the detached garage footprint equates to overall footprint found on site.		

Although all sturctures are significant, you will find the square footage analysis interesting in comparing existing dwellings with the existing out building.

The owner has surveyed all three structures with a general contractor and determined existing dwellings A and B present no significant challenge to make safe, habitable, and functional within required guidelines and applicable building codes.

However, the detached garage identified as C is unsightly and in disrepair because of lack of maintenance. It presents a challenge to make safe, habitable, and functional within required guidelines and applicable building codes.

At the exterior wall base, soil / silt, and surface water has migrated to this area causing deterioration. Specifically, the deterioration is apparent to both base plate and veneer. Evidence of deterioration at the veneer is a short distance above grade. Site erosion leading the surface water towards the exterior wall is the root cause of this condition. The deterioration is inherent with wicking of moisture from the accumulated material and standing water in this area. This condition occurs at the perimeter. Over time, soil / silt has accumulated burring the base plate. This condition remains today and is a main contributor to structural failure.

Rainwater from the existing roof spilling directly to the ground at the exterior wall is also contributing to the deteriorating at this location. Systematically the roof rainwater sheds from the roof and joins the surface water at exterior wall base. This occurrence is caused by lack of a gutter/downspout and storm water drainage system.

At the roof, disrepair is evident causing water infiltration into the building. The water infiltration has weakened the existing roof framing structure/deck and, in some areas, has attributed to structural failure of the roof framing causing a partial collapse.

As a result of the overall water infiltration and structural deterioration, the structure has fallen out of plumb. This condition has caused the building to be unsafe including disrupting the operation of existing barn doors.

Refer to attached exhibits to support the detached garages existing conditions.

Objective

Significant work and safety precautions will be required to rehabilitate the detached garage. See high level scope of work listed below.

1. Ensure existing structure is shored, braced, and plumbed with the direction of a professional engineer.
2. Raise bottom plate of structure above the existing grade. Coordinate with applicable building codes for the required dimension.
3. Install additional piers, beams, and bottom plates providing additional support to the structure.
4. Install new wood studs, wood trusses, and roof deck.
5. Install new metal roof and gutter system.
6. Rehab existing entry door and hardware.
7. Rehab existing barn door hardware to make functional.
8. Rehab existing barn doors.
9. Reconstruct new barn door to match existing.
10. Remove existing board and batten veneer, examine to determine re-use of material if applicable.
11. Install new board and batten to match existing.

12. Paint with approved paint scheme.

Refer to construction proposal A. Provided below is high level and confidential information for the rehabilitation of the detached garage. Soft Costs are not included for clarity. You will find the Construction Services to rehab are approximately \$93K.

Construction Proposal A

Construction Proposal A - 732 North Pine Street SAT TX 78202 - Detached Garage Rehabilitation						
Notice to Proceed		-				
Substantial Completion		-				
Total Square Footage		740				
cost / SF		\$ 125.68				
Proposal					% of COW	
A1	Cost of Work			\$ 77,000.00		
A2	General Conditions			\$ 3,850.00	5.00%	
A3	CM Fee			\$ 9,240.00	12.00%	
A4	CM Contingency			\$ 2,910.00	3.78%	
Construction Services				\$ 93,000.00		

To prove unreasonable economic hardship in favor to issue a COA, the owner has chosen to compare the current rehabilitation cost for the detached garage with the rehabilitation cost estimate for building A&B. See high level and confidential information below.

The cost to rehab the detached garage is 60% of the cost to rehab building A&B. The owner finds this comparison as evidence of unreasonable economic hardship. The owner would prefer to allocate funding to rehab the existing dwellings A&B than towards cost to rehab and maintain the detached garage.

Rehabilitation Cost Estimate B

Construction Estimate - 732 North Pine Street SAT TX 78202 - Rehab Building A&B						
Notice to Proceed		-				
Substantial Completion		-				
Total Square Footage		3,666				
cost / SF		\$ 42.01				
Proposal					% of COW	
A1	Cost of Work			\$ 154,000.00		
A2	General Conditions			\$ -	0.00%	
A3	CM Fee			\$ -	0.00%	
A4	CM Contingency			\$ -	0.00%	
Construction Services				\$ 154,000.00		

As stated, the owner chooses not to rehab the detached garage. If approved, our team will use the existing lumber at the detached garage in all areas of the rehabilitation. This includes reclaiming board and batten and 2x material. This material will support construction activities

related to new siding, wall framing, wood decking, and doors / frames. Rest assured the reclaimed material will be used for the rehab.

See attached photos of existing restrooms facilities that present a prime example to use reclaimed material. Reference Exhibit J & K.

Conclusion

The owner feels that the detached garage will impose an economic hardship if rehabilitation is recommended to a structure that has lost its significance in the spirit of historic value.

At a significant cost, rehabilitation of the uninhabitable structure will keep the structure as a contributor to the district, but at a cost 60% of the current rehab costs estimate for building A & B.

Balance with owner rights and what is required to maintain historical integrity is to permit the demolition of the detached garage. Cost to rehabilitate the detached garage does not fit with the owner's personal development strategies of the property.

It is reasonable to allow demo and re-claiming of the material for the current rehab in effort to find a legitimate balance. Reclaiming building material was used long before today and putting this practice into action is a perfect opportunity to use historical building methods today.

Any result related to this project directed by the San Antonio Office of Historical Preservation will be a betterment to the property and the district. It is the owners wish to comply with the Office of Historical Preservation and pursue personal development strategies that do not impact the quality and character of the City of San Antonio and the Dignowity Hill Historical District in anyway.

Attachments

1. Site Plan - Existing Conditions
2. Images of Detached Garage
3. Images of Existing Conditions
(examples of reclaimed wood locations)
4. Demolition Salvage Plan

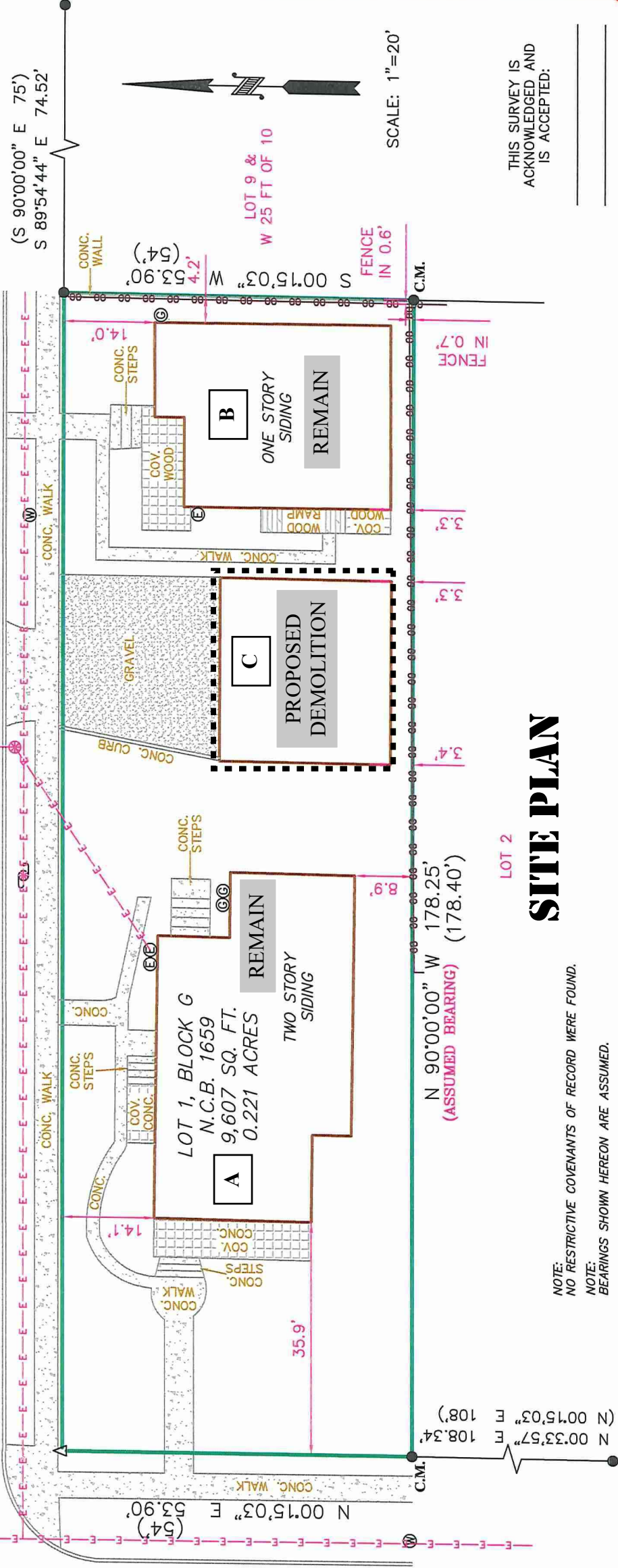
FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property 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 05/29/2010. 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>.

BURNET STREET (55.6' R.O.W.)

(178.40')
N 90°00'00" E 178.48'

(S 90°00'00" E 75')
S 89°54'44" E 74.52'

NORTH PINE STREET (55.6' R.O.W.)



LOT 2 SITE PLAN

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

LEGEND

- △ CALCULATED POINT
- END 1/2" IRON ROD
- () RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = OVERHEAD ELECTRIC
- ⊙ = CHAIN LINK FENCE
- ⊙ = UTILITY POLE
- ⊙ = POWER POLE

FIRM REGISTRATION NO.
1011700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

Property Address:
732 NORTH PINE STREET
Property Description:
LOT 1, BLOCK G, NEW CITY BLOCK 1659, IN THE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



Owner:
MAJESTIC INVEST LLC.

DRAWN BY: BB
JOB NO. 100244

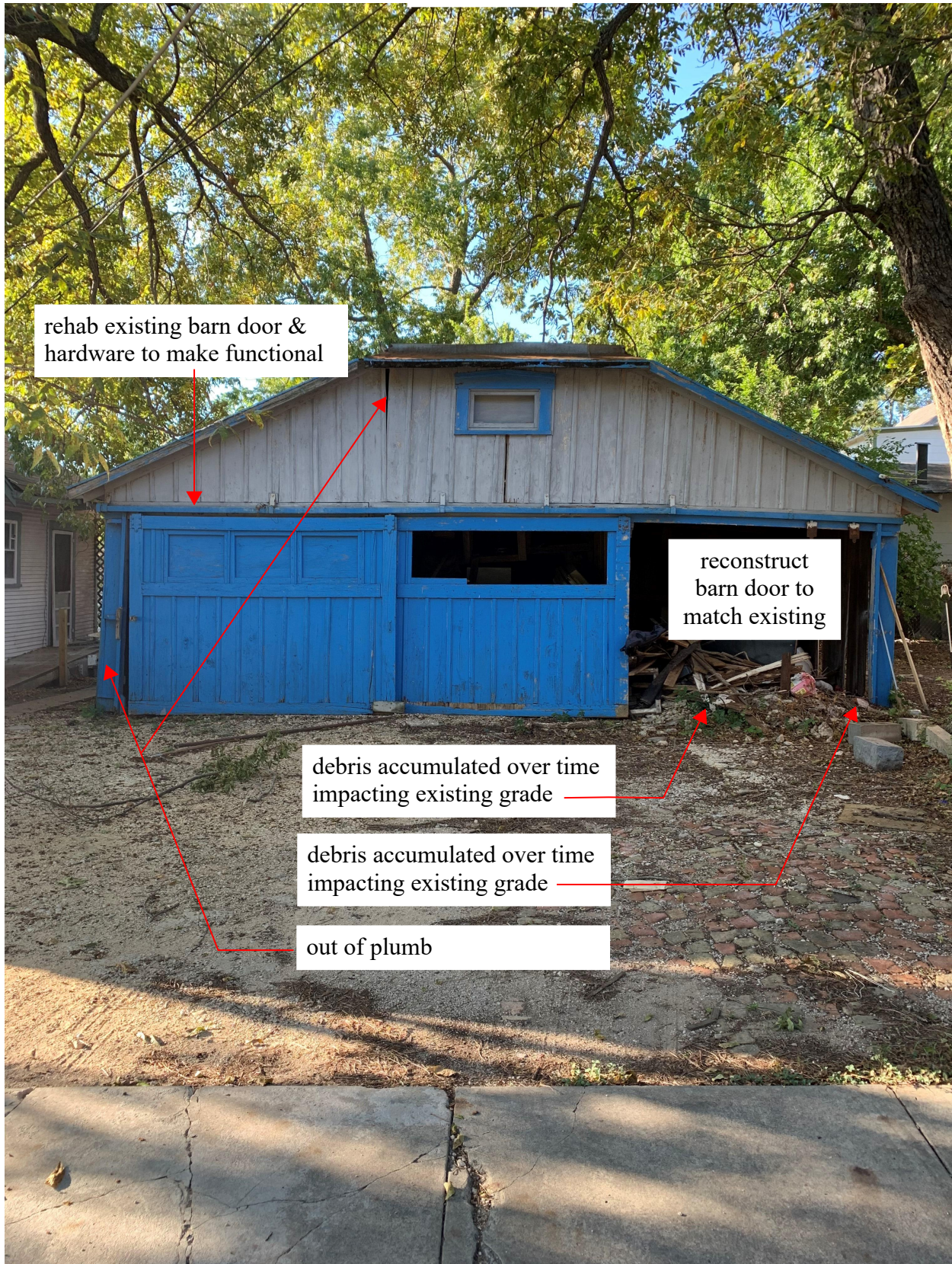
G.F. NO. 20-508594-SA

TITLE COMPANY: CAPITAL TITLE

FOR
REFERENCE
ONLY

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

Exhibit A

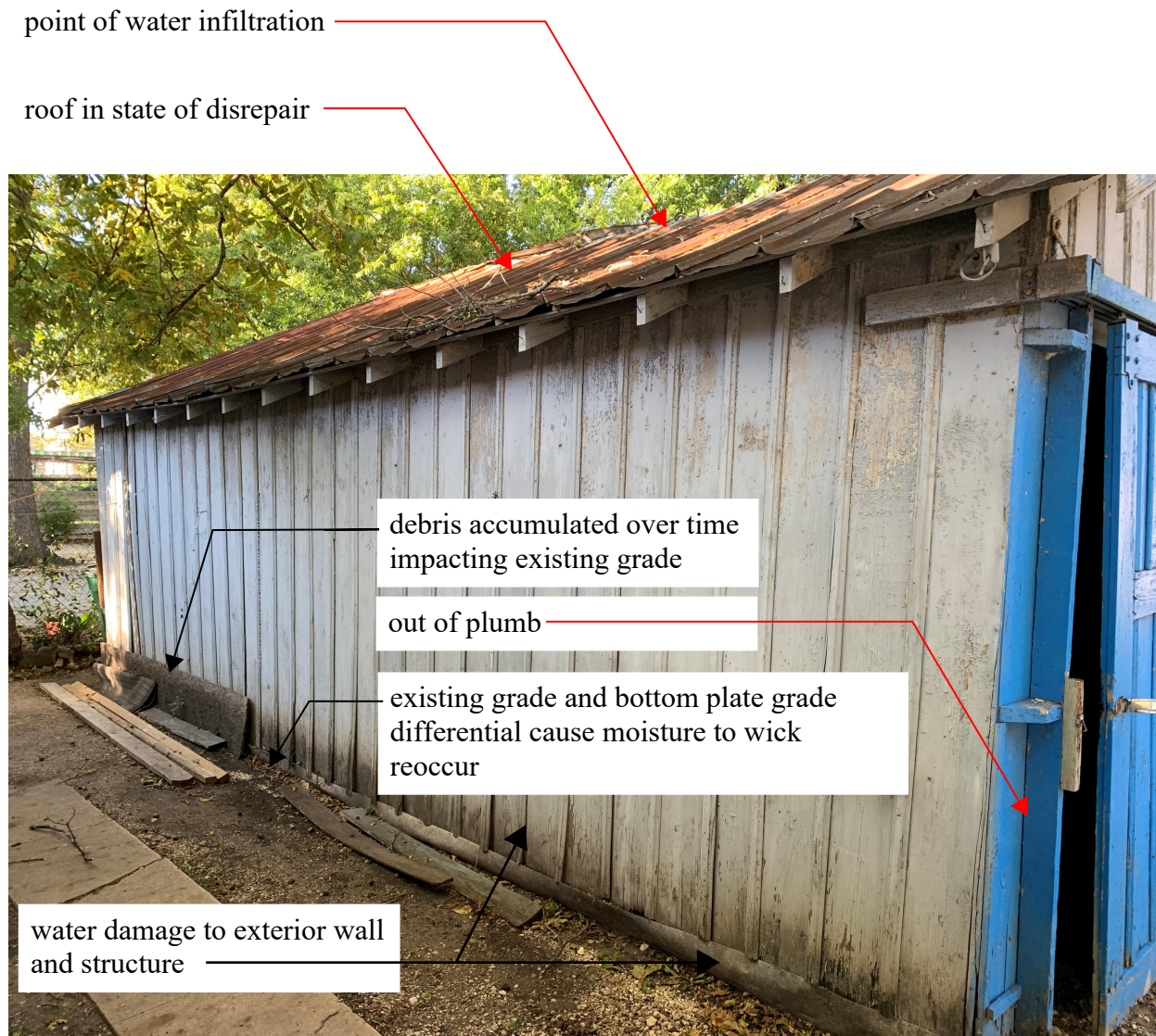


North Elevation

Exhibit B

Note:

Water infiltration into the building. The water infiltration has weakened the existing roof framing structure and, in some areas, has attributed to structural failure of the roof framing causing a partial collapse.



East Elevation

Exhibit C

Note:

Overgrown vegetation and clearance between fence-line and exterior wall limited to work affectively.

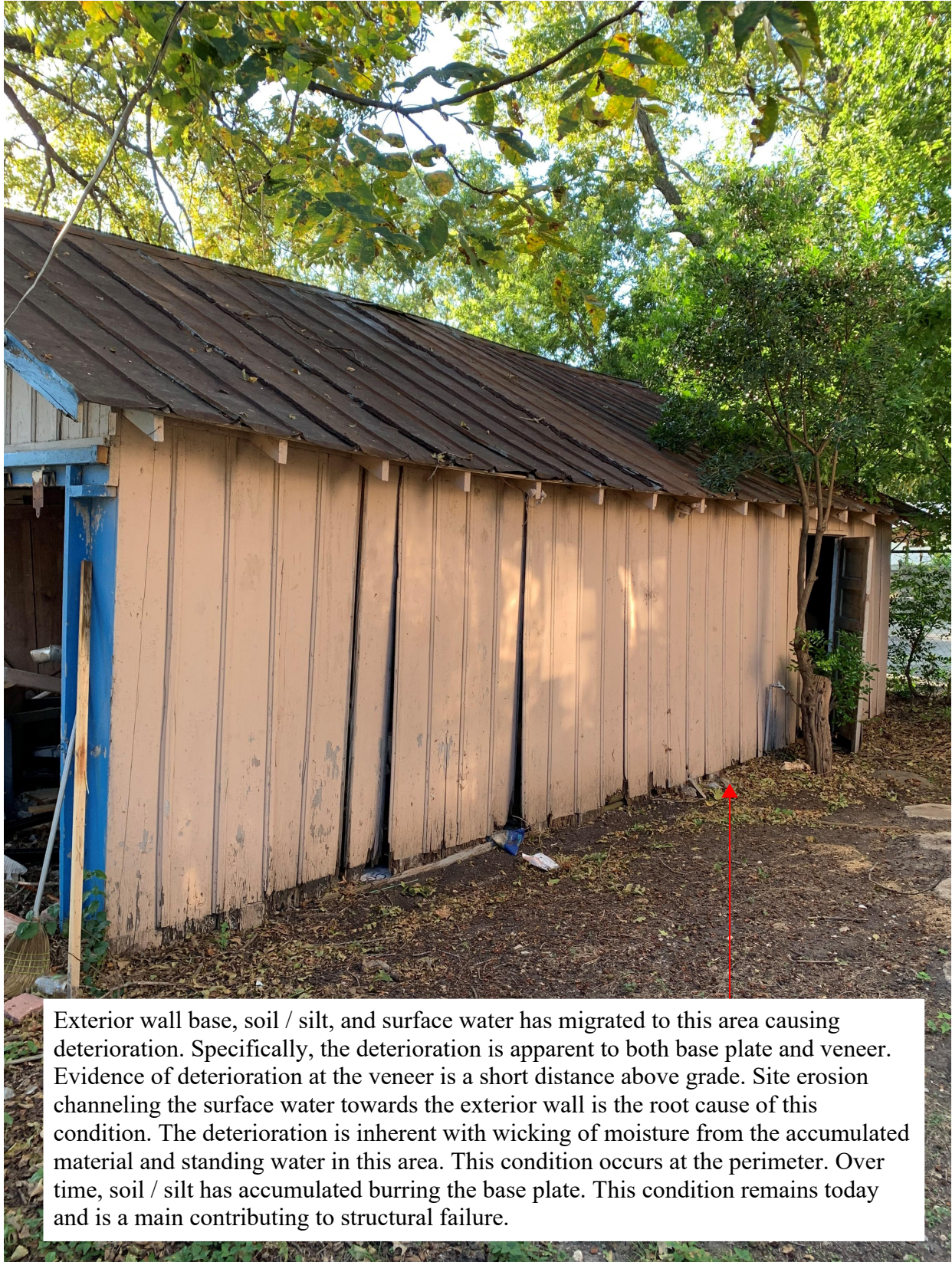
overgrown vegetation



fence-line clearance
questionable

South Elevation

Exhibit D



Exterior wall base, soil / silt, and surface water has migrated to this area causing deterioration. Specifically, the deterioration is apparent to both base plate and veneer. Evidence of deterioration at the veneer is a short distance above grade. Site erosion channeling the surface water towards the exterior wall is the root cause of this condition. The deterioration is inherent with wicking of moisture from the accumulated material and standing water in this area. This condition occurs at the perimeter. Over time, soil / silt has accumulated burring the base plate. This condition remains today and is a main contributing to structural failure.

Exhibit E



North Elevation - Detail

Exhibit F



North Elevation - Detail

Exhibit G



Exterior wall base, soil / silt, and surface water has migrated to this area causing deterioration. Specifically, the deterioration is apparent to both base plate and veneer. Evidence of deterioration at the veneer is a short distance above grade. Site erosion channeling the surface water towards the exterior wall is the root cause of this condition. The deterioration is inherent with wicking of moisture from the accumulated material and standing water in this area. This condition occurs at the perimeter. Over time, soil / silt has accumulated burring the base plate. This condition remains today and is a main contributing to structural failure.

Exhibit H



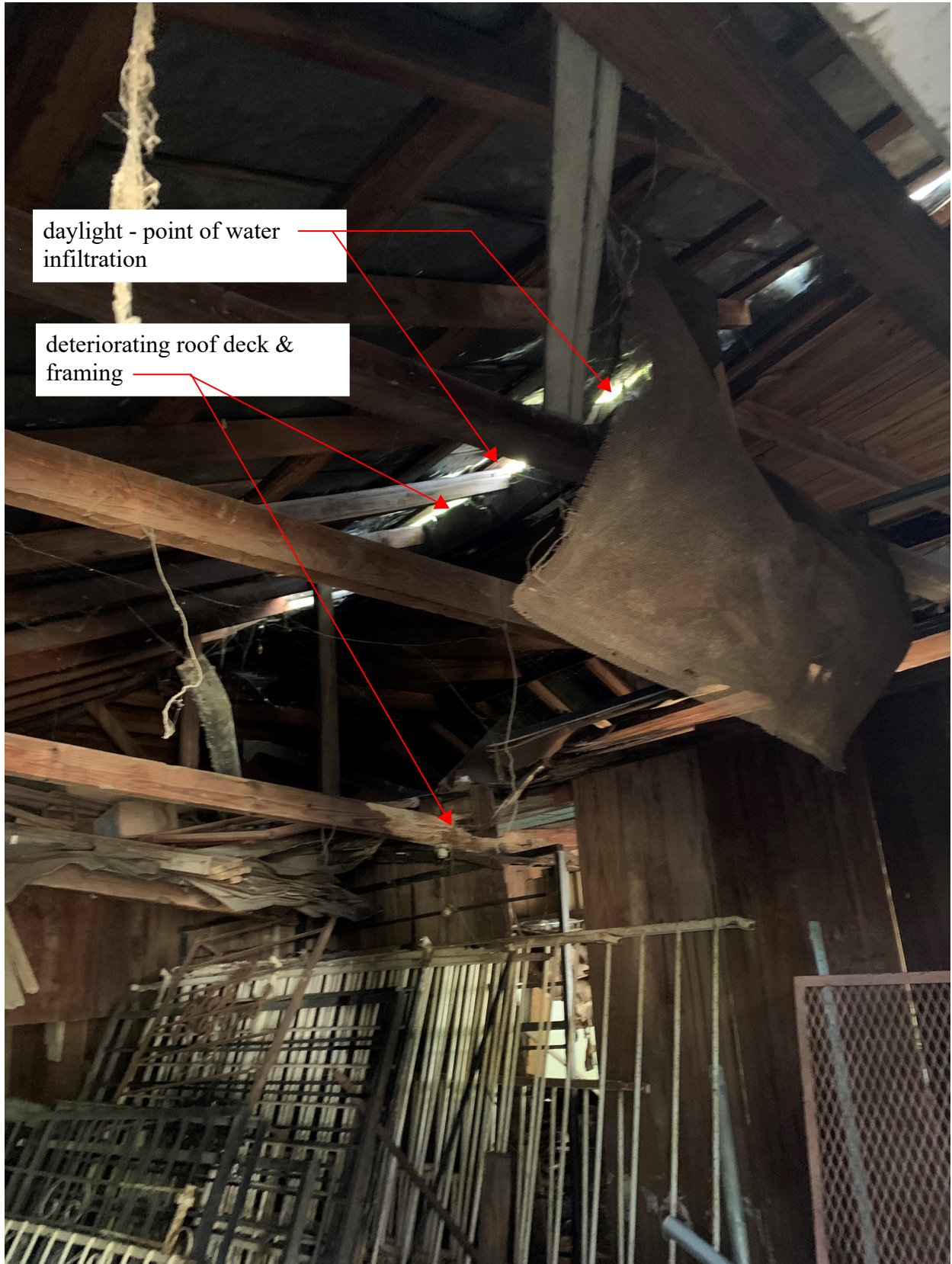
Water infiltration into the building. The water infiltration has weakened the existing roof framing structure and, in some areas, has attributed to structural failure of the roof framing causing a partial collapse



Dead vegetation contributing to roof deterioration



Exhibit I



Interior - Roof Ridge

Exhibit J

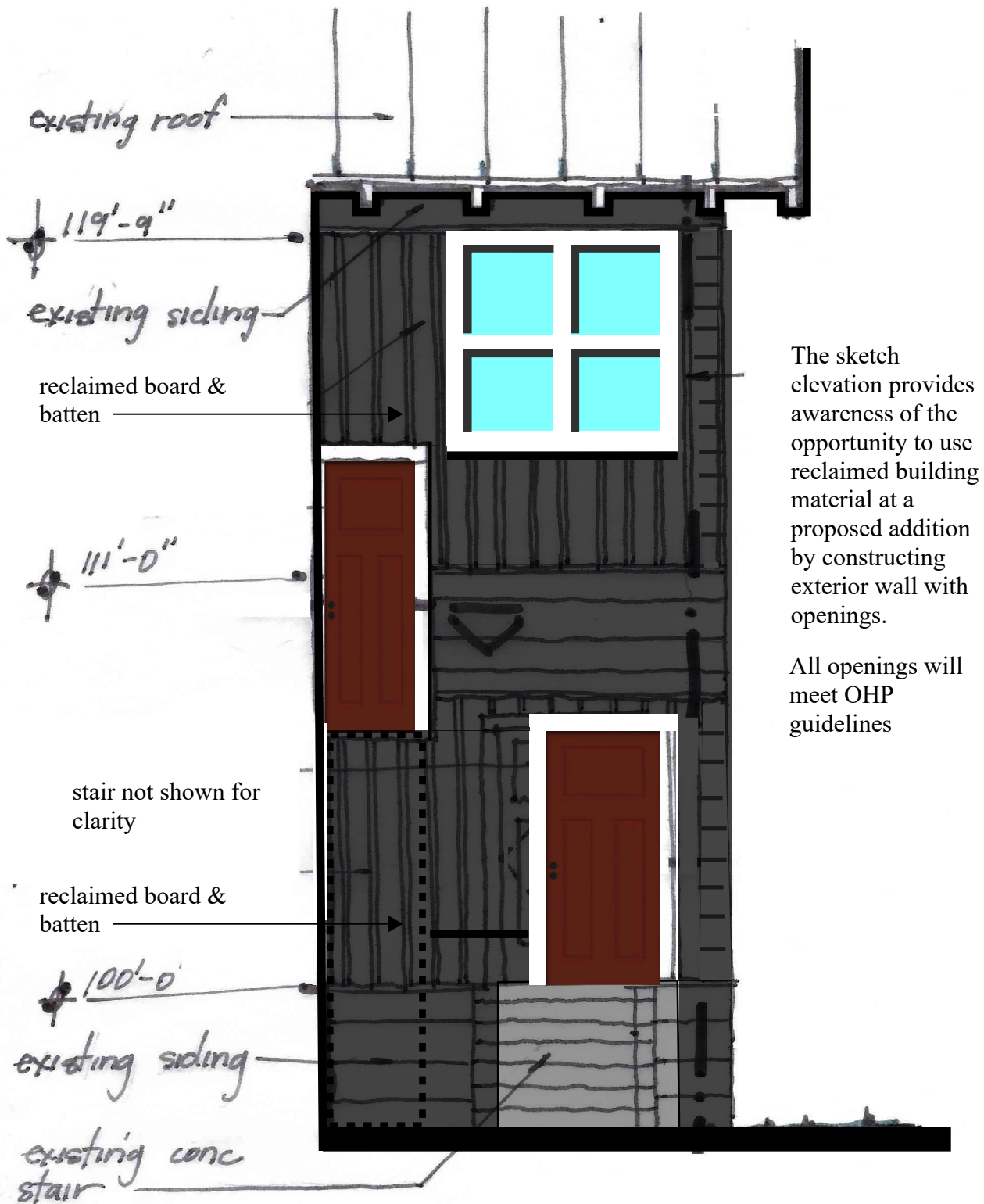
Exhibit K



Interior Restroom Facility 912 Burnet

REAR PORCH - ORIGINAL CONDITION
732 N PINE ST





The sketch elevation provides awareness of the opportunity to use reclaimed building material at a proposed addition by constructing exterior wall with openings.

All openings will meet OHP guidelines

E L E V A T I O N

S C A L E: 1/4"=1' - 0"

DEMO SALVAGE PLAN

732 N PINE STREET DETACHED GARAGE



Inventory:

Wood Joists 12 2x4 10'

Location:

The material supports the roof and run east/west direction.

Rafters 30 2x4 12'

Location:

This material supports the roof and run east/west direction.

Purlins 12 1x6 12'

Location:

This material supports the roof and run north/south direction.

Board and batten 70 liner feet at 8' high

Location:

This material acts as both load bearing and veneer at the perimeter.

Miscellaneous interior partitions of various sizes and condition.

The garage doors and metal roof are unusable.

There is no evidence of wood studs to be re-used.

End