

HISTORIC AND DESIGN REVIEW COMMISSION

October 16, 2024

HDRC CASE NO: 2024-326
ADDRESS: 517 WICKES
LEGAL DESCRIPTION: NCB 2916 BLK 5 LOT 17
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: FLORES STEPHANIES & JOE MARK
OWNER: FLORES STEPHANIES & JOE MARK
TYPE OF WORK: Demolition of a landmark (rear accessory)
APPLICATION RECEIVED: September 02, 2024
60-DAY REVIEW: November 01, 2024
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish the rear accessory structure and conceptual review of a replacement structure.

APPLICABLE CITATIONS:

Unified Development Code Sec. 35-614. - Demolition.

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

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

(1) Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

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

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission of 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) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

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

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

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

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

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

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

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance.

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

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

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

(d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

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

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

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

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

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

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

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

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

Historic Design Guidelines, Chapter 4, 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.

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.

FINDINGS:

- a. The primary structure at 517 Wickes is a 1-story, single-family residence constructed in the Craftsman style circa 1920. The structure features a composition shingle roof, an asymmetrical front porch on wood post supports, wood siding, and one-over-one wood windows. The property is contributing to the King William Historic District.
- b. DEMOLITION OF REAR ACCESSORY STRUCTURE – The applicant is requesting approval for the demolition of the rear accessory structure only. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. CONTRIBUTING STATUS – The structure is a 1-story structure constructed circa 1930. The existing structure first appears on the 1934 Sanborn Map in the same location but with a smaller footprint. Staff conducted a site visit on September 16, 2024, and determined that a large portion of the structure was an addition constructed after 1951 (the current footprint does not appear on the 1951 Sanborn Map), and that the majority of the structural and interior materials are not historic age.
- d. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-616, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has provided a cost estimate for the rehabilitation of the structure totaling \$63,000 and a cost estimate for the demolition of the structure totaling \$44,000. The applicant has indicated that in its current condition, the existing rear accessory structure is not structurally sound and has provided a statement regarding the structure's condition. Staff finds that evidence for UDC Section 35-614(b) has been met based on the documentation provided.
- e. 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 historic, cultural, architectural, or archaeological significance, qualities or features which qualified the structure or property for such designation. The 1-story rear accessory

structure features a front gable composition shingle roof, exposed rafter tails, wood siding, an asymmetrical garage door and a pedestrian door on the front façade. There are no existing window openings on the structure. The majority of the existing material are unlikely to be original to the structure, it has been greatly modified over time, and staff finds that a loss of significance may have occurred.

- f. **REPLACEMENT PLANS** – The applicant is requesting conceptual approval of a request to construct a 2-story replacement structure. The applicant has proposed to replace the driveway and construct a new 2-story rear accessory structure in place of the existing rear accessory structure, featuring wood siding. This block of Wickes predominately features 1-story primary structures with modest 1-story rear accessory structures. Staff finds that the proposal is not consistent with the development pattern on the block. Staff also finds that the structure may be too large of a footprint for this location which requires a zero-lot line setback at the rear and a building separation of only 6 feet between the historic primary and proposed accessory structure.

RECOMMENDATION:

Item 1, staff recommends approval of the demolition of the rear accessory structure based on findings a through e. The City's Deconstruction Ordinance shall apply.

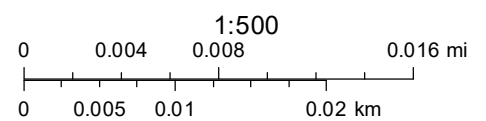
Item 2, staff does not recommend conceptual approval of the replacement plans at this time based on finding f. Staff recommends that the applicant propose an accessory structure that is smaller in scale and provides for greater building separation.

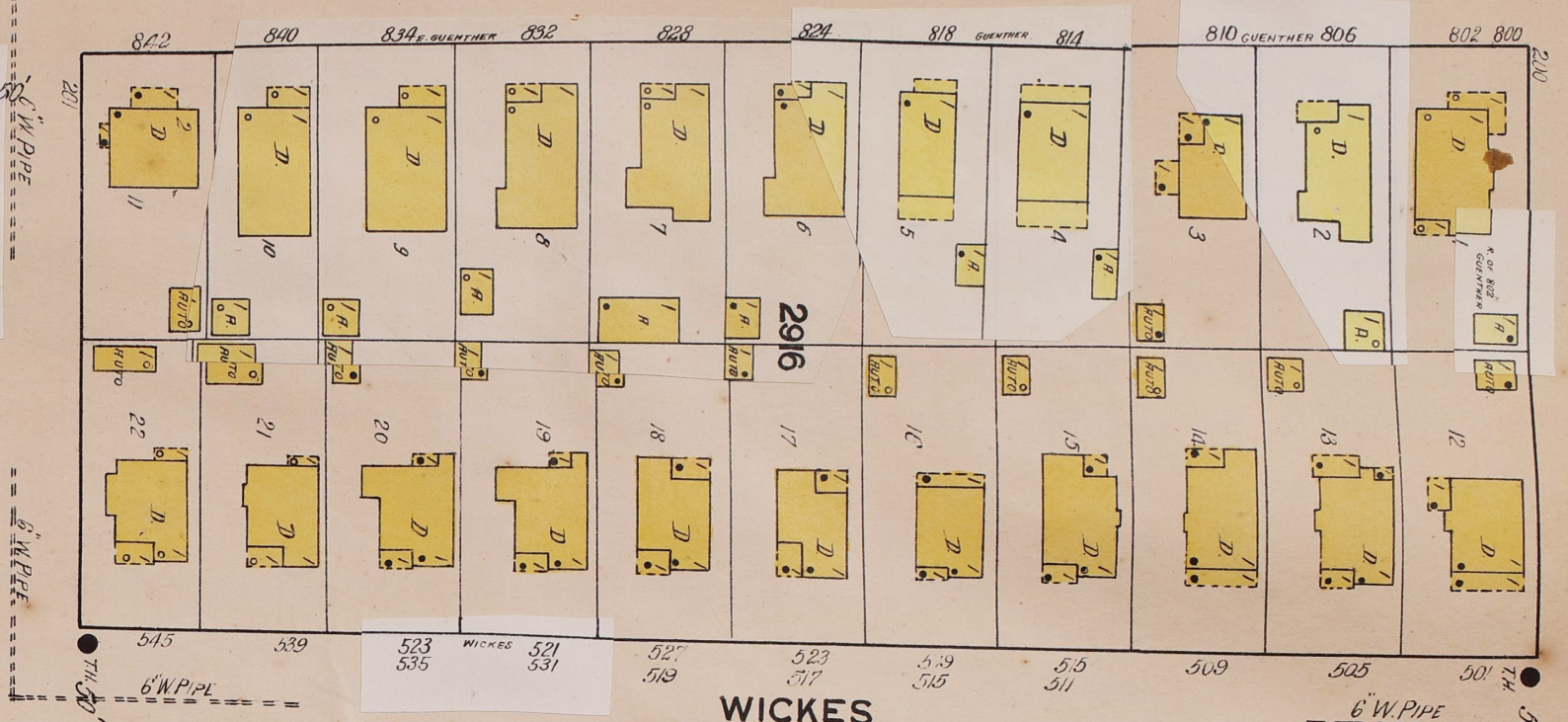
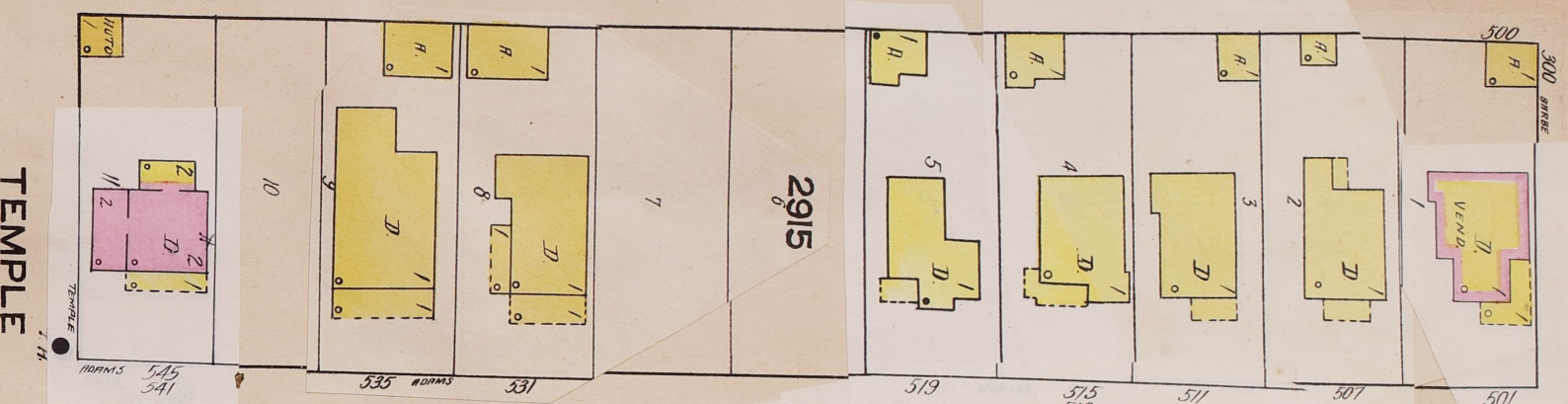
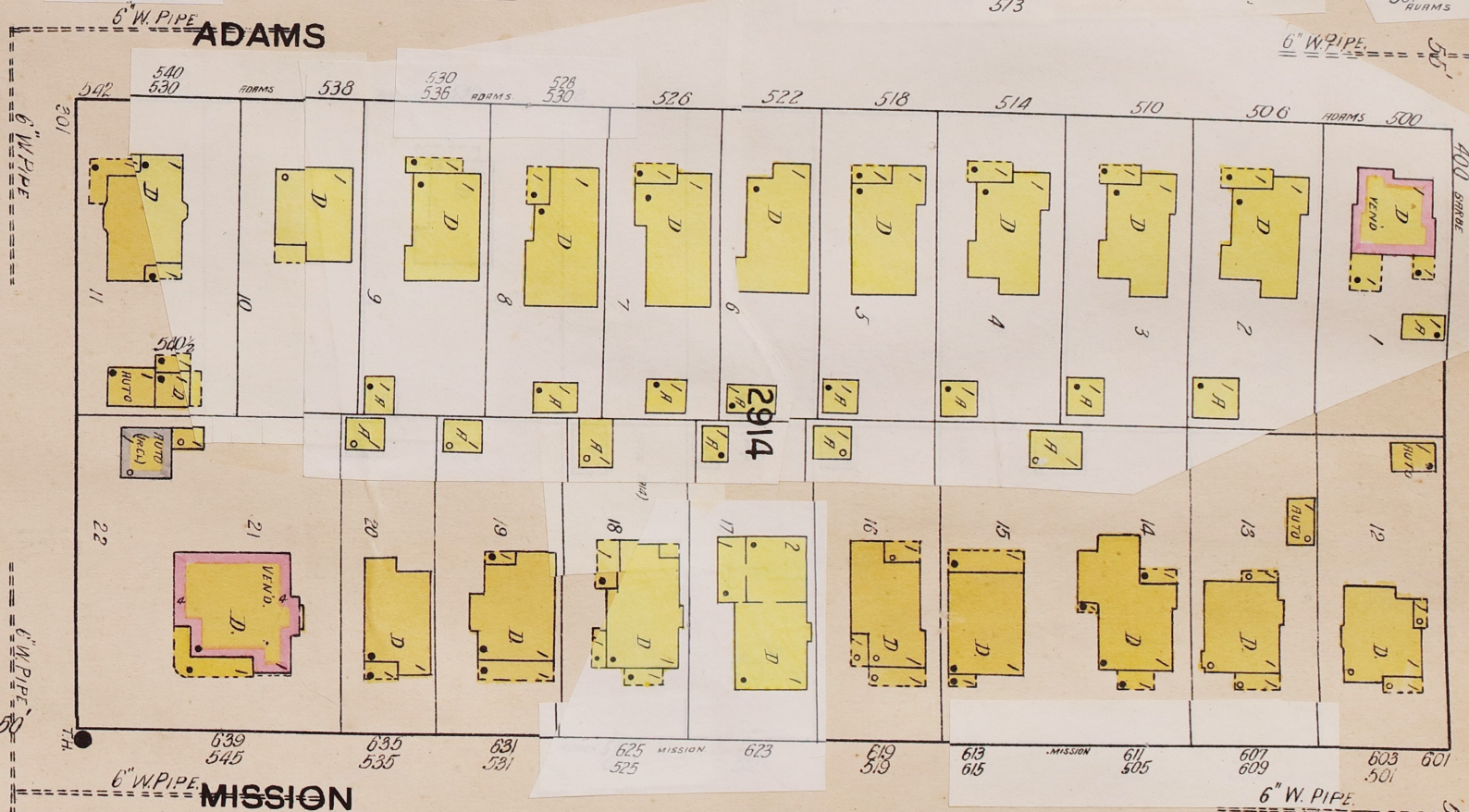
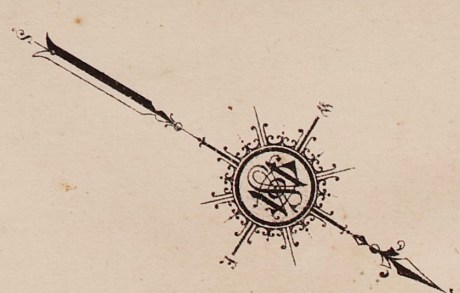
City of San Antonio One Stop

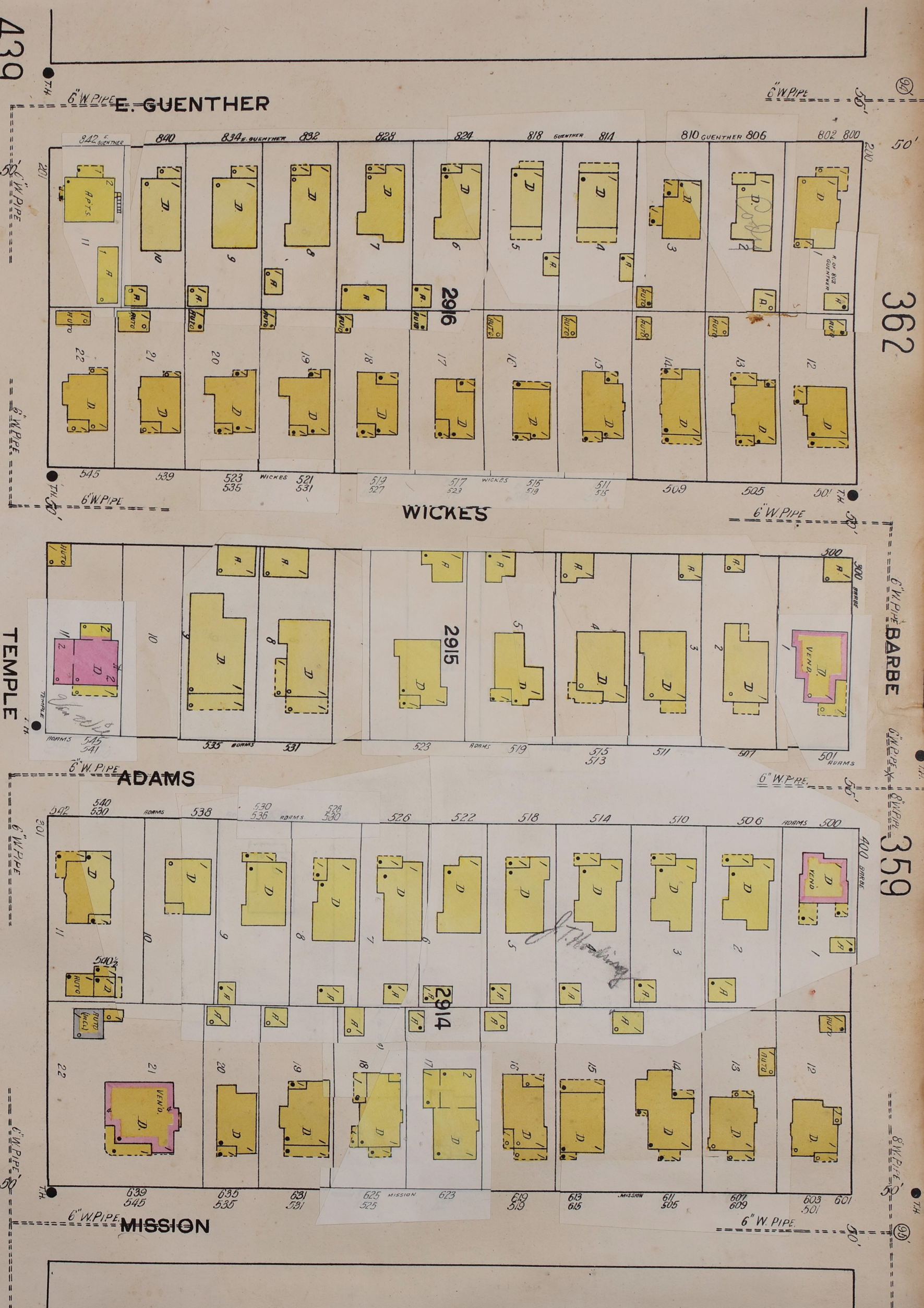
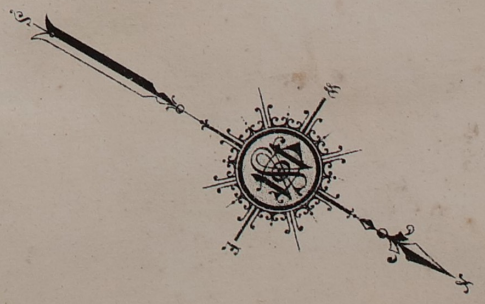


September 17, 2024

— User drawn lines

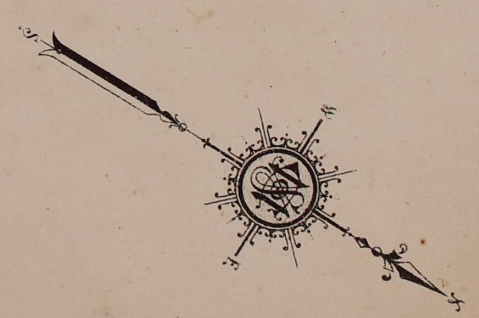




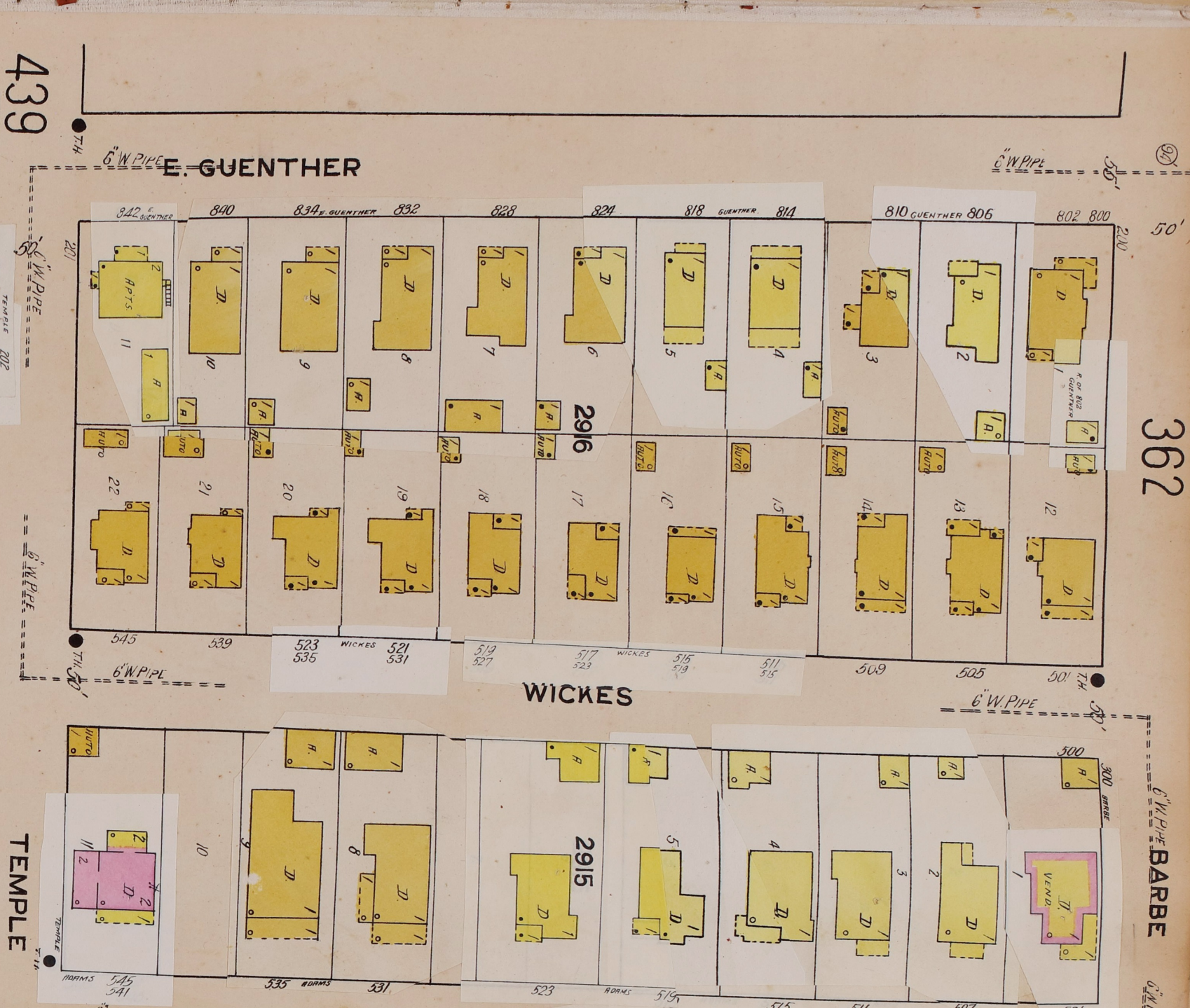
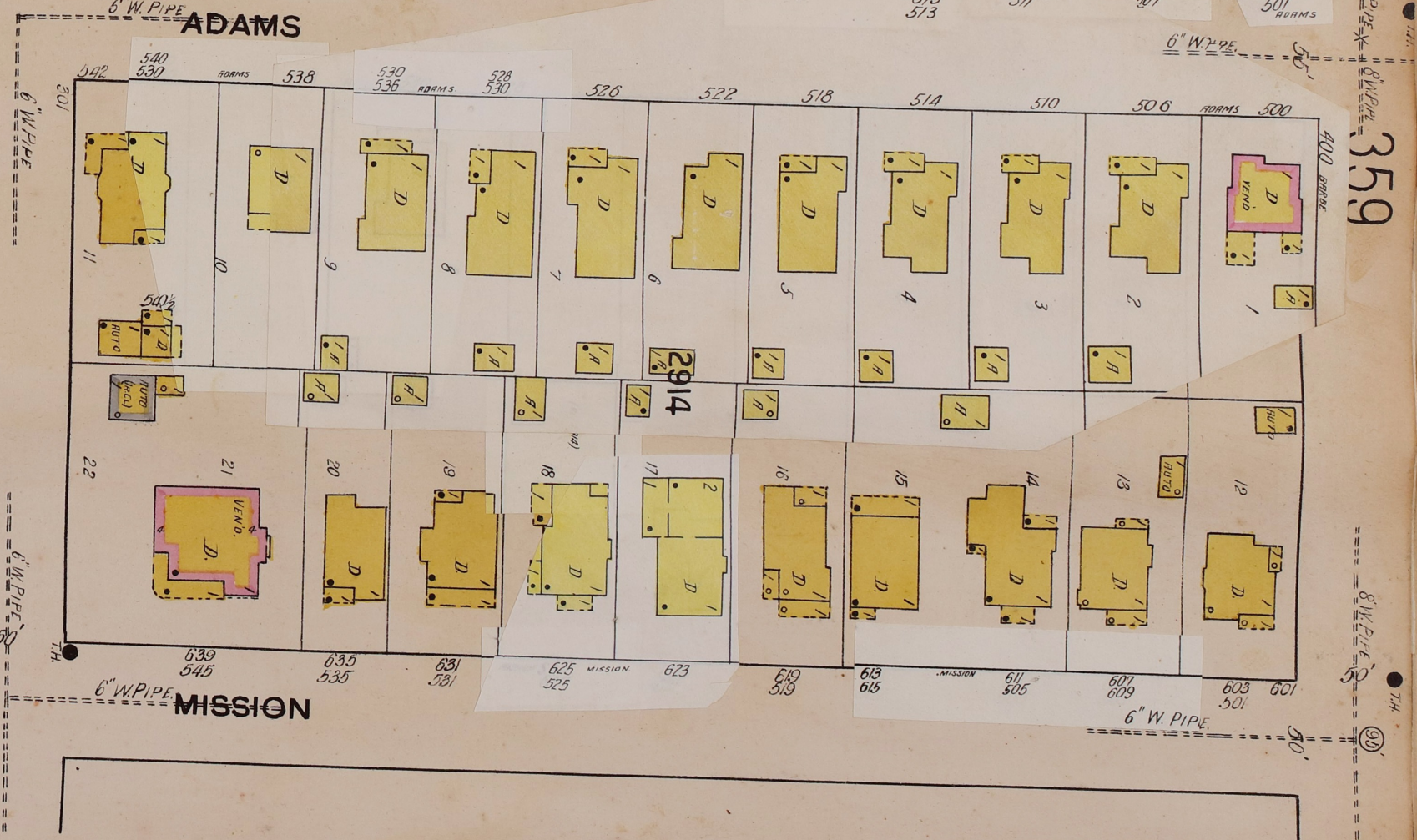


Scale of Feet
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Copyright 1918 by the Sanborn Map Co.

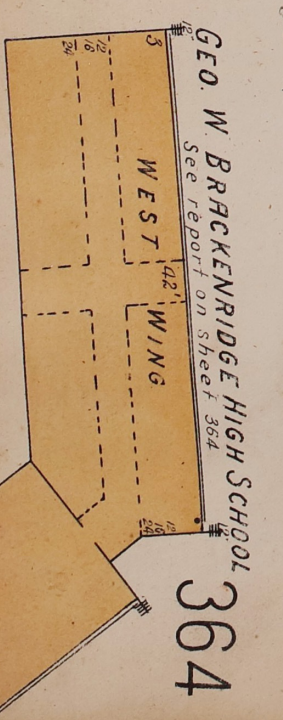
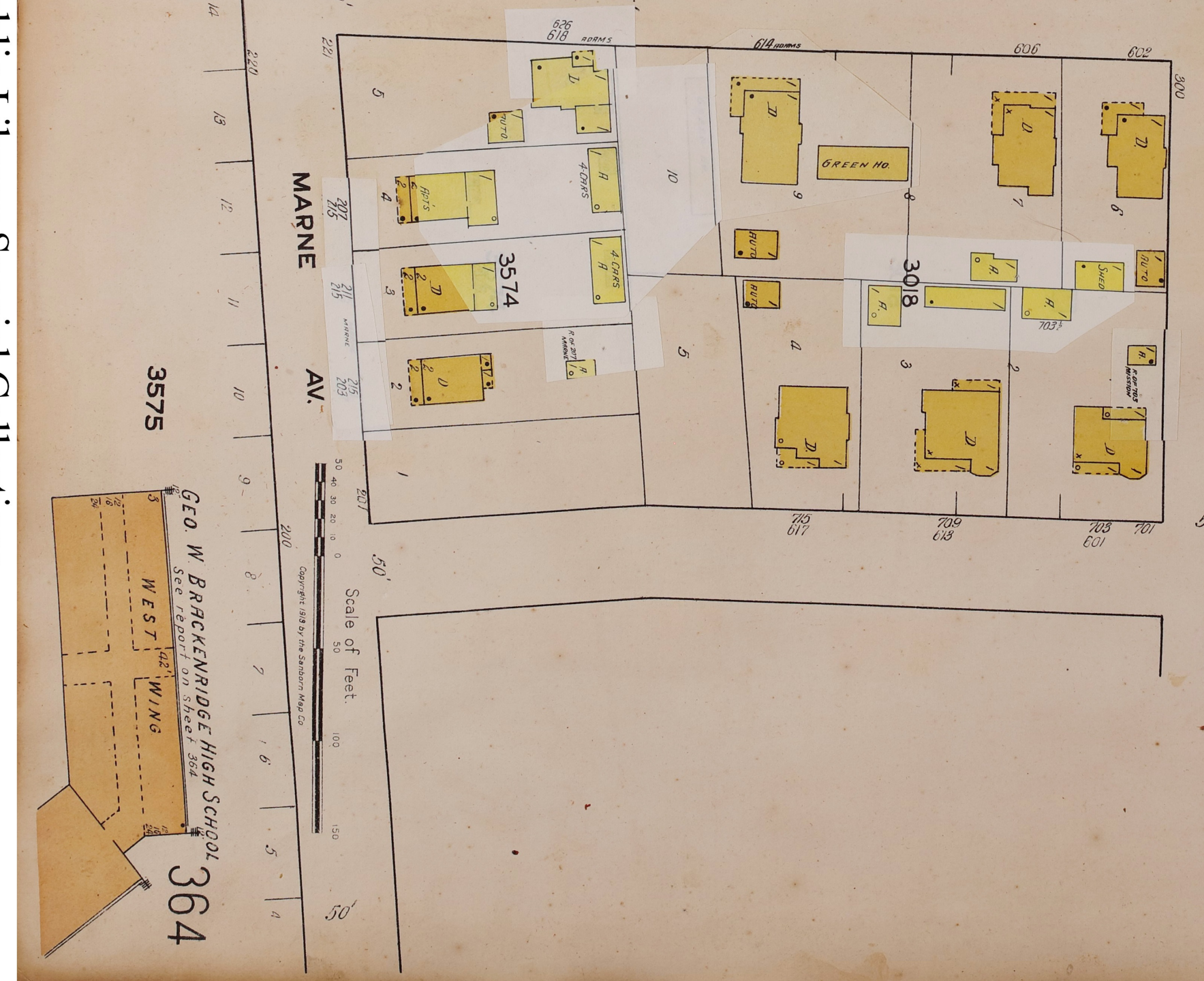
GEO. W. BRACKENRIDGE HIGH SCHOOL
WEST WING
364



363



439



Scale of Feet
0 50 100 150
Copyright 1919 by the Sanborn Map Co.

517 Wickes

Requestors: Joe and Stephanie Flores

Purpose: Request approval to demolish garage.

Then rebuild (separate request)

Size 18x20

Current Variance between garage and house is 4 feet

Variance to neighbor's fence is 3 feet

Other pertinent info: Due to the poor condition of the garage, our insurance company required that we replace the door to prevent injury. We put a temporary plywood door to satisfy our insurance but would like to demolish and rebuild entirely. We had 48 hours to comply so we did a quick temporary solution.

Reason to demolish:

- The foundation has multiple large cracks in it.
- The wood is mostly deteriorated.
- The roof is past its lifespan
- The soffit is cracked and missing pieces
- Insurance company deemed it unsafe

Rachel Rettaliata (OHP)

From: Stephanie Flores [REDACTED]
Sent: Thursday, October 10, 2024 9:26 AM
To: Rachel Rettaliata (OHP)
Subject: Re: Fw: [EXTERNAL] Re: 517 Wicks - Update

I am trying to get the quotes in writing but here is what I have so far;

Option 1: refurbish what is there:

The labor and material for the foundation alone is \$11k

The material and labor for framing, exterior and roof are \$40k

Plumbing \$7k

Electrical \$5k

Total \$63k for 380 sq feet but this leaves little space and bad variances

Option 2:

Foundation would be easier since it's less demo \$7k

Material and labor for framing is \$27k

Plumbing \$5k easier to start from scratch and less digging

Electrical \$5000

Total \$44k

Our primary home has already put us in a hardship forcing us to use our savings and we ended up with a high interest rate paying over \$1k monthly than what was expected. We are trying to keep this cost as low as possible so that it is affordable for us and our son who is still in college full time. I will have to get a loan for this work so need it as low as possible.

Also. We really need the space for our daughters accessible equipment. They are expensive and weathering and rusting in the deprecated garage.

My daughter has the following

1. Electric wheelchair static and custom fitted
2. Electric wheelchair foldable/ portable but not custom fit
3. Gait trainer
4. Wike trailer for adult to be pulled on bike and jogging
5. Stationary seat for crafts and eating
6. Massage table
7. Tomato chair
8. Body vibration mini plate exercise machine
9. Walking treadmill

Sent from Gmail Mobile

On Thu, Oct 10, 2024 at 6:39 AM Rachel Rettaliata (OHP) <Rachel.Rettaliata@sanantonio.gov> wrote:
Hello again, Stephanie!

Front of garage with new temp door and replacement of some wood boards



Left side of garage. Original wood, highly deprecated.



Distance to house is around 4 feet. We would like to demolish and widen this space.



Right side of house.



Rear of Garage.



Sofit is damaged



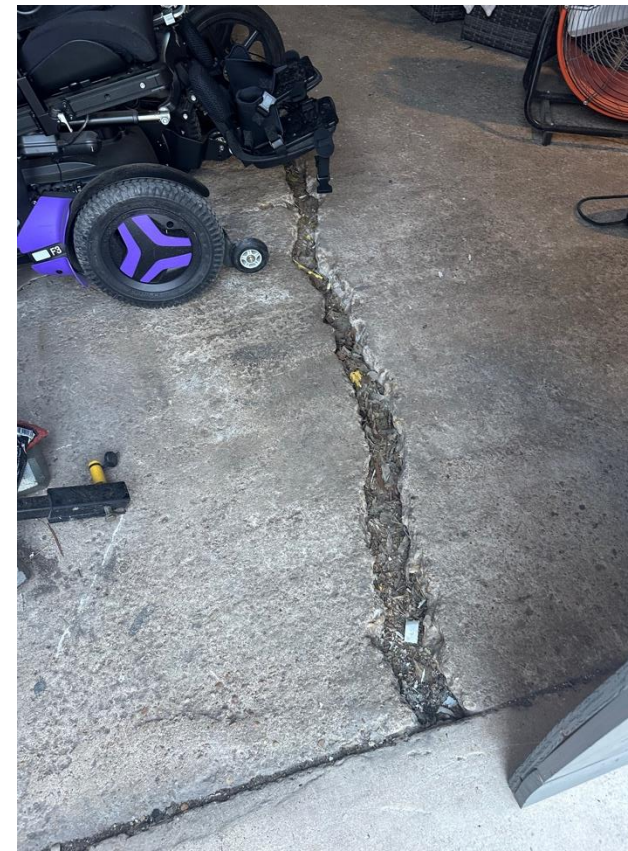
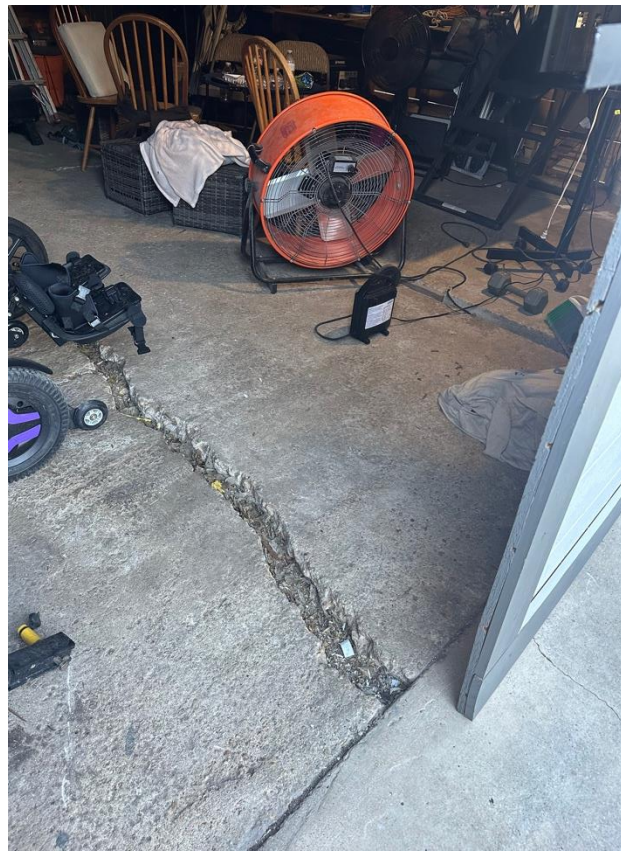


Damaged Wood

Cracked foundation



There are deep and wide cracks all over the foundation

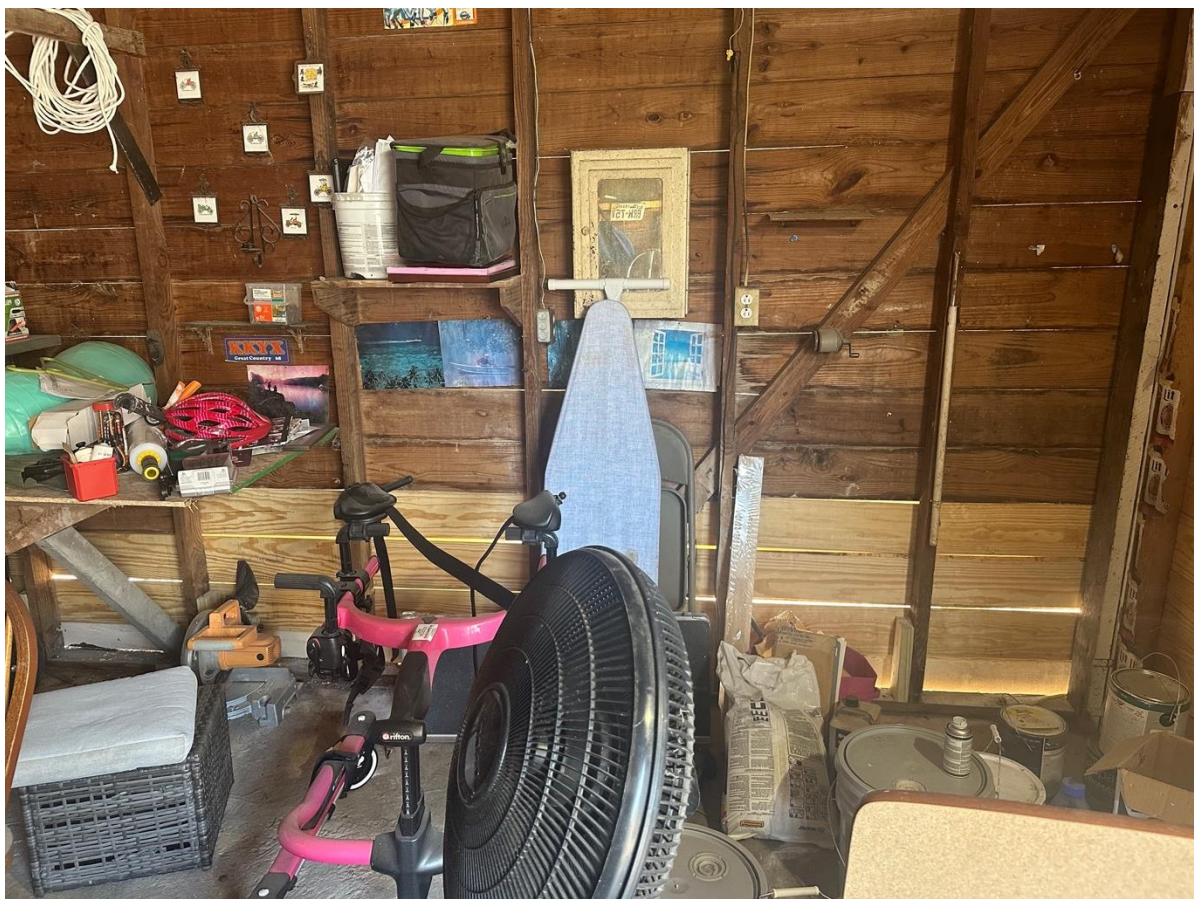


Interior of wood with rot and mold



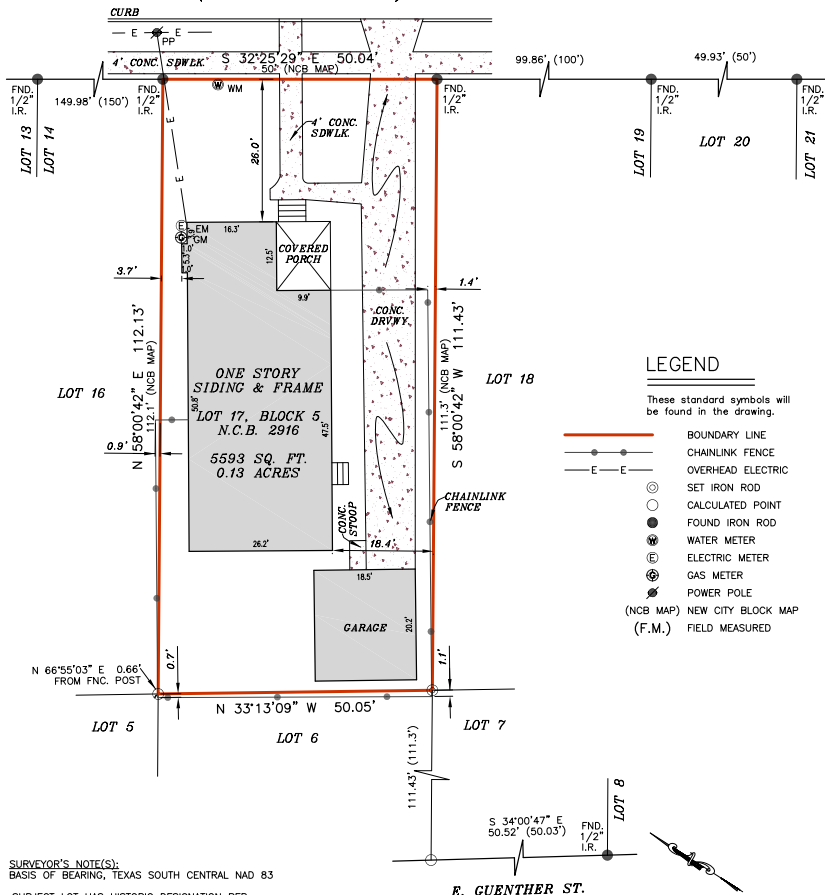
Interior of wood replaced to meet insurance requirement





We would also like to remove the tree entirely





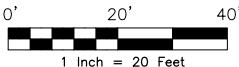
SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83

SUBJECT LOT HAS HISTORIC DESIGNATION PER
VOLUME 16817, PAGE 1967, OFFICIAL PUBLIC
RECORDS BEXAR COUNTY, TEXAS.

At date of this survey, the property is in FEMA designated
ZONE X-1. Areas determined to be outside the 0.2%
annual chance flood plain, as verified by FEMA map Panel No:
480280C 0415 G, effective date of SEPTEMBER 29, 2010.
Exact designations can only be determined by a Flood
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of improvements shown.

GRAPHIC SCALE



I, **ROBERT W. JOHNSTON**, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to **FIRST AMERICAN TITLE INSURANCE COMPANY**
and **WILDCAT LENDING FUND ONE, LP**

that the above map is true and correct according to an actual field survey, made by me on the
ground or under my supervision, of the property shown hereon. I further certify that all easements and
rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no
visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts
in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date
of the field survey. I further certify that this survey meets or exceeds the minimum standards
established by the Texas Board of Professional Land Surveying (Section 663.18).

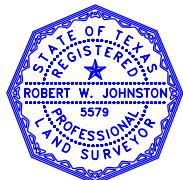
Borrower/Owner: **TXLANDBUYER LIMITED LIABILITY COMPANY**
Address: **517 WICKES ST.** GF No. **2740771-SA30**
Effective Date: **JUNE 14, 2022** Issued Date: **JULY 07, 2022**

Legal Description of the Land:
LOT 17, BLOCK 5, NEW CITY BLOCK 2916, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: PROPERTY PHOTOGRAPH:

FINAL "AS-BUILT" SURVEY

JOB NO.:	2205089369	NO.	REVISION	DATE
DATE:	05/23/22		COMMITMENT	07/08
DRAWN BY:	JD/DBT			
APPROVED BY:	RWJ		RWJ	



ROBERT W. JOHNSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. **5579**



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM





Sep 16, 2024 at 8:50:22 AM
519 Wickes St
San Antonio TX 78210
United States



Sep 16, 2024 at 8:50:25 AM
519 Wickes St
San Antonio TX 78210
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Sep 16, 2024 at 8:50:42 AM
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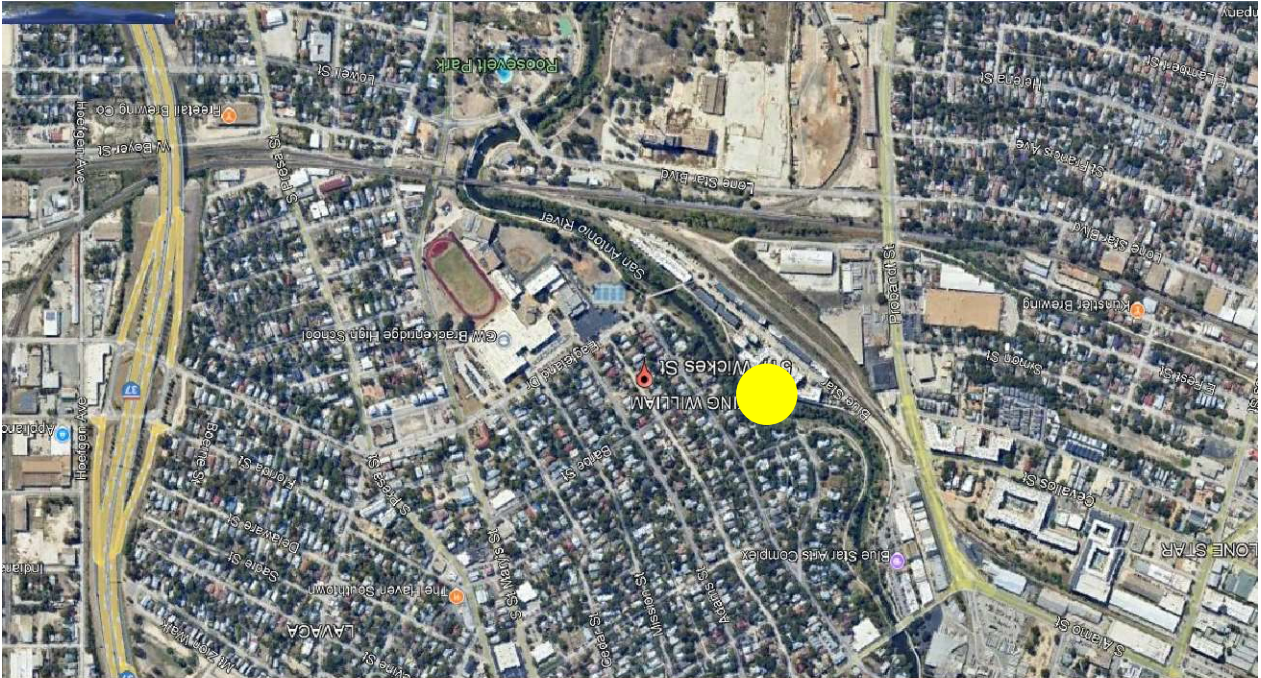
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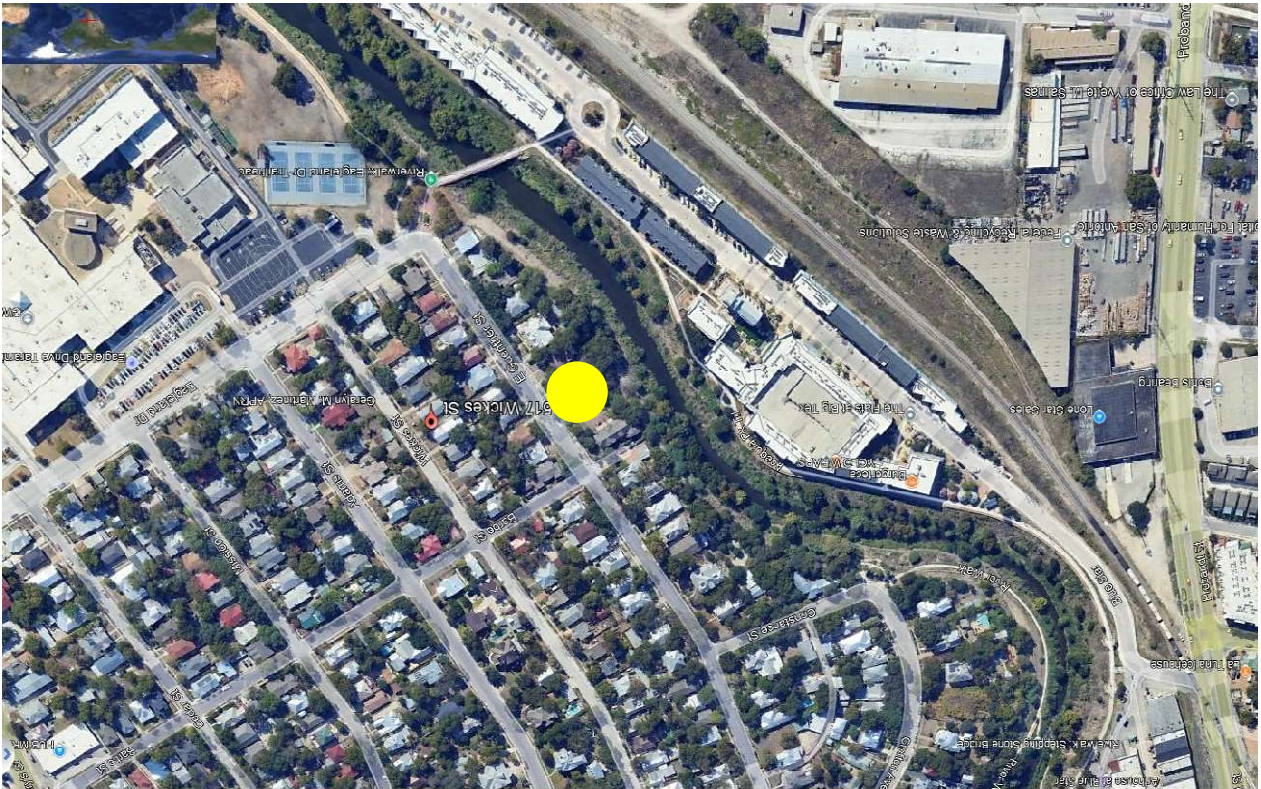
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San Antonio TX 78210
United States



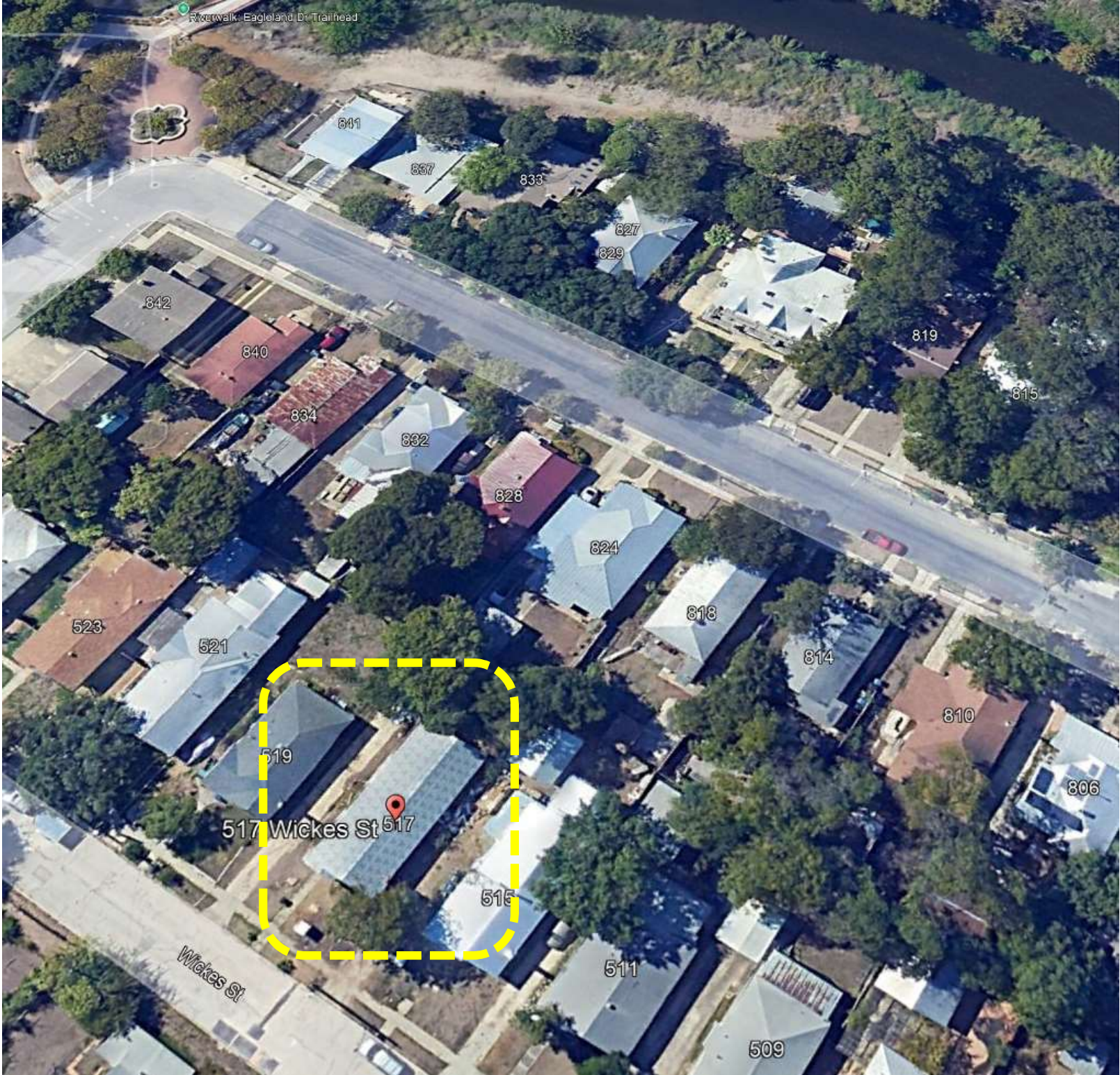
Sep 16, 2024 at 9:01:20 AM
517 Wickes St
San Antonio TX 78210
United States



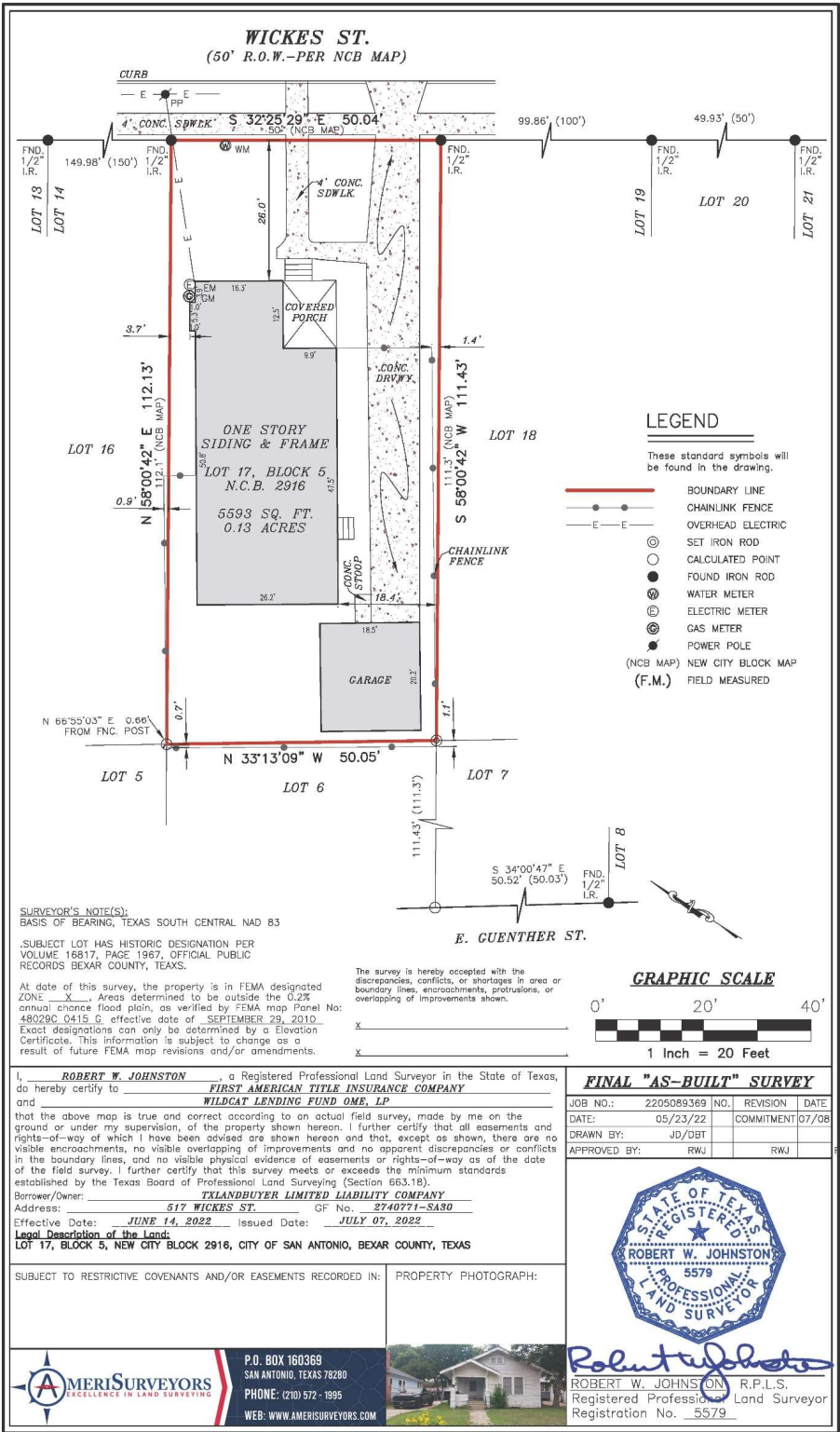
CITY-WIDE CONTEXT OF THE PROPERTY



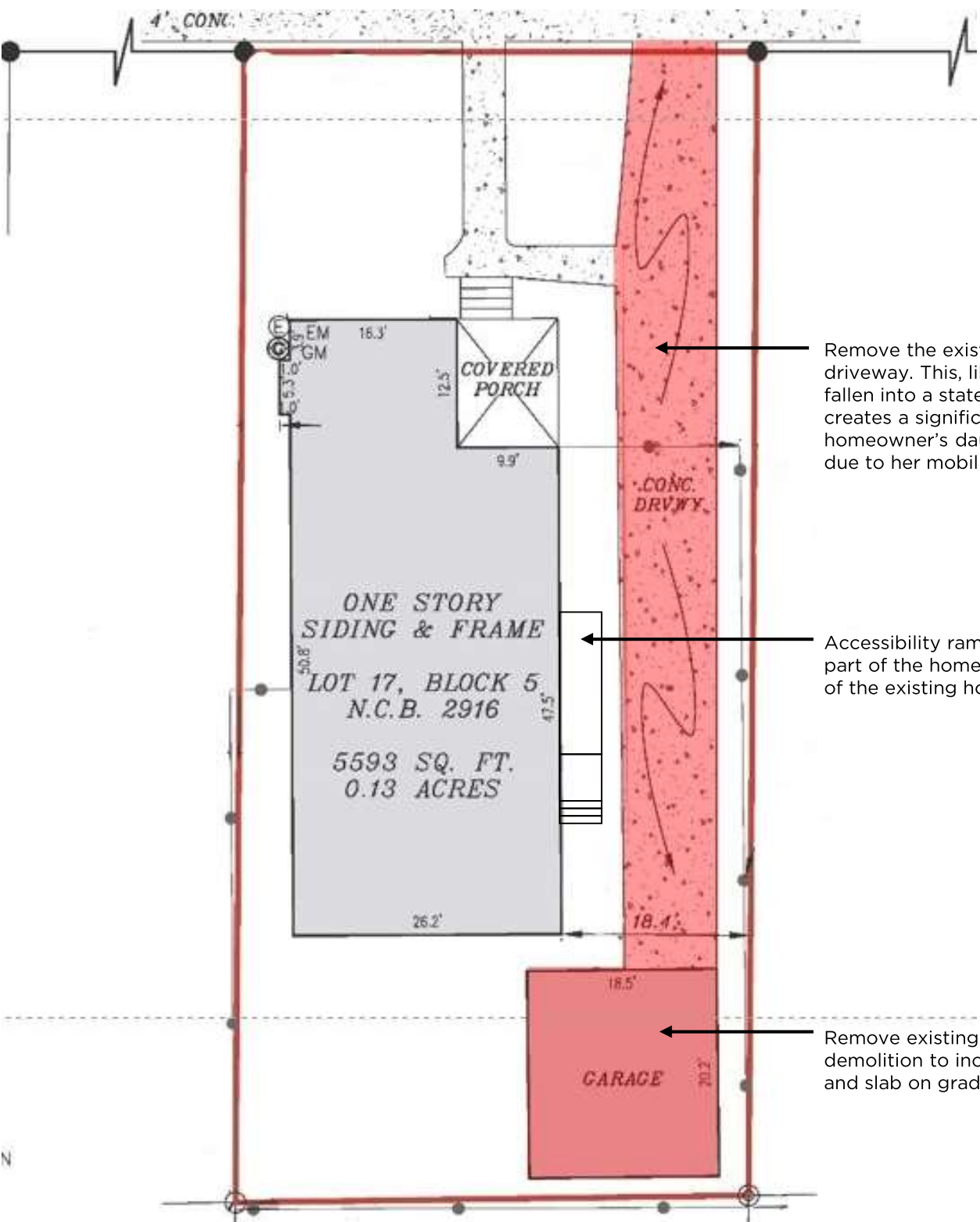
NEIGHBORHOOD CONTEXT OF THE PROPERTY



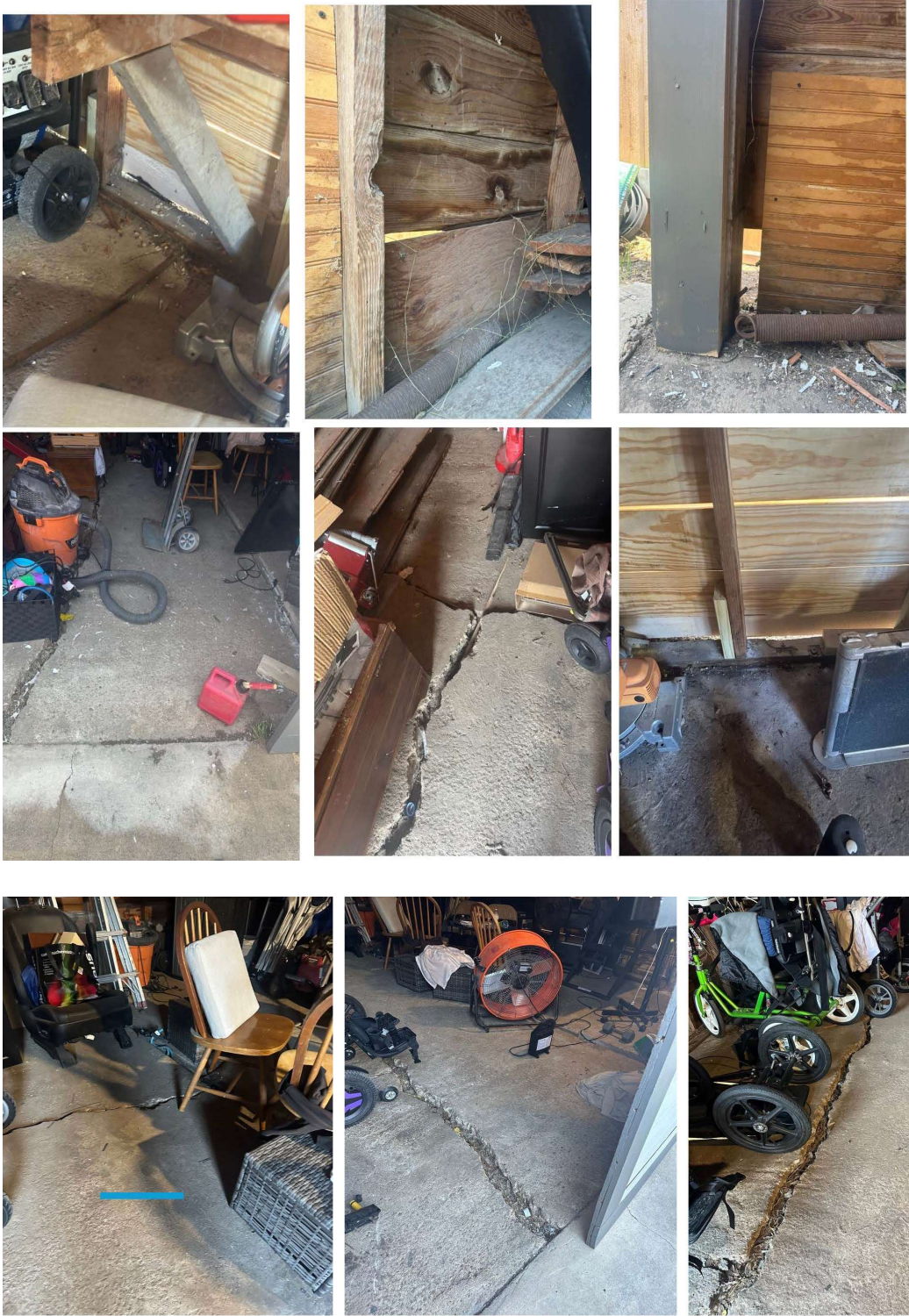
BLOCK CONTEXT OF THE PROPERTY



ARCHITECTURAL SURVEY OF 517 WICKES ST



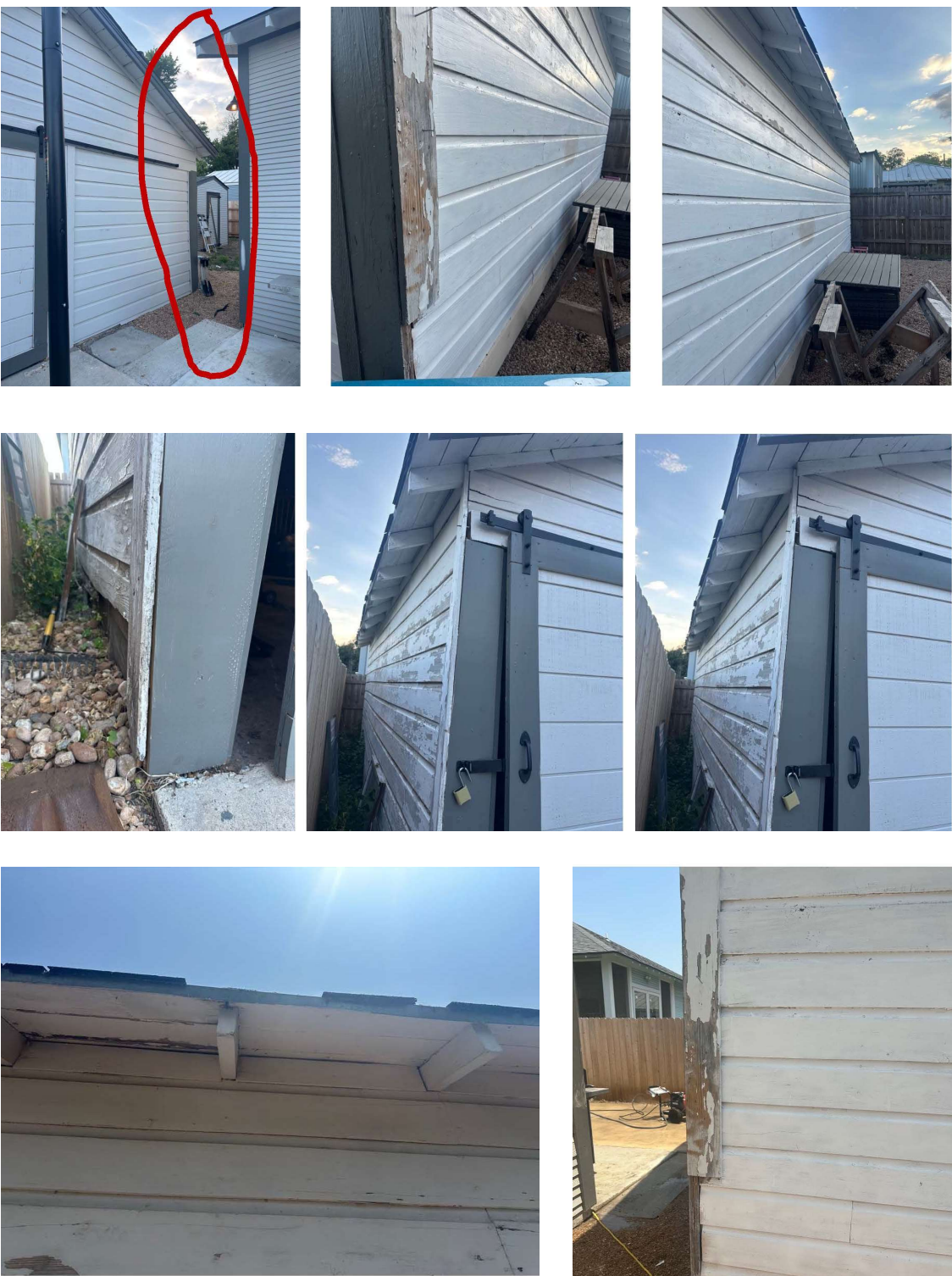
PROPOSED DEMOLITION



The foundation of the existing garage is a concrete slab. From the time it was constructed and based on general observation, the slab appears to be a simple 4-inch concrete structure. It is in a state of significant deterioration, with multiple failures and noticeable settlement at each crack line. Repairing this existing structure is not feasible.

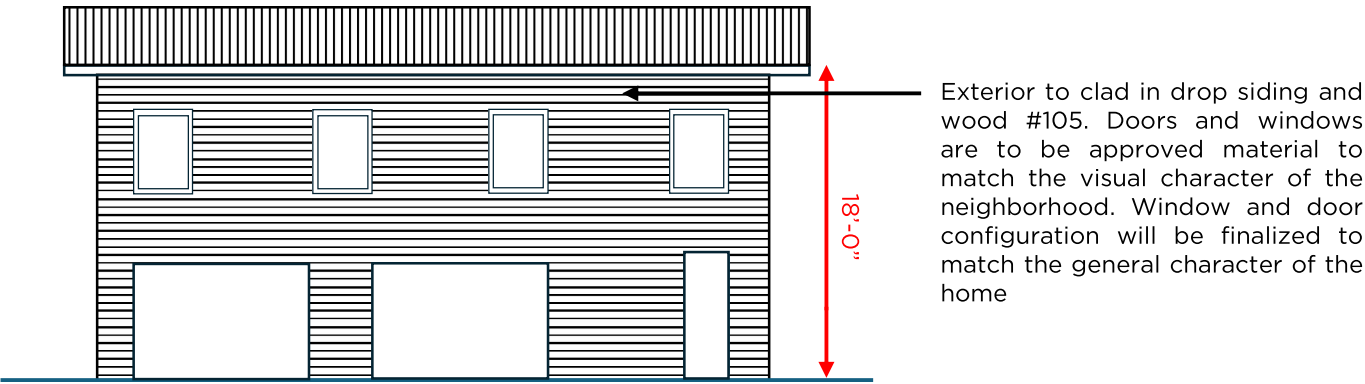
The interior frame is also deteriorating, partly due to time and exposure to the elements, but mainly because of movement related to the failure of the concrete slab. As long as the current foundation continues to settle and shift, the structure above will remain prone to movement, cracking, and failure of any sheathing or openings that are repaired or created.

The exterior cladding, windows, and doors show significant deterioration due to time and environmental exposure. As mentioned in the analysis of the interior, all exterior elements have suffered damage as a result of settlement, movement, and associated joint separation. These issues have led to water infiltration, which has accelerated the deterioration of all materials over time.



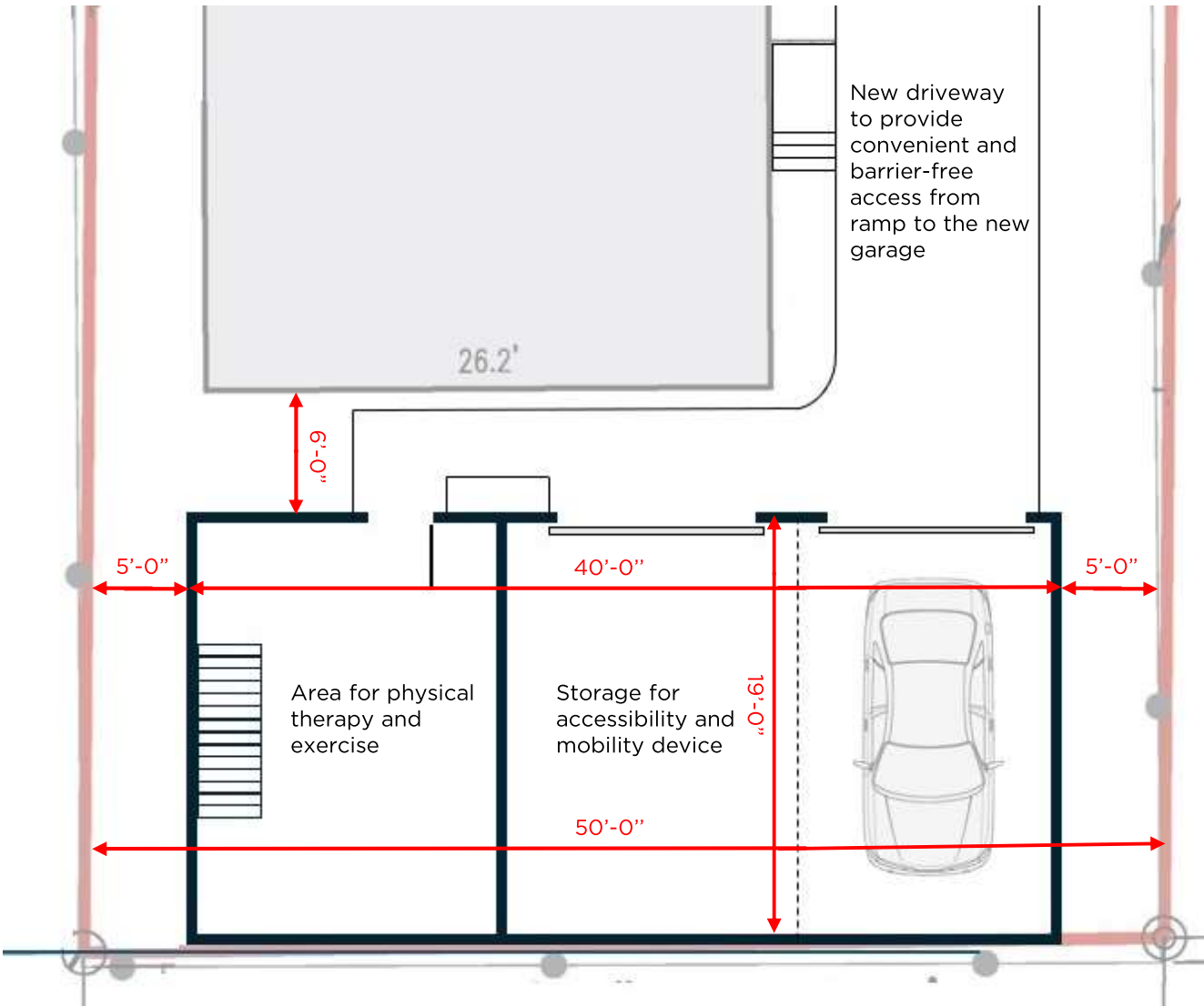
When replacing the previously demolished garage, it is essential to provide a suitably sized structure to accommodate the family's spatial requirements. The minimum size needed to park an automobile has influenced the depth of the new structure, pushing the front of the building within 6 feet of the existing home. These dimensions are dictated by the programmatic needs for the automobile.

Additionally, the family has specific needs to accommodate their daughter, who has mobility and accessibility challenges. They have already installed an accessibility ramp from the house to the driveway. The garage must provide space for a cart, a motorized wheelchair, and other equipment that cannot reasonably fit in the home. They also require space for physical therapy, which the existing home cannot accommodate. Furthermore, the homeowners lack the appropriate square footage to allow for another family member, their son, to live with them comfortably. This has been accounted for in the design of the second floor of the new garage.

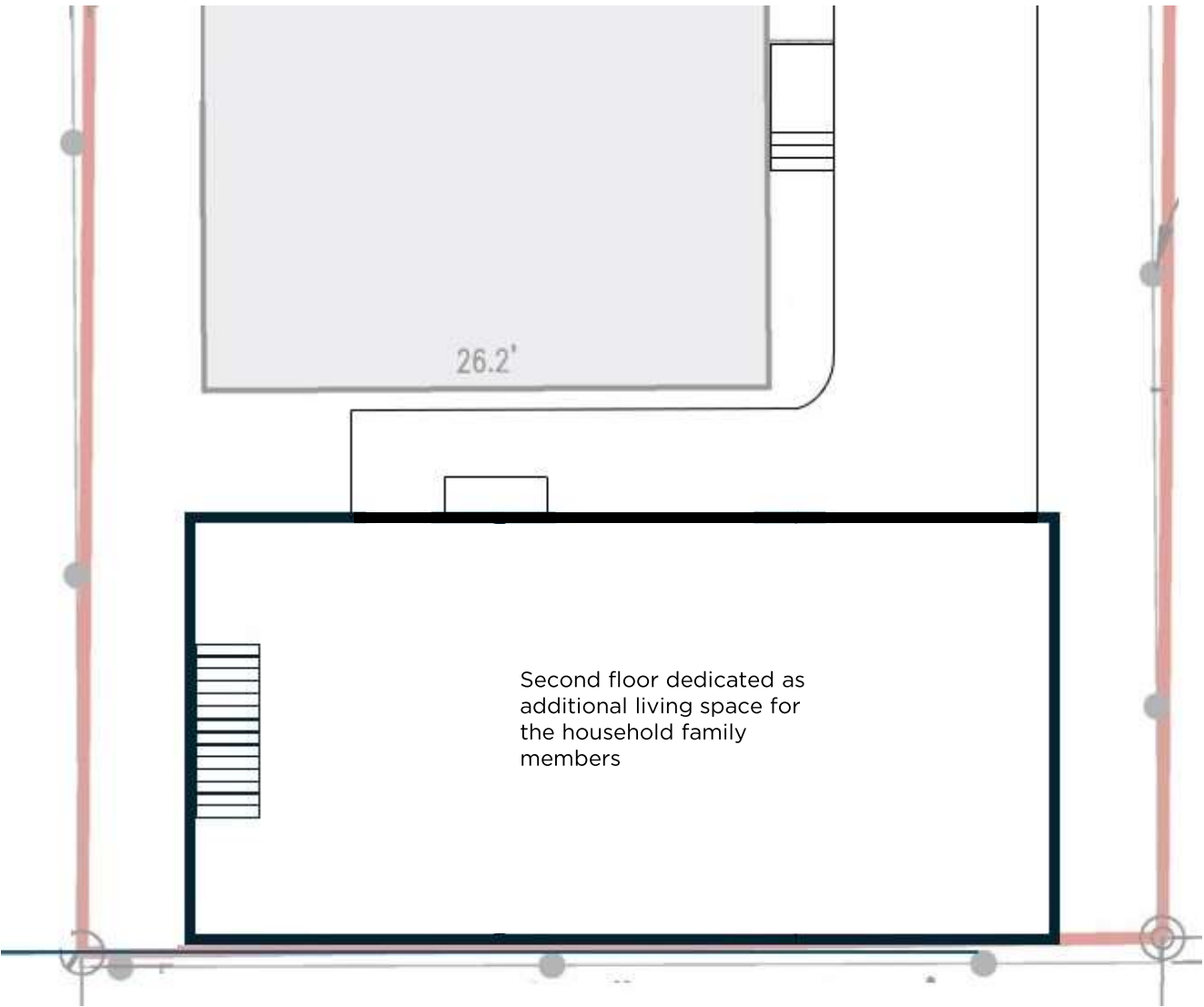


Exterior to clad in drop siding and wood #105. Doors and windows are to be approved material to match the visual character of the neighborhood. Window and door configuration will be finalized to match the general character of the home

SCHEMATIC BUILDING ELEVATION



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



Existing front view from Wickes St



Proposed front view from Wickes St. Set back from view is a two-story garage with an additional living space above. Second-floor space provides living space to accommodate the needs of the family



Existing front view from Wickes St



Proposed front view from Wickes St. Set back from view is a two-story garage with an additional living space above. Second-floor space provides living space to accommodate the needs of the family



Front view of the neighboring property. The home has an approved two-story addition to the back of the house as well as a one-story garage detached from the main house