HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

HDRC CASE NO:	**2021-198**
ADDRESS:	324 GARFIELD ST
LEGAL DESCRIPTION:	NCB 708 LK 8 LOT N 77.05 FT OF W 27.8 FT OF 5
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	RODRIGO RIVERA/Open Studio Architecture PLLC
OWNER:	BLUE LINE HOUSING LLC
TYPE OF WORK:	Demolition of primary structure with new construction of a 3-story residential structure
APPLICATION RECEIVED:	March 03, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish the 1-story primary residential structure addressed 324 Garfield.
2. Construct a new 3-story primary residential structure.

APPLICABLE CITATIONS:

Unified Development Code Section 35-614. – Demolition.

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is 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 affirmativ obligations
to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.
(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.
As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:
A. For all structures and property:
i. The past and current use of the structures and property;
ii. The name and legal status (e.g., partnership, corporation) of the owners;
iii. The original purchase price of the structures and property;
iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
v. The amount of real estate taxes on the structures and property for the previous two (2) years;
vi. The date of purchase or other acquisition of the structures and property;
vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with
the owner's purchase, financing or ownership of the structures and property;
ix. Any listing of the structures and property for sale or rent, price asked and offers received;
x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
xi. Any replacement construction plans for proposed improvements on the site;
xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements,
or a letter of commitment from a financial institution; and
xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
xiv. Any property tax exemptions claimed in the past five (5) years.
B. For income producing structures and property:
i. Annual gross income from the structure and property for the previous two (2) years;
ii. Itemized operating and maintenance expenses for the previous two (2) years; and
iii. Annual cash flow, if any, for the previous two (2) years.
C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic
and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be
extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.
When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the

historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(d)Documentation and Strategy.

(1)Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2)Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3)Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4)When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e)Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = $2,000.00
2,501—10,000 square feet = $5,000.00
10,001—25,000 square feet = $10,000.00
25,001—50,000 square feet = $20,000.00
Over 50,000 square feet = $30,000.00

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on 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 material*s—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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

6. Non-Residential and Mixed Use Streetscapes
A. STREET FURNITURE
i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.
B. STREET TREES
i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.
C. PAVING
i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.
D. LIGHTING
i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.
iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).
iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

7. Off-Street Parking
A. LOCATION
i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary

structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.
B. DESIGN
i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

General findings:

a. The applicant is requesting conceptual approval to demolish the primary structure located at 324 Garfield and construct a new 3-story residential structure.
b. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) virtually to discuss the demolition and a preliminary design of the new 3-story structure. The DRC concurred that the existing structure appeared eligible for a loss of significance. The DRC encouraged the applicant to develop a massing and design features that responded to the historic context of extant historic buildings in the area, in lieu of relying on more modern precedents elsewhere in the district. A site visit was conducted on March 30, 2021, with the Design Review Committee (DRC) and representatives from the Office of Historic Preservation. The DRC observed the expansion and modification of the structure at 324 Garfield over time, including how a majority of the materials visible appeared much newer. The DRC pointed out one area of the exposed foundation on the front of the structure that may include older lumber from a prior structure exhibited in a similar footprint on the Sanborn Map, but concurred that the structure appeared eligible for loss of significance. The applicant met again with the DRC virtually on April 28, May 11, and June 22 to discuss the proposed new construction. The design evolved over time based on feedback from the DRC and feedback from the Lavaca Neighborhood Association. The currently proposed design received favorable feedback from the DRC regarding the traditional roofline and conceptual porch massing, as well as improved fenestration patterns and locations. The parking configuration and footprint was generally viewed favorably due to the footprint-to-lot ratios in the immediate vicinity and the unique constraints of the site. The DRC, overall, recommended that the applicant continue to consider the proposed massing and height in relation to the predominant historic development pattern of the block face, which is 1-story.

Findings related to request item #1, demolition of 324 Garfield:

1a. The structure located at 324 Garfield is a 1-story primary residential structure. The structure features a gable roof form with a low-sloping front porch, simple wood square columns, composite siding, aluminum windows, and an asphalt shingle roof. The structure is located within the Lavaca Historic District.
1b. The loss of a landmark is an irreplaceable loss to the quality and character of San Antonio. Demolition of any landmark or 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 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 a multi-page submittal in an effort to substantiate an argument for unreasonable economic hardship as required by UDC Section 35-614, including an engineer's letter and photo documentation. The engineer's analysis addresses the current insufficient foundation and structural system and details how a majority of the existing structural and finish materials are not original to the site. The only remaining materials that are potentially original to the site are small portions of lumber evidenced near the front of the foundation, which were likely reclaimed and reused from the original structure on the site.]

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 an engineer's letter and supporting fiscal analysis that outlines the substantial measures that would be required to stabilize the structure for habitation or to accommodate a new addition to add square footage. Per the engineer's letter, the structure would have to be lifted or reconstructed in order to build a sufficient foundation to replace the current insufficient foundation and flooring system.]

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.

[Based on Bexar County Appraisal District records, the applicant was deeded the property on December 18, 2020. Since that time, the property has not been actively listed and the applicant has not provided substantial evidence of marketing the property to potential tenants. No evidence of repairs or improvements have been made on the property.]

1c. Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC due to the lack of active marketing of the property for two years. 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.

1d. LOSS OF SIGNIFICANCE – 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. Staff finds that the structure qualifies for a loss of significance based on a preponderance of evidence that an outsized majority of the house's structural and finish materials, both on the interior and exterior, are not original.

1e. 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.

<u>Findings related to request item #2, construction of a new 3-story residential structure:</u>

2a. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.

2b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the site or block. The applicant has proposed to construct a new 3-story residential structure, to be sited along Garfield. Based on the submitted site plans and renderings, the front setback will largely be on the zero lot line and will immediately engage with the sidewalk, which is consistent with the precedent set by the existing structure to be demolished as well as the structures in the immediate vicinity. The setbacks and orientation largely reflect the existing conditions on site. Staff generally finds the setbacks and orientation consistent with the Guidelines for a 1-story structure, but finds that the setbacks in conjunction with the 3-story massing is a deviation from existing precedents on the block. The applicant should make every effort to align the frontmost setback of the new structure with the existing front setbacks of the existing historic structures to be consistent with the Guidelines.

2c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The primary front entrance to the building is located on Garfield and is indicated visually by a covered front porch. Staff finds the proposal generally consistent.

2d. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The existing structure is 1-story in height. Most historic structures in the immediate vicinity on the block face feature either one or one and a half stories of height, with newer structures reaching two to two-and-a-half stories near major intersections, as well as on Lavaca St to the south of Garfield. The applicant has proposed a 3-story structure with a maximum height of 31'-6". According to the Guidelines, 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. 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%. The existing southern block face of Garfield features exclusively single-story structures. One structure, immediately adjacent to the lot to the east, features the tallest overall height on the block face, created by a 2-story rear addition. Staff finds that the proposed 3-story structure exceeds the majority of historic buildings by two stories, which is inconsistent with the Guidelines. Staff finds that a 1- or 2-story structure, or structure that increases in scale towards the rear of the lot, would be appropriate for the prevailing existing context of the site and immediate vicinity. Staff also finds that the applicant should submit a street elevation to place the proposed structure in context with historic structures on the block face.

2e. FOOTPRINT – According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Staff generally finds the proposed footprint to be consistent with existing precedents for structures in the vicinity, which largely feature a structure-to-lot ratio that exceeds 50% coverage.

2f. ROOF FORM & PORCH – According to the Historic Design Guidelines, roof forms that are consistent with those predominantly found on the block should be incorporated in terms of pitch, overhangs, and orientation. The applicant has proposed a primary gable roof form with a subordinate dormer roof detail to accommodate the interior stair and the third story. A portion of the roof will be a trellis that accommodates an outdoor porch. The front porch massing is proposed to be 2-story in height with a low-sloping shed roof and simple square columns. This porch form follows precedents in the district, however staff finds that the shed roof should be modified to feature traditional construction techniques that remove the thick fascia boards. Staff generally finds the primary gable form to be consistent with the block and area historic precedents, but finds that the applicant should further develop the roof form detailing to be more consistent with gable roofs in the district, including the

2g. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed a fenestration pattern with several paired windows and single windows that feature a one over one configuration and trim detailing, proportions, and inset that generally appear consistent with historic precedents. Staff finds that the paired windows should be designed to feature a true ganged condition. The windows should be consistent with staff's standard window stipulations as listed in the recommendation.

2h. LOT COVERAGE – According to the Guidelines for New Construction, new buildings should be consistent with adjacent historic buildings in terms of the building to lot ratio. As noted in findings 2a and 2d, the footprint of the structure is generally consistent with the massing of the existing structure and historic structures with similar lot configurations in the vicinity as noted in finding 2e.

2i. MATERIALS – The applicant has proposed to incorporate an exterior material palette of woodlap siding, wood windows, wood porch elements, and a standing seam metal roof. Staff generally finds the materials to be appropriate.

2j. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district or vicinity. Additionally, architectural details should be complementary in natural and should not detract from nearby historic structures. Overall, staff generally finds the proposal consistent.

RECOMMENDATION:

Item 1, Staff recommends approval of request item #1, the demolition of portions of the primary structure based on findings a through b and 1a through 1d.

Item 2, Staff does not conceptual approval of the new construction at this time based on findings 2a through 2k.

If the Historic and Design Review Commission (HDRC) finds the new construction request appropriate and recommends conceptual approval, staff recommends that the following stipulations apply:

i. That the applicant aligns the front porch setback with the adjacent historic structures as noted in finding 2b.

ii. That the applicant reduces the height to 2-stories to be more consistent with the prevailing scale of adjacent historic structures and the historic block face as noted in finding 2d.

iii. That the explores ways to reduce the plate heights to further minimize the overall height of the structure wherever possible.

iv. That the applicant submits a street elevation of the block to place the proposed structure in context with historic structures on the block face as noted in finding 2d.

v. That the applicant further develops the gable roof form and detailing to be more consistent with historic precedents in the district as noted in finding 2f.

vi. That the applicant modifies the proposed porch design and shed roof detailing to reduce the fascia height and visual bulk of the support elements as noted in finding 2f.

vii. That the windows feature a true ganged condition. All windows must be fully wood or aluminum clad wood and feature a one over one configuration. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

viii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

City of San Antonio One Stop

July 1, 2021

1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km


JW
J.WEN
324


Garfield Alley
320
Google

Garfield Alley


Garfield Alley


GARFIELD
INDIANOLA

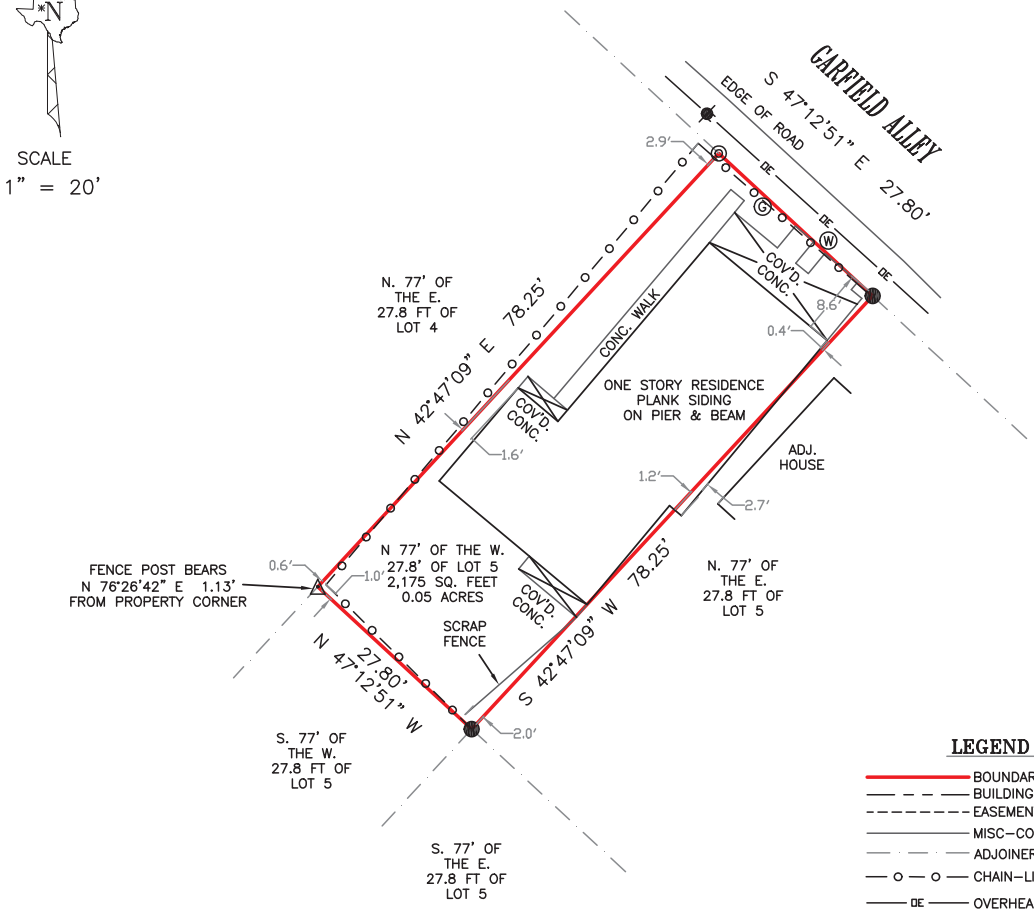
ALLIANCE LAND SURVEYORS
13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

BORROWER/OWNER: BLUELINE HOUSING, LLC.
ADDRESS: 324 GARFIELD ALLEY
CITY, STATE, ZIP: SAN ANTONIO, TX 78210
TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
GF NUMBER: 43717NC

LEGAL DESCRIPTION

HE NORTH 77.05 FEET OF THE WEST 27.8 FEET OF LOT 5, BLOCK 8, NEW CITY BLOCK 708, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN VOLUME 5957, PAGE 1155, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

SCALE
1" = 20'



LEGEND

- BOUNDARY
- BUILDING SET-BACK
- EASEMENTS
- MISC-CONCRETE
- ADJOINER
- CHAIN-LINK FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- PROPERTY CORNER
- FOUND IRON ROD
- ( ) RECORD INFORMATION
- (G) GAS METER
- (W) WATER METER
- POWER POLE
- (E) ELECTRIC METER

NOTES

1. ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

NO PLOTTABLE RESTRICTIONS DESCRIBED IN SCHEDULE B

ACCORDING TO FEMA MAP NO. 48029C0415G WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

STATE OF TEXAS
REGISTERED
CAESAR A. GARCIA
5904
PROFESSIONAL
LAND SURVEYOR

I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepencies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

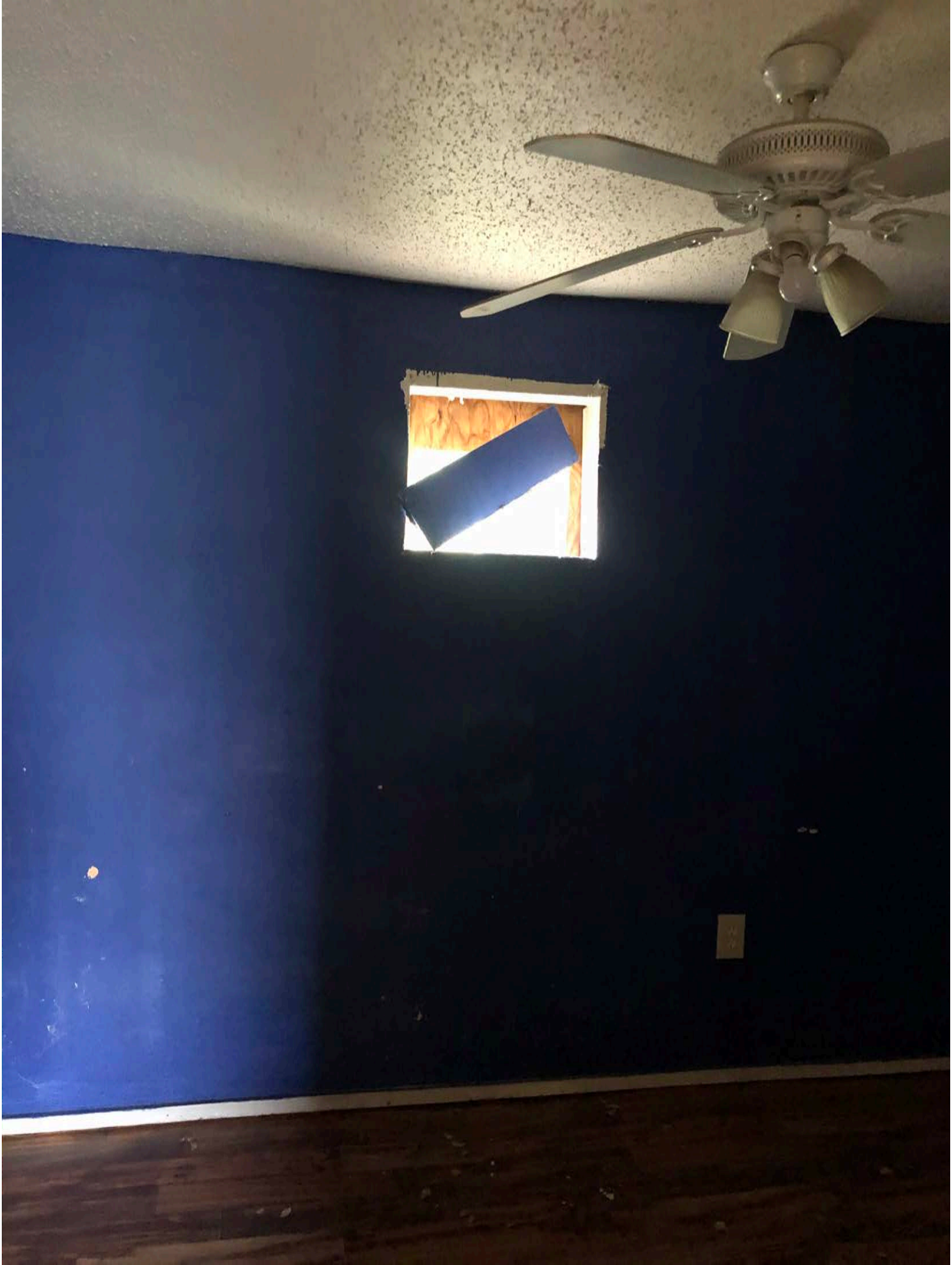
CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

X _____

X _____

DATE: 12/2/2020	JOB NO. 201109247	FIELD: J.G.	BOUNDARY: T.S.	DRAWN: T.S.	REVIEW: C.G.	REVISION DATE: ---	TEXAS FIRM #10194244



BEICKER CONSULTANTS
Structural / Construction Engineers

January 12, 2021

Mr. Edward Hernandez, Architect
Open Studio Architecture, PLLC
6122 DeZavala Road
San Antonio, Texas 78249

Re: **324 Garfield – House Renovation** BC Project #20459-0
San Antonio, Texas

Dear Mr. Hernandez:

You contacted Beicker Consultants, LLC (BC) to provide structural engineering services at the above referenced address. Based on conversations with yourself, you mentioned that the owner of the property would like to remodel the existing structure by adding to the existing footprint as well as adding multiple stories to the existing facility. You have hired BC to provide the structural engineering construction documents for this renovation.

You and I met at the project address to discuss the overall scope of the project and investigate the condition of the existing structure. In our initial conversation about the project, it was stressed to rebuild/remodel the existing structure to fit the proposed design. The existing structure is a single-story wood-framed residential structure that appears to be supported on a pier and beam foundation system. I believe you mentioned that this building is estimated to have been built in the early 1900's. While I was onsite with you, I expressed concerns with the existing buildings overall structural integrity based on my observations in various areas of the residence.

While onsite, I observed that the existing structure is showing signs of significant structural integrity loss. Following is a list of the structural integrity issues I observed:

- The main floor of the living room was pitched and sloping down to the right side of the structure.
  - I believe this pitching/sloping is due to the floor rafters in this room being rotted and collapsing at their main support on the right side of the building causing them to fall to this position. A photograph of the entry door jamb shows evidence of the extreme sloping condition of the interior floor framing.
- Perimeter walls appear to be sitting directly upon the soil and are deteriorated
  - Around most of the perimeter of the structure, the exterior grade is in direct contact with the main structural framing elements of the building. Over time, this condition leads to deterioration and, if left long enough a complete loss of the member itself. One area this is very apparent is at the front of the house where the bottom sill plate of the exterior wall is no longer there, refer to the attached photograph of this area. Signs of termite damage was also observed at many of these areas exposed.
- Floor framing appears to be sitting directly upon another pre-existing floor framing surface
  - Through a hole at the bottom of the exterior wall long the right-hand side of the structure, the deteriorated floor framing appears to be resting directly upon the original floor of the building. The condition of the original floor framing was not able to be observed and its structural integrity is unknown. Elements of both the original floor and stacked framing upon it were in direct contact with the exterior grade soils leading to deterioration as previously mentioned.

The structural integrity issues mentioned above are just a few of the ones observed. To be able to provide a safe structure to the client for use by the public that meets international residential code requirements, the original foundation below the existing deteriorated one would need to be removed completely meaning the existing structure would need to be moved from its current position, which I am not sure it would survive. Then if it did survive this move, the building would need to be stripped to its main structural skeleton to have all deteriorated, or missing members, removed and replaced.

As much as I would like to say that the existing residence can be salvaged and reconstructed to meet the needs of the client, in my professional opinion, it would be in the clients' best interest to completely tear down and reconstruct the structure with new construction.

Attached are photographs from the site visit previously mentioned.

If you have any questions, please call.

Respectfully,

BEICKER CONSULTANTS, LLC

Mike Bratten, PE
Texas Professional Engineer License Number 121512

Beicker Consultants, LLC investigated only the portion of the building described. Other buildings that are part of this complex were never considered as part of our investigation. Our investigation did not include discovery, testing, monitoring, cleanup or neutralization of pollutants, hazardous substances or asbestos. Our investigation also did not include reviewing mechanical, electrical or plumbing conditions. Our opinions and recommendations expressed are based on the condition of the structure, as we were able to visually see it during our investigation at the site. Means, methods, procedures, techniques, sequencing, completing construction and safety on the job site should remain the responsibility of the Contractor hired to carry out the repair work. No warranty of this structure for future use, operability or suitability is expressed or implied.

Photographs

Entry door with gap due to failing structure

Gap in front wall with missing sill plate and termite damage on studs

324 GARFIELD ALLEY RESIDENCE

SAN ANTONIO, TX

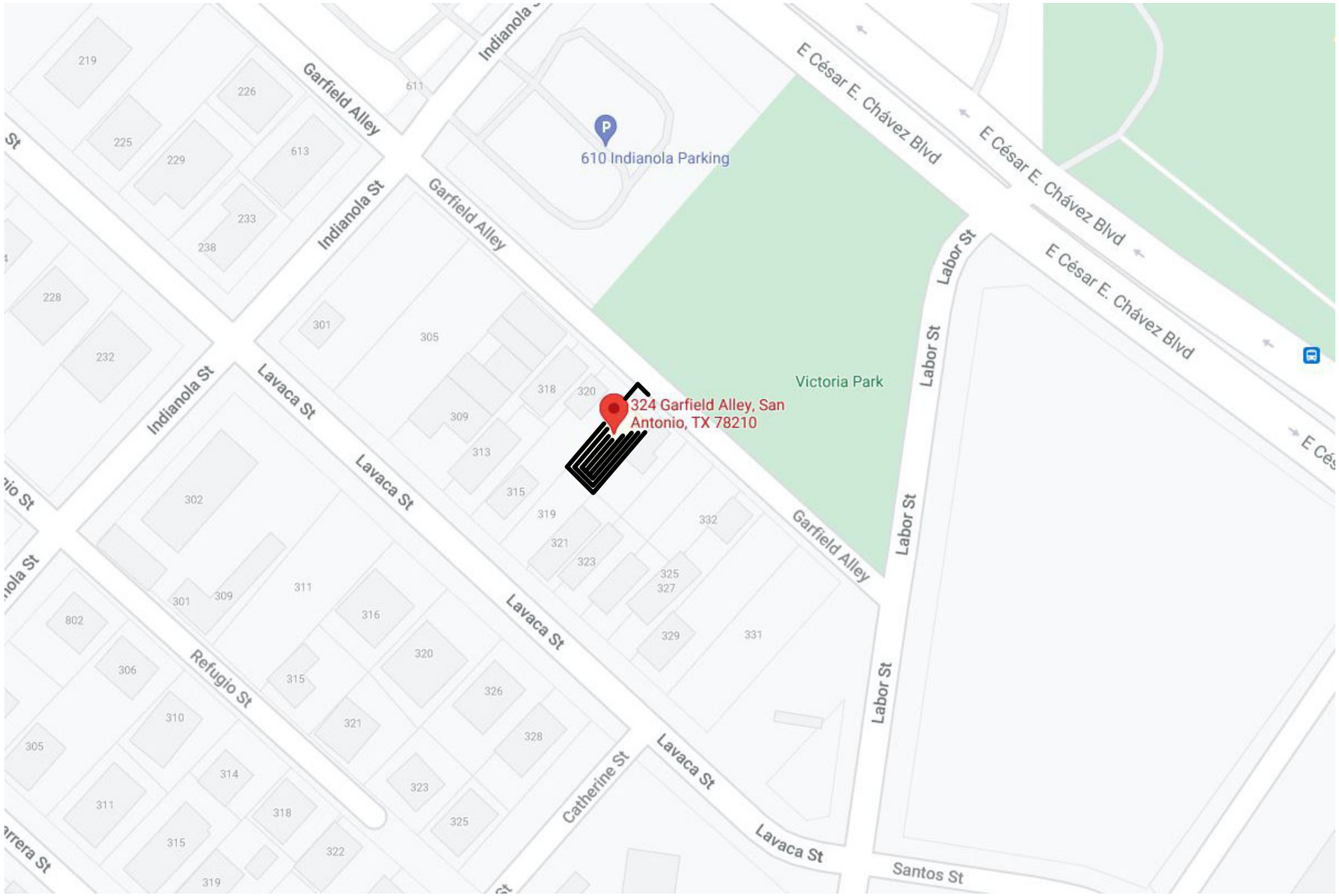
Open studio architecture

COVER

project #: 20.293

7.07.2021

-



AREA MAP NTS

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

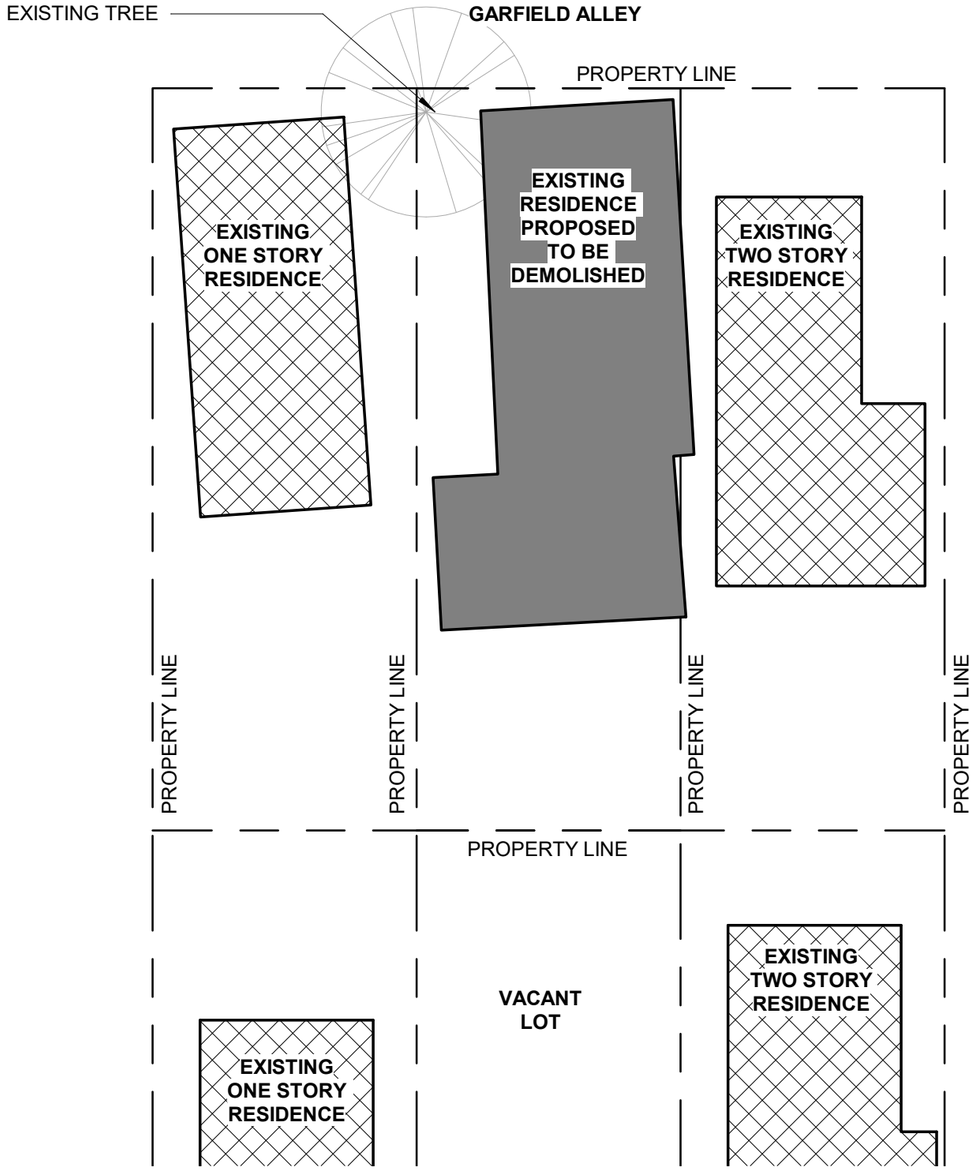
SAN ANTONIO, TX

LOCATION MAP

project #: 20.293

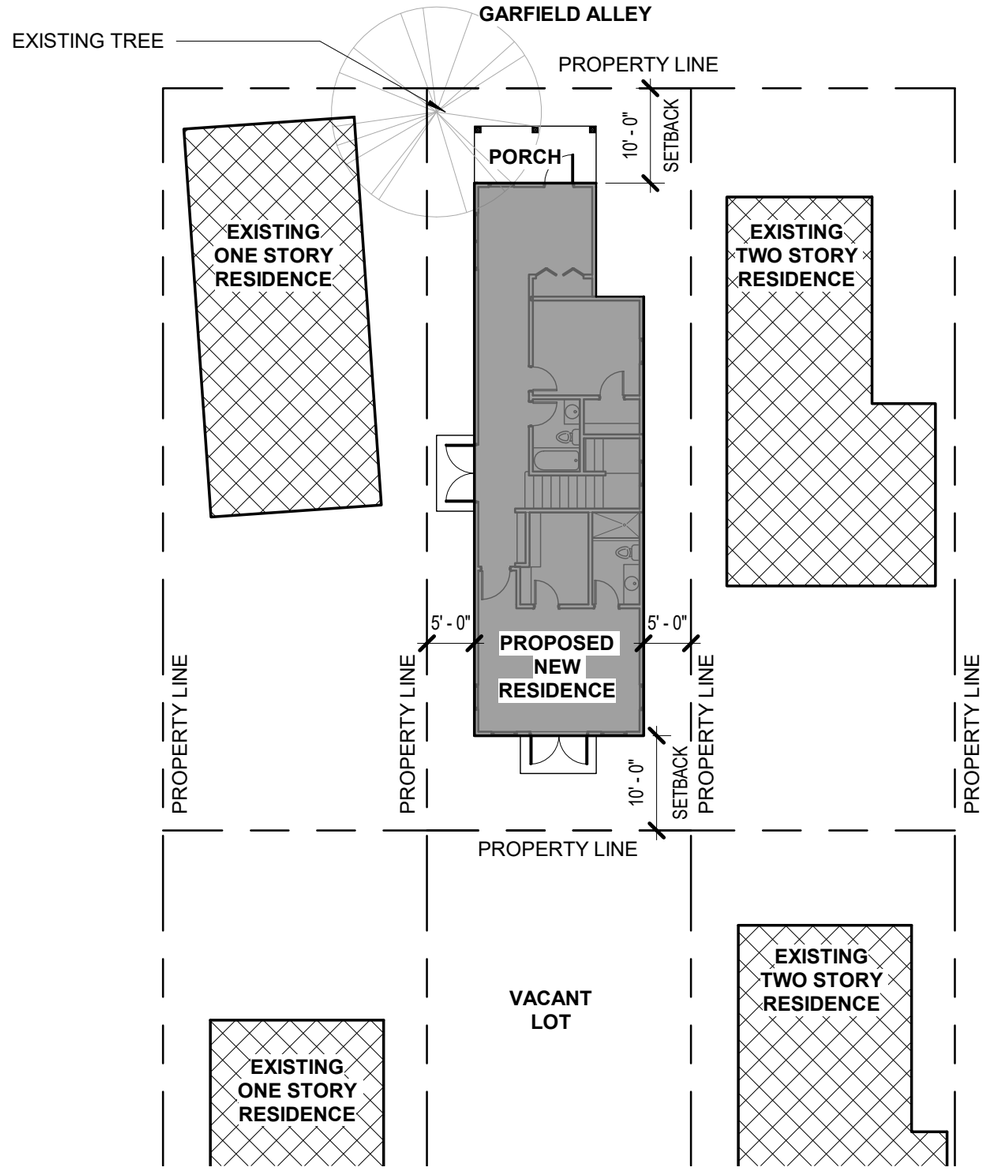
7.07.2021

01



1 EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



2 NEW SITE PLAN

SCALE: 1/16" = 1'-0"

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

SAN ANTONIO, TX

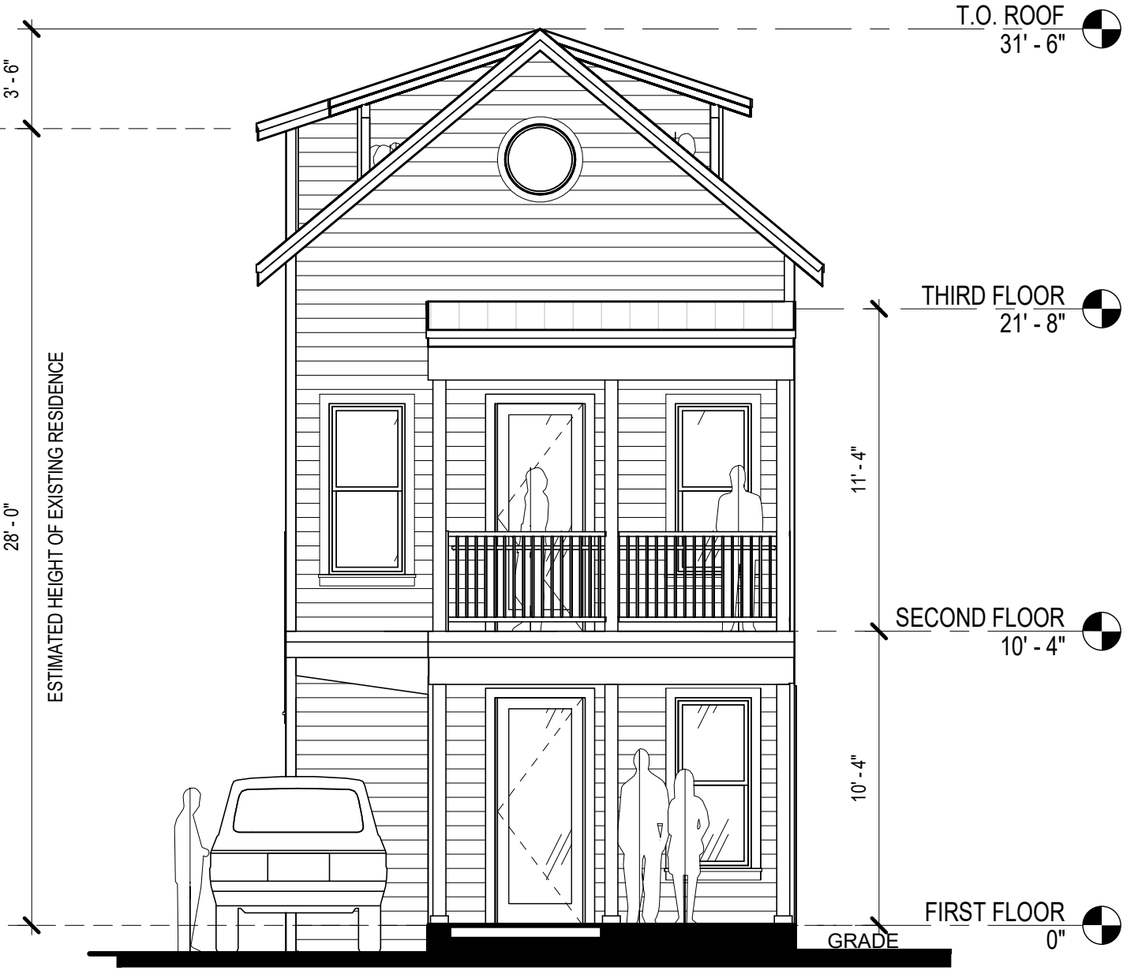
LOT PLANS

project #: 20.293

7.07.2021

02

321 LA VACA ST. - PROMARY PRECEDENT AND BASIS OF DESIGN



1 **FRONT/ NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

SAN ANTONIO, TX

B.O.D/ PRECEDENTS

project #: 20.293

7.07.2021

03

531 LEIGH ST.

543 LEIGH ST.

640 LEIGHT ST.

620 MATAGORDA ST.

231 FLORIDA ST.

103 CALLAGHAN AVE.

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

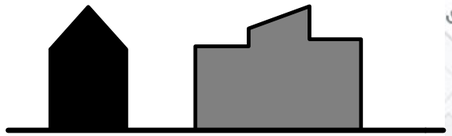
SAN ANTONIO, TX

PRECEDENTS

project #: 20.293

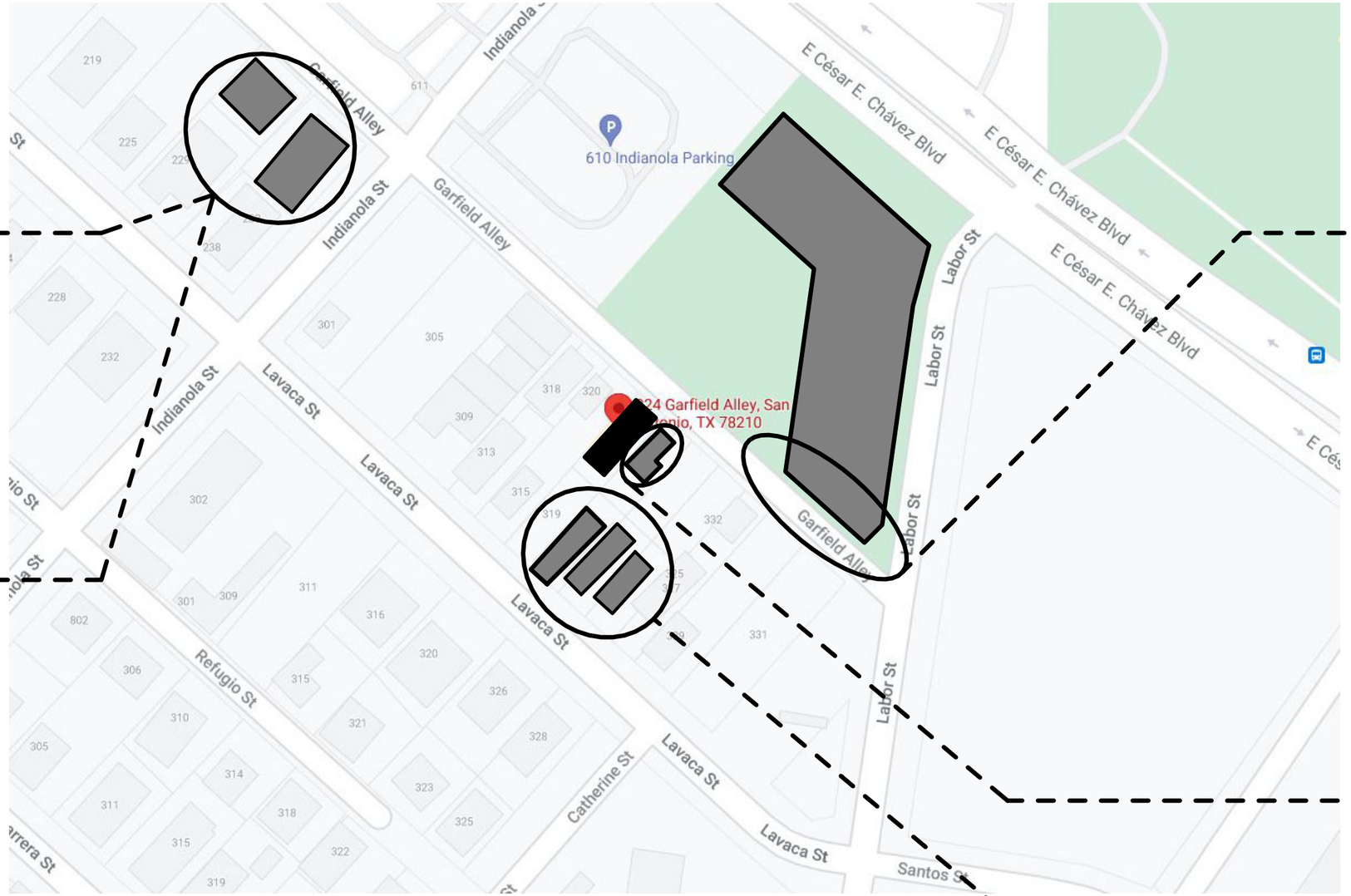
7.07.2021

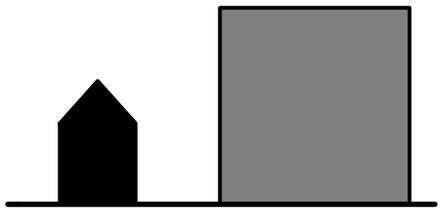
04



324 GARFIELD 226 GARFIELD

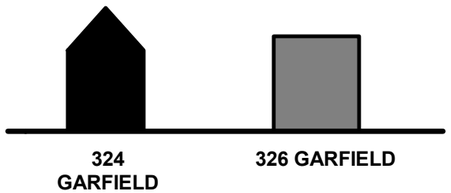
324 GARFIELD 613 INDIANOLA ST





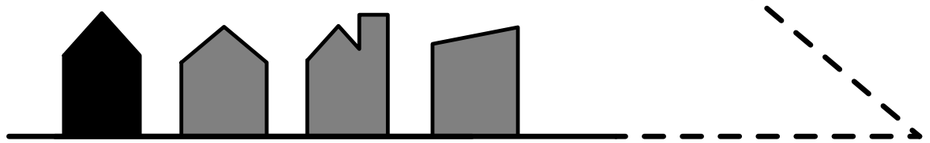
324 GARFIELD. 17' WIDE X 32' TALL

3 STORY APARTMENT BUILDING - 52' TALL, 50' WIDE @ GARFIELD FACADE



324 GARFIELD 326 GARFIELD

AREA MAP - NTS



324 GARFIELD 321 LA VACA ST B.O.D. 323 LA VACA ST 325 LA VACA ST

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

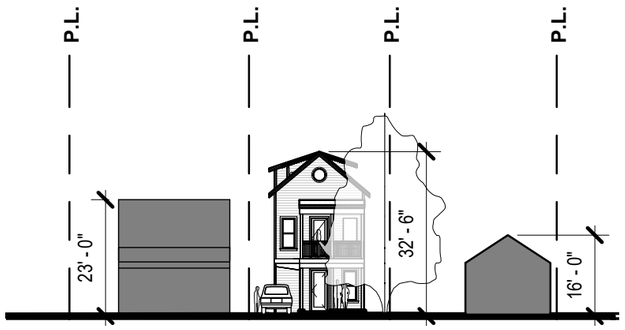
SAN ANTONIO, TX

MASSING STUDY

project #: 20.293

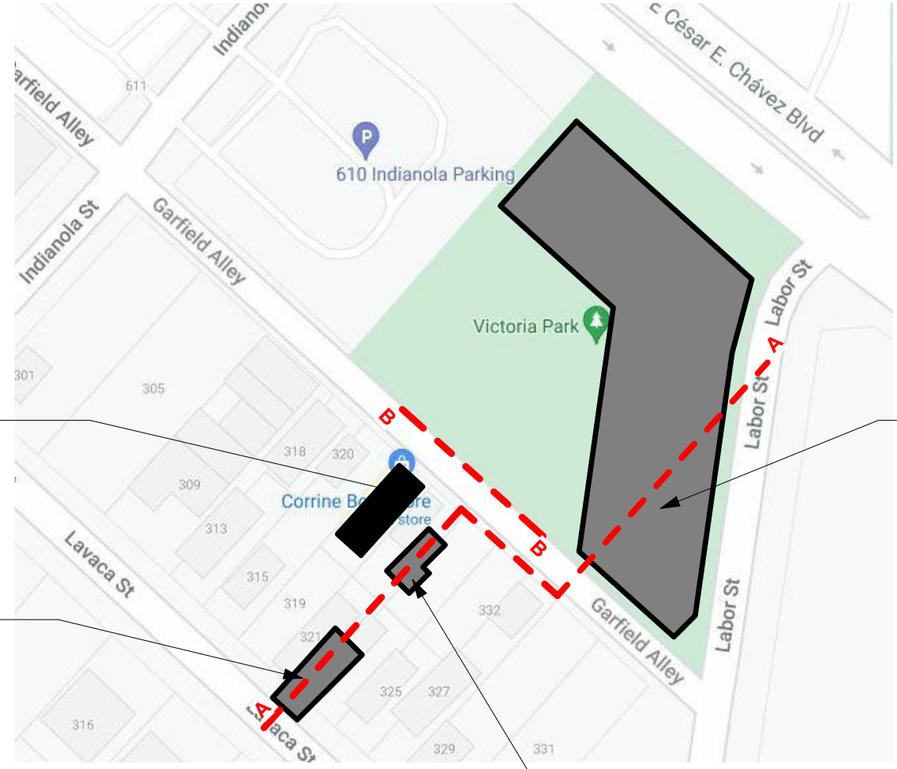
7.07.2021

05



SITE SECTION B

SCALE: 1" = 30'-0"



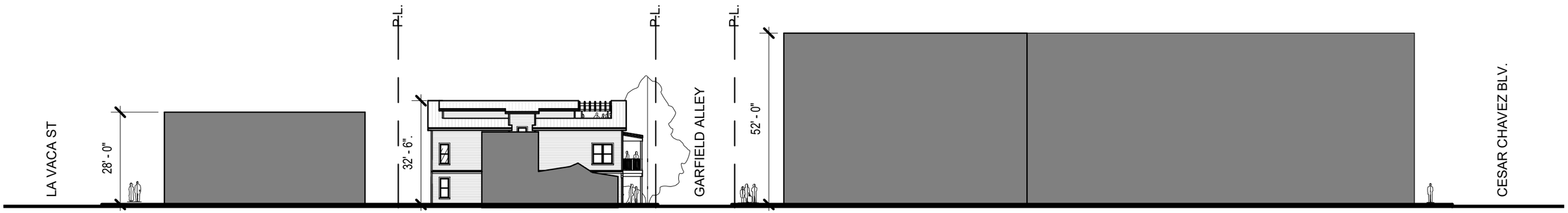
324 GARFIELD ALLEY

EXISTING 2 STORY RESIDENCE. PROJECT BASIS OF DESIGN

3 STORY APARTMENT COMPLEX UNDER CONSTRUCTION

ADJACENT 2 STORY RESIDENCE

AREA MAP - NTS



SITE SECTION A

SCALE: 1" = 30'-0"

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

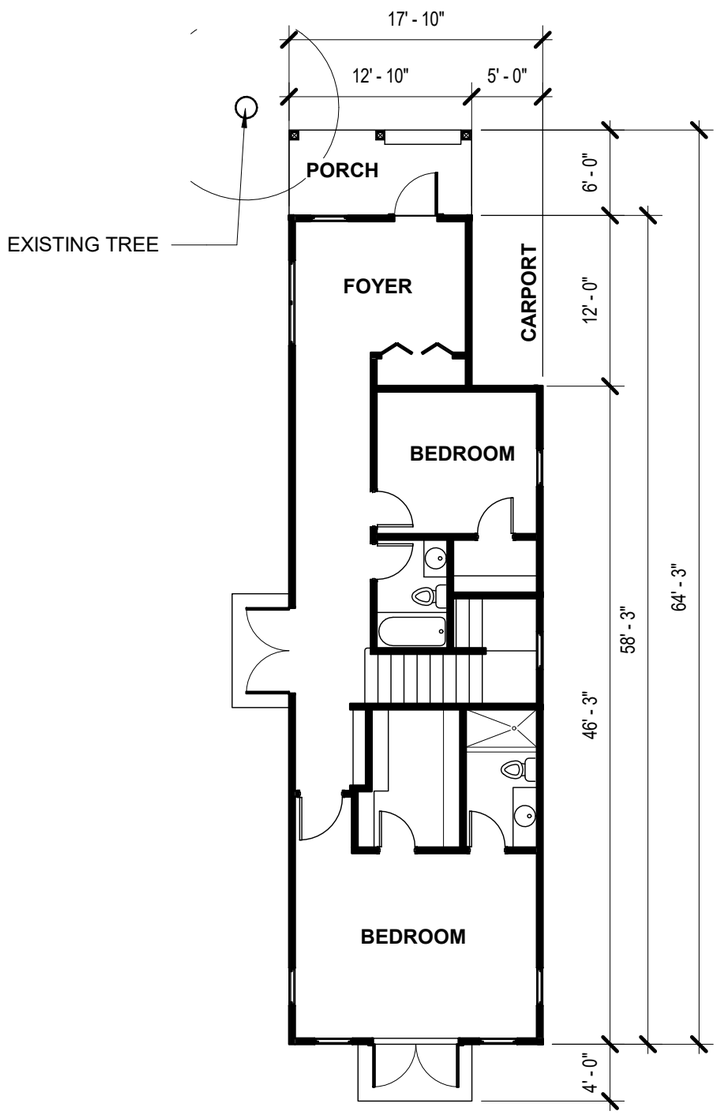
SAN ANTONIO, TX

SITE SECTIONS

project #: 20.293

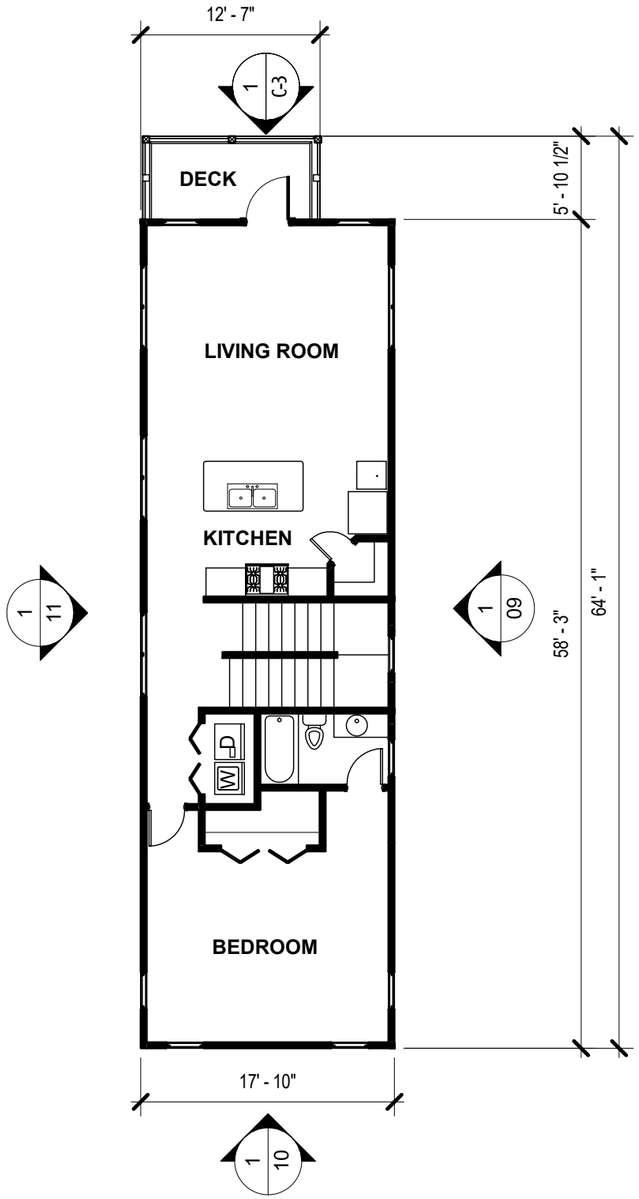
7.07.2021

06



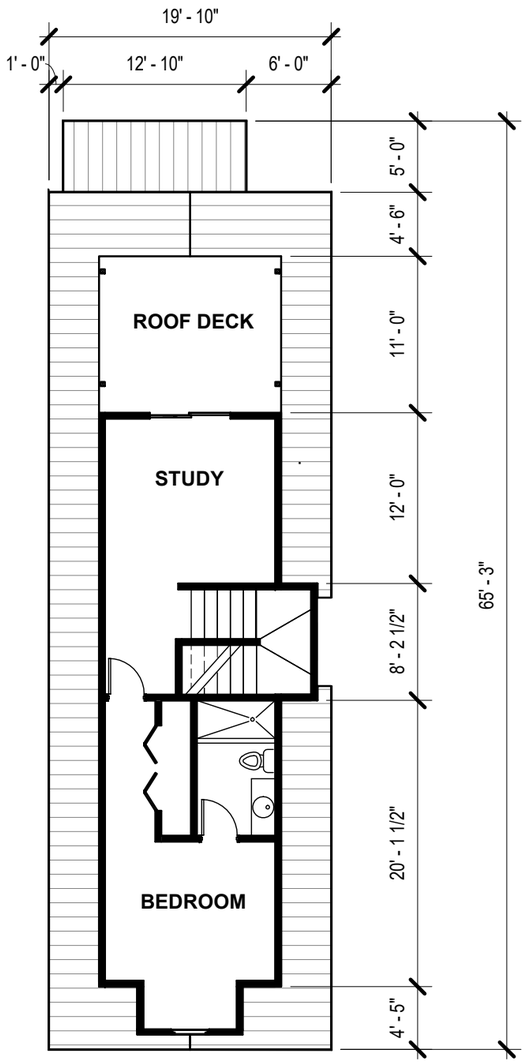
1 FIRST FLOOR

SCALE: 3/32" = 1'-0"



2 SECOND FLOOR

SCALE: 3/32" = 1'-0"



3 THIRD FLOOR

SCALE: 3/32" = 1'-0"

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

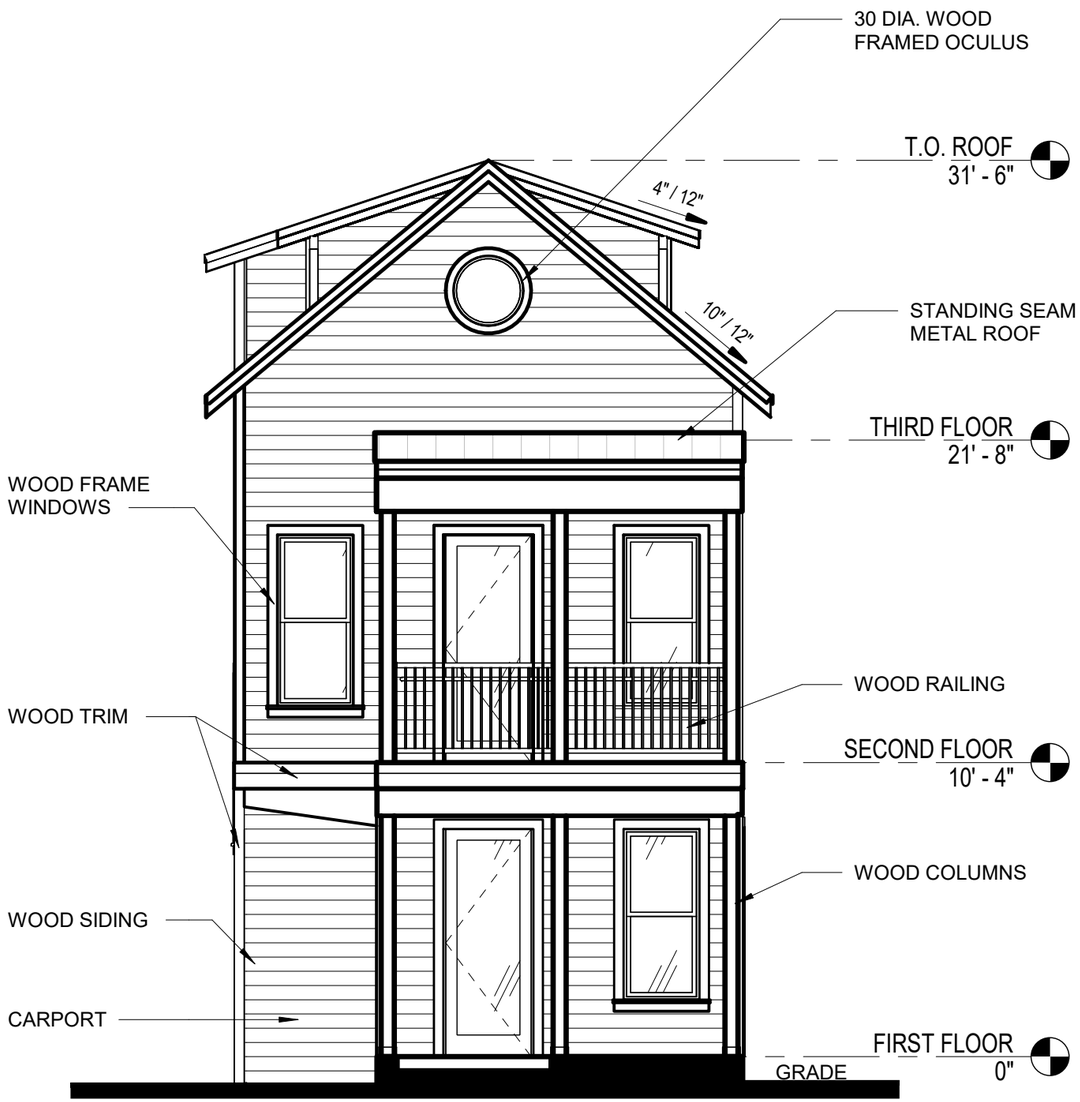
SAN ANTONIO, TX

FLOOR PLANS

project #: 20.293

7.07.2021

07



1 FRONT/ NORTH ELEVATION

SCALE: 3/16" = 1'-0"

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

SAN ANTONIO, TX

EXTERIOR ELEVATION

project #: 20.293

7.07.2021

08

1 EAST ELEVATION

SCALE: 3/16" = 1'-0"

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

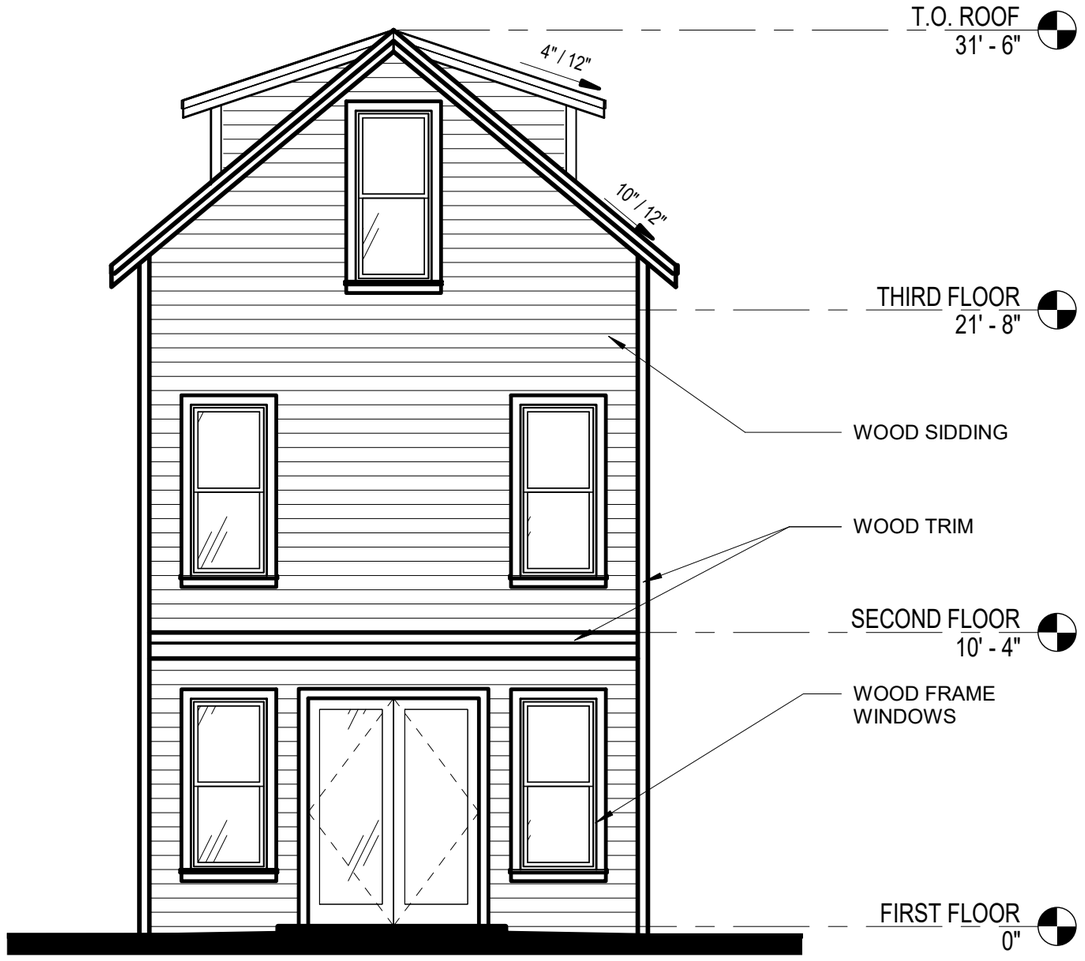
SAN ANTONIO, TX

EXTERIOR ELEVATION

project #: 20.293

7.07.2021

09



1 **SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

SAN ANTONIO, TX

EXTERIOR ELEVATION

project #: 20.293

7.07.2021

10

1 WEST ELEVATION

SCALE: 3/16" = 1'-0"

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

SAN ANTONIO, TX

EXTERIOR ELEVATIONS

project #: 20.293

7.07.2021

11

1 **NORTH-WEST VIEW**

SCALE:

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

SAN ANTONIO, TX

PERSPECTIVE VIEWS

project #: 20.293

7.07.2021

12

1 NORTH-EAST VIEW
SCALE:

Open studio architecture

324 GARFIELD ALLEY RESIDENCE

SAN ANTONIO, TX

PERSPECTIVE VIEWS

project #: 20.293

7.07.2021