## HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

**HDRC CASE NO:** 2021-242

**ADDRESS:** 134 W MISTLETOE

**LEGAL DESCRIPTION:** NCB 1837 BLK 15 LOT 1 & W 14.28 FT OF 2

**ZONING:** R-4, H CITY COUNCIL DIST.:

DISTRICT: Monte Vista Historic District
APPLICANT: Lyndsay Thorn/Thorn Architects
OWNER: ARCHER JOHN CHRISTIAN

**TYPE OF WORK:** Demolition of a rear accessory structure

**APPLICATION RECEIVED:** May 07, 2021

**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders

CASE MANAGER: Rachel Rettaliata

**REQUEST:** 

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

1. Demolish a contributing rear accessory structure.

2. Construct a rear carport.

## **APPLICABLE CITATIONS:**

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.

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, an irrevocable 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.
- D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

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.

## (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.

- (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 or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.
- (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:

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(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.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921, § 2, 10-29-15)(Ord. No. 2015-12-17-1077, § 2, 12-17-15)

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

## 1. Building and Entrance Orientation

## A. FACADE 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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

## C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. Window and door openings—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- 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.

### B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate. iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way
- that does not distract from the historic structure.

## 5. Garages and Outbuildings

## A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## **B. SETBACKS AND ORIENTATION**

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

## A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. B. SCREENING
- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 7. Designing for Energy Efficiency

## A. BUILDING DESIGN

- i. Energy efficiency—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

## **B. SITE DESIGN**

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. Solar access—Avoid or minimize the impact of new construction on solar access for adjoining properties.

## C. SOLAR COLLECTORS

- i. Location—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

## **FINDINGS:**

- a. The primary structure located at 134 W Mistletoe is a 2 ½ story residential structure constructed circa 1910 in the Craftsman style by prominent San Antonio architect Atlee B. Ayers. The home features woodlap and wood shake siding, a hipped roof, and prominent front porch. The property features a 1-story rear accessory structure of wood construction fronting Howard Street with two garage doors and a full concrete driveway pad. The property is contributing to the Monte Vista Historic District.
- b. DEMOLITION The applicant is requesting approval for the demolition of the rear accessory structure only and replace the structure with a rear carport. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. CONTRIBUTING STATUS The existing rear accessory structure is a 1-story, two-bay auto structure that may have been constructed circa 1950. A series of rear accessory structures, including a stable, appear on the 1911 and 1931 Sanborn Maps. A rear accessory structure matching the footprint of the existing rear accessory structure first appears on the Sanborn Map in 1951. The existing rear accessory structure has either been modified since construction or is a newer structure that matches the circa 1950 rear accessory structure in footprint and location. The structure is contributing to the district.

## Findings related to request item #1:

- 1a. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:
  - A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

[The applicant has provided one cost estimate of \$50,000 for the rehabilitation of the existing structure and has expressed that the applicant finds the structure to have likely been built circa 1980 and to be noncontributing to the district. The applicant has provided a cost estimate of \$20,000 for the demolition of the structure.]

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;

[The applicant has provided one cost estimate for rehabilitation of the existing structure. The applicant does not find that the structure can be reasonably adapted to suit their needs.]

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.

[This is not applicable to the current owner.]

- 1b. LOSS OF SIGNIFICANCE 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 or irreversible changes which have caused it to lose the historic, cultural, architectural, or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the Historic and Design Review Commission must find that such changes were not caused either directly or indirectly by the owner and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect. Staff conducted a site visit on June 11, 2021, and observed that the existing rear accessory structure features a typical level of deterioration, commonly found in similar structures of the same age. The structure shows evidence of bowing along the roof line, wood rot at the base of the structure and on the rafter tails, and the rear of the structure has been partially clad with wood privacy fencing. Staff finds that a loss of significance may have occurred due to the modifications and deterioration of original materials.
- 1c. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.

## Findings related to request item #2:

- 2a. SETBACKS & ORIENTATION The applicant has proposed to construct a rear carport with a storage area and outdoor kitchen area in place of the existing rear accessory structure. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the proposed carport on the lot to front Howard Street, which generally reflects that of the historic structure currently on the site. The applicant has proposed to set the carport along the property line. The existing structure currently features a setback of 15'-6" and a fully concrete driveway that extends from the apron to the structure. Staff finds that the proposed carport should feature a setback in keeping with the existing rear accessory structure and remain in line with the neighboring structure at 1712 Howard Street.
- 2b. SCALE & MASS The applicant has proposed a 1-story carport structure with a Dutch gable roof. The structure will measure approximately 14'-11" in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The scale of the proposed structure does not impact or visually compete with primary structure on the lot or nearby historic structures. Staff finds the proposal consistent with the Guidelines.
- 2c. FOOTPRINT The applicant has proposed a footprint of approximately 865 square feet for the carport structure and approximately 93 square feet for an attached rear storage area. The structure will feature two attached pergolas over the outdoor kitchen area on the east side of the structure and on the north side of the structure. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The existing rear accessory structure is approximately 438 square feet, which is consistent with the historic development pattern of the district. The proposed carport will more than double the square footage of the existing rear accessory structure. Staff finds that the proposed footprint should more closely reflect the footprint of the existing rear accessory structure.
- 2d. ROOF FORM The applicant has proposed a Dutch gable roof form. The roof form on the existing rear accessory structure is a shed roof form that slopes toward the rear. Staff finds the proposal appropriate.
- 2e. MATERIALS The applicant has not provided material specifications for the proposed rear carport at this time. In the submitted elevation drawings, the proposed carport appears to feature a composition shingle roof and wood construction. The existing structure features board and batten siding and a metal roof. Staff finds that the applicant should submit final material specifications to staff for review.
- 2f. ARCHITECTURAL DETAILS New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant should incorporate architectural details that are appropriate for the Monte Vista Historic District.

## **RECOMMENDATION:**

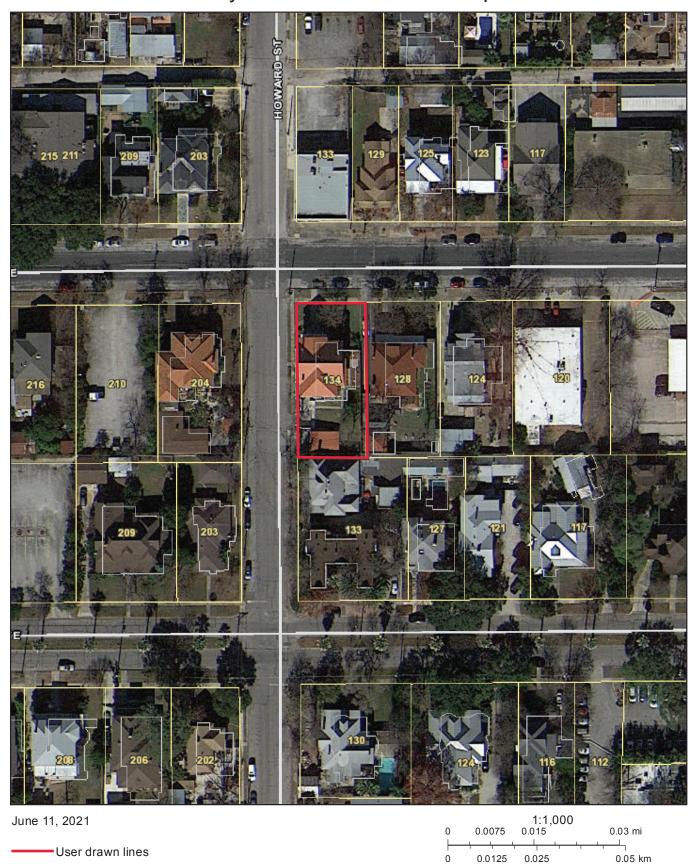
1. Staff does not recommend approval of request item #1, the demolition of the historic rear accessory structure based on findings 1a through 1c.

If the HDRC finds that there is unreasonable economic hardship or, failing that, finds a loss of significance has occurred and approves the requested demolition, then staff makes the following recommendations regarding the requested new construction:

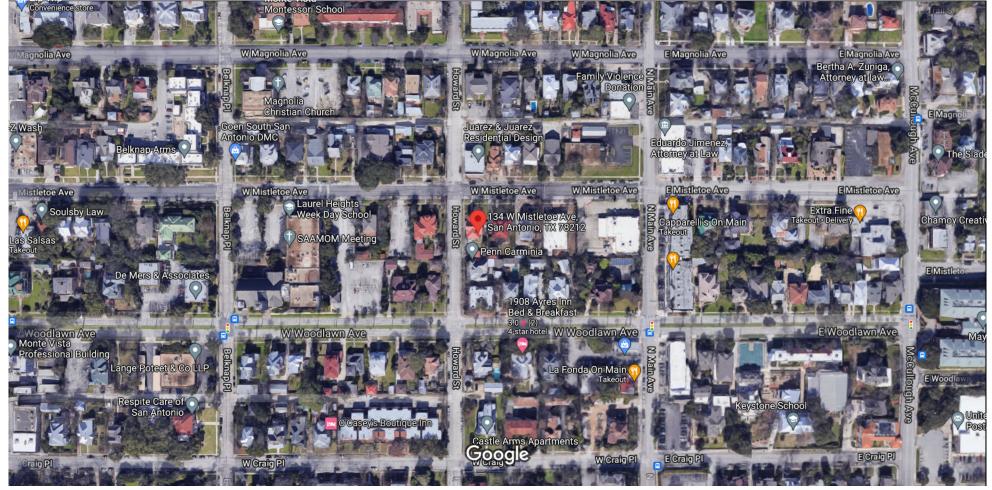
- 2. Staff recommends approval of request item #2, the construction of a rear carport structure, based on findings 2a through 2f with the following stipulations:
  - i. That materials from the historic accessory structure including salvageable wood siding, and wood doors be salvaged and stored for use on site in future construction.
  - ii. That the applicant explores a setback in keeping with the existing rear accessory structure that remains in line with the neighboring structure at 1712 Howard Street. An updated site plan must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

- iii. That the applicant reduces the overall footprint to more closely reflect the footprint of the existing rear accessory structure. An updated site plan and updated elevation drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iv. That the applicant submits final material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

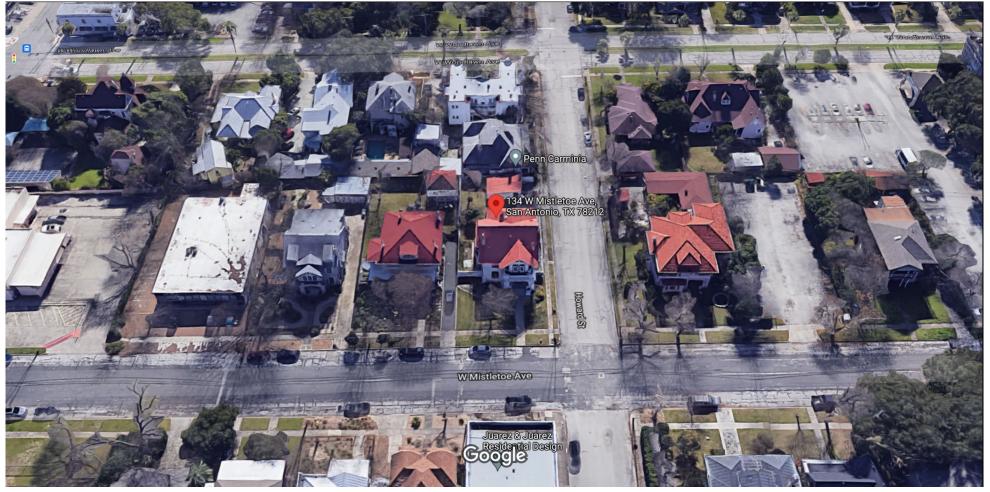
## City of San Antonio One Stop



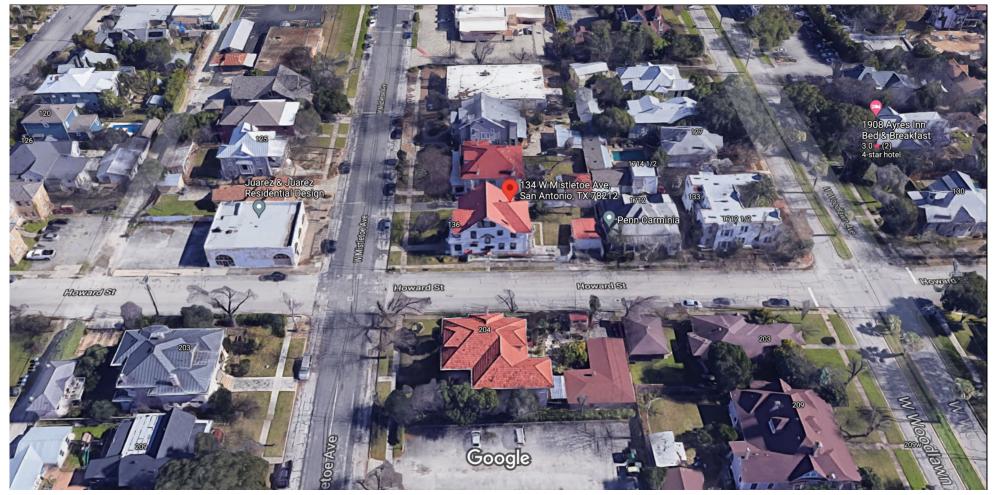
City of San Antonio GIS Copyright 6-11-2021



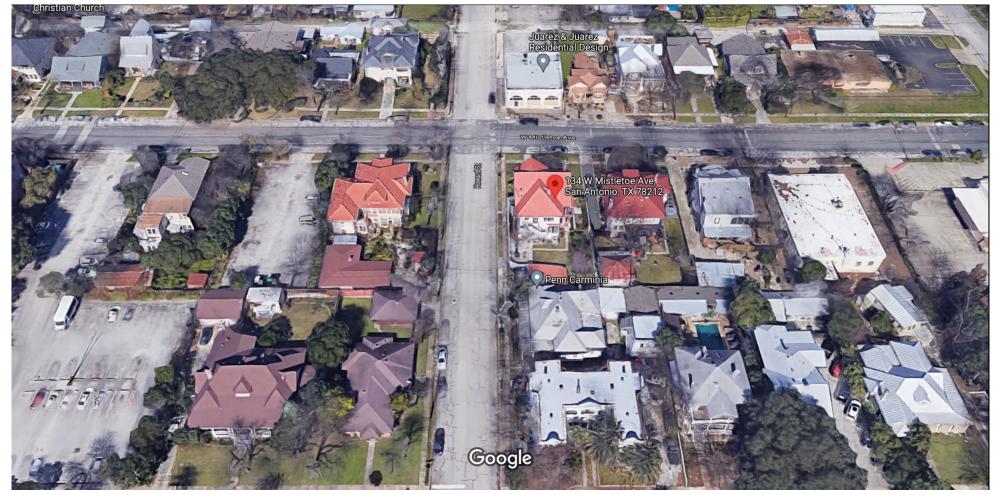
Imagery @2021 Google, Imagery @2021 CAPCOG, CNES / Airbus, Maxar Technologies, USDA Farm Service Agency, Map data @2021



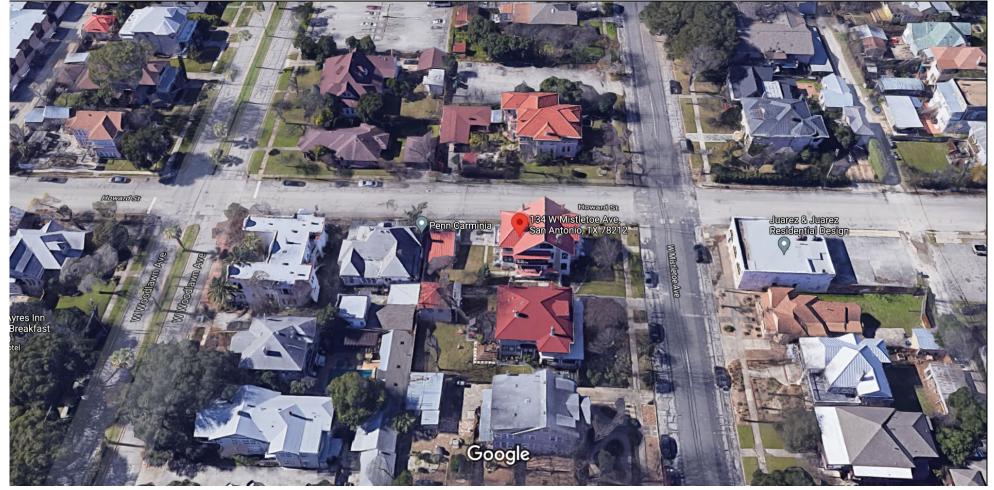
Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021



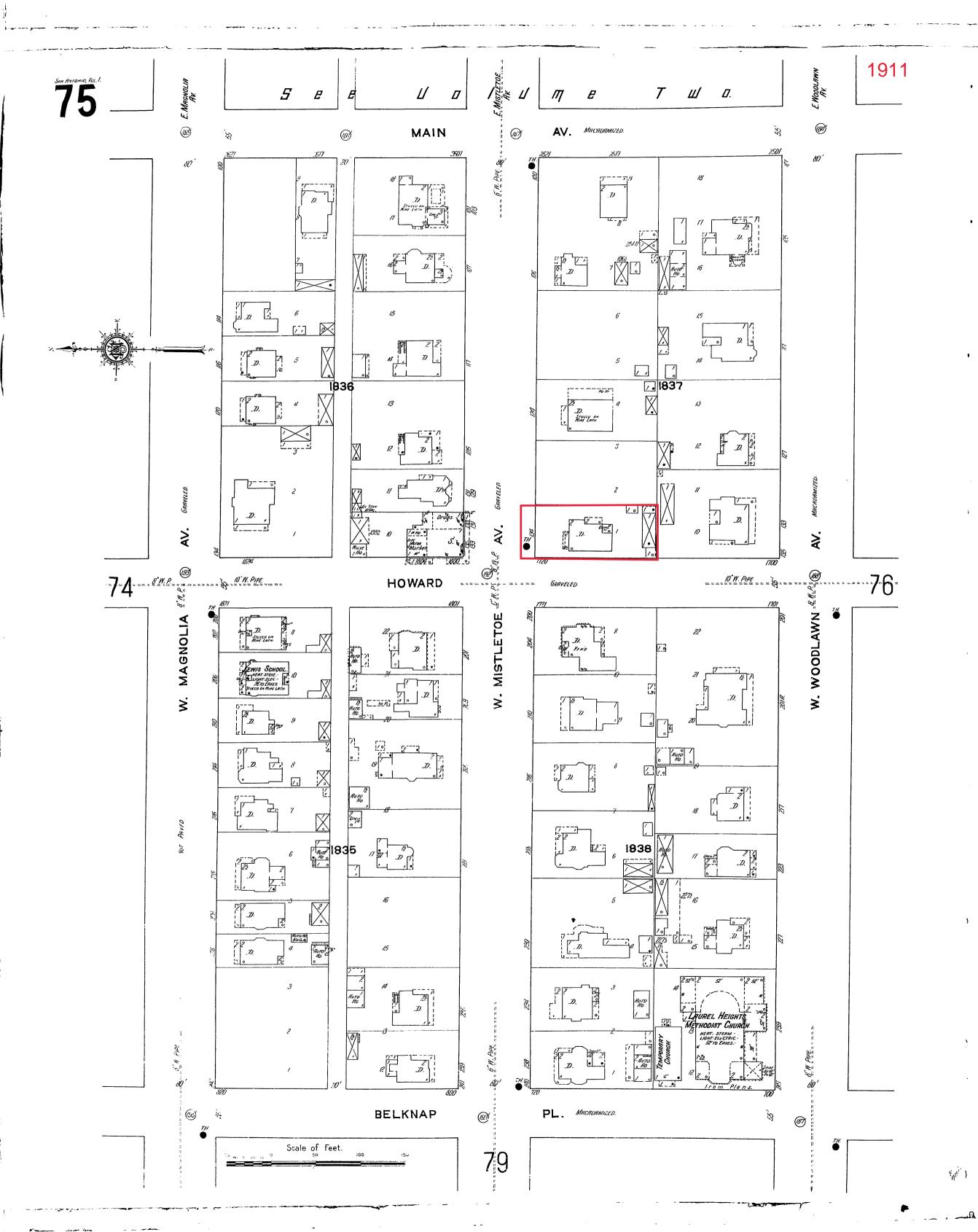
Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021



Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021

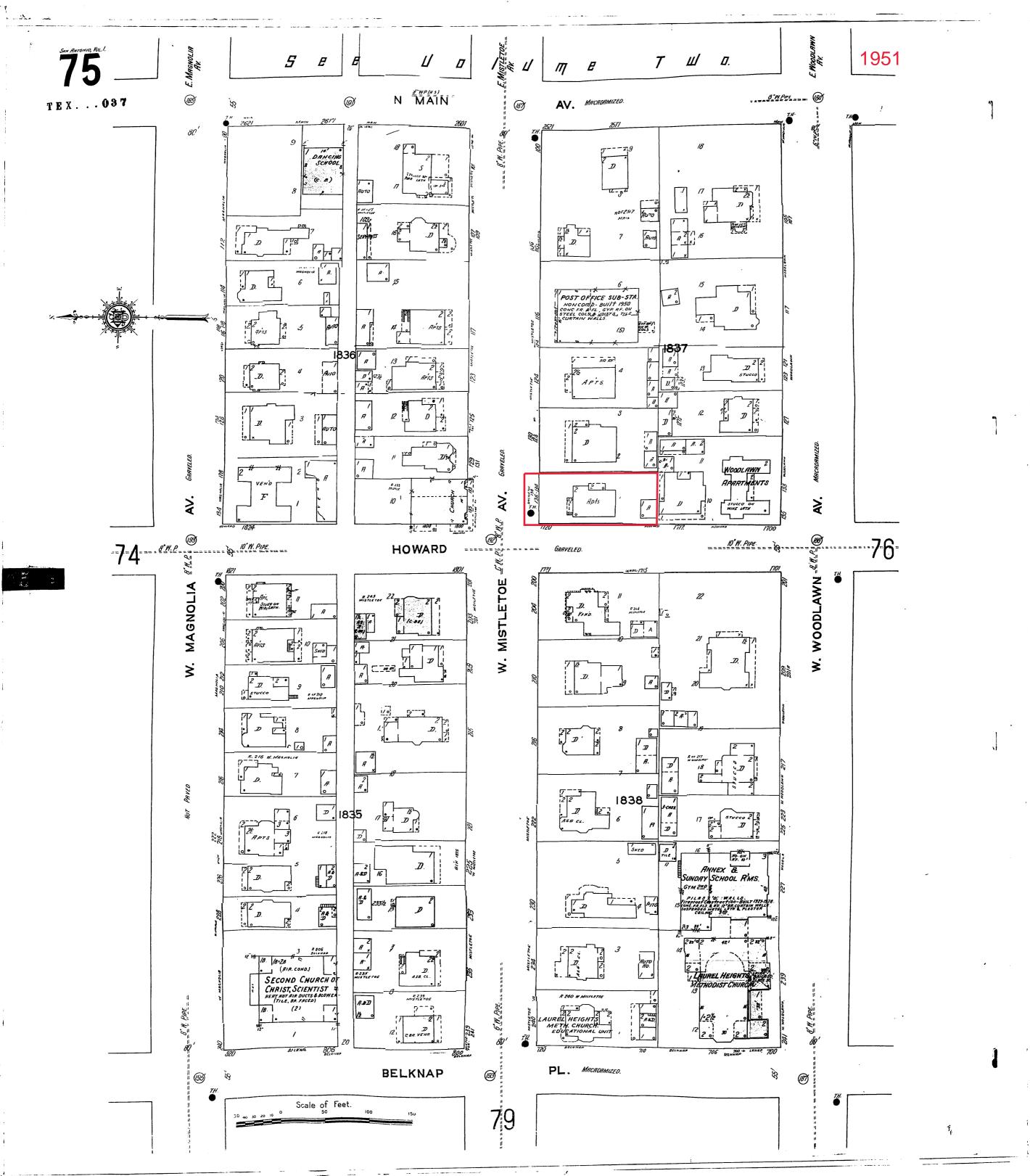


Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft ⊾





Original located at San Antonio Public Library Special Collections





COVER

PROJECT INFORMATION **DESIGN TEAM** WRITTEN DESCRIPTION OF WORK **ADD ALTERNATES** INTERIOR REFINISHING INCLUDING NEW LIGHT FIXTURES. INSTALL NEW POWDER ROOM AND RELOCATE SIDE ENTRANCE TO KITCHEN. Archer 134 W. Mistletoe, San Antonio 78212 **ALLOWANCES** ALLOW S FOR

## **GENERAL NOTES**

WORK.

S SET OF DOCUMENTS IS CONSIDERED A "DESIGNIBUILD - BUILDER'S SET" OF DRAWINGS, INCLUDING
NECESSARY MED SYSTEMS. IN IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE. ALL NECESSARY MEP SYSTEMS. IN IS INTERMED THAT THE CONTRACTOR PROVUES A COMPATE BELLION ON COOKERMANCE WITH CONSERVING COOKER PROVIDED A CLIANDEA ON ROUNTED TRAIL FURNISHED AND RETAIL ALL METERALS AND EQUIPMENT. CHERRAL CONTRACTOR SHALL CONSIDERATE WORK AMONG ALL TRADES, AND SHALL COORDINATE THE CHERRAL CONTRACTOR SHALL CONTRACTOR SHALL CONSIDERATE WORK AMONG ALL TRADES, AND SHALL COORDINATE THE CHERRAL CONTRACTOR SHALL TAKE RESPONSIBILITY OF FAMILARIZAND HIMSELFHERSEE WITH THE BULLIDON AND SITE ADDITIONAL COSTS RESULTION FROM THE CONTRACTORS THALLIES TOO DO SO BULLIDON AND SITE ADDITIONAL COSTS RESULTION FROM THE CONTRACTORS THALLIES TOO DO SO

- GENERAL CONTRACTOR SHALL TAKE RESPONSIBILITY OF FAMILHARIZM, HINSELF-HERSELF WITH THE BUILDING AND SITE ACTIONAL COSTS RESULTION FROM THE CONTRACTORS FALLER TO DO SID BUILDING AND SITE CONTRACTORS FALLER TO DO SID SID SIDE OF THE CONTRACTORS FALLER TO SIDE OF THE CONTRACTORS FALL PROPERTY FOR SIDES OF THE CONTRACTORS FALL PROPERTY FOR DESIGNION AND CONTRACTORS FOR CONTRACTOR NECESSARY FOR HONSEN WORK TO BE CONSILIED AND APPROPRIATE COMMENCEMENT OF WORK ROCKETS FOR HONSEN WORK TO BE CONSILIED AND APPROPRIATE COMMENCEMENT OF WORK ROCKETS FOR THE PROPERTY OF THE PROPERTY OF WORK ROCKETS FOR THE PROPERTY OF THE PROPE

RESOLUTION.
ALL CHANGES AND MODIFICATIONS TO THE SCOPE OF WORK SHALL BE SUBMITTED TO THE ARCHITECT
AS A CHANGE ORGDER FOR APPROVAL BY THE OWNER PRIOR TO COMMENCEMENT OF THAT PORTION

AS A CHANGE CRIDERS FOR AMPROVIL BY THE OWNER PRIOR TO COMMERCEMENT OF THAT PRIOR TO A PROPERTY OF THE CRITERY OF THE CRITERY

BILLEDM, COMERATION OF THE MINISTER OF ANY VALUE ENGINEERS IN INSERT PURSOSSIBLEDM OF THE BILLEDM OF COMERATION OF THE MINISTER OF ANY VALUE ENGINEERS INTERN INCLIDED IN BIO, AND OF ANY THAS DANTED FROM BIO.

BIO, ANY THAS DANTED FROM BIO.

COMERATION OF THE STATE OF THE STATE

## PROCESS MEETINGS, SUBMITTALS, AND DOCUMENTS - ALTERNATES AND SUBSTITUTIONS ARE TO BE CLEARLY IDENTIFIED AS SUCH, WHEN PROPOSED AND SUBMITTED BY THE GENERAL CONTRACTOR AND WILL BE REVIEWED. ACCEPTED OR REJECTED AT THE

TELL FIREM, AND SECURIOR.

PRIVATE, FEEL SUICE, AND SECURITY PRIVATE BALL SET THE RESPONSIBILITY OF SECURITY STATE. THE SECURITY SHAPE BALL SET THE RESPONSIBILITY OF SECURITY SHAPE BALL SET THE RESPONSIBILITY OF SECURITY CORP. AND SECURITY SHAPE BALL SH

EXISTING CONDITIONS

ALL THAN ILECTION THE CAND INATERIAL SHALL BE REMOVED FROM THE USE SITE AND DISPOSED OF IN

ALL THAN ILECTION THE CONTRACTOR INLESS OF THE MICHAEL

ALL DOUGH OPERANDS GERATOR THROUGH NEW WORK SHALL BE SECURED DURING NON-WORKING

HOURS REPAIR OR REPLACEMENT OF DAMAGE TO OWNERS PROPERTY DUE TO CONTRACTOR'S

NOULDIENCE NOT PROPERTY SECURIORS TIES SHALL BE APPORT SHY THE CONTRACTOR'S

NOULDIENCE ON PROPERTY SECURIORS TIES SHALL BE APPORT OF THE CONTRACTOR'S

ITILITIES.

ATT ATT AND DISSTING UTILITIES SHALL BE RAISED ACCORDING TO LATEST APPLICABLE CODES AND SITE CONDITIONS.

OFFICE VALVES AND BACK FLOW PREVISITION DEVICES SHALL BE INSTALLED ON SANTRAY SEMIER AND THE CONDITION OF THE FLAT STATE AND COMMISSION OF THE FLAT STATE AND CONDITIONS TO DEFET ALL STATE AND CONDITIONS TO DEFET ALL STATE AND

IXX.ULL OPERINGS

- COORDINATE ROUGH OPENING DIMENSIONS FOR DOOR AND WINDOW OPENINGS WITH REQUIRE FOR OPENINGS BY DOOR AND WINDOW MANUFACTURERS. SELECTION OF DOOR AND WINDOW MANUFACTURERS. SELECTION OF DOOR AND WINDOW MANUFACTURERS IS SUBJECTED TO ACRETIFECTS AND OWNERS APPROVID.

- PROVIDE ELOCONIG AT ALL CABINET LOCATIONS. VERFY WALL CABINET HEIGHTS PRIOR TO INSTALLATION FOR ELOCONIG.

INSTALLATION OF BLOCKING.

PROVIDE BLOCKING AT ALL TOILET LOCATIONS FOR HIC HANDRAILIGRAB-BARS AND ACCESSORIES

PROVIDE BLOCKING AT ALL MIRROR LOCATIONS.

## CONCRETE FLATWORK PROVIDED LIGHT BROOM FINISH ON EXTERIOR CONCRETE PADS & WALKWAYS. \*\*ALL WALKWAYS SHALL HAVE CONTROL JOINTS EVERY 6" MAX. (5" PREFERRED) WITH EXPANSION JOINTS EVERY 9" MAX. (25" PREFERRED).

## WINDOWS & DOORS. \* UNLESS OTHERWISE NOTED ON PLANS, DOORS SHALL BE INSTALLED 4\* FROM ADJACENT WALL TO

\*\* OBJECT OF THE WIND OF NAME OCCUS BANK ES REVALED F FROM ADJECTOR WHILE TO SENSOR THE WIND OF THE WIND ADJECT OF THE SENSOR ADJECT OF THE SENSOR ADJECT OF THE SENSOR ADJECT OF THE SENSOR AD PROPOSAL.

\*\*\*EREST TOTAL AND FOR TOWER FROM THE WIND ADJECT OF THE

## EMENDENCE EN IT AND EXPLOSE. PROVIDE 34" GREENBOARD AT ALL "WET" AND UTILITY "DRIP DRY" LOCATIONS. PROVIDE 1/2" GYPSUM WALLBOARD AT ALL LOCATIONS. TAPE AND FLOAT ALL JOINTS.

CABBIETS 
- PROVIDE STAIN GRADE CABINETS WHERE INDICATED ON PLANS. 
- PROVIDE STAIN GRADE CABINETS WHERE INDICATED ON PLANS. 
- PROVIDE FRONT PARELS TO BE SELECTED BY ADMITTED, CONCEALED HINGES, FULL EXTENSION GLIDES 
ADJUSTABLE SHEWE'S BRIDD CONTRESS, AND COMMERCIAL GARDE HARDWARE. 
- SEBBIET GRAPE FRANKINGS FOR APPROVAL BY CLIENT AND ADMITTED TO ALL CABINET AND COUNTER 
LOCATIONS, PRINCE TO MANIFECTURE AND RESIDEL CORRESSIONALE DIMENSION ON STEE.

PAINTING

TAPE, FLOAT, AND LIGHT TEXTURE ALL INTERIOR WALLS AND GYP. BD. CEILINGS - TEXTURE TO BE SELECTED BY ARCHISTECT. PROVIDE SAMPLES TO CLIENT FOR APPROVAL BEFORE INSTALL. PROVIDE ONE COAT PRIMER AND TWO COATS PAINT AT ALL LOCATIONS TO BE PAINTED.
 PROVIDE FLAT LATEX AT WALL AND CELLING LOCATIONS. REFER TO ROOM FINISH SCHEDULE - ALL NEW AND EXISTING STEEL ERECTED DURING CONSTRUCTION TO BE PRIMED AND PAINTED.

FLORING

- PREPARE ALL FLOOR SUBSTRATE FOR NEW MATERIAL INSTALL, REFER TO PLANS FOR MATERIAL TO BE INSTALLED, FINAL SELECTIONS BY CLIENT AND ARCHITECT.

## DEMOLITION NOTES CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING AND VERIFY THE PLANS. SOME WALLS NOTED TO BE REMOVED MAY HAVE ALREADY BEEN REMOVED UNDER THE ASSESTOS

PROVIDE TEMPORARY CONSTRUCTION FENCES AT AREAS WHERE CONSTRUCTION WORK OCCURS. CONSTRUCTION FENCES, BARRIERS, ETC. SHALL BE USED DURING THE ENTIRE JOB TO PROFECT PROPERTY AND PUBLIC SAFETY.

PROVIDE DUST-PROOF BARRIERS AT BUILDING INTERIORS WHERE CONSTRUCTION WORK OCCURS. BARRIERS SHALL BE CONSTRUCTED OF PLYWOOD OVER WOOD FRAMING WITH

 ALL DEMOLITION RUBBLE SHALL BE LEGALLY REMOVED FROM SITE. COORDINATE WITH OWNER FOR ANY DEMOLITION ITEMS TO BE KEPT FOR FUTURE USE AND STORAGE. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING THROUGHOUT ENTIRE JOB. PATCHING SHALL MATCH ADJACENT SURFACES. PATCHING ON FLOORS SHALL ACHIEVE SMOOTH

PROVIDE FOR TEMPORARY SHORING TO MAINTAIN THE STRUCTURAL INTEGRITY AS THE WORK REQUIRES.

REMOVE EXISTING WALLS AS NOTED ON PLANS, REF. STRUCTURAL FOR FOR ANY NEW STRUCTURE AND REINFORCING.

REMOVE ALL EXISTING PLUMBING FIXTURES, ACCESSORIES AS INDICATED ON PLANS, CAP
OFF ALL WATER AND SEWER LINES BEHIND THE FLOOR AND WALL LINE AND PATCH
SURFACES TO MATCH ADJACENT SURFACES.

CONCRETE SURFACES MUST BE CLEAN, ALL OIL, DIRT, DEBRIS, PAINT, AND UNSOUND CONCRETE MUST BE REMOVED. THE SURFACE MUST BE PREPARED TO RECEIVE NEW FLOOR FINISHED AS SPECIFIED PER MANUFACTURER'S RECOMMENDATION.

· ALL SHOWN IN PLANS ASSUMED FLOOR ELEVATIONS SHALL BE SITE VERIFIED.

DISCONNECT AND REMOVE ALL UNUSED ELECTRICAL CONDUIT. COORDINATE WITH MEP.

CLEAN AND PAINT ALL SUPPLY AND RETURN GRILLES. COLOR TO MATCH CEILING.
COORDINATE WITH MEP.

CONTRACTOR SHALL COORDINATE WITH MEP FOR WALL-MOUNTED ITEMS THAT WILL
REQUIRE MORE DEPTH AT ANY OF THE WALL TYPES SHOWN AND THE EXTRA DEPTH SHALL
BE ACCOMPLISHED THICKENING THE WALL WITH STUDS AND 58° TYPE X: GYP. BD. AS
REQUIRED.

REPOUTE ELECTRICAL CONDUITS IF IN USE AS INDICATED IN ELEVATIONS. COORDINATE WITH MEP

CONSTRUCTION NOTES

CONSTRUCTION SHALL BE EXECUTED BY EXPERIENCED PERSONNEL. SPECIALIZED IN THE TYPE OF MORE BRIND EXECUTED BY EXPERIENCED PERSONNEL. SPECIALIZED IN THE TYPE OF MORE BRIND EXECUTED USING METHODS OF APPLICATION RECOMMENDED BY TRANSPORT ON INCUSTORY STANDARDS AT EACH PHASE OF COMMENCED BY THE TYPE OF MORE BRINDED BY THE STANDARD AT EACH PASSE OF THE STANDARD AT EACH PASSE OF THE STANDARD AT EACH PASSE DATE OF THE ADDRESS OF THE STANDARD AT EACH PASSE DATE OF THE ADDRESS OF THE STANDARD AT EACH PASSE DATE OF THE ADDRESS OF THE STANDARD AT EACH PASSE DATE OF THE ADDRESS OF THE STANDARD AT EACH PASSE DATE OF THE ADDRESS OF THE STANDARD AT EACH PASSE DATE OF THE STANDARD AT EACH PASSE DATE.

- ALL WORK TO BE DONE IS TO BE IN COMPLIANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL CODES INCLUDING OSHA AND ANY REGULATIONS REQUIRED TO COMPLETE THIS PHASE OF THE WORK.

NECESSARY TO COMPLETE THE WORK.

THE CONTRACTOR IS REPONSIBLE FOR CARRYING THE PROPER INSURANCE COVERAGE TO PROTECT THE PUBLIC AND PERSONNEL FROM NUMBER AS WELL AS PROTECT AND HALD HARD HARDEST THE CONNER AND HIGHER PRESENTATIONS, ADCRETCE, AND CONSULTATION AND HALD HAVE AS A PROPER AND HAVE A PROPERTY OF THE PUBLIC AND HAVE A PROPERTY OF THE PUBLIC AND HAVE A PROPERTY OF THE PUBLIC BY CONSTRUCTION HAVE BEEN EXCENT.

THE CONTRACTOR IS RESPONSIBLE FOR SITE VERIFYING ALL DIMENSIONS AND CONDITIONS BEFORE DEMOLITION AND CONSTRUCTION. IF DIMENSIONS OR CONDITIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION.

### SHEET INDEX

A-0 - SITE PLAN - CARPORT A-1 - PROPOSED FLOOR PLAN SECTION AND ELEVATIONS

## **REQ'D SPECIAL INSPECTIONS**

ORDINANCE NO. 1572 (EXTRACT) SEC. 5-305 REQUIRED INSPECTIONS.

(A) REQUIRED INSPECTIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING, BUT THE ABSENCE OF A PARTICULAR INSPECTION IN NO WAY RELIEVES THE CONTRACTOR FROM SECURING FOR OR PROVIDING SUCH INSPECTIONS OR APPROPRIATE SUPPR

D) MECHANICAL 1 ROUGHUN

(E) PLUMBING (INCLUDES SEWER)

1. UNDERGROUND (IF NEEDED)

THE INCOMMATION CONTINUED IN THE BOOKED AND SEALED DOCUMENTS IS DEBUTED TO BE SUPERIOR TO ANY MAD ALL SECTIONED INFORMATION. THE BLETCHONE INFORMATION CHIEFLAND IN THE OFFICES OF THORN-GRAVES PILLO IS CURRENT AS OF THE DATE OF TIS RELEASE. BUT THE USER ASSUMES RESPONSIBILITY FOR UPDATION THE INFORMATION TO REFLECT ANY CHANGES IN THE DESIGN FOLLOWING

IS FURNISHED, ANY USE FOR A PURPOSE OTHER THAN THAT FOR WHICH THE INFORMATION IS INTENDED. SHALL BE ATTHE RECEIVER'S RISK AND THEREFORE THE RECEIVER SHALL PROTECT AND INDEMNIFY THE SENDER FROM CLAIMS, LOSSES, COSTS, OR DANAGES.

TRANSFER OF ELECTRONIC INFORMATION DOES NOT TRANSFER ANY LICENSE TO USE THE UNDERLIS SOFTWARE OR EXTINGUISH THE ROGATIO OF THE SENDER TO REUSE THE INFORMATION IN THE CENE USET RUMENTS OF SERVICE AND IS ONLY FOR THE CULRIATY SERVET ON THIS SPECIFIC PROJECT.

AIC	AIR CONDITIONER	A.C.
ARCH.	ARCHITECT	AVG.
BSMT.	BASEMENT	B.T.U.
CER.	CERAMIC	C.F.M.
CLO.	CLOSET	CLR.
CONC.	CONCRETE	CONN
DBL.	DOUBLE	D.C.
DIFF.	DIFFUSER	DIM.
D/S	DOORSTOP	D.W.
ENGR.	ENGINEER	EQUIP
FIN.	FINISH	FIX.
G.	GAS	GA.
GND.	GROUND	GYP.
HTG.	HEATING	HTR.
INT.	INTERIOR	JAN.
LB.	POUND	LT.
	MEZZANINE	MFD.
NO.	NUMBER	NOM.
P.B.	PUSH BUTTON	PH.
PR.	PAIR	PREFA
PTD.	PAINTED	Q.T.
REG.	REGISTER	REINF
S.	SEWER LINE	SAN.
SPEC.	SPECIFICATION(S)	SQ.
STRUCTL	STRUCTURAL	STY.
T.	THERMOSTAT	T&G
THK.	THICK(NESS)	TOPO.
H/R	UNDERSIDE	

AVERAGE BRITISH THERMAL UNIT CUBIC FEET PER MINUTE CLEAR CUBIC FEET PERM COLOR CO

HT. HEIGHT

ID. INFEROR DIE

JOHN TM

J

SITE INFORMATION

A.H.U.
BLDG.
CABT
CLG.
C.O.
CS.
DH
DN.
EL.
EXP.
F.P.M.
GENT.
H.M.
M.O.
OPP.
PLAM.
PROPD
RIS.
STD.
SYM.
TEL.
TYP.
VAR.
V.T.
WD.

AIR HANDLIN BUILDING CABINET CEILING CLEANOUTS

E. WOODLAWN AVE

GL. HORIZ. INCL. LAM. MEMB. MASUNRY OFFINIS
OPPOSITE
PLASTIC LAMINATE
PROPOSED
RISER
REVISION
SHOWER
STANDARD
SYMBOL
TELEPIONE
TYPICAL
VARIABLE/VARIES
VINYL TILE
WOOD

ALUM BRDG C.&G. CLK. COL. C.T. DIA. DR. ELEV. EXT. FRCS. EXTERIOR
FRENCH CASEMENT
GLASS
HORIZONTAL
INCLUDE(ING)
LAMINATE
MEMBRANE N O.H.D. PLAS. PSI REF. RF. SH STO. SYS. TECH. UNFIN. VB. V.T.R. W.H. ROOF SINGLE HUNG STORAGE SYSTEM TECHNICAL

BRIDGING CURB & GUTTER CAULK COLUMN

MEMBRANE
NORTH
OVERHEAD DOOR
PLASTER
POUNDS PER SQUARE INCH
REFER(ENCE)
ROOF

COLUMN
CERAMIC TILE
DIAMETER
DOOR
ELEVATION (FACADE) FLOOR DRAIN FOOT GLASS/TEMPERED INSUL. LAV. MTL. N.I.C.

HORSEPOWER INSULATION LAVATORY METAL NOT IN CONTRACT PER

C<sub>0.0</sub>

## **ELECTRONIC TRANSMISSION**

# 1. FRAMING - AFTER ELECTRICAL PLUMENDIQUASMECHANICAL ROUGH IN 2. ROCHING PI RECERCI) 3. ROCHING PI RECERCI) 4. BETC LEARN APPROVED FLASS WERE FOLLOWED 5. ROCHING AND APPROVED FLASS WERE FOLLOWED 6. CONSTRUCTION OF COURSE WITH THE APPROVED FALLOW CODE AND APPROVED 6. CONTROLLOW COURSE WITH THE APPROVED FREILD OF CODE AND APPROVED 6. TOTAL ON A TOTAL THE THE OF THE BUILDING PERMIT.

UNDERGROUND (IF NEEDED)
 ROUGH-IN
 FINAL
 T.O.P.S. - TEMPORARY TO PERMANENT SERVICE

ROUGH-IN
 FINAL
 TEST AND BALANCE NEW INSTALLATIONS

1. UNDERGROUND IP NEED-0.
2. ROUGH-M
3. TOP OUT
4. FINAL
5. BACKFLOW PREVENTION ASSEMBLY
6. TEST (HYDROSTATIC OR CODE-ALLOWED EQUIVALENT)
6. TEST (HYDROSTATIC OR CODE-ALLOWED EQUIVALENT)

(F) FIRE AND LIFE SAFETY CODE 1. INSPECTIONS BY THE CITY FIRE INSPECTOR SHALL BE PER THE APPROPRIATE INTERNATIONAL FIRE CODE AND LIFE SAFETY CODE AT THE TIME OF INSPECTION.

RESPONSIBILITY FUND UPON THE INFO WITH INFO WI

THERE IS NO REPRESENTATION OF THE SUITABILITY OF THE ELECTRONIC INFORMATION FOR OTHER PURPOSES, OF THE DURABILITY OF THE INFORMATION OR THE MEDIUM THROUGH WHICH THE INFORM

	CER.	CERAMIC
	CLO.	CLOSET
	CONC.	CONCRETE
	DBL.	DOUBLE
_	DIFF.	DIFFUSER
	D/S	DOORSTOP
	ENGR.	ENGINEER
	FIN.	FINISH
	G.	GAS
_	GND.	GROUND
		HEATING
	INT.	INTERIOR
(ENTS	LB.	POUND
	MEZZ.	MEZZANINE
HE		NUMBER
	P.B.	PUSH BUTTON PAIR
E CITY		
	PTD.	PAINTED
	REG.	REGISTER
	S.	SEWER LINE
NGER	SPEC.	SEWER LINE SPECIFICATION(S)
	STRUCTI	STRUCTURAL

CENTER LINE

UNFINISH(ED) VAPOR BARRIER VENT THROUGH WATER HEATER

REFRIGERATOR
ROUGH
SHEET
STEEL
TILE
TEMPERATURE
UNDER GROUND
VINYL COMPOSITION TILE
VINYL WALL COVER[ING]

APPROXIMAT BEARING CEMENT(ITIOUS CAULKING COMMON

This document © 2016 "THORN GRAVES" Reproduction in whole of part without written authorization of "THORN GRAVES ARCHITECTS" is profi

MATERIAS: INSTALLATION OF INSCIDENCE WITHOUT, SYMMOT DEPOSITION OF ROOFING AFTER APPLICATION OF INTERIOR EXTEROR FINISHES, AND INSTALLATION OF ROOFING AFTER INSTALLATION OF ROOFING PASSES, CARRIETRY, CELLINGS, MECHANICAL EARTH AND ALL CARMON (BUSINETAILLE COMPACTION).

- UPON RECEIPT OF NOTICE THAT CONSTRUCTION IS COMPLETE (FINAL)
NOTIFYING CLEEN OF SUBSTANTIAL DEVALUTION IS NOT THE PLANS **WORKING IN SAN ANTONIO** 

CONTAINER, DAXY.

\*\*CONTRICTOR TO REQUIREMENT AND MATTERALS SHALL BE STORED AND PLACED SO AS NOT TO SMOOWER.

\*\*WATER MATERIALS SHALL BE REPOYED ON A MANNER WASON PREVIOUS SHAPE OF DAMAGES TO

\*\*NOTE MATERIAL SHALL BE REPOYED ON TO CONTRICTOR WORKERS AND SUCH FACULTIES OF THE

\*\*NOTE WATER TO SHALL SHAPE OF THE STORE SHAPE OF THE SHAPE OF TH

REMOVE EXISTING FLOORING MATERIALS

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OSTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS NECESSARY TO COMPLETE THE WORK.

## **CONSTRUCTION OBSERVATION**

THE GENERAL CONTRACTOR IS REQUIRED TO CONTACT THE ARCHITECT FOR THE FOLLOW CONSTRUCTION OBSERVATION SERVICES, AT LEAST 24 HOURS ADVANCE NOTICE MUST BE GIVEN FOR REQUIRED SITE VISITS.

WERE YOR REQUIRED SITE VISION.

REVIEW OF SHOP DRAWINGS SAMPLES, AND SUBMITTALS

PREPARE CHANGES TO ARCHITECTURAL PLAN OR SPECIFICATIONS

VISIT CONSTRUCTION SITE APPROPRIATE TO STAGE OF CONSTRUCTION.

PRIOR TO FOUNDATION POUR

AFTER REFECTION OF STRUCTURAL SYSTEMS

ALLOWABLE WORKING HOURS: MONDAY THRU FRIDAY 7AM - 6PM
 ALL BUILDING PERMITS MUST BE POSTED ON THE JOB IN ORDER TO GET REQUIRED INSPECTIONS.
 CALL AT LEAST 24 HOURS IN ADVANCE FOR INSPECTIONS, UNLESS YOU MAKE SPECIFIC ARRANGEM

STREETS TO THE SITE LOCATION WITHOUT DAMAGE TO STREETS AND TREES.

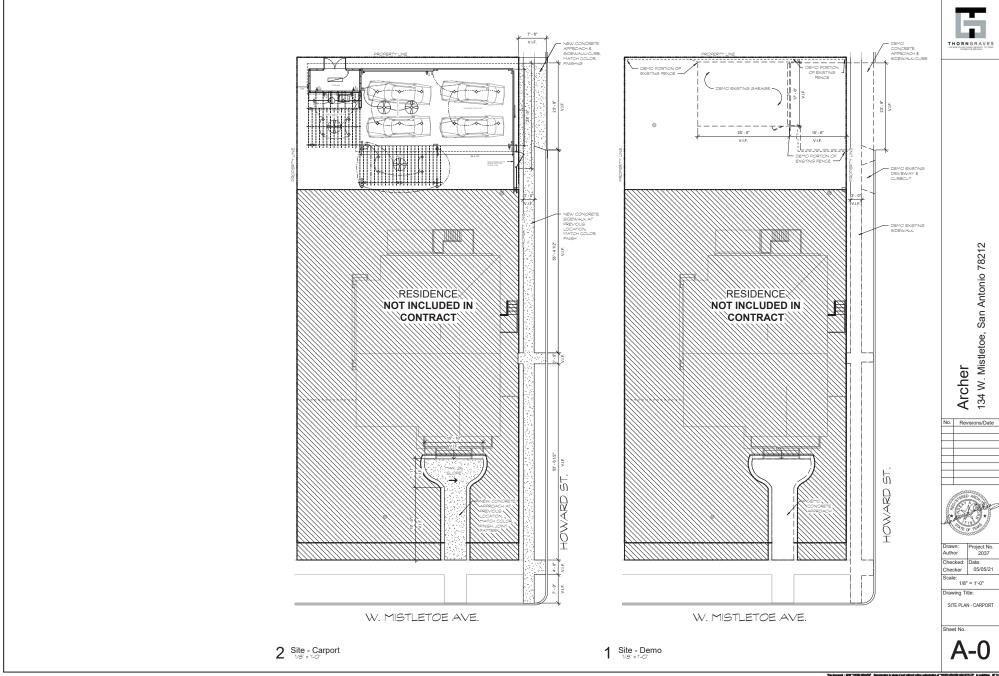
CLEAN THE SITE OF RUBBISH, DEBRIS, AND TRASH, INCLUDING FOOD/DRINK WRAPPERS AND

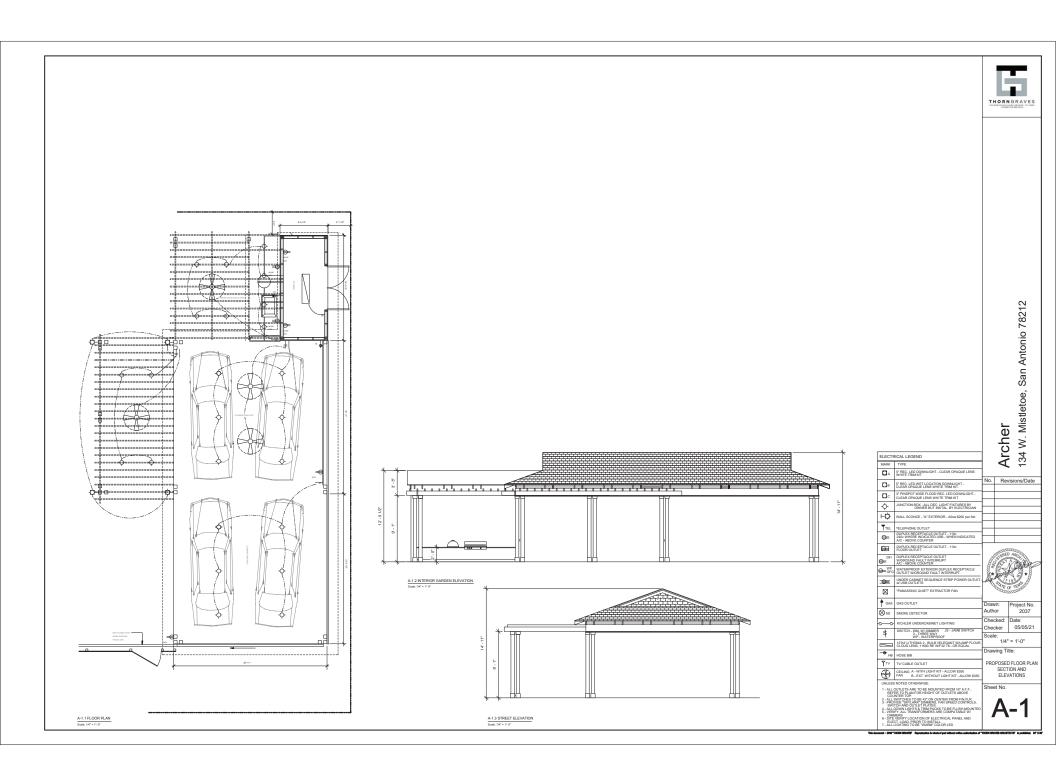
### **ABBREVIATIONS** R MECHANICAL, ELECTRICAL, AND PLUMBING ROUGH-INS NG INSTALLATION OF INSULATING MATERIALS, VAPOR BARRIERS AND ROOFING

OFFICE. CONTRACTOR MUST USE CONSTRUCTION EQUIPMENT AND VEHICLES WHICH CAN TRANSVERSE THE

ALL BUILDING PERMISMUST BE FUSIED OF THE PROPERTIONS, UNLESS YOU MAKE SPECIFIC ARRANGEM WITH THE INDIVIDUAL INSPECTOR. WHEN THE INDIVIDUAL INSPECTOR. WHEN THE INDIVIDUAL INSPECTOR. WHEN CALL AT LEAST BUT THE OFFICE FOR INSPECTIONS, PLEASE HAVE THE PERMIT NUMBER TO GIVE TO WHEN CALL THE PERMIT NUMBER TO GIVE TO THE PERMIT NUMBER TO TH

# DISCLAIMER







105 MONTCLAIR STREET SAN ANTONIO TX. 78209

MAY 6, 2021

To Whom This May Concern:

The accessory garage structure at 134 W. Mistletoe appears to have been built in the 1980s. Other than exterior paint color, it makes no effort to reflect the style of the primary residential structure on the property, design by Atlee B. Ayers. As such, I would consider this a non-contributing structure to the historic property and historic district in which it currently stands.

Having inspected the accessory garage structure, it is a liability rather than an asset to the owner. In order to render the existing structure safe and useful, the following repairs at a minimum would be required: a new roof; structural reinforcement especially at the primary vehicular entrance; new garage doors; new pedestrian door; new siding on all sides; ventilation repair; new gutters; and adjacent landscape drainage to prevent future wood rot at base. These repairs would cost at a minimum \$50,000 and amount to completely rebuilding a historically insignificant structure. Safely demolishing the current garage would cost approximately \$20,000 and would allow the owner to replace the structure with a more appropriate accessory structure. The difference in costs and lack of historical significance demonstrate an unreasonable economic hardship for the property owner.

Sincerely,

Lyndsay Thorn, B. Sc., B.Arch (U.s. M.Arch.), AIA

Syndrey Allee

Architect

Principal

Marcus Guerra

Construction Manager

Associate Partner

134 W Mistletoe – Garage Existing Front Side

















134 W Mistletoe – Garage Existing Left Side















134 W Mistletoe – Garage Existing Rear Side







