

HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2024

HDRC CASE NO: 2024-375
ADDRESS: 1002 KAMPMANN BLVD
LEGAL DESCRIPTION: NCB 7011 BLK LOT 9 & W 48 FT OF 8
ZONING: RM-4, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Adan Ochoa/AO Design, LLC
OWNER: RYAN NATASHA
TYPE OF WORK: Demolition of a rear accessory structure, construction of a 2-story, rear accessory structure
APPLICATION RECEIVED: November 01, 2024 (December 1, 2024, 30-day Demolition Hold)
60-DAY REVIEW: December 31, 2024
CASE MANAGER: Edward Hall
REQUEST:

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

1. Demolish an existing, rear accessory structure.
2. Construct a new, 2-story, rear accessory structure to feature a footprint of approximately 1,360 square feet and an overall height of approximately twenty-three (23) feet.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

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

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

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural

landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

c) 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

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.

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.

Standard Specifications for Windows in Additions and New Construction

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

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.

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

FINDINGS:

- a. The historic structure at 1002 Kampmann Boulevard was constructed circa 1930 and is found on the 1934 Sanborn Map. The historic structure features two stories in height, a stone façade and a side gabled roof. At the rear of the property exists a 1-story, rear accessory structure, which is also found on the 1934 Sanborn Map. Both structures are contributing to the Monticello Park Historic District.
- b. CONTRIBUTING REAR ACCESSORY STRUCTURE DEMOLITION – The applicant has proposed to demolish one, existing rear accessory structure that is contributing to the site. This structure is found on the 1934 Sanborn Map, and features construction details and materials that are contributing to the site and the Monticello Park Historic District.
- c. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has submitted two documents to substantiate the request for demolition. The first is a letter from a professional engineer and notes structural damage to the historic structure, to include damage from a tree falling onto the structure, which has resulted in a loss of structural integrity. The second document, a cost analysis, notes the reconstruction of the existing historic structure at \$285,856.95, while its deconstruction and construction of a new structure would cost \$226,650.00.
- d. LOSS OF SIGNIFICANCE – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. OHP staff finds that the structure has maintained its historic and architectural significance; however, staff finds that the applicant has provided sufficient information to prove an unreasonable economic hardship.
- e. DECONSTRUCTION: Should the HDRC approve demolition of the existing detached accessory structure, it is subject to the City's deconstruction ordinance and must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or before 1920 or 1945 are required to be deconstructed, depending on location. On January 1, 2025, the ordinance will automatically expand to include residential structures up to eight units. The year-built threshold will be raised from 1920 to 1945 anywhere within the City limits, and from 1945 to 1960 for properties designated historic or located within a Neighborhood Conservation District. For ordinance details and a list of Certified Deconstruction Contractors, please visit www.sareuse.com/deconstruction.
- f. NEW CONSTRUCTION (Rear Accessory Structure) – The applicant has proposed to construct a new, 2-story, rear accessory structure to feature a footprint of approximately 1,360 square feet and an overall height of approximately twenty-three (23) feet. The proposed structure would be located in the location of the existing rear accessory structure.

- g. **SCALE & MASS (Rear Accessory Structure)** – The applicant has proposed to construct a new, 2-story, rear accessory structure to feature a footprint of approximately 1,360 square feet and an overall height of approximately twenty-three (23) feet. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure’s footprint and should relate to the period of construction of the primary historic structure. The historic structure, per BCAD, features a footprint of approximately 1,870 square feet. The proposed new construction’s footprint exceeds the recommended forty (40) percent of the primary structure’s footprint. As proposed, the new construction is not consistent with the Guidelines. Staff recommends both the height and footprint of the proposed accessory structure be reduced.
- h. **ORIENTATION & SETBACKS (Rear Accessory Structure)** – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with the Guidelines.
- i. **MATERIALS (Rear Accessory Structure)** – The applicant has proposed materials that include wood siding (D-105 profile), asphalt shingles, wood trim and columns, aluminum clad wood windows, and wood doors. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines. Staff finds that all windows should adhere to the adopted standards for windows in new construction.
- j. **CHARACTER / ARCHITECTURAL DETAILS (Rear Accessory Structure)** – The Guidelines for New Construction 5.A. notes that new garages and outbuildings should relate to the period of construction of the primary structure on site through the use of simplified architectural details. As noted in finding g, staff finds that both the footprint and height of the proposed new construction should be reduced to be clearly subordinate in massing to the primary historic structure on site.
- k. **CHARACTER / ARCHITECTURAL DETAILS (Rear Accessory Structure)** – The applicant has proposed new construction that features large portions of facades that feature no or little articulation and separation. Additionally, the applicant has proposed a roof form that features a large, hipped roof. The primary historic structure on site features façade articulation and fenestration throughout each façade, and roof forms that are divided between the structure’s massing. Staff finds that the proposed new construction should feature additional fenestration, façade articulation, and a modified roof form to further relate it to the primary historic structure on site. Additionally, each of the previously recommended revisions could contribute to the reduction in perceived massing.

RECOMMENDATION:

- 1. Staff recommends approval of item #1, the demolition of the existing, rear accessory structure based on findings a through e with the following stipulations:
 - i. That the structure be deconstructed by a Certified Deconstruction Contractor, as required by the Chapter 12, Article II of the City Code of Ordinances.
 - ii. That the applicant explore the reuse of salvaged materials on site.
- 2. Staff does not recommend approval of item #2, the construction of a 2-story, rear accessory structure based on findings f through j. Staff recommends the following items be addressed prior to a recommendation for approval:
 - i. That the applicant reduce the proposed footprint to be consistent with the Guidelines, as noted in finding g. The proposed footprint should not exceed forty (40) percent of the historic structure’s footprint.
 - ii. That the applicant reduce the structure’s overall height as to appear as a subordinate structure on site.
 - iii. That the applicant introduce additional fenestration to each façade as well as additional façade articulation. Additionally, staff recommends the applicant revise the structure’s roof form to relate to the roof form of the primary historic structure on site and to reduce the proposed structure’s massing.
 - iv. That the proposed aluminum clad wood windows be consistent with the adopted policy guide for windows.

Description of Scope of Work

1002 Kampmann Blvd.

Client is requesting to have their existing garage completely removed. Their current garage was damaged during a storm that occurred earlier this year. Upon examination by their insurance and a structural engineer, their garage was deemed as unusable (see Engineer's report page3-5). Their insurance has stated that they would not be giving them coverage unless the garage was completely rebuilt. As the structure currently sits, its bottom plates are submerged into the dirt. This may be due to that there is currently a dirt foundation without proper drainage, so water comes in and saturates the ground cause the structure to rot.

After careful review, the client is requesting that a new garage be built with the same foot print of the current one, along with a studio apartment above it. The studio apartment will be used to house the clients family as they do a complete renovation to their primary residence on the existing property. The garage apartment will not exceed the height or width of the primary structure. The structure will be built out of wood 2x4's and have a D-105 siding as the previous structure. The windows installed will be that of Jeld-Wen (aluminum clad) and the roof to be of onyx black asphalt shingles.

The client is also requesting to place a greenhouse that will not be a permanent structure nor connected to the primary house or the garage studio. It will be stick frame and sit on pavers, so that if ever the structure needs to come down, it can be done through a simple attachments (see attached image)

The client would like to "Thank You" for your time and consideration on their project.

Greenhouse



Current Photos

1002 Kampmann Blvd.

North Elevation



South Elevation



East Elevation



West Elevation



Interior



NATIONAL



LOSS



CONSULTANTS

**ENGINEERING INVESTIGATION OF A RESIDENCE
1002 KAMPMANN BOULEVARD
SAN ANTONIO, TEXAS**



**PREPARED FOR: CATTRAX
C/O MR. RUSSEL AKERBLOM
ALLSTATE NCT
MOBILE, ALABAMA**



This document has been electronically signed and sealed by Enrique J. Morales, P.E. on August 15, 2024 using a Digital Signature.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

This document consists of a total of 25 pages (including an Aerial View and 16 Photographs).

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CONSULTANTS

August 15, 2024

CatTrax
C/O Mr. Russel Akerblom
Allstate NCT
1020 Downtowner Boulevard
Mobile, Alabama 36609

RE: Insured: Natasha Ryan
Claim No.: 752178590
CatTrax: 42083
Date of Loss: 04/10/2024
NLC File No.: 324-ENG-0612-03

Dear Mr. Akerblom:

On June 12, 2024, we received your assignment, requesting an engineering examination to evaluate the cause and extent of the reported damage to a detached garage located at 1002 Kampmann Boulevard in San Antonio, Texas, associated with the reported tree collapse and impact to the building on April 10, 2024.

Enclosed is a report of our findings and conclusion.

If you require additional information or if we can be of further assistance, please do not hesitate to contact us. It is a pleasure to be of service.

Sincerely yours,



Enrique Morales, P.E.
Consulting Engineer

EM
Enclosures

PROPERTY DESCRIPTION:

The subject property consisted of a two -level, single-family residential building. According to information obtained from the Bexar County Appraisal District's website, the residential building and the detached garage were built in 1940. The detached garage building was constructed of wood-framed load-bearing walls and the exterior walls were covered with wood panels. For the purposes of this report the front of the detached garage building was referenced to face south **(RE: Photograph No. 1 and Aerial View)**.

LOSS DESCRIPTION:

Ms. Natasha Ryan, the homeowner, reported that on April 10, 2024, a tree adjacent to the detached garage building (left side; west) collapsed and impacted the southwest corner of the building. Ms. Ryan was concerned with the structural integrity of the detached garage and the repairs required to bring the building to its original condition prior to the reported tree impact event of April 10, 2024.

ASSIGNMENT:

Determine the extent of the reported damage to the detached garage building that purportedly resulted from the tree collapse and impact event that affected the subject site on April 10, 2024. This assignment was requested by Mr. Russel Akerblom of Allstate NCT on June 12, 2024.

INSPECTION DATE:

July 3, 2024

INSPECTOR:

Enrique Morales, P.E., Consulting Engineer

OTHERS PRESENT:

Ms. Natasha Ryan, the homeowner, was present during the site visit portion of the assessment and provided access to the property, information regarding the timeline of the reported damage, and her primary concerns.

REVIEW OF PROVIDED DOCUMENTS:

The following documents were submitted as part of this loss assignment:

- *Adjuster Photograph Report*: Nineteen (19) photographs of the subject property reportedly taken on April 20, 2024, in a report prepared by the *Allstate Insurance Company*. The photographs included overviews of the detached garage building that depicted similar conditions to the ones observed in my site visit.

INSPECTOR'S OBSERVATIONS:

- Impact damage was evident at the southwest corner of the detached garage building. Deformations and structural distortions were observed on the framing members adjacent to the impact area and along the garage doors (wall openings) at the front of the building. I measured deflection deformation on a header beam of a door opening of up to two (2) inches. Several bracing members were detached and/or displaced from the columns. I also noted a large separation of a header beam from the column post at the southwest area of the detached garage building. I measured the walls and columns for plumbness, and portions of the columns and walls along the front (south) were substantially out of plumb along the assumed direction of the impact area. Portions of the west wall were deformed and out of plumb. Damage to the roof covering was evident at the southwest corner of the detached garage building. The roof framing consisted of 2x4 joists nailed to ridge beams with no collar ties and spaced above sixteen (16) inches from centers. Ceiling joists were present with king posts **(RE: Photograph Nos. 1 – 16)**.

ENGINEERING ANALYSIS:

Ms. Natasha Ryan, the homeowner, reported that on April 10, 2024, a tree adjacent to the detached garage building (left side; west) collapsed and impacted the southwest corner of the building.

No collar ties were present. I inspected the detached garage building to provide an opinion regarding its structural soundness and to provide repair recommendations accordingly. The detached garage structural system consisted of roof joist and there was a beam installed along the center with kingposts from a ceiling joist. Impact damage was evident at the southwest corner of the building. There were large deformations and structural distortions within the impact area. The wall openings (garage door openings) exhibited deflections of the headers of up to two (2) inches, which is considered a large and substantial permanent deformation. There were displaced and detached bracing supports, and several trims were detached or deformed. My observations of the detached and deformed trims were consistent with large permanent deformations along the front (south) wall and the left side (west) wall. I also measured several elements along the front (south) wall and the left side (west) wall that were out of plumb.

The permanent displacement observed of the framing along the front (south) wall and the left side (west) wall affected the capacity of the building to resist lateral forces. Furthermore, it is my opinion that the lateral resisting system of the entire building was affected by more than fifty (50) percent. Also, I noted that no collar ties were installed on the roof framing system and the 2x4 joists were spaced above sixteen (16) inches from centers, which under current codes will not meet the requirements for major structural repairs, like the ones observed in the detached garage. It is my opinion that the impact damage associated with the reported tree collapse and impact on the detached garage building cannot be repaired to meet current code requirements. The permanent deformations and structural distortions observed on the framing along the front (south) wall and the left side (west) wall in combination with the existing structural conditions of

the detached garage will substantially limit any adequate repair of the structural components. No repair recommendations are provided under this report. At this time, I recommend the removal and replacement of the entire building.

CONCLUSION:

Based on the information obtained, my opinions are as follows:

- The permanent deformations and structural distortions observed on the framing along the front (south) wall and the left side (west) wall associated with the reported tree impact on April 10, 2024, in combination with the existing structural conditions of the detached garage will substantially limit the performance of any adequate repair of the structural components to meet current construction codes. At this time, I recommend the removal and replacement of the entire detached garage building.

REPAIR RECOMMENDATIONS:

The following repairs are intended as a general guide for the required repairs from damage associated with the reported weather event on April 10, 2024. If during the repair process hidden and/or different conditions are encountered regarding the structural soundness of the building, it is the responsibility of the contractor to contact immediately the engineer of record of this report and/or a registered engineer in the State of Texas to address this condition.

- Removal and replacement of the entire building.

The above-submitted opinions are based upon scientific methods, information supplied by the homeowner, the adjuster, applicable building codes, generally accepted engineering criteria, and the personal and professional knowledge and experience of the Engineer. Such an inspection cannot detect all existing or potential defects, and it should therefore be understood that future conditions affecting items listed in this report cannot be predicted since they are all subject to change. The scope of this inspection extends

only to items related to the reported damage. This inspection should not be considered a warranty or representation of any kind; hence, the liability extends only to charges for the performance thereof at the time of inspection.

The opinions and conclusions in this report are based on the information available at this time. Should additional data become available, we reserve the right to determine the impact, if any, the additional information may have regarding our opinions and conclusions and revise our opinions and conclusions if warranted.

At this point, we are closing our file. If you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,
NATIONAL LOSS CONSULTANTS



Enrique Morales, P.E.
Consulting Engineer

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TO Natasha Ryan
1002 Kampmann
San Antonio, Texas
Phone (740)973-0191
Natasha.d.ryan@gmail.com

	Description	Requested Amount	Balance
1	Option 1		
	Rebuild existing garage to include a second story	\$285,856.95	
2	Option 2		
	Deconstruct and build all new	\$226,650.00	
		Requested Amount	\$0.00
		Remaining Amount	0.00

Thank you for your business!

Service	Total		Payout #1		Payout #2		Partial Mgmt. Fee
Insurance	\$3,250.00		\$3,250.00		\$0.00		\$0.00
Foundation	\$24,372.00		\$10,967.40		\$10,967.40		\$2,437.20
Roof Demo	\$6,250.00		\$2,812.50		\$2,812.50		\$625.00
Garage Lift	\$16,100.00		\$7,245.00		\$7,245.00		\$1,610.00
Framing	\$16,500.00		\$7,425.00		\$7,425.00		\$1,650.00
Plumbing	\$35,000.00		\$15,750.00		\$15,750.00		\$3,500.00
Electrical	\$18,000.00		\$8,100.00		\$8,100.00		\$1,800.00
Mechanical	\$12,520.00		\$5,634.00		\$5,634.00		\$1,252.00
Roofer- Dimensional	\$14,565.00		\$6,554.25		\$6,554.25		\$1,456.50
Carpentry- Interior							
Doors/ Windows/ Trim	\$5,850.00		\$2,632.50		\$2,632.50		\$585.00
Gypsum Board	\$8,250.00		\$3,712.50		\$3,712.50		\$825.00
Insulation-							
Walls/ Clg (Foam)	\$9,765.00		\$4,394.25		\$4,394.25		\$976.50
Millwork							
Carpentry- Interior	\$13,525.00		\$6,086.25		\$6,086.25		\$1,352.50
Paint- Interior/ Exterior	\$15,850.00		\$7,132.50		\$7,132.50		\$1,585.00
Materials	\$87,459.95		\$43,729.98		\$43,729.98		\$0.00
Fees- Permits	\$900.00		\$900.00				\$0.00
Discount	-\$2,300.00		-\$1,150.00		-\$1,150.00		\$0.00
Total Cost	\$285,856.95		\$135,176.13		\$131,026.13		\$19,654.70

Service	Total	Payout #1	Payout #2	Partial Mgmt. Fee
Insurance	\$1,350.00	\$1,350.00	\$0.00	\$0.00
Foundation	\$10,585.00	\$4,763.25	\$4,763.25	\$1,058.50
Complete Decon.	\$6,250.00	\$2,812.50	\$2,812.50	\$625.00
Framing	\$10,500.00	\$4,725.00	\$4,725.00	\$1,050.00
Plumbing	\$20,000.00	\$9,000.00	\$9,000.00	\$2,000.00
Electrical	\$15,000.00	\$6,750.00	\$6,750.00	\$1,500.00
Mechanical	\$9,500.00	\$4,275.00	\$4,275.00	\$950.00
Roofer- Dimensional	\$14,565.00	\$6,554.25	\$6,554.25	\$1,456.50
Carpentry- Interior				
Doors/ Windows/ Trim	\$5,850.00	\$2,632.50	\$2,632.50	\$585.00
Gypsum Board	\$8,250.00	\$3,712.50	\$3,712.50	\$825.00
Insulation-				
Walls/ Clg (Foam)	\$9,765.00	\$4,394.25	\$4,394.25	\$976.50
Millwork				
Carpentry- Interior	\$10,500.00	\$4,725.00	\$4,725.00	\$1,050.00
Paint- Interior/ Exterior	\$8,500.00	\$3,825.00	\$3,825.00	\$850.00
Materials	\$100,635.00	\$50,317.50	\$50,317.50	\$0.00
Fees- Permits	\$900.00	\$900.00		\$0.00
Discount	-\$5,500.00	-\$2,750.00	-\$2,750.00	\$0.00
Total Cost	\$226,650.00	\$107,986.75	\$105,736.75	\$12,926.50

PHOTOGRAPH LOG

Specification of Materials



1.

D-105 Siding



Jeld Wen Window



2.

3 Tab Asphalt Shingles (Oynx Back)



3.

chauffeured columns

PHOTOGRAPH NO. 1



View of the front (south) elevation of the detached garage building at the Ryan residence, located at 1002 Kampmann Boulevard in San Antonio, Texas.

PHOTOGRAPH NO. 2



View of the right side (east) elevation of the detached garage building.

PHOTOGRAPH NO. 3



View of the rear (north) elevation of the detached garage building.

PHOTOGRAPH NO. 4



View of the left side (west) of the detached garage building.

PHOTOGRAPH NO. 5



View of the impact area at the southwest corner of the detached garage building.

PHOTOGRAPH NO. 6



Close-up view of the impact area at the southwest corner of the detached garage building.

PHOTOGRAPH NO. 7



View of displaced bracing member at the front (south) of the detached garage building.

PHOTOGRAPH NO. 8



View of a displaced header (beam) from a column post at the southwest corner of the detached garage building.

PHOTOGRAPH NO. 9



View of split cracks on the trims at the front (south) of the detached garage building.

PHOTOGRAPH NO. 10



View of displaced frame and trim at the front (south) of the detached garage building.

PHOTOGRAPH NO. 11



View of displaced bracing member at the front (south) of the detached garage building.

PHOTOGRAPH NO. 12



View of a deflection deformation of the opening header at the front (south) of the detached garage building. Note partially detached trim boards.

PHOTOGRAPH NO. 13



View of a deflection deformation of the opening header at the front (south) of the detached garage building.

PHOTOGRAPH NO. 14



Overview of the interior framing of the detached garage building.

PHOTOGRAPH NO. 15



Overview of the interior framing of the detached garage building.

PHOTOGRAPH NO. 16



View of a deflection deformation of the opening header at the front (south) of the detached garage building.

AERIAL VIEW



Aerial view of the detached garage building at the Ryan property located at 1002 Kampmann Boulevard in San Antonio, Texas (GoogleEarth©; Imagery Date 09/08/2023).

DESIGN

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E. aodesign.ochoa@gmail.com

1002 KAMPMANN BLVD.

SHEET INDEX

1	A0.0	COVER
2	A0.1	SITE PLAN
3	D1.0	DEMOLITION PLAN
		DEMOLITION ELEVATION
4	A1.0	OVERALL PLAN
5	A1.1	FLOOR PLAN
6	A1.2	FLOOR PLAN
7	A1.3	ELEVATIONS
8	A1.4	OVERALL ELEVATIONS

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DATE: OCTOBER 18, 2024
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet

A0.0

1 of 8

ADAN OCHOA
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STEPHEN BLAKE
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COVER SHEET

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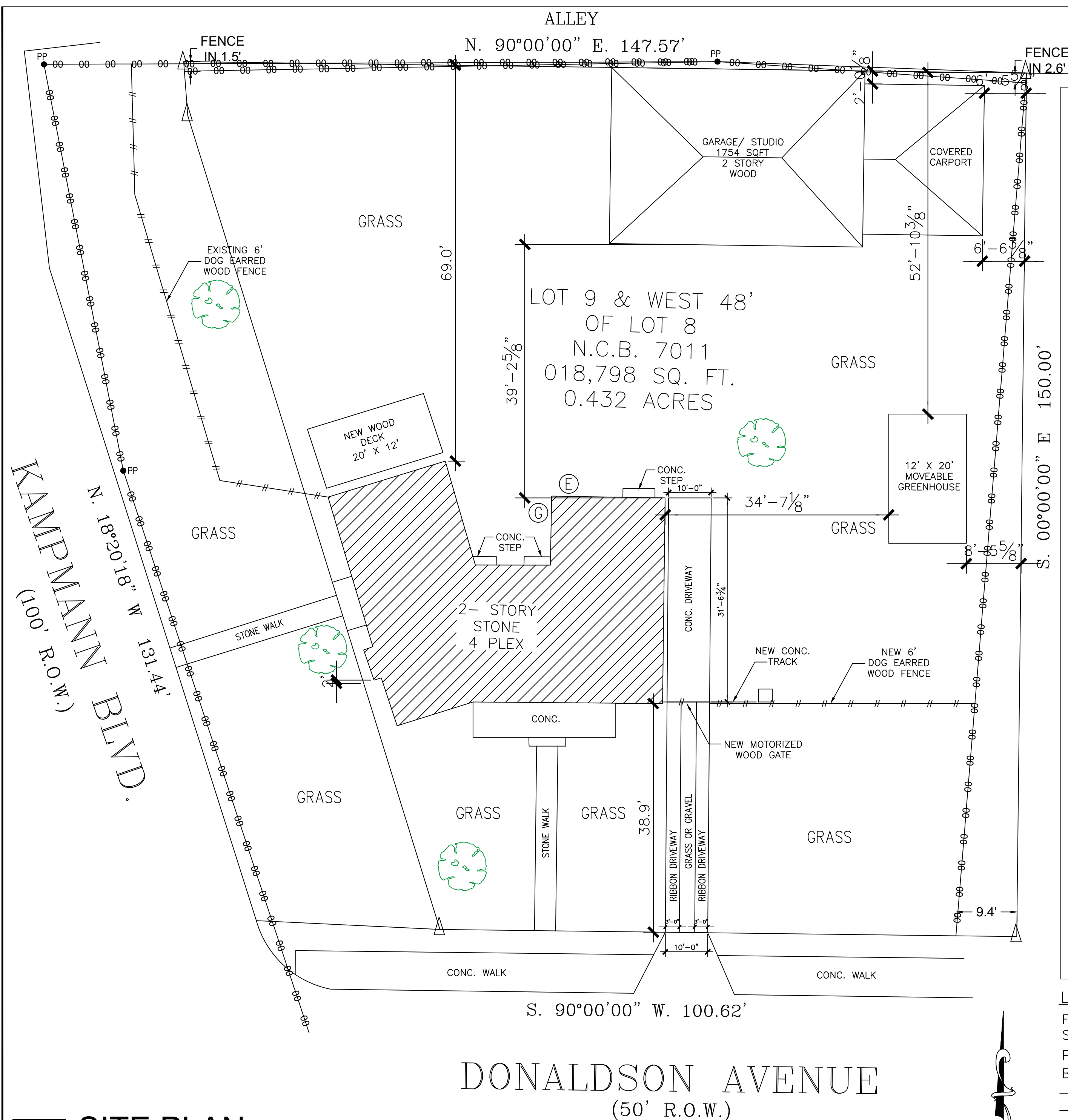
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DESIGNER: ADAN OCHOA

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A0.2

2 of 8

SITE PLAN

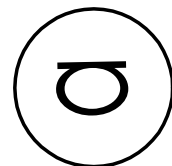


LEGEND

- F.C. : FENCE CORNER
S.I.P. : SET 1/2" IRON PIN
P.P. : POWER POLE
B.S. : BUILDING SETBACK
—E— : OVERHEAD POWER LINE
—— : CHAIN LINK FENCE
⊙ : GAS METER
⊕ : ELECTRICAL METER
▲ : CALCULATED POINT

1 SITE PLAN

Scale: NOT TO SCALE



DESIGN

AO DESIGN, LLC
ADAN OCHOA
234 GROSVENOR
SAN ANTONIO, TEXAS
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1002 KAMPMANN BLVD.

SHEET INDEX	
1	A0.0 COVER
2	A0.1 SITE PLAN
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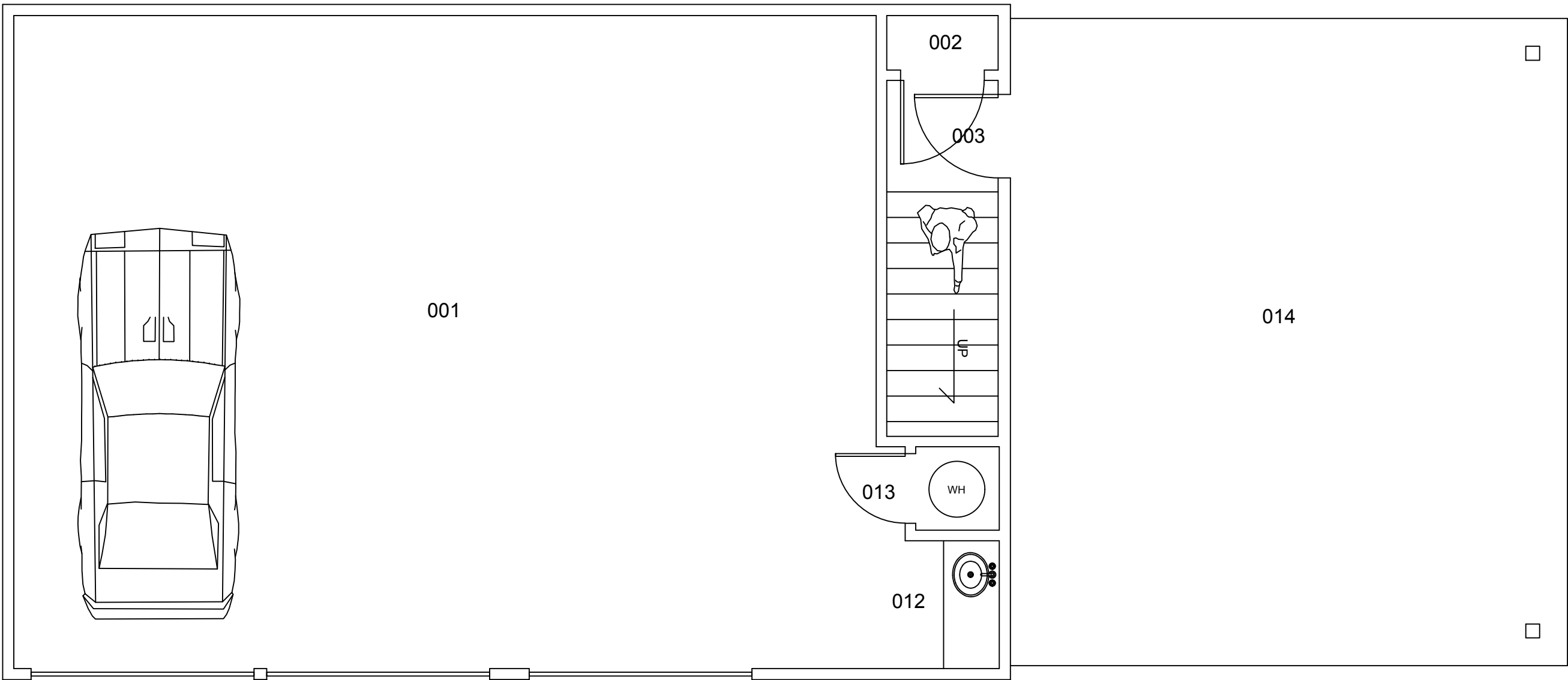
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DATE: OCTOBER 18, 2024
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

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A1.0
4 of 8

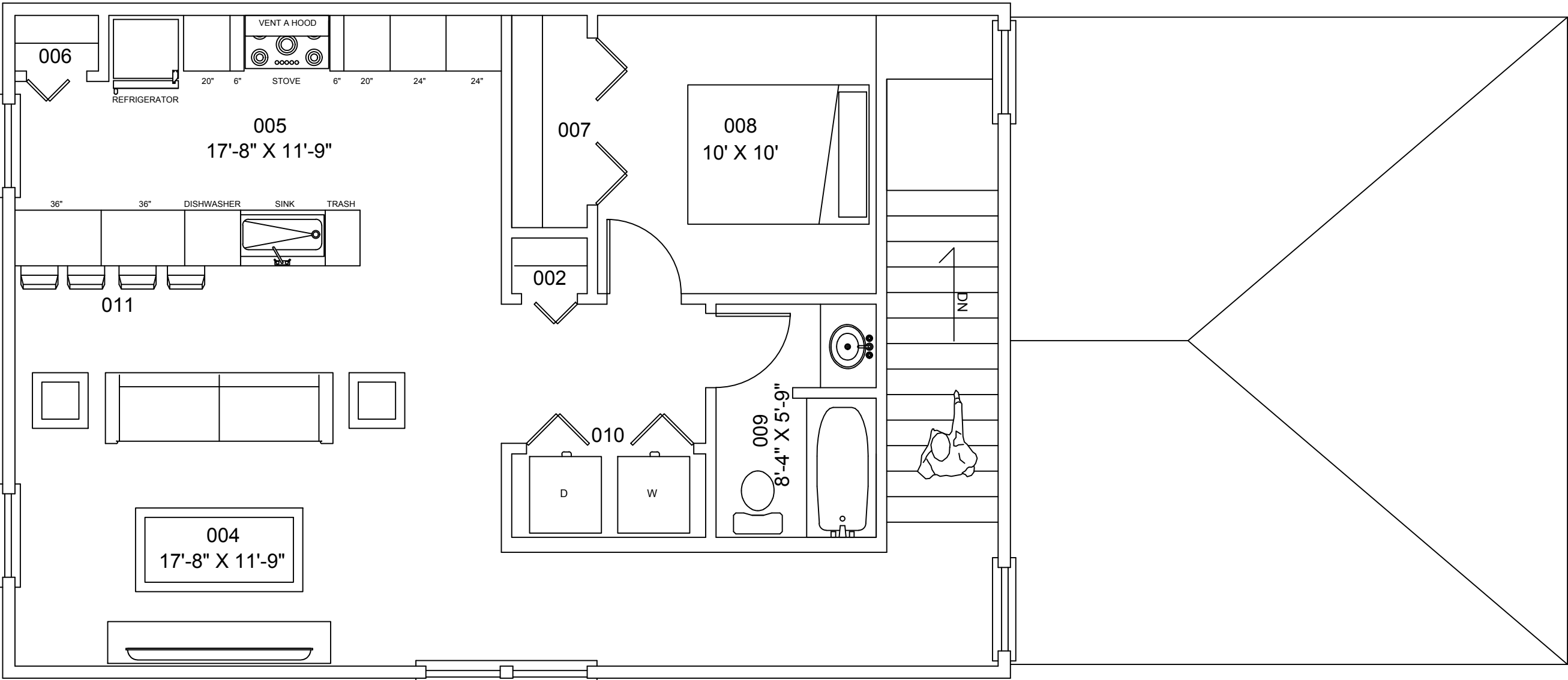
OVERALL FLOOR PLAN

LEGEND			
001	GARAGE/ STORAGE	008	MASTER BEDROOM
002	CLOSET	009	BATHROOM
003	ENTRY	010	WASHER/ DRYER
004	LIVING ROOM	011	SERVING STATION
005	KITCHEN	012	WASH STATION
006	PANTRY	013	WATER HEATER
007	MASTER CLOSET	014	CARPORT

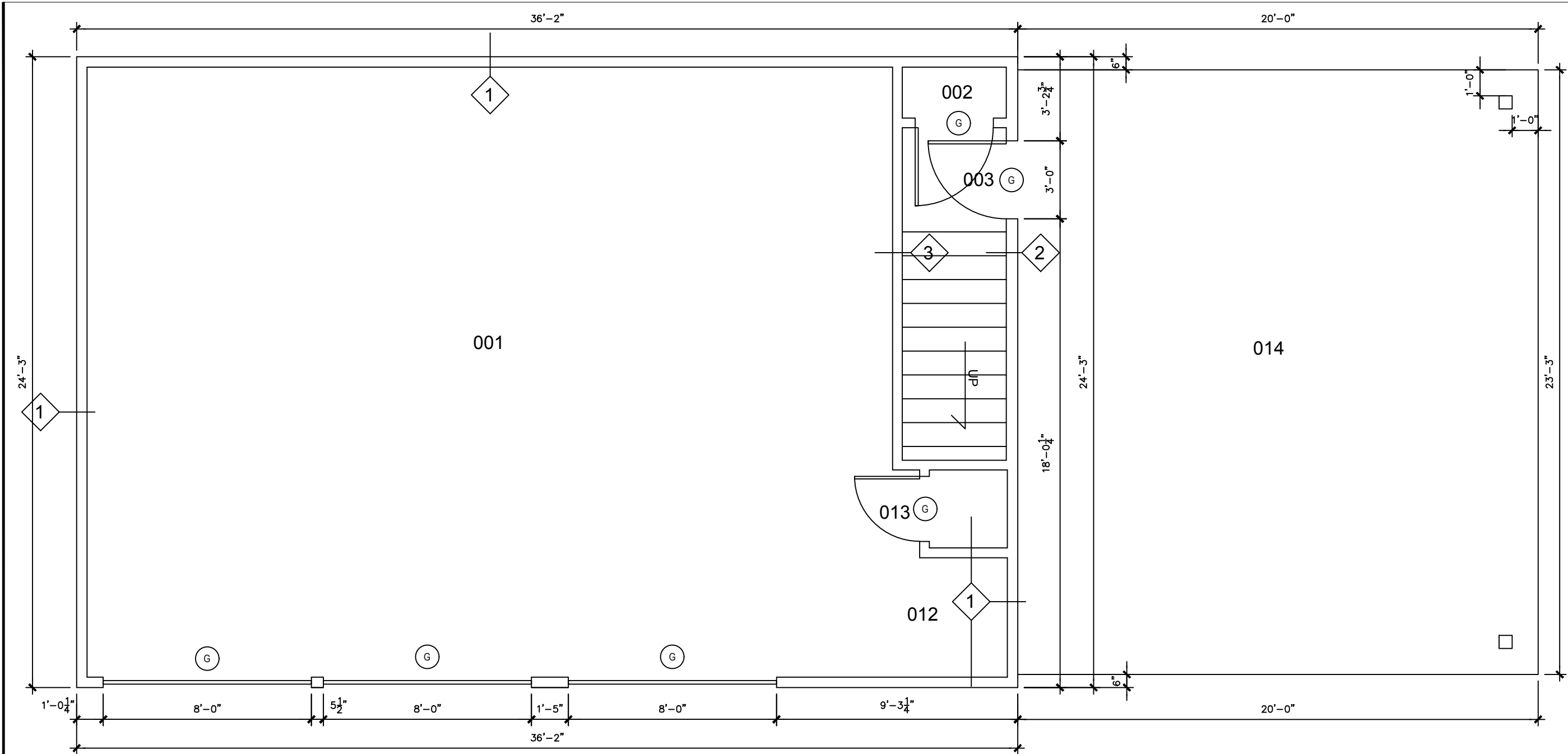
SQUARE FOOTAGE: 1,754



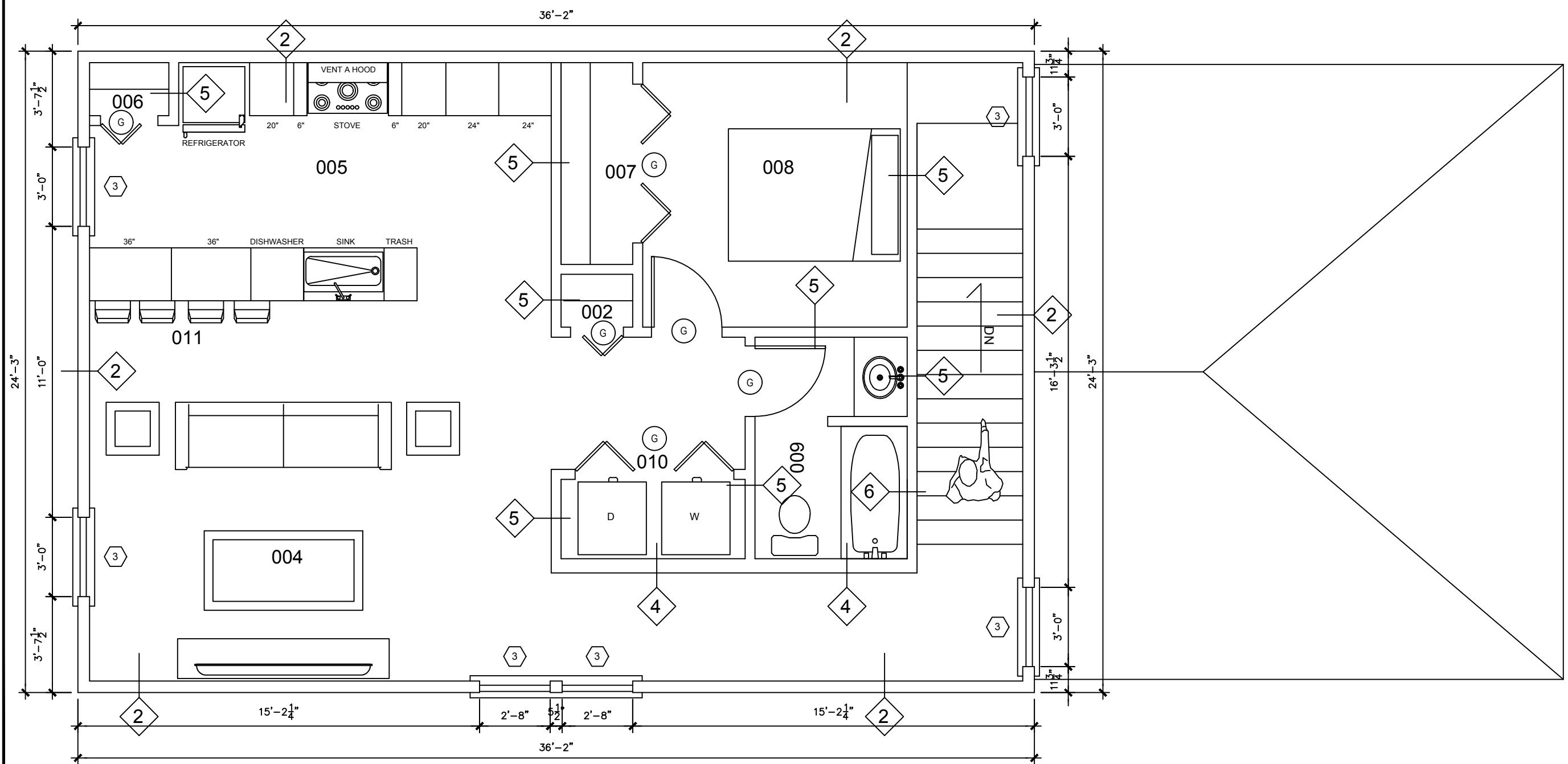
1 OVERALL FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 OVERALL SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



1 OVERALL FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 OVERALL SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

LEGEND

001	GARAGE/ STORAGE	008	MASTER BEDROOM
002	CLOSET	009	BATHROOM
003	ENTRY	010	WASHER/ DRYER
004	LIVING ROOM	011	SERVING STATION
005	KITCHEN	012	WASH STATION
006	PANTRY	013	WATER HEATER
007	MASTER CLOSET	014	CARPORT

SQUARE FOOTAGE: 1,754

General Notes

- ALL FRAMING TO BE 2X4 WOOD STUDS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE FROM FINISH TO FINISH.
- CEILING TO CONSIST OF $\frac{5}{8}$ " TYPE "X" GYPSUM BOARD, UNLESS OTHERWISE NOTED.
- ALL CORNER GUARDS ARE TO BE AT FULL HEIGHT AND SECURED WITH MASTIC.
- NO SUBSTITUTIONS FOR MATERIALS FOR THOSE INDICATED SHALL BE MADE WITHOUT THE PROJECT DESIGNER'S WRITTEN APPROVAL.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES EXISTING OR NEW.
- ALL INTERIOR WALLS TO BE CONSTRUCTED OUT OF 2X4 WOOD STUDS, TO BE PLACED 16 INCH ON CENTER AND COVERED WITH 1/2" TYPE "X" GYPSUM BOARD, UNLESS OTHERWISE NOTED AND PREP FOR PAINT.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY ANY DISCREPANCIES TO PROJECT MANAGER.
- SYMBOL \otimes INDICATES DOOR TYPE, SEE SHEET A2.0 FOR DOOR SCHEDULE INFORMATION.
- SEE SHEET A2.0 FOR WINDOW TYPES SHOWN AS $\#$.
- SEE SHEET A1.2 FOR PARTITION TYPES. $\#$.

VERIFY ALL ROUGH OPENING DIMENSIONS AS REQ. TO MATCH DOOR & WINDOW SIZES SHOWN.

Partition Types

- NEW 2X4 WOOD STUDS @ 16 O.C., $\frac{1}{2}$ " OSB, TYVEK AND D-105 WOOD SIDING ON THE EXTERIOR.
- NEW 2X4 WOOD STUDS @ 16 O.C., FILLED WITH R-19 BATT INSULATION, $\frac{1}{2}$ " GYPSUM BOARD ON THE INTERIOR, $\frac{1}{2}$ " OSB, TYVEK AND D-105 WOOD SIDING ON THE EXTERIOR.
- NEW 2X4 WOOD STUDS @ 16 O.C. AND $\frac{1}{2}$ " TYPE "X" GYPSUM BOARD ON INTERIOR SIDE.
- NEW 2X6 WOOD STUDS @ 16 O.C. AND $\frac{1}{2}$ " TYPE "X" GYPSUM BOARD ON BOTH SIDES.
- NEW 2X4 WOOD STUDS @ 16 O.C. AND $\frac{1}{2}$ " TYPE "X" GYPSUM BOARD ON BOTH SIDES.
- NEW 2X4 WOOD STUDS @ 16 O.C. WITH INSIDE SHOWER TO RECEIVE TYVEK, $\frac{1}{2}$ " HARDI BACKER, RED GUARD AND CERAMIC TILE, OPPOSITE SIDE TO RECEIVE $\frac{1}{2}$ " GYPSUM BOARD.

FINISH NOTES

- MOISTURE RESISTANT GYPSUM BOARD ON WALLS AND CEILINGS IN BATHROOMS.
- ALL ELECTRICAL OUTLET BOXES ARE TO BE ATTACHED TO STUDS, PROVIDE WHITE COLOR.
- PLASTIC, MOISTURE RESISTANT HARDI BACKER AND RED GUARD ON ALL TUB/SHOWER WALLS.

SHEET INDEX
1 A0.0 COVER
2 A0.1 SITE PLAN
3 D1.0 DEMOLITION PLAN
DEMOLITION ELEVATION
4 A1.0 OVERALL PLAN
5 A1.1 FLOOR PLAN
6 A1.2 FLOOR PLAN
7 A1.3 ELEVATIONS
8 A1.4 OVERALL ELEVATIONS

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1002 KAMPMANN BLVD.

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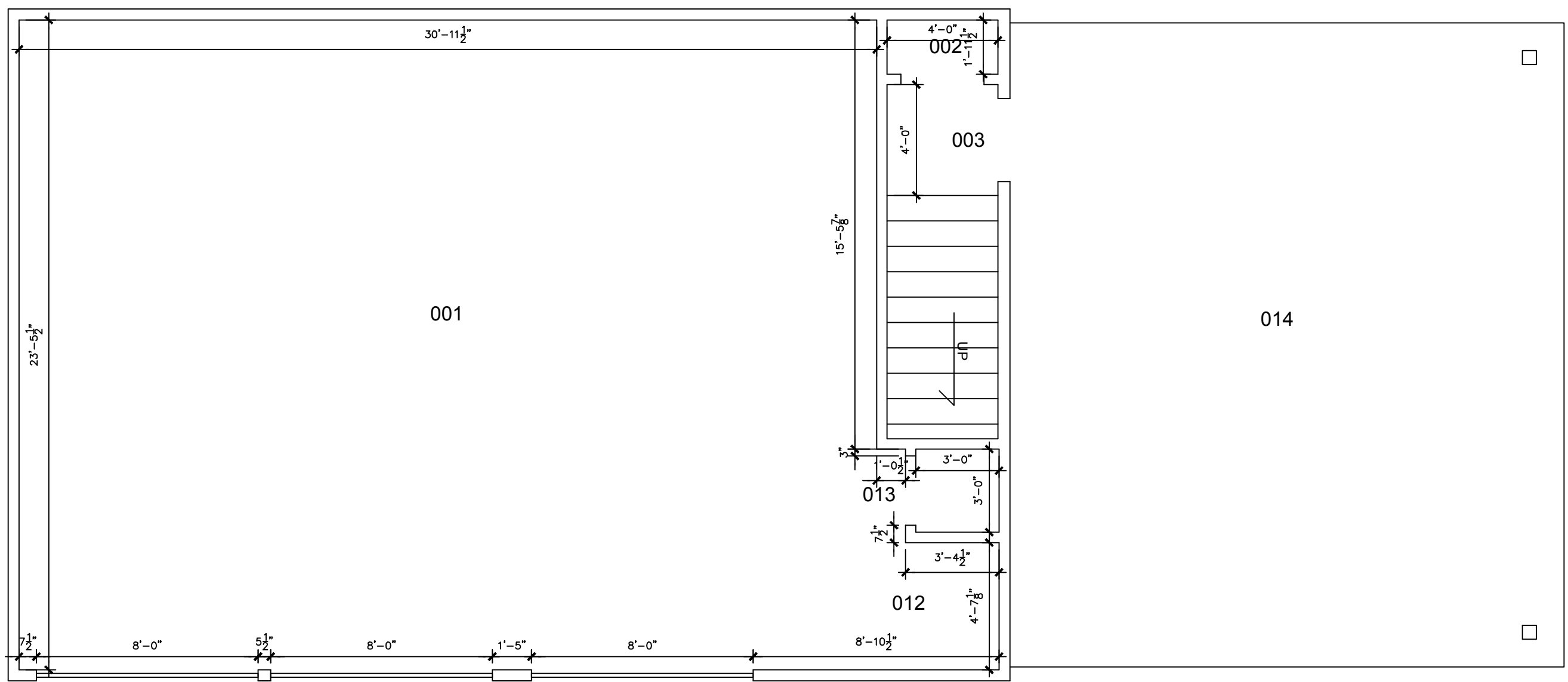
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DATE: OCTOBER 18, 2024
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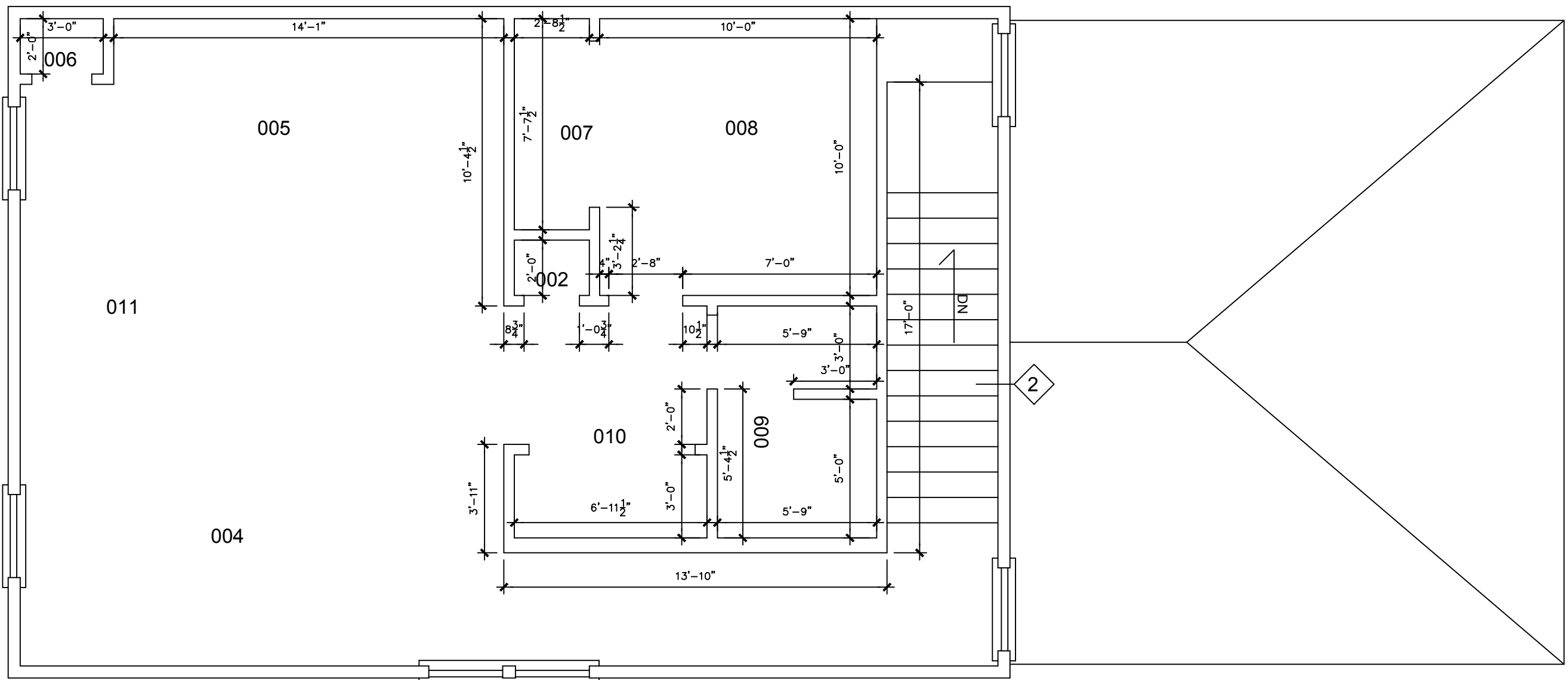
sheet

A1.2

6 of: 8



1 OVERALL FIRST FLOOR PLAN



2 OVERALL SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

FLOOR PLAN

LEGEND

001	GARAGE/ STORAGE	008	MASTER BEDROOM
002	CLOSET	009	BATHROOM
003	ENTRY	010	WASHER/ DRYER
004	LIVING ROOM	011	SERVING STATION
005	KITCHEN	012	WASH STATION
006	PANTRY	013	WATER HEATER
007	MASTER CLOSET	014	CARPORT

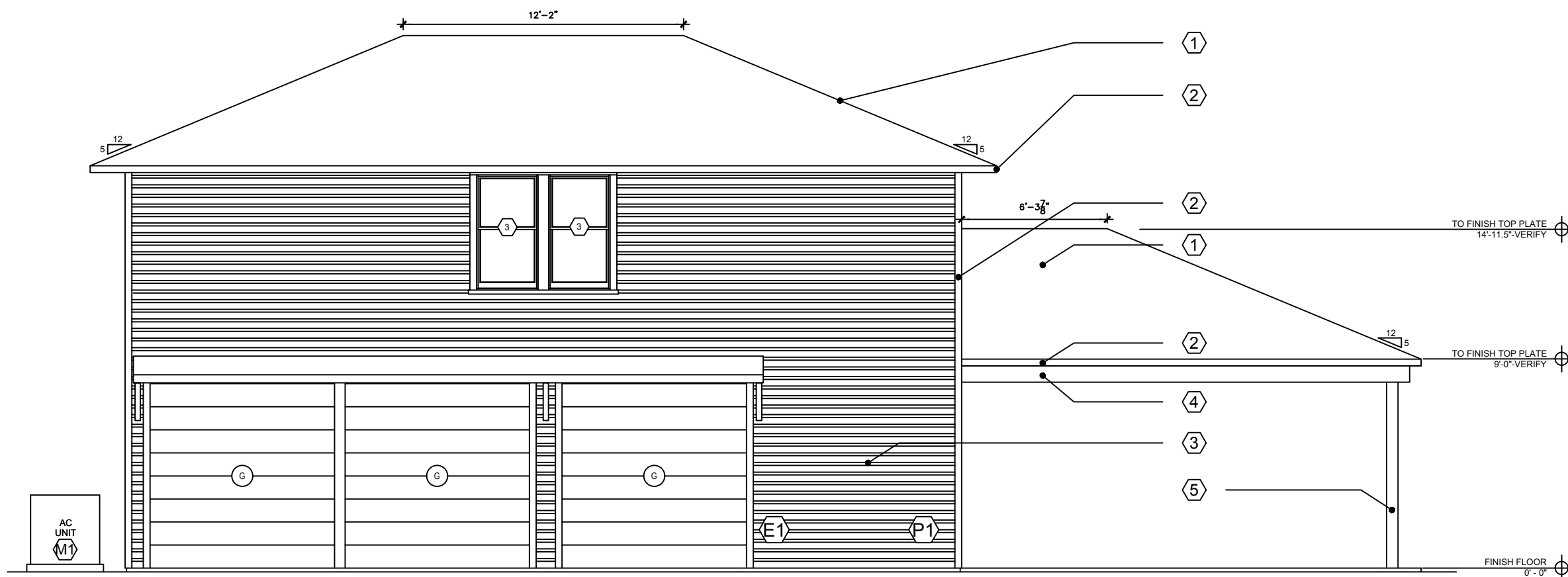
SQUARE FOOTAGE: 1,754

General Notes

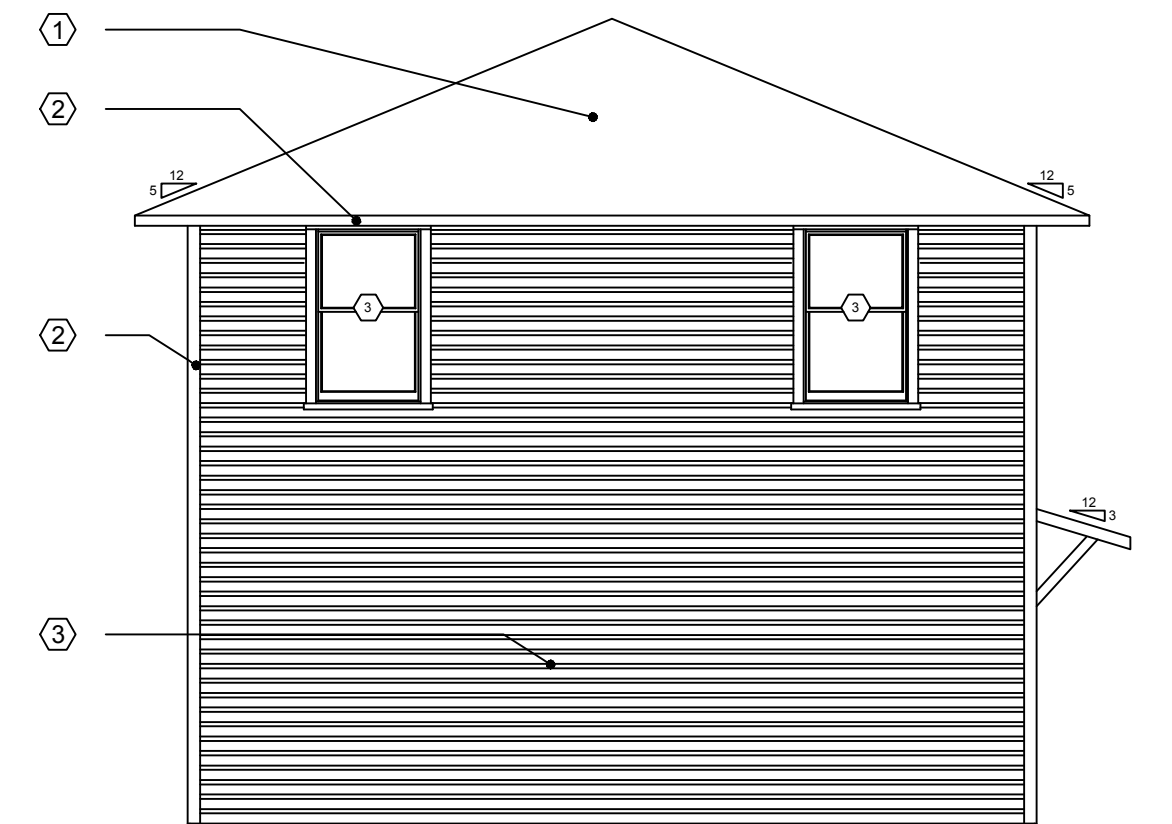
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9. VERIFY ALL ROUGH OPENING DIMENSIONS AS REQ. TO MATCH DOOR & WINDOW SIZES SHOWN.

FINISH NOTES

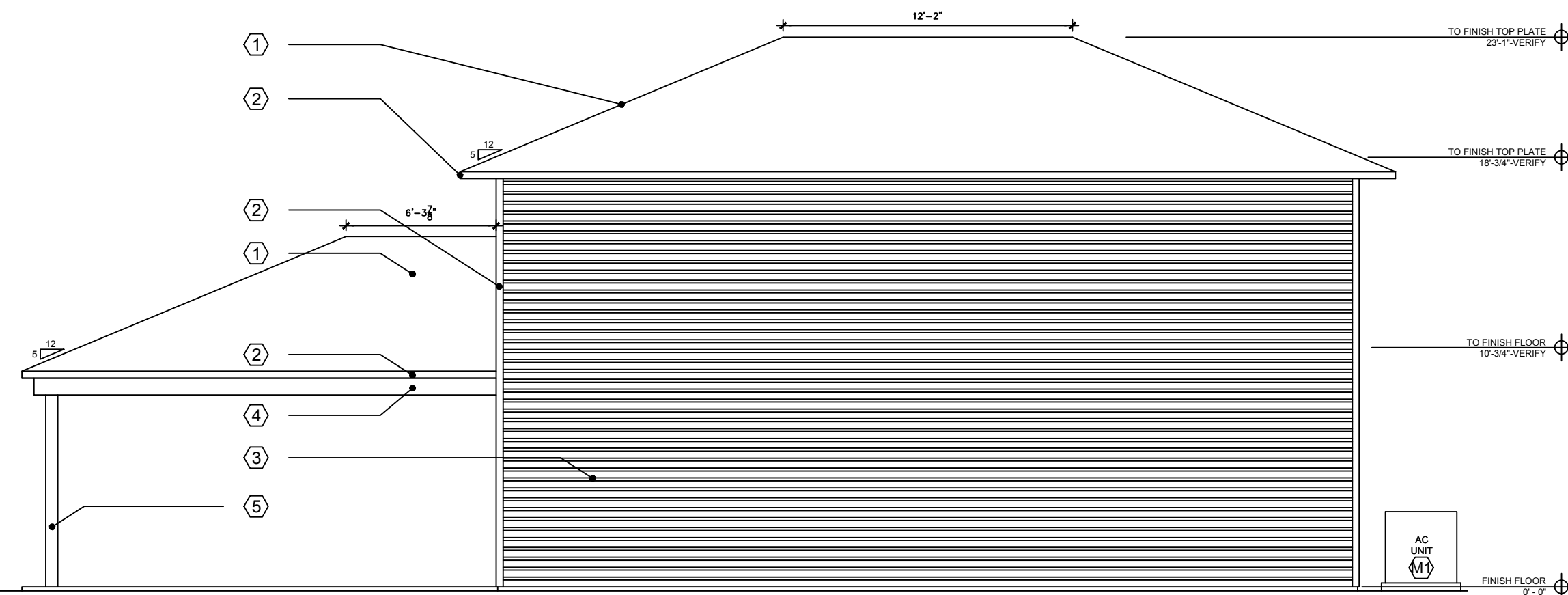
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3. PLASTIC, MOISTURE RESISTANT HARDI BACKER AND RED GUARD ON ALL TUB/SHOWER WALLS.



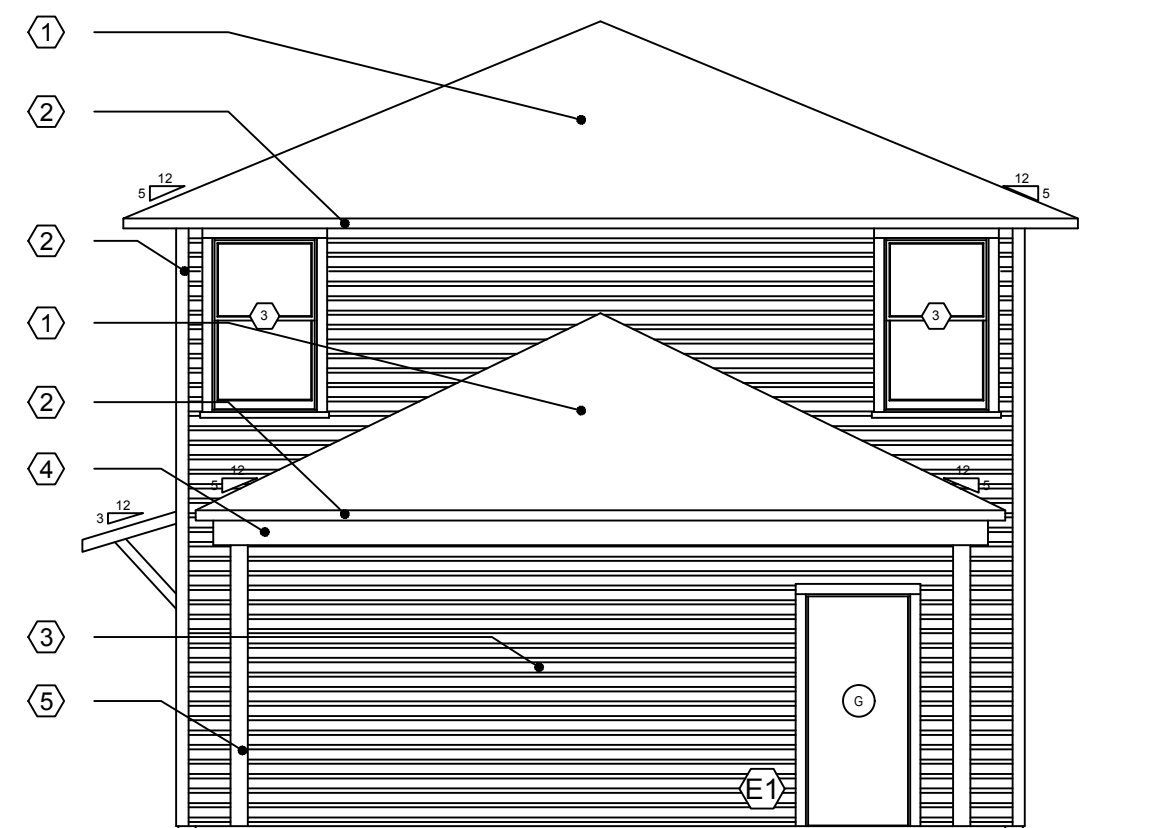
1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



2 EAST ELEVATION
Scale: 3/16" = 1'-0"



3 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



4 WEST ELEVATION
Scale: 3/16" = 1'-0"

GENERAL NOTES

- ALL MATERIAL TO BE DISPOSED OF OR RECYCLED BY CONTRACTOR.
- ALL M.E.P. DEMOLITION WILL BE COORDINATED BY THE CONTRACTOR.

MECHANICAL

- (M1) INSTALL NEW OUTSIDE UNIT ON SOLID CONCRETE SLAB

ELECTRICAL

- (E1) INSTALL OUTSIDE ELECTRICAL BOX

PLUMBER

- (P1) INSTALL NEW WATER HOSE BIBB
(P2) ALL EXHAUST PIPES TO BE PAINTED (COLOR MATCH SHINGLES)

CONTRACTOR

- (1) NEW ASPHALT SHINGLES (DIMENSIONAL)
(2) INSTALL WOOD FASCIA, TRIM, MOLDING.
(3) INSTALL D-105 WOOD SIDING
(4) INSTALL NEW 1X8 BAND
(5) INSTALL NEW 1X6 COLUMNS. (SEE IMAGE)

EXTERIOR FINISHED SCHEDULE

ITEM	MATERIAL	COLOR
ROOFING	DIMENSIONAL SHINGLES	BLACK
EXISTING FASCIA/ SOFFIT/ SIDING	WOOD	TBD
NEW FASCIA/ SOFFIT/ SIDING	WOOD	TBD
WINDOWS/ DOORS	JELD-WEN (ALUMINUM CLAD)	TBD

NOTES:

- BEFORE CONSTRUCTION, CONTRACTOR IS TO LAY OUT FLOOR PLAN TO DETERMINE EXACT EXTENT OF REMODEL AND ADDITION.

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1	A0.0 COVER
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	DEMOLITION ELEVATION
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6	A1.2 FLOOR PLAN
7	A1.3 ELEVATIONS
8	A1.4 OVERALL ELEVATIONS

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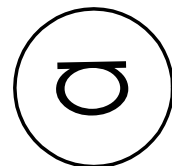
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DESIGNER: ADAN OCHOA

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A1.3

7 of 8

EXTERIOR ELEVATION



DESIGN

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1002 KAMPMANN BLVD.

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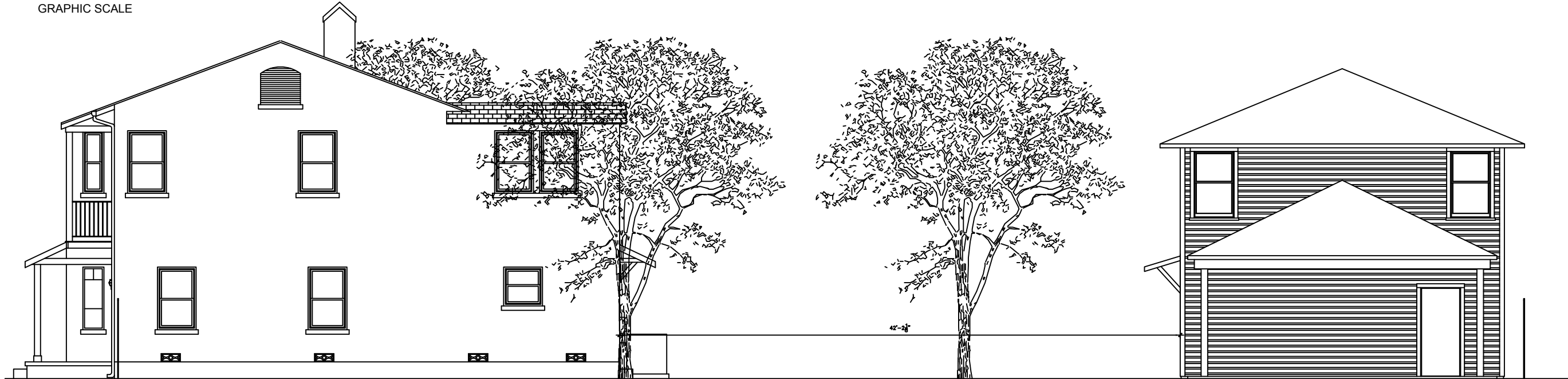
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DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

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A1.4
8 of 8

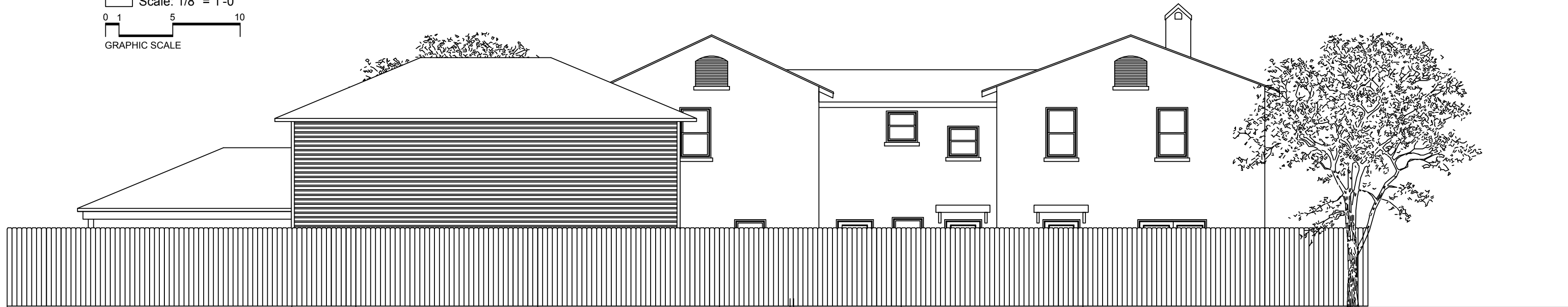
OVERALL EXTERIOR ELEVATION



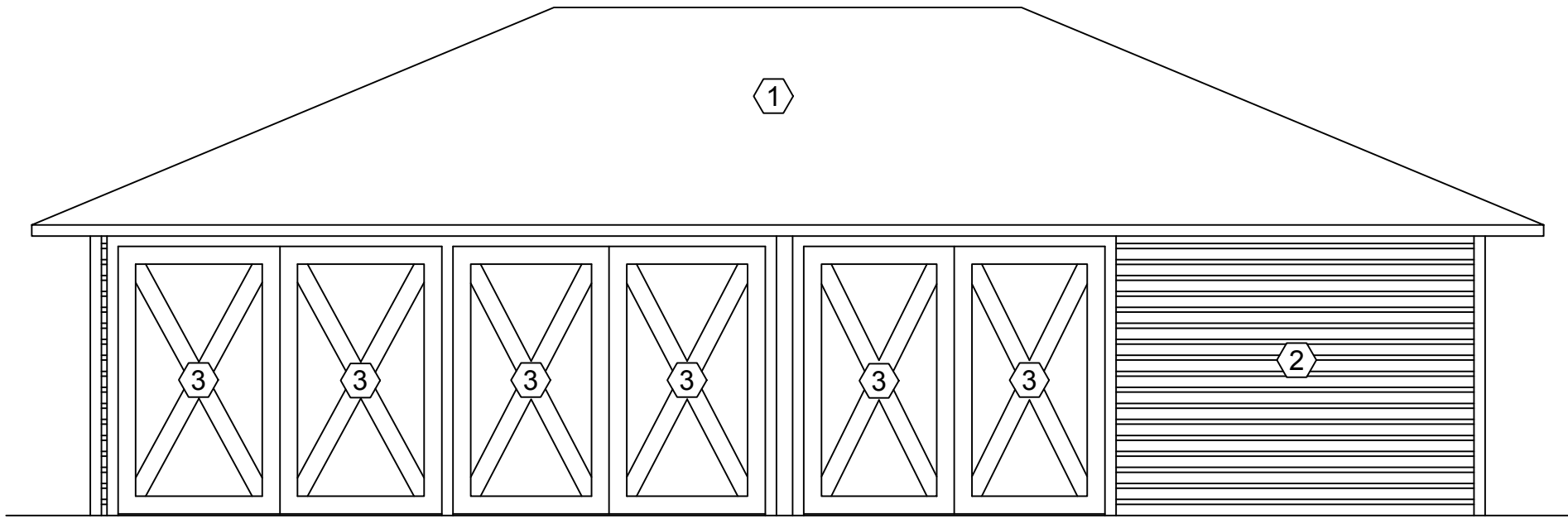
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GRAPHIC SCALE



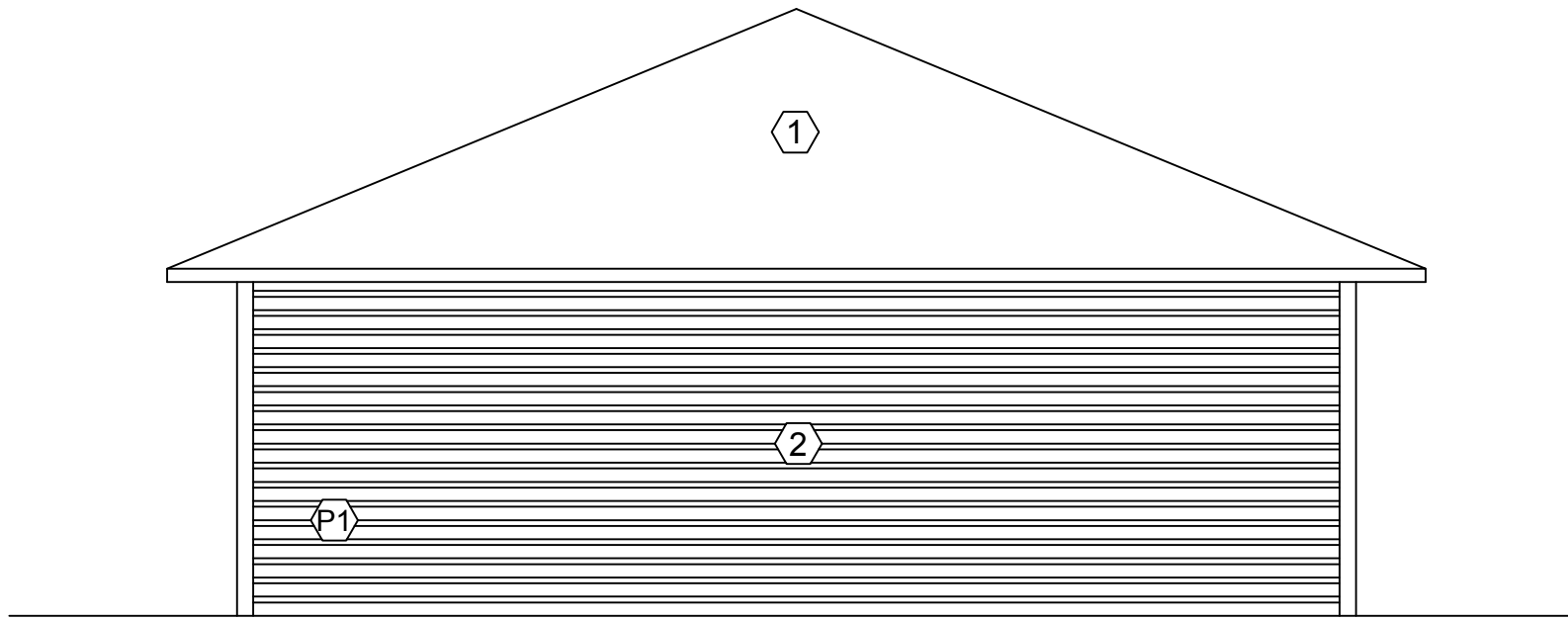
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0 1 5 10
GRAPHIC SCALE



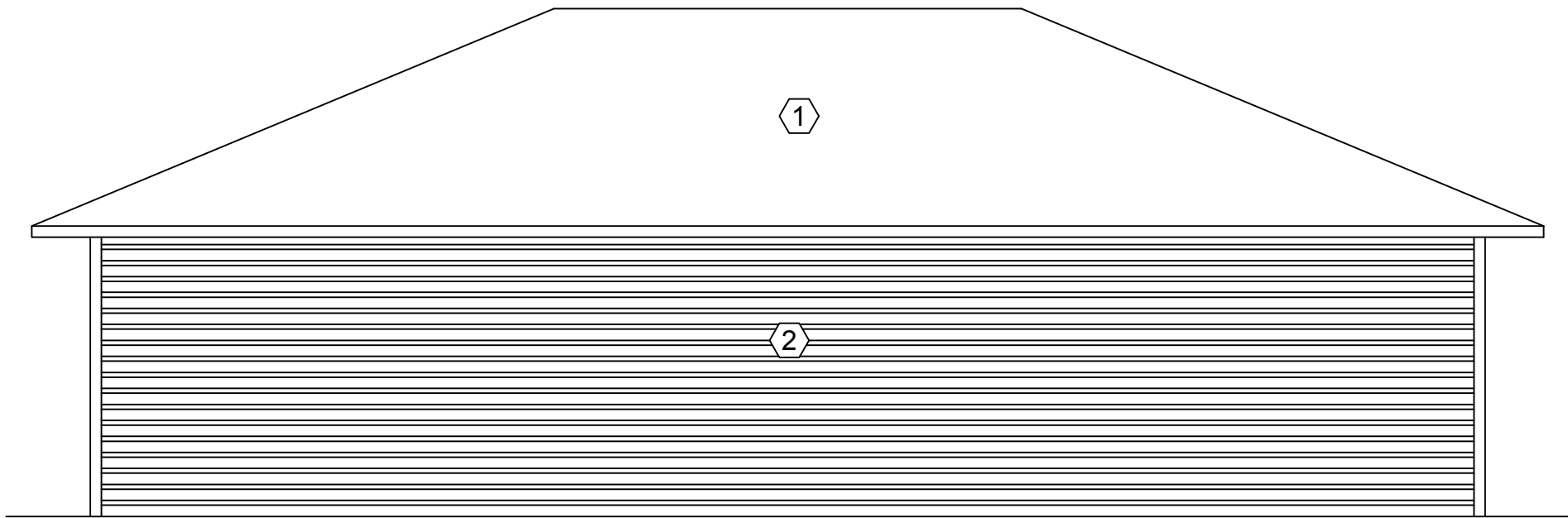
3 SOUTH ELEVATION
Scale: 1/8" = 1'-0"
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GRAPHIC SCALE



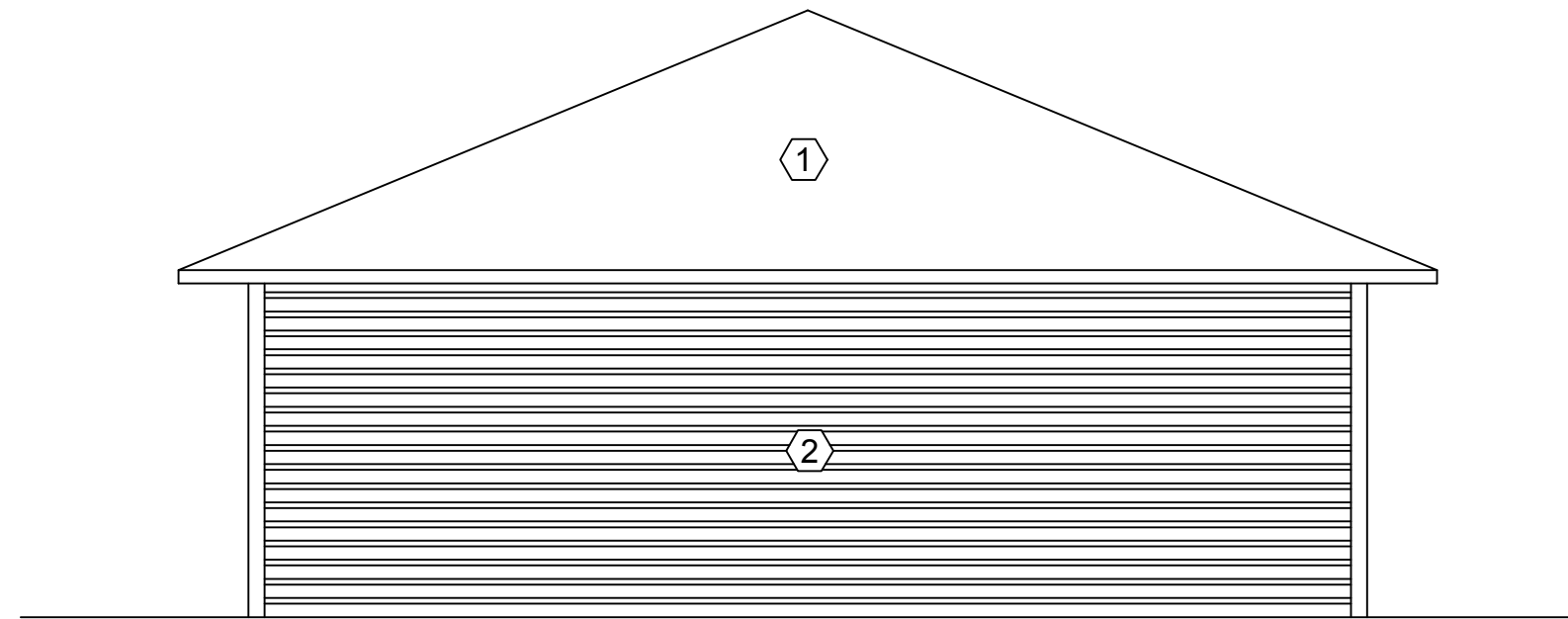
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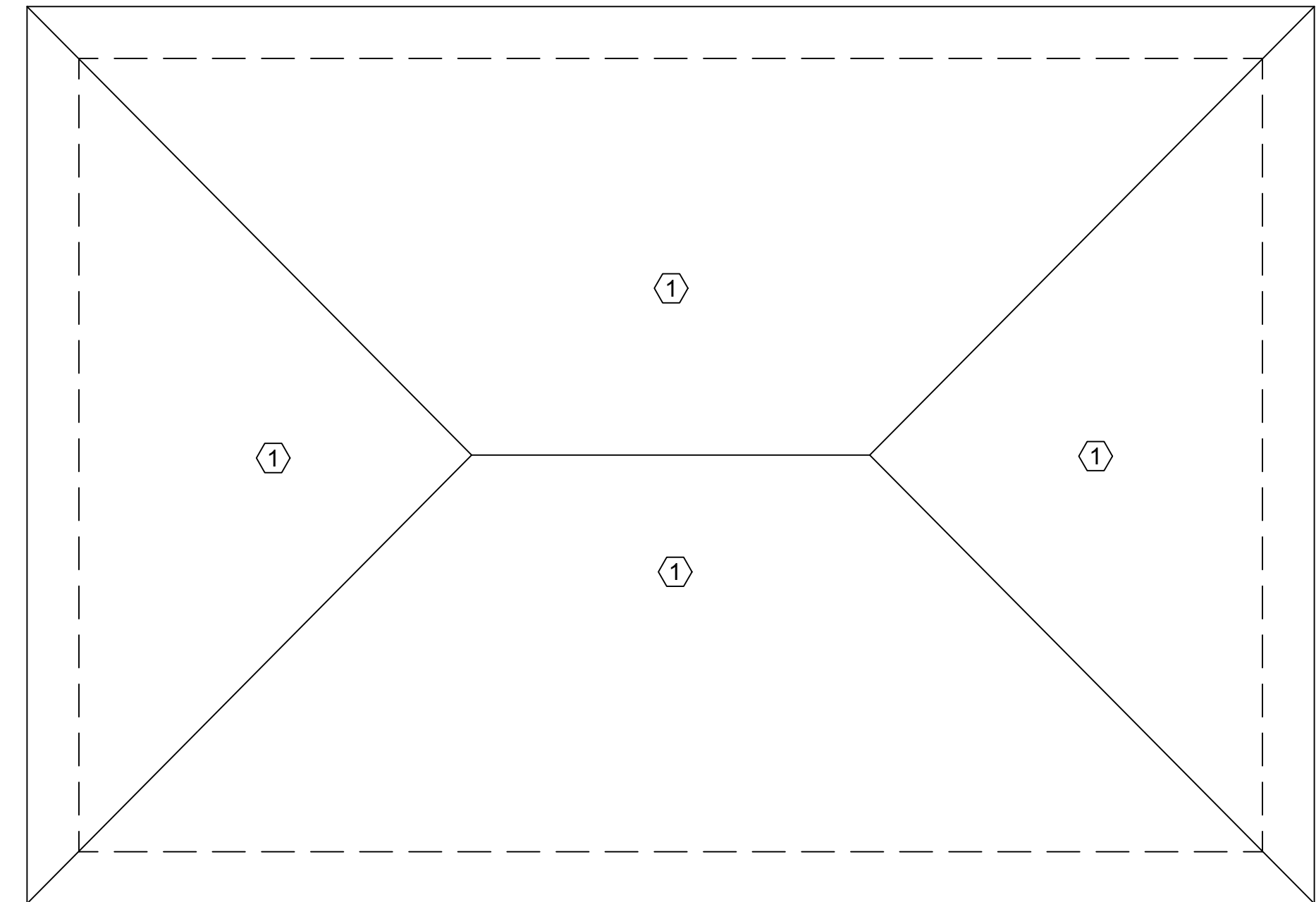
2 **WEST ELEVATION**
Scale: 1/4" = 1'-0"



3 **SOUTH ELEVATION**
Scale: 1/4" = 1'-0"



4 **EAST ELEVATION**
Scale: 1/4" = 1'-0"



5 **ROOF PLAN**
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE: 877

GENERAL NOTES

1. ALL MATERIAL TO BE DISPOSED OF OR RECYCLED BY CONTRACTOR.
2. ALL M.E.P. DEMOLITION WILL BE COORDINATED BY THE CONTRACTOR.

CONTRACTOR

- ① REMOVE ALL ASPHALT SHINGLES.
- ② REMOVE ALL SIDING AND STUDS AND STORE FOR LATER USE.
- ③ REMOVE EXISTING DOOR.

PLUMBER

- P1 CAP ANY EXISTING WATER LINES BELOW GRADE.

MECHANICAL

- M1 NONE AVAILABLE.

ELECTRICAL

- E1 NONE AVAILABLE.

FOUNDATION

- F1 DIRT FOUNDATION.

SHEET INDEX	
1	A0.0 COVER
2	A0.2 SITE PLAN
3	D1.0 DEMOLITION PLAN
	DEMOLITION ELEVATION
4	A1.0 OVERALL PLAN
5	A1.1 FLOOR PLAN
6	A1.2 FLOOR PLAN
7	A1.3 ELEVATIONS
8	A1.4 OVERALL ELEVATIONS

AO DESIGN, LLC,
DESIGN DRAWINGS AND SPECS
AS INSTRUMENTS OF SERVICE
ARE AND SHALL REMAIN
EXCLUSIVE PROPERTY OF THE
DESIGNER WHETHER THE
PROJECT FOR WHICH THEY
ARE MADE IS TO BE EXECUTED
OR NOT AND SHALL BE
RETURNED TO HIM/ HER UPON
THE COMPLETION OF THE
CONSTRUCTION WORK. THEY
ARE NOT TO BE USED BY THE
OWNER ON OTHER PROJECTS
OR EXTENSIONS TO THIS
PROJECT EXCEPT BY
AGREEMENT IN WRITING FROM
THE DESIGNER. ANY
CHANGERS MADE OUTSIDE THE
SCOPE OF WORK AND/ OR
AFTER THE APPROVAL OF THE
CITY WILL BE THE SOLE
RESPONSIBILITY OF THE
CLIENT. ALL M.E.P IS DESIGNED
AS SCHEMATIC. OWNER IS
RESPONSIBLE FOR HIRING A
M.E.P ENGINEER IF NEEDED.

PROJECT NO. XXX-XX
DATE: OCTOBER 18, 2024
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA