HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

HDRC CASE NO:	**2023-408**
ADDRESS:	900 W HOUSTON ST 906 W HOUSTON ST 904 W HOUSTON ST 111 N FRIO ST 908 W HOUSTON ST
LEGAL DESCRIPTION:	NCB 264 BLK 76 LOT 1 (.1295 AC) & 2 (.1295 AC) NCB 264 BLK 76 LOT 13 (VISTA VERDE NORTH TEX R-109 UT-12)
ZONING:	D, D, HS
CITY COUNCIL DIST.:	5
DISTRICT:	Cattleman Square Historic District
LANDMARK:	Individual Landmark
APPLICANT:	James McKnight/Ortiz McKnight PLLC, David Adelman/AREA Real Estate
OWNER:	MASTER PROPERTY PARTNERS LTD
TYPE OF WORK:	Demolition of a Landmark
APPLICATION RECEIVED:	September 28, 2023
60-DAY REVIEW:	November 27, 2023 (Demolition Hold); January 26, 2024 (60-Day Review), Postponed by the applicant to March 6, 2024
CASE MANAGER:	Edward Hall

REQUEST:

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

1. Demolish the historic structure addressed as 900, 904 and 906 W Houston and 111 N Frio, commonly known as the Richbook Building.
2. Demolish the historic structure addressed as 908 W Houston, commonly known as the SA Dye Works Building. This structure is on a parcel that includes the structure fronting and addressed as 118 N Medina.

The structure fronting N Medina is not part of this request and has not proposed to be demolished.

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 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 affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

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

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

A. For all structures and property:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. For income producing structures and property:

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

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

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

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

When a low-income resident homeowner is unable to meet the requirements set forth in this section, Then the historic and design review commission, at its own discretion, may waive some or all of the

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

(d)Documentation and Strategy.

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

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

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

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

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

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

FINDINGS:

FINDINGS: General Findings:

a. The applicant is requesting a Certificate of Appropriateness for approval to demolish two historic landmarks. The first, the Richbook Building is addressed as 900, 904, and 906 W Houston, and 111 N Frio, and is located at the corner of W Houston and N Frio. The second, the SA Dye Works is located mid-block and is addressed as 908 W Houston.
b. DEMOLITION NOTICE – Demolition notice postcards were mailed to properties within a 200 foot radius of the property, as required by the Unified Development Code. Additional notice and an opportunity to meet regarding the request was provided to the Historic Westside Residents Association.
c. DESIGN REVIEW COMMITTEE – The Design Review Committee met on site on November 16, 2023. At that meeting, Commissioners asked questions regarding attempts to rehabilitate both structures, asked questions regarding the structural condition of both structures, and requested a follow-up site visit to view the interior of both structures. A second Design Review Committee meeting was held on site on December 11, 2023. At that meeting, the DRC viewed the interior of both structures and asked questions regarding past redevelopment attempts and the structural condition of both landmarks. This request was reviewed a third time by the Design Review Committee on February 27, 2024. At that meeting, the applicant presented updated information and answered questions regarding the proposed demolition, the structure’s condition and the potential replacement plans.

d. REPLACEMENT PLANS – The applicant has not provided full replacement plans at this time. A rendering indicates a new, 5 story building with the first two levels recreating the appearance of the historic Richbook Building. Final approval and permitting of new construction are required in order to release a demolition permit under the UDC.
e. ASSESSMENT REPORT & STRUCTURAL CONDITION ASSESSMENT – The applicant has submitted a property condition assessment for the historic structure addressed as 900, 904 and 906 W Houston and 111 N Frio, commonly known as the Richbook Building. This report is included in the case exhibits. An additional condition assessments of both buildings' structural integrity have been submitted by the applicant. The submitted structural condition assessments note that the extent of reinforcement and repair required to make the structural serviceable and code compliant make rehabilitation impractical.
f. 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.

<u>Findings related to request item #1:</u>

g. The historic structure at 900, 904, and 906 W Houston and 111 N Frio is commonly known as the Richbook Building, was constructed circa 1923 and was originally addressed 1200-1208 W Houston. According to phone directories from that time, the building housed multiple businesses including the Cloth Model Shop, Whitt & Co. Printers (who published La Prensa), The Majestic Cafe, and a barber shop. The second floor was occupied by the Fausto Hotel. The building appears to have had mutliple additions over time, including the two, westernmost structural bays. Separation of the buildings by a party wall is indicated by a dotted line on the Sanborn Maps. The structure is contributing to the Cattleman Square Historic District and was landmarked on November 18, 1988, by City Council as part of ordinance 68210.
h. The loss of a landmark structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

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

    [The applicant has provided two estimates for the rehabilitation of the structure, both totaling more than $6 Million. The most recent bid provides an itemized list of issues, recommended solutions and an anticipated budget for each. The applicant has not provided a fair market appraisal at this time. The applicant has submitted a structural engineer's condition assessment which notes that the extent of reinforcement and repair required to make the structure serviceable and code compliant makes rehabilitation impractical. Staff finds this requirement has been satisfied.]

    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 a contractor's estimate for the rehabilitation of the structure into office use. The applicant has noted that uses other than office could potentially increase the rehabilitation estimate by 25%. Consideration for partial demolition, additions, and new construction integrated into the existing buildings have not been submitted. The applicant has submitted a structural engineer's condition assessment which notes that the extent of reinforcement and repair required to make the structure serviceable and code compliant makes rehabilitation impractical. Staff finds this requirement has been satisfied.]

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.*

[The applicant has noted that the property has been actively marketed for approximately three (3) years without success. The applicant has provided letters from organizations who have noted a partnership in the redevelopment of this structure is not feasible. Staff finds this requirement has been satisfied.]

i. Staff finds that the applicant has provided sufficient evidence to demonstrate the burden of proof required to substantiate an unreasonable economic hardship, as the UDC requires. Staff finds that a substantial salvage plan should be developed and submitted to staff for review and approval to salvage as many original architectural elements as possible, to include façade brick, cast stone coping and sills, and building letters.

Findings related to request item #2:

j. The historic structure at 908 W Houston is commonly known as the SA Dye Works, and was constructed circa 1915. The structure features two stories in height, brick facades and a tiered cast concrete parapet. The structure is contributing to the Cattleman Square Historic District. The historic designation of this structure was included with a significant number of other structures on November 18, 1988, and was landmarked by City Council as part of ordinance 68210. This structure is on a parcel that includes the structure fronting and addressed as 118 N Medina. The structure fronting N Medina is not part of this request and has not proposed to be demolished.

k. The loss of a landmark structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

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

[The applicant has provided a contractor's estimate of the proposed rehabilitation of the structure addressed as 908 W Houston. The submitted estimate totals $1,187424.20. Consideration for partial demolition, additions, and new construction integrated into the existing buildings have not been submitted. Additionally, the applicant has provided a structural engineer's condition assessment which notes that extent of reinforcement and repair required to make the structural serviceable and code compliant make rehabilitation impractical. The applicant has not provided a fair market appraisal at this time; however, the applicant has provided a pro forma for a building program and rents. Generally, staff finds this requirement has been satisfied.]

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 not provided information regarding plans for the rehabilitation or the adaptive reuse of the property. The applicant has submitted a structural engineer's condition assessment which notes that the extent of reinforcement and repair required to make the structure serviceable and code compliant makes rehabilitation impractical. Consideration for partial demolition, additions and new construction have not been submitted.]

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.*

[The applicant has noted that the property has been actively marketed for approximately three (3) years without success. Staff finds this requirement has been satisfied.]

l. Staff finds that the applicant has provided sufficient evidence to demonstrate the burden of proof required to substantiate an unreasonable economic hardship, as the UDC requires. Staff finds that a substantial salvage plan should be developed and submitted to staff for review and approval to salvage as many original architectural elements as possible, to include façade brick, cast stone coping and parapet caps and other decorative façade elements.

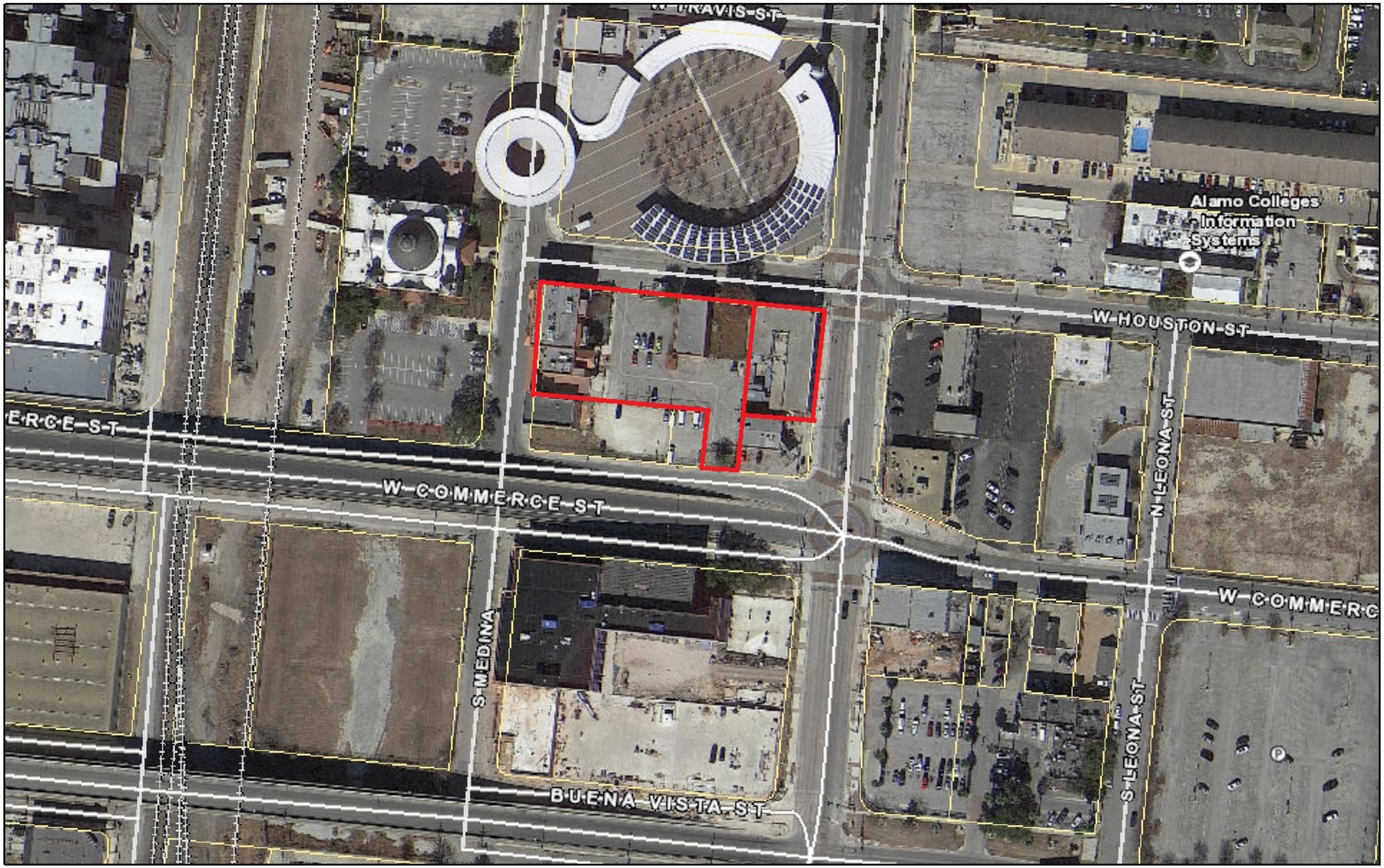
RECOMMENDATION:

1. <u>900, 904, and 906 W Houston, and 111 N Frio</u> – Staff finds that the applicant has satisfied the burden of proof requirements to demonstrate an unreasonable economic hardship. Staff recommends approval of demolition with the following stipulations:
    i. That a substantial salvage plan be developed and submitted to staff for review and approval to salvage as many original architectural elements as possible, to include façade brick, cast stone and façade letters.
    ii. That replacement plans be developed with reconstruction of the original Richbook block faces (north and east facades) in mind, using the building letters and other salvaged materials where feasible. A demolition permit will not be issued until replacement plans are approved and permitted.

    All requirements of the UDC Section 35-614(d) and (e) must be satisfied prior to the issuance of a demolition permit.

2. <u>908 W Houston</u> – Staff finds that the applicant has satisfied the burden of proof requirements to demonstrate an unreasonable economic hardship. Staff recommends approval of demolition with the following stipulation:
    i. That a substantial salvage plan be developed and submitted to staff for review and approval to salvage as many original architectural elements as possible, to include façade brick, cast stone coping and parapet caps and other decorative façade elements.
    ii. That replacement plans be developed with replication of the W Houston street façade in mind. A demolition permit will not be issued until replacement plans are approved and permitted.

City of San Antonio One Stop



December 15, 2023

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

City of San Antonio GIS
Copyright 12-15-2023

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: November 16, 2023

HDRC Case #: 2023-408

Address: 900 - 906 W Houston, 111 N Frio, 908 W Houston

Meeting Location:

APPLICANT: James McKnight/Ortiz McKnight

DRC Members present: Jimmy Cervantes, Roland Mazuca, Gabriel Velasquez, Vince Michael (Conservation Society)

Staff Present: Edward Hall, Cory Edwards

Others present: Members from WPA, Derek Tulowitzky (D5 Council Office), David Adelman (owner), Anisa Schell (Ortiz McKnight)

REQUEST: Demolition of historic landmark structures

COMMENTS/CONCERNS:
JMcKnight: Overview of application
DAdelman: Overview of property history; purchase history: overview of initial development idea. Overview of money lost on property (approximately $100,000 a year). Note of marketing for office, retail. Note of previous failed marketing attempts.
DAdelman: Comments on difficulties regarding rehabilitation. Overview of past failed marketing attempts.
RMogas: Question regarding plan for redevelopment after demolition (DA - 5 story residential with ground level retail). Questions regarding extent of property.
JCervantes: Why rental and not condos. (DAdelman: Not area of expertise)
Questions regarding original intent for the redevelopment of the property when purchased. (DAdelman - Original rehab with residential)
RMazuca: Questions regarding structural integrity of building. DAdelman: 908 is in better condition than 900.
All: Walk of property. Viewing of structures from the rea

DAdelman: Comment regarding SAFD tagging building unsafe. SAFD will not enter the structure to fight a fire.
All: Comments regarding structural integrity of 908. In better condition than 900 (Rich Book).
DAdelman: Approximately $300 sq ft to rehabilitate the buildings.
RMogas: Questions regarding financial specifics of new construction.
GSanchez: Questions about coordinating with the Housing Trust.
JCervantes: Would like to see photos of the interior of the buildings.
OVERALL COMMENTS:

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: December 11, 2023

HDRC Case #: 2023-408

Address: 900 - 906 W Houston, 111 N Frio, 908 W Houston

Meeting Location: On Site

APPLICANT: James McKnight/Ortiz McKnight

DRC Members present: Jeff Fetzer, Monica Savino, Anne-Marie Grube, Jimmy Cervantes, Lisa Garza/Vince Michael (Conservation Society)

Staff Present: Edward Hall, Cory Edward

Others present: Barclay Anthony (Owner), others

REQUEST: Demolition of historic landmark structures

COMMENTS/CONCERNS:
JM: Overview of request
BA: Overview of ownership, difficulty developing the property
VM/LG: Question about redevelopment
JF: Have state and federal level tax credits been explored?
BA: Overview of structural issues with slab
JF: Questions about foundation (grade or piers)
LG: Questions regarding structural analysis
AMG: Questions about deterioration since first demolition request.

OVERALL COMMENTS:

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Pre-Submittal Consultation Report

DATE: February 27, 2024

HDRC Case #: 2023-408

Address: 900 - 906 W Houston/111 N Frio, 908 W Houston

Meeting Location: Webex

APPLICANT: David Adelman

DRC Members present: Jimmy Cervantes, Luke Holland, Jason Vasquez, Karen Burgard,

Staff Present: Shanon Shea Miller, Edward Hall, Cory Edwards

Others present: James McKnight

REQUEST: Demolition of two historic structures; 900 - 906 W Houston/111 N Frio, 908 W Houston

COMMENTS/CONCERNS:

DA: Overview of the proposed demolition, past work to rehabilitate/sell.
DA: Overview of past proposal for new construction, potential project for the property
DA: Overview of past attempts to market the property; past conversations with developers to rehabilitate (Prosper West).
DA: Overview of SAFD noting the structure is unsafe.
DA: Overview of structural engineer's analysis. Structural engineer has noted that the structure features rotten wood; entire structure would need to be removed to install a new structure and the brick facades would collapse. Concrete foundation slab is in disrepair.
DA: At least 6 million to rehabilitate the structure to bring to.
JC: What was the City done to mitigate the challenges with the redevelopment project?
JC: What obligations does the City have to helping a property owner with cleaning the area, crime mitigation?
DA: Has done work with City incentive programs in the past (potential reimbursement programs); has been considered.

JC: Based on what has been presented, wants to see new construction to reuse materials, would like to see the building remain as it currently exists. Does not find complete demolition and the construction of something completely different to be appropriate.
JH: There is an economic hardship; construction costs will rise. If the property was sold, it would get passed on to the next person. At what point does the project become financially feasible. Given the expensive of rehabilitation, a feasible project with the existing building is likely not going to happen.
DA: Something appropriate can be built on site.
LH: Finds that an economic hardship is present and that the estimate for rehabilitation is likely accurate.
BA: Consultant has noted that the past estimate is no longer accurate and that the estimated rehab costs is more than 6.5 million.
JC: Would not support a building that does not replicate the or preserve the existing structure.
DA: An increase in massing would be needed. Structured parking with a dense building would be needed.
KB: No comments
JV: Does not find that the building should be demolished. Questions about occupancy, past building history. Questions regarding vacant status of the building.
OVERALL COMMENTS:

1951 SANBORN MAP

15
17

W. SALINAS

(CHAVEZ)

W. TRAVIS (ZAVALLA)

N. MEDINA

N. FRIO

N. LEONA

W. HOUSTON

W. COMMERCE

ABBE PL. (ARB.)

262

263

264

287

286

285

I. & G. N. HOTEL

REX HOTEL 2 & 3

AMERICAN HOTEL

HOTEL MEXICO 2 & 3

Scale of Feet

See Volume Four

AN ORDINANCE

RECEIVED
FEB 05 1988
DEPARTMENT OF
BLDG INSPECTIONS

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. THAT SECTION 42-22 OF CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BE AND THE SAME IS HEREBY AMENDED, SO THAT IT SHALL HEREAFTER INCLUDE THE FOLLOWING DESCRIBED CHANGES IN CLASSIFICATION AND THE REZONING OF THE HEREINAFTER DESIGNATED PROPERTY, TO-WIT:

(CASE NO. Z85036)

Designation as an Historic District, listed below as follows:

Lots 15,16,17,18 and 20, NCB 286
In the 900 block of West Martin Street
In the 700-800 blocks of West Houston Street
Zoned: "B-4" Central Business District

Lots 3 thru 14, NCB 263
In the 900 block of West Travis Street
In the 900 block of West Houston Street
Zoned: "I-1" Light Industry District

Lots 1 thru 12, NCB 264
In the 900 block of West Houston Street
In the 900 block of West Commerce Street
Zoned: "B-4" Central Business District

Lots 17 thru 25, NCB 265
In the 900 block of West Commerce Street
In the 900 block of Buena Vista Street
Zoned: "L" First Manufacturing District
Zoned: "I-1" Light Industry District

Lots 3 thru 14, NCB 285
In the 800 block of West Houston Street
In the 800 block of West Commerce Street
Zoned: "B-4" Central Business District

Lots 1 thru 15, NCB 299
In the 700 block of West Houston Street
In the 700 block of West Commerce Street
Zoned: "B-4" Central Business District

Lots 2 thru 15, NCB 284
In the 800 block of West Commerce Street
In the 800 block of Buena Vista Street
Zoned: "L" First Manufacturing District

The south 530' of the east 168.8' of NCB 246 and 247
In the 100-200 blocks of Medina Street
Zoned: Historic Landmark "L" First Manufacturing District

ORD. NO. 60317

FEB 28 1985

Norma L. Rodriguez

CITY CLERK

SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

SECTION 3. That the Director of Planning shall change in his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

SECTION 4. That this ordinance is not severable.

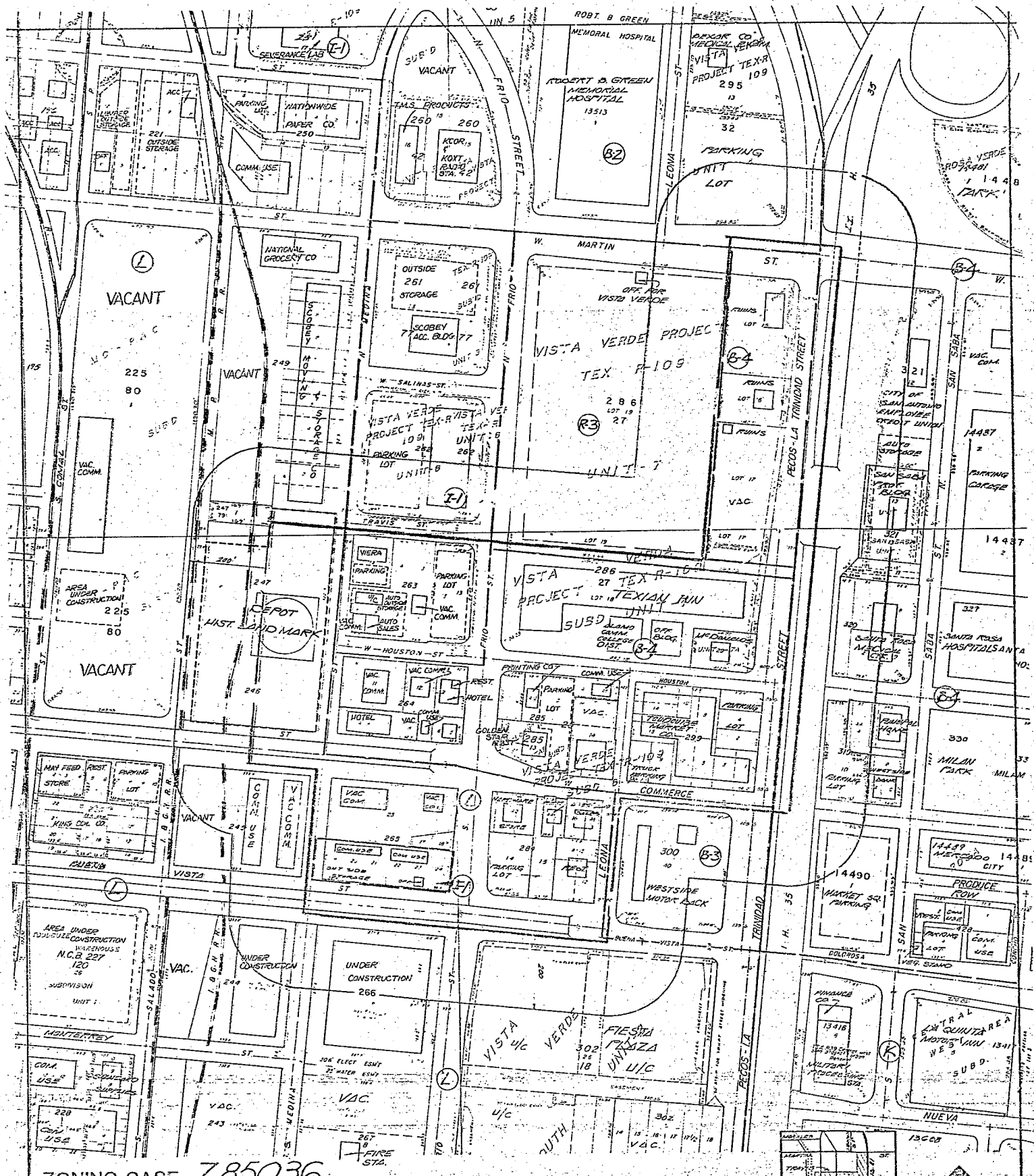
PASSED AND APPROVED this _____ day of _____ 19_____.

ATTEST: MAYOR

CITY CLERK

APPROVED AS TO FORM: _____

CITY ATTORNEY



ZONING CASE Z85036
CITY COUNCIL DISTRICT 5
CENSUS TRACT 1106
GRID 15-57
REQUESTED ZONING CHANGE
TO BE DESIGNATED HISTORIC
DATE JAN. 29, 1985
SCALE

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

TEJEDA BILL

ITEMS NEEDED TO FILE & RECORDED ON THE FOLLOWING

ADDRESS: 900-908 W. Houston St. [] EXCEPTIONAL [✓] SIGNIFICANCE

__✓__ Done

[✓] BEXAR APPRAISAL PRINT OUT

[✓] PUBLIC RECORDS DATABANK SHEET

[✓] PICTURE

[ ] DEED

() - Yes it was found

() - No & Requires Research

[✓] ARCHITECT DESCRIPTION Unapproved

[ ] HISTORIC DESIGNATION VERIFIED CERTIFICATE FORM

[ ] VERIFICATION FORM WITH THE FOLLOWING SIGNATURE:

[ ] DIRECTOR ~~(David Pasley)~~ Emil R. Moncivais SIGNATURE

[ ] HISTORIC OFFICER (Ann B. McGlone) SIGNATURE

[ ] NOTARY (Hope De La Vega) SIGNATURE

[ ] FILE & RECORDED

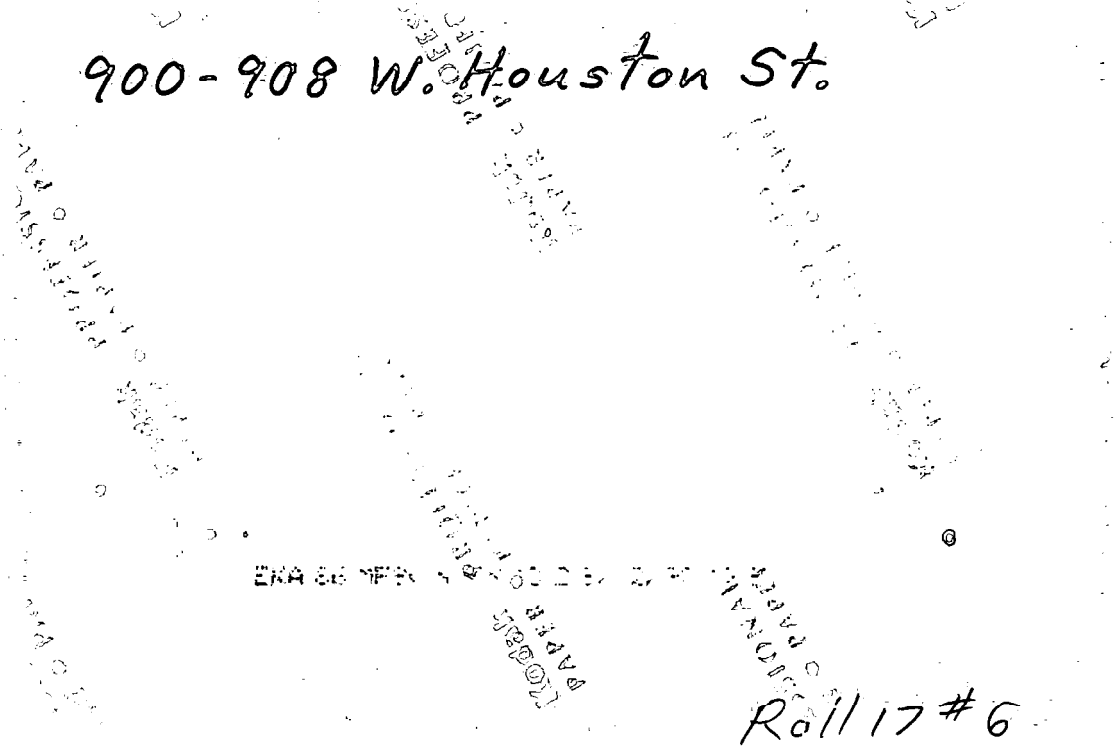
NOTE(S): _____

_____

COMPLETE [ ] YES [ ] NO

COMPLETED BY: _____
(NAME)

900-908 W. Houston St.



Roll 17 #6

Richbook Building (c.1923) 900-908 W. Houston St.	Significant

Current Name: Richbook Building; Los Buddies Lounge, American Hotel (1987)

Architect/Builder: Unknown

Architecture: "This two-story brick masonry Victorian Italianate commercial building on the corner of Houston and Frio presents glass block transoms over the openings on the first floor, a cast stone dado below the windows and central entrances. A soldier course of bricks is placed above the transoms and also above the upper story windows. A lintel of stone is under the windows and below the cornice. Square modillians are spaced over double-hung windows and incised below the cornice and centered on the two primary facades is "19 RICHBOOK 23". There is a single window between the pairs and a Chicago window in the center of the north facade." (Recorded by S. Stepan, December 1987; Source: J. Dickman, 1983.)

History: "Morris Richbook was born in Romania in 1883, son of an agriculturist and vintner. He came to America in 1902, learned the English language and developed a clothing business and department store at 214 W. Houston St. In 1923, the building at 906 W. Houston St. was opened...." (Recorded by S. Stepan, December 1987; Source: J. Dickman, 1983.)

Significance:

Owner/Address: Leonard Stern
Jeannette E. Stern
152 Rilfa Vista
San Antonio, TX 78216 (12/87)

Legal: NCB 264 Blk 76 Lot 1 and 2

PUBLIC RECORDS DATABANK, INC. 730 LOVERA SAN ANTONIO, TX 78212 210-733-4286

Tax Id : 00264-076-0010 *Legal : NCB 264 BLK 76 LOT 1&2* *Prop Class : COMMERCIAL* *Zone : RESIDENCE DISTRICT* *Address : 900.0 HOUSTON ST W* *782073052 CR:0704* *Map: 616 Grid: D5*	*Current Owner:* *STERN FAMILY TRUST % LEONARD STERN* *152 RILLA VISTA* *SAN ANTONIO TX 782167630*

Values

Improvements :	*70,000.00*	*Estimated Tax Amount :*	*2,675.05*
Land :	*30,000.00*	*Census Track*	*:1106*
Total :	*100,000.00*	*Volume/Page*	*:4720/1512*
Market Land :	*0.00*	*Document Type*	*:WD*
Agriculture :	*0.00*		

RA16M BEXAR APPRAISAL REAL PROPERTY ADMINISTRATION 96/07/08
NEXT I-ACT ACCOUNT AND OWNER INQUIRY TUCPL
ACCOUNT: 00264 076 0010 YEAR 1996 ROLL C 10:36:25
ARB PENDING LEGAL NCB 264 BLK 76 LOT 1&2 UPDATED 93-11-10
BY KCSUV210
ACRES 0.0000
SCHOOL 57
PARCEL ADDRESS 900 0 HOUSTON ST W EXT CITY 21
S.P.T.B. CODE F1 00000 0000
PROPERTY CLASS CM PARENT ACCOUNT 00000 000 0000 VALUE CONTROL BP
ACCOUNT STATUS ZA TYPE N1
SOURCE TU21 REFERENCE OLD FILES SOURCE COST

COORD SHEET NUMBER OWNER NAME STERN FAMILY TRUST FID 60585
ORIGINATOR % LEONARD STERN FDD ON FILE
TERMINATOR ADDRESS 152 RILLA VISTA
CITY/STATE SAN ANTONIO TX
MAILING STATUS ZIP 78216 7630
NEW OWNER STATUS Sale
PERCENT 1.0000 YEAR BORN UPDATED 90-02-20
OWNER STATUS NF SOURCE BCDR REFERENCE 4720/1512 BY ABLYR
ACCOUNT INFORMATION DISPLAYED
PF10 FIDUCIARY PF3 PRIOR OWNER PF4 NEXT OWNER PF12 CHG PF7 PRIOR PF8 NEXT
PF2 OWN-HIST PF15 SEARCH PF18 VALUES PF20 NOTE PF21 EXEMPTIONS

COUNTY _____ BLOCK _____ 548 10c
CITY _____ QUAD _____ LOT _____ 3255

NAME: OK Hotel/State Leather
ADDRESS: 916-20 W. Houston
COUNTY: Bexar
CITY: San Antonio
UTM:
ARCHITECT/BUILDER:
DATE: CA.1915 PERIOD:
OWNER:
STYLE: Commercial
THEME:

DESCRIPTION: Two story brick building with simple projecting cornice roofed in tile. Raised brick courses separate first and second floors and define second floor window grouping. Tiered cast concrete parapet. 1/1 windows. Ground floor windows and doors intact. Flat roof.

BUILDING MATERIAL: wall: Brick roof: Probably built up - flat
PHYSICAL CONDITION: Fair SITE: original X or moved _____ date _____
ALTERATIONS:

SIGNIFICANCE: Forms small commercial complex with adjacent 912-914 W. Houston. Originally and still a hotel/commercial structure.

AREA OF SIGNIFICANCE: Architectural/contextual LEVEL OF SIGNIFICANCE: Local
DESIGNATION: NR NHL RTHL HABS HAER HESI HSI OTHER:
ORIGINAL USE: Commercial PRESENT USE: Commercial
RELATIONSHIP TO SURROUNDINGS: Commercial complex near Missouri Pacific Railroad Depot.
ACREAGE/BOUNDARY DESCRIPTION:

BIBLIOGRAPHIC DATA: City Directories
SEE INFO/CORRESPONDENCE FILES:
RECORDED BY: Maria Watson INFORMANT: Maria Watson
DATE: 1981-82 PHOTO DATA:

(rev. 6-79)

SIG

NAME: O.K. HOTEL

ADDRESS: 918-20 W. Houston Street

LEGAL: NCB 264 Lot 4 BLK 76 Parcel 310

LEGAL OWNER: Sam Cohen and William Yahiel
Box 7814
San Antonio, Texas 78207

PRESENT USE: Commercial

ORIGINAL USE: c. 1915 Commercial

DESCRIPTION: The two-story brick building contains two stores and restaurant on the first floor, a hotel on the second. There are two bays on the front (north) facade with central door to the upstairs apartments. The street level is altered with a brick dado and security screens. Windows on the second floor have a hidden steel beam lintel, and a soldier course of bricks bordering the upper floor facade. The wide projecting cornice displays mission tile, and the square end and peaked center parapets are capped with cast stone. A one-story brick masonry commercial building is attached on the west side.

HISTORY: City Directory listings;
1910 - Barber Shop
1920 - O K Hotel
San Antonio Dye Works
1927 - O K Hotel
Burbank Employment Agency
San Antonio Dye Works
1938 - O K Hotel
Ritz Cafe
San Antonio Dye Works
1946 - Ritz Cafe
Hotel
Domingo Acosta Barber Shop
1951 - O K Cafe, Bar
Hotel
Acosta Barber
1982 - O K Hotel
State Leather Co.

19 RICHBOOK23
Frio
BUSES ONLY
KEEP OUT

9 RICHBOOK23

PRIVATE PROPERTY
NO

19 RICH BOOK 23

PRIVATE
PROPERTY
NO TRESPASSING

PRIVATE PROPERTY
NO
908

KEEP
OUT

Cattleman's
APARTMENTS

PRIVATE
PROPERTY
NO TRESPASSING
TDOPK.B.

Agenda/Chronology of Events

Date	Action taken
5/15/2014	Purchase of 900 W.Houston site
4/17/2018	Vice squad made us vacate the property
7/27/2020	Hired JLL to market property
10/15/2020	Submittal of redevelopment plan
11/4/2020	Hired Jeremy Jessup to market property
1/28/2021	Date of original bid
4/1/2021	Westside Development Corp passed on the purchase of the property
7/24/2023	Fire Department informed us that building is unsafe for fire personnel entry
9/12/2023	Date of original demo application
12/1/2023	Mark Larson letter of support
1/31/2024	PCA
2/26/2024	Engineer letter

Property Condition Assessment Consultants, Inc
Architectural/Engineering and Environmental Consultants

January 26, 2024

Mr. Barclay Anthony, Principal
Master Property Partners Ltd.
900 Isom Road, Suite 200
San Antonio, Texas 78216

RE: Property Condition Assessment
Rich Book Building
900 West Houston Street
San Antonio, Texas 78216
Comm. No. 2024-0735-01

Dear Mr. Anthony:

In accordance with our accepted Engagement Letter, Property Condition Assessment Consultants, Inc. performed a walk-through survey of the above-referenced property on January 17, 2024. A complete electronic copy of our Property Condition Assessment Report dated January 26, 2024, is attached.

We appreciate the opportunity to provide consulting services to you. If you have any questions, please contact us at our Houston office.

Very truly yours,

PROPERTY CONDITION ASSESSMENT CONSULTANTS, INC.

Robert D. Thompson
Registered Architect

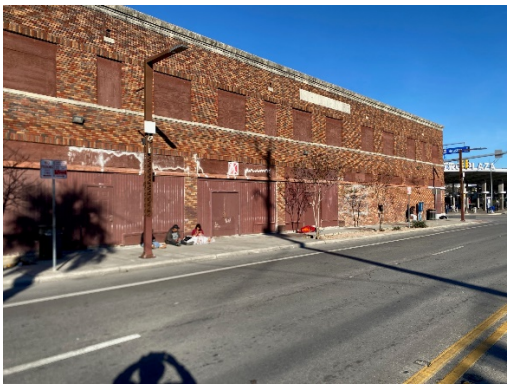
RDT:dm

Enclosures

Property Condition Assessment Report

for

Master Property Partners, Ltd.



Rich Book Building
900 West Houston Street
San Antonio, Texas 78216
Comm. No. 2024-735-01

January 26, 2024

PCA

Architectural/Engineering and Environmental Consultants
4660 Beechnut Street, Suite 238, Houston, Texas 77096
Phone: (281) 591-6600 Direct: (713) 397-1600

TABLE OF CONTENTS

EXECUTIVE SUMMARY 2
- General Property Description
- Estimated Required Expenditures
- Physical Condition
- Remaining Useful Life of Improvements

I. IDENTIFICATION 1

II. PURPOSE AND SCOPE 2
- Purpose
- Scope

III. DOCUMENTS AND RECORDS 3
- Property Information Questionnaire
- Readily Available Documents
- Public Records
- Interviews

IV. PROPERTY DESCRIPTION 4
- Site Improvements
- Structure and Building Envelope
- Interior Walls, Doors and Finishes
- Equipment and Appliances
- Mechanical, Electrical and Plumbing Systems
- Fire Protection / Life Safety Systems

V. LOCAL REGULATORY COMPLIANCE 16
- Code Violations
- Certificate of Occupancy
- Zoning
- Flood Plain
- Seismic Zone

VI. ADA COMPLIANCE 19
- Americans with Disabilities Act

VII. PROBABLE REPAIR COSTS 20

VIII. SCOPE AND LIMITATIONS 24
- Procedures
- Limitations
- Environmental Issues
- Intended Use
- Proprietary Information
- Documents

ATTACHMENTS
- Terminology
- Photographs
- Property Information Questionnaire
- Professional Resumes

EXECUTIVE SUMMARY

General Property Description

The property consists of a two-story mixed-use building, containing a total of 14,306 square feet (sf) of rentable building area and related site improvements situated on a 0.2592-acre tract of land located on the west side of the Central Business District of the City of San Antonio, Texas. The original improvements were completed in 1923.

Estimated Required Expenditures

Based on our observations, interviews and documents reviewed, Property Condition Assessment Consultants, Inc. (PCA) has prepared the following table with the total probable costs to restore the building to functional condition and in compliance with current building codes and design standards of the San Antonio Office of Historic Preservation.

ITEM	COST
Total Repair and Renovation Budget	$4,911,400
Architectural and Engineering Fees	$343,798
Contractors Fee and General Conditions	$850,000
Subtotal	$6,105,198
Taxes	$503,678
Total Renovation Budget Cost	$6,608,876

Physical Condition

The improvements are considered to be in poor condition. The building is currently registered with the City of San Antonio as a vacant building and all of the doors and windows are boarded up for security. The utilities to the building have been shut off since April 2018. The physical deficiencies and issues are summarized in Section VII of this Report.

Remaining Useful Life of Improvements

If the recommended remedial actions are performed, proper preventive maintenance is routinely performed and defective items are promptly repaired or replaced, we would expect the remaining useful life of the improvements to be at least 35 years.

I. IDENTIFICATION

Subject Site:	Rich Book Building
Location:	900 West Houston Street San Antonio. TX 78207
Observation Date:	January 17, 2024
Weather:	Partly cloudy skies and 42ºF. No rainfall occurred within the prior 24 hours of our site visit.
Observed and Prepared by	Robert D. Thompson Registered Architect
Report Reviewed By:	Bennett McKenzie, PE Professional Engineer
Site Contact:	Ms. Dacia Garcia-Allen, Property Manager, Master Property Partners, Ltd.
Client:	Master Property Partners Ltd.
Reliance:	This Report is for the exclusive use of and may be relied upon by Master Property Partners, Ltd. No parties or persons other than those identified as authorized users may use or rely on the information or opinions in this Report without the written consent of Property Condition Assessment Consultants, Inc.

II. PURPOSE AND SCOPE

Purpose

The purpose of this Assessment is to provide a description of the property improvements and an opinion of their general physical condition as of the date of our site visit. The Assessment is based on observations made during our walk-through survey of the property, readily available documents and public records pertaining to the property, information provided by interested parties and interviews.

Scope

The Property Condition Assessment Report notes physical deficiencies observed. A recommended action and corresponding estimate of probable cost is provided for each item. Items that in our opinion are of a deferred maintenance nature, which can be easily remedied by routine property maintenance, are also noted without a probable cost to correct.

Our professional opinion of the property's compliance with certain codes and federal accessibility regulations is also provided.

This report has been prepared in accordance with the American Society for Testing Materials (ASTM) Standard Requirements as per ASTM Designation E 2018-15 for the preparation of Property Condition Assessments.

III. DOCUMENTS AND RECORDS

Property Information Questionnaire

A completed and signed Property Information Questionnaire was provided to Ms. Dacia Garcia-Allen. A copy of the completed Questionnaire is appended to this Report.

According to the completed Questionnaire, all of the utilities to the building have been shut off and the building has been vacant and boarded up since April 2018.

Readily Available Documents

No construction documents, maintenance records or survey were provided for our reference.

Public Records

Inquiries were made regarding the existence and availability of the following public records:

- Recorded outstanding violations of building and fire codes.
- Building Permit and Certificate of Occupancy records.
- FEMA Flood Insurance Rate Map.
- Property Zoning Map.

Interviews

- Ms. Dacia Garcia-Allen, Property Manager, Master Property Partners, Ltd. (210) 342-2800
- Mr. Barclay Anthony, Manager, Master Property Partners, Ltd. (210) 342-2800

IV. PROPERTY DESCRIPTION

The property consists of a two-story mixed-use building, containing a total of 14,306 square feet (sf) of rentable building area and related site improvements situated on a 0.2592-acre tract of land located on the west side of the Central Business District of the City of San Antonio, Texas. The original improvements were completed in 1923. The building is currently registered with the City of San Antonio as a vacant building and all of the doors and windows are boarded up for security.

The improvements are considered to be constructed of systems, components and materials that are common to similar facilities of comparable age. The major systems, components and materials are briefly described in this section.

Additional discussion and the probable costs of the deficiencies noted in this section is provided in Section VII of this Report.

Site Improvements

Area

The site consists of a rectangular-shaped tract of land that according to the Bexar County Appraisal District contains approximately 0.2592 acres.

A schematic copy of the site plan is shown below:

A current ALTA/NSPS Survey is recommended to verify the site size and identify easements, encroachments and encumbrances, if any exist.

Access, Pavement and Parking

The building is located at the corner of West Houston Street and north Frio Street and there is no off-street parking provided.

Walks

There are public concrete sidewalks along each of the adjoining streets. The courtyard at the southwest corner of the site is mostly paved with gravel and concrete.

Retaining Walls	The site is of generally flat terrain and there are no retaining walls.
Landscape/Irrigation	The site is mostly covered by the building and pavement and there is no landscaping or irrigation system provided.
Drainage	The sidewalks drain to curb inlets located in the adjoining streets. From there storm water flows into the municipal storm drainage system.
Lighting	The site does not currently have any working exterior lighting.
Fences	An ornamental metal fence is provided along the south and west property lines.
Signs	The only signage consists of the original masonry wall mounted signs on the top of the building facing the public streets.
Utilities	Water – San Antonio Water System Sewer – San Antonio Water System Electricity – CPS Energy Natural Gas – CPS Energy
Amenities	There are no site amenities.

Site Improvements – Observations and Comments

- The property currently does not have any working exterior lighting. As a matter of increased security, we recommend that exterior lighting be provided.
- The site does not have any storm drainage systems, landscaping or site amenities.
- The utilities to the building have been shut off since April 2018.

Except as noted above, the Site Improvements observed by PCA appeared to be in satisfactory condition.

Structure and Building Envelope

Date of Construction

The original improvements were constructed in 1923.

Building Area

According to the Bexar County Appraisal District, the building contains approximately 14,306 square feet (sf).

Property Improvement - Building

Description: RETAIL STORE/HOTEL/STRG WHSE **Type:** Commercial **State Code:** F1 **Living Area:** 14,306.00sqft **Value:** $100

Type	Description	Class CD	Exterior Wall	SQFT
220	RETAIL STORE	C - F	BR	3,133.00
140	HOTEL	C - F	BR	3,100.00
320	STORAGE WAREHOUSE	C - F	BR	6,233.00
320	STORAGE WAREHOUSE	C - F	BR	1,840.00

We consider the reported areas to be reasonably accurate.

Foundation

There were no structural drawings available for our reference due to the age of the improvements, therefore we were unable to confirm the foundation type. Similar buildings of this age in this region have concrete spread footings supporting loadbearing walls.

Structural Frame

Structural drawings for the building were unavailable due to the age of the improvements. Based on our observations, the building structural frame consists of loadbearing masonry walls and a grid of wood columns supporting wood beams and wood floor and roof joists.

Floors

The ground floor is a concrete slab-on-grade. The upper floor consists of a wood plank subfloor supported by wood joists.

Exterior Walls

The front exterior walls consist of face brick over a loadbearing masonry backup wall. The other exterior walls consist of cement stucco over concrete masonry backup walls.

Roof

The roofs consist of gravel-surfaced built-up bituminous roofing system. The roof has parapet walls along three sides and slopes to drain to continuous gutters fitted with downspouts that discharge water directly on-grade. At equipment curbs, the base flashings are the same material as the roof membrane.

Based on our review of historical aerial photography it appears the current roofing system is over 25 years old. The roofing system is considered to be in poor condition due to active leaks and should be replaced.

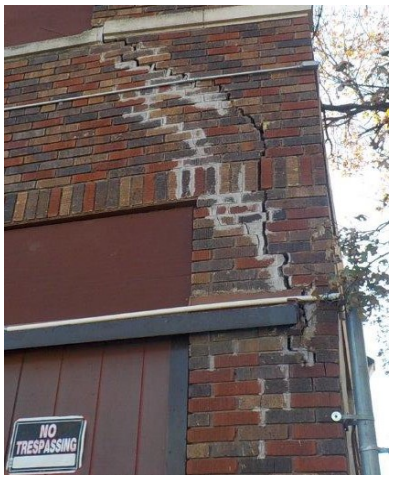
Windows The original windows have been boarded up with plywood siding for security reasons.

Balconies There are no balconies.

Stairs The second floor is accessed by one interior stair and one exterior steel fire escape. There is also one open wood-framed stair that provides access to a small office mezzanine level.

Structure and Building Envelope – Observations and Comments

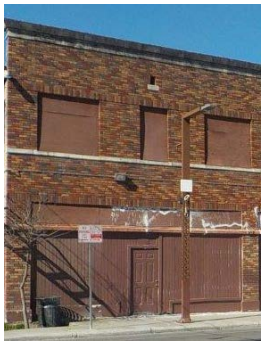
- Large cracks are evident in the loadbearing masonry walls at the northwest corner of the building, extending to visible cracks in the plaster walls inside. The observed distress is attributed to tree roots growing beneath the foundation, originating from an adjacent tree.



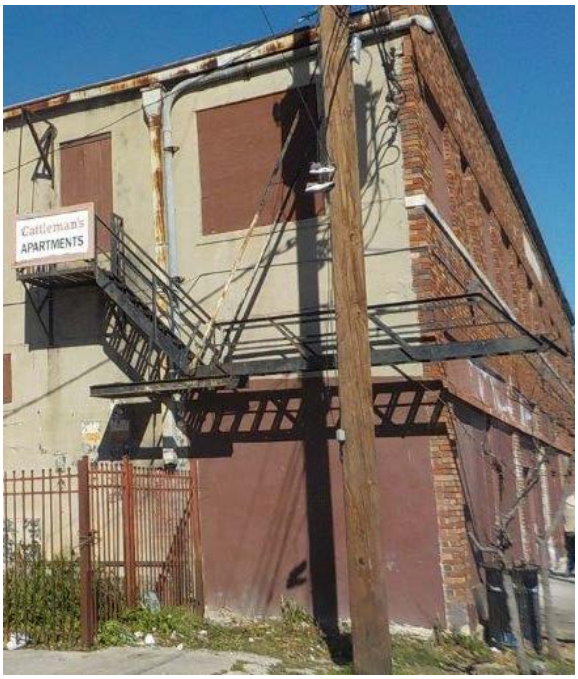
- The structural integrity of the building is questionable with numerous cracks in the loadbearing masonry walls. The damage is attributed to the disintegration of the masonry and mortar in the walls. We also observed deteriorated structural wood framing caused by past roof and wall leaks. Our observations were limited to the easily visible components that were not covered by floor and ceiling finishes.

- Based on our review of historical aerial photographs, the roofing system is at least 25 years old and has reached the end of its expected useful life. The roof is considered to be in poor condition due to numerous active roof leaks and depressions which retain water. The flashings are also considered to be in poor condition due to holes and unsealed laps caused by punctures and deterioration.

- All the doors and windows are currently boarded up and are in a state of disrepair due to their age and do not meet current energy conservation requirements.



- Access to the second floor is by one open interior stair and one exterior fire escape. None of the existing exits meet the current building code requirements for egress.



The Structure and Building Envelope components observed by PCA appeared to be in fair-to-poor condition.

Interior Walls, Doors and Finishes

Walls	The interior partitions are typical assemblies of masonry and wood studs. The interior walls are covered with various materials including the original plaster, gypsum board, wood siding and ceramic tile.
Ceilings	Suspended acoustical or plaster ceiling systems are typical.
Doors	The interior doors consist of solid core wood types in wood frames.
Floor Coverings	The floors are typically covered with vinyl composition tile and ceramic tile.
Cabinets	A custom-built-in bar is provided on the first floor. Various types of cabinets and casework have been installed in the hotel rooms on the second floor.

Interior Walls, Doors and Finishes – Observations and Comments

- The interior floor, wall and ceiling finishes, interior doors, and cabinets in the building are in poor condition, primarily stemming from damage caused by roof and wall leaks, as well as normal wear and tear.

The Interior Walls, Doors and Finishes observed by PCA appeared to be in poor condition.

Equipment and Appliances

Conveyance Systems There are no elevators.

Appliances There are no appliances.

Equipment and Appliances – Observations and Comments

- The building does not have an elevator to provide access to the second floor. If the building is extensively renovated an elevator will be required to provide ADA access to the second floor.

The building currently does not have any the equipment or appliances.

Mechanical, Electrical and Plumbing Systems

Heating and Cooling

The building is heated and cooled by split-type air-conditioning systems that consists of air-cooled condensing units mounted on the roof and interior air-handling units. The systems have not been used for several years and are at least 20 years old.

Air Distribution

Conditioned air is supplied through sheet-metal and flexible ducts mounted above the ceilings. Air returns through ceiling grilles into the plenum space above the ceilings to the air-handling unit.

Ventilation

The toilet rooms have roof-mounted exhaust fans that discharge to the outside.

No indoor air quality measurements or tests were performed.

We did not sense unsatisfactory ventilation conditions indicative of poor indoor air quality.

Electrical Service

The subject site is served from pole-mounted utility-company-owned transformers and overhead services that provide 120/208-volt, single-phase, power to an exterior wall-mounted meter and disconnect switch that feeds several interior panels of circuit breakers for lighting and mechanical equipment loads.

Lighting Fixtures

Fluorescent and incandescent lighting fixtures illuminate the interior spaces.

Plumbing Piping

The sanitary sewer and vent systems are fabricated of cast iron pipe. The sewer gravity flows to the municipal the service connection.

The domestic water system is fabricated of galvanized steel pipe and fittings.

Plumbing Equipment

The building does not have any working domestic hot water heaters.

Plumbing Fixtures

The fixtures in the toilet rooms include flush-tank-type water closets, wall-hung urinals and wall-mounted and cabinet-based lavatories.

Mechanical, Electrical and Plumbing Systems – Observations and Comments

- The air-conditioning systems for the building are over 20 years old, have reached the end of their serviceable life and have not been in service for at least the last 10 years.

- The building has galvanized steel water piping and fittings. Galvanized pipes are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized pipes are known to corrode and rust on the inside after long term exposure to water. We observed evidence of corrosion on the galvanized steel fittings. The wastewater piping is mostly the original cast iron pipe that has reached the end of its serviceable life.

- The plumbing fixtures are in poor condition due to age and normal wear and tear.

- The electrical systems in the building are in poor condition due to age and normal wear and tear and are not in compliance with current codes and electrical load demands. Most of the lighting fixtures in the ceiling grid are missing.

The Mechanical, Electrical and Plumbing Systems observed by PCA appeared to be in poor condition.

Fire Protection / Life Safety Systems

Fire and Smoke Detection Systems	The building does not have any smoke detection or fire alarm systems installed.
Standpipe and Fire Sprinklers	The building does not have a fire sprinkler system.
Emergency Systems	There are fire hydrants along the adjoining streets. The building does not have any emergency systems.

Fire Protection / Life Safety Systems – Observations and Comments

- The building does not have any fire protection or life safety systems. PCA recommends that as part of the renovation that fire sprinkler and fire alarm systems be installed.

The Fire Protection/Life Safety Systems observed by PCA appeared to be unsatisfactory.

V. LOCAL REGULATORY COMPLIANCE

The property is within the jurisdiction of the City of San Antonio. Through our inquiries with administrative departments, we have received the following information regarding compliance with applicable local government regulations.

Code Violations

Currently the 2021 International Building Code with City of San Antonio amendments is in effect.

The building is currently registered with the City of San Antonio as a vacant building. According to the completed Questionnaire, all of the utilities to the building have been shut off and the building has been vacant and boarded up since April 2018.

Certificate of Occupancy

The building is currently vacant and does not have a current Certificate of Occupancy.

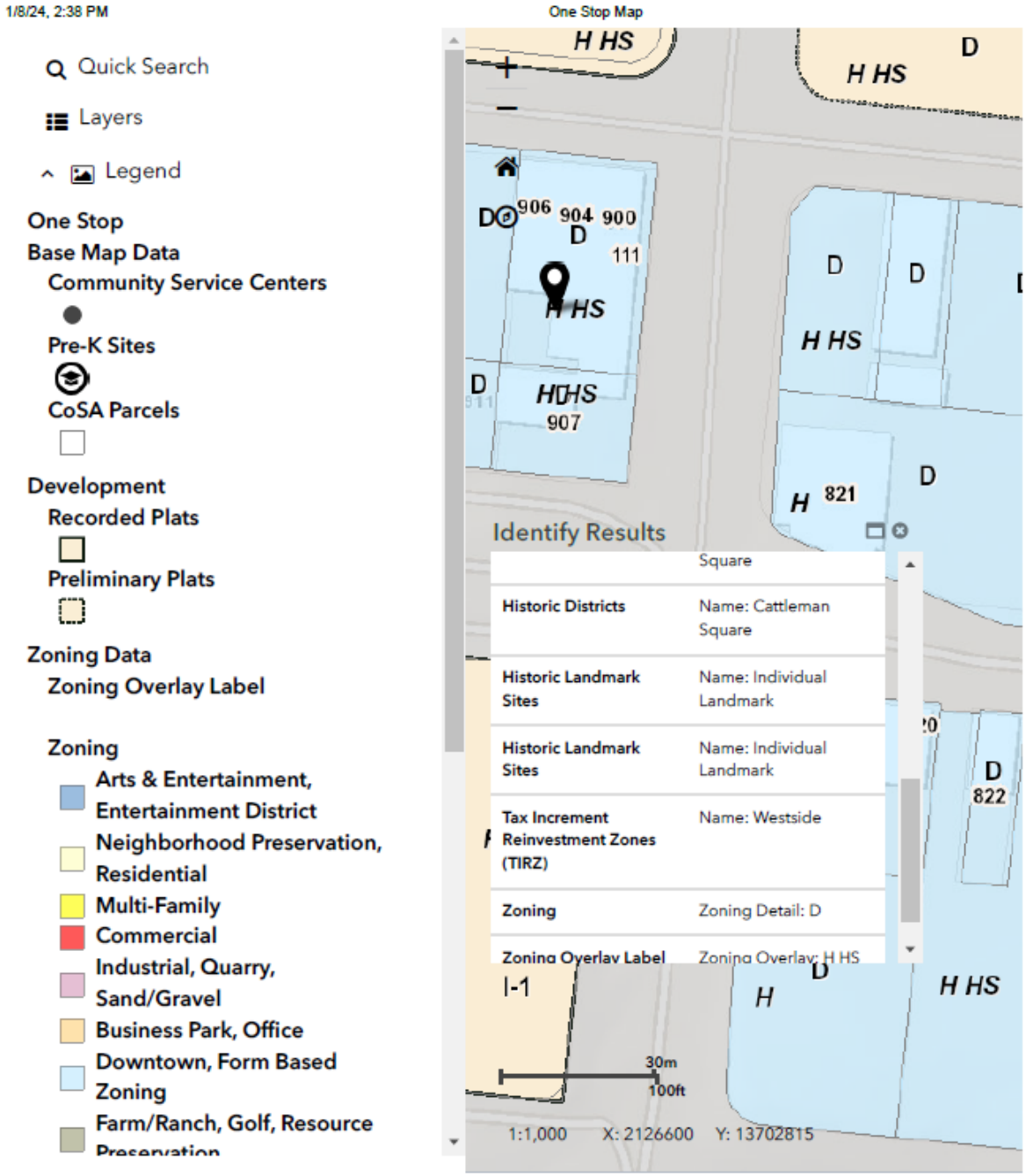
Zoning

The property is located in the Cattleman's Square historic district in Zone D (Downtown District) and Zone H (Historic District). These districts are for concentrated downtown retail, service, office and mixed uses. Additional design standards regulated by the Office of Historic Preservation apply to buildings within this district.

D **Downtown District (Sec. 35-310.11)**
This zone provides concentrated downtown retail, service, office and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and/or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

H **Historic Districts (Sec. 35-333)**
These are areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or more buildings, objects, sites, or structures designated as significant or exceptional historic landmarks. Additional design standards, regulated by the Office of Historic Preservation apply in these districts.

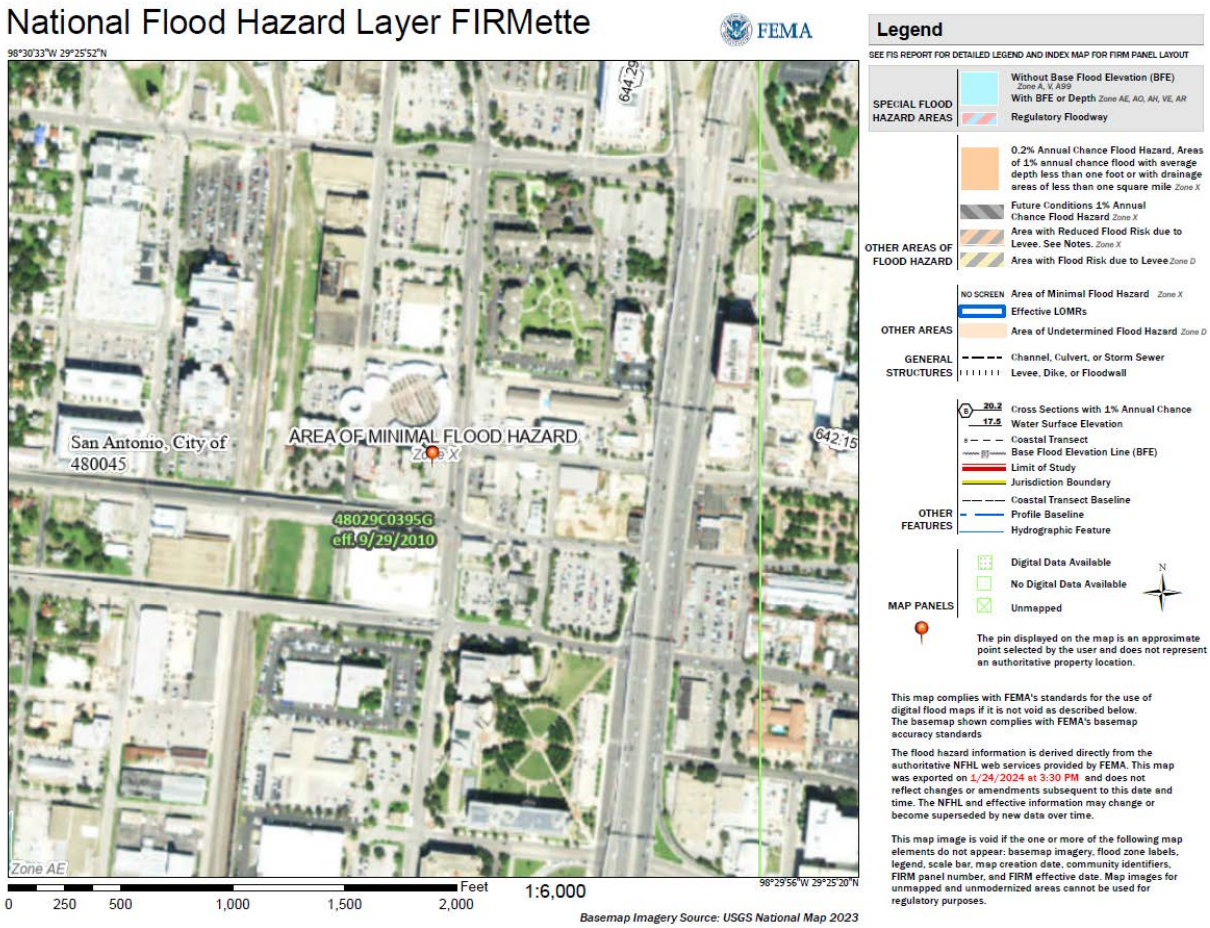
A copy of the zoning map is shown on the following page:


1/8/24, 2:38 PM
Quick Search
Layers
Legend
One Stop
Base Map Data
Community Service Centers
Pre-K Sites
CoSA Parcels
Development
Recorded Plats
Preliminary Plats
Zoning Data
Zoning Overlay Label
Zoning
Arts & Entertainment, Entertainment District
Neighborhood Preservation, Residential
Multi-Family
Commercial
Industrial, Quarry, Sand/Gravel
Business Park, Office
Downtown, Form Based Zoning
Farm/Ranch, Golf, Resource Preservation
One Stop Map
H HS
D
906
904
900
111
907
821
822
Identify Results
Square
Historic Districts
Name: Cattleman Square
Historic Landmark Sites
Name: Individual Landmark
Historic Landmark Sites
Name: Individual Landmark
Tax Increment Reinvestment Zones (TIRZ)
Name: Westside
Zoning
Zoning Detail: D
Zoning Overlay Label
Zoning Overlay: H HS
I-1
30m
100ft
1:1,000
X: 2126600
Y: 13702815

Flood Plain

According to FEMA Flood Insurance Rate Map, Community Panel No. 48029C0395g, dated 9/29/2010, the property is located in Zone X, defined as an area of minimal flood hazard.

A copy of the Flood Plain Map is shown below:



Seismic Zone

According to the USGS United States Seismic Hazard Map, the site is in seismic zone 0, an area of minimal seismic activity.

VI. ADA COMPLIANCE

Americans with Disabilities Act

Title III of the Americans with Disabilities Act (ADA) covers privately owned facilities defined as being either a "place of public accommodation" or a "commercial facility." Title III requires the removal of architectural and communication barriers from places of public accommodation constructed and occupied after to January 26, 1993, and require that all nonresidential buildings designed or constructed for first occupancy after that date be accessible according to the ADA Accessibility Guidelines.

Regarding applicability of Title III to the subject property, it is PCA's opinion that the property was constructed and occupied prior to January 26, 1993 and, therefore, compliance is required when readily achievable.

The site and building elements were reviewed by visual observations and without measurements, regarding compliance with Title III of the ADA. It is understood by the Client that the limited observation does not comprise a full ADA Compliance Survey, which is not within the scope of this Report. The Checklist below identifies only some barrier elements. Therefore, the Checklist is not to be considered a detailed study and we recommend a comprehensive ADA Compliance study if more detailed information (including measurements) is needed or desired.

Required Site & Building Features	Yes	No	N/A	Comments	Cost
1) Accessible parking spaces, including van-accessible space(s), with signs and graphics		√			$0
2) Accessible ramps with nonslip surfaces and detectable warnings at appropriate locations		√			$0
3) Accessible entrance doors at appropriate locations		√			$0
4) Accessible interior routes, including corridors and doors and acceptable floor surfaces		√			$0
5) Adequate floor space and clearances for maneuvering in public toilet rooms		√			$0
6) Water closets, lavatories and urinals in public toilet rooms appear to be positioned as required		√			$0
7) Faucets, grab bars, towel dispensers and other accessories in public toilet rooms appear to be the type and at the locations required		√			$0
Probable Compliance Cost					$ 0

The site improvements and building are not in compliance with ADA. No costs are included above because an extensive renovation of the building is planned. The renovation drawings for the building will need to be submitted to The Texas Department of Licensing and Regulation (TDLR) for review.

VII. PROBABLE REPAIR COSTS

We observed the site improvements, the building exteriors, roof and major building equipment. We entered and observed the interior of the building.

The building is presently registered as a vacant structure with the City of San Antonio and is secured and all of the windows and doors are boarded up for security. Given its extensive damage, a substantial renovation is imperative to bring the building back to a usable condition. Considering the scope of necessary repairs, it is anticipated that the building will need upgrades to comply with current new construction requirements. Additionally, the building is located in an historic district and additional design standards regulated by the Office of Historic Preservation will apply to building if it is renovated. PCA has prepared the following table of probable budget costs to restore the building and site improvements to functional condition:

ISSUE	RECOMMENDATION	BUDGET
1. The sidewalks and patio pavement are not ADA compliant, and the building does not have any landscaping or site amenities.	An allowance of $200,000 is provided to modify the sidewalks and building entrances for ADA compliance, new patio improvements, landscaping, root pruning, installation of a root barrier.	$200,000
2. Large cracks are evident in the loadbearing masonry walls at the northwest corner of the building, extending to visible cracks in the plaster walls inside. The observed distress is attributed to tree roots growing beneath the foundation, originating from an adjacent tree. The structural integrity of the building is questionable with numerous cracks in the loadbearing masonry walls. The damage is attributed to the disintegration of the masonry and mortar in the walls. We also observed deteriorated structural wood framing caused by past roof and wall leaks. Our observations were limited to the easily visible components that were not covered by floor and ceiling finishes	An allowance of $200,000 is provided to repair the building foundation following root pruning and the installation of a root barrier between the northwest corner of the building and an adjacent mature tree. An allowance of $250,000 is provided to repair and rebuild the deteriorated loadbearing walls, tuckpoint, clean and repair the face brick along the street frontage and replace the deteriorated wood framing as needed. The building is located in an historic district where additional design standards regulated by the Office of Historic Preservation apply for the building exteriors.	$450,000
3. Based on our review of historical aerial photographs, the roofing system is at least 25 years old and has reached the end of its expected useful life. The roof is considered to be in poor condition due to numerous active roof leaks and depressions which retain water. The flashings are also considered to be in poor condition due to holes and unsealed laps caused by punctures and deterioration.	We recommend the complete tearing-off of the existing roof system and reroofing with an appropriate roof system. PCA recommends that tapered insulation boards be installed as part of the reroofing to achieve positive roof drainage. Our estimated probable cost is based on replacing approximately 9,900 sf at $12.00 per sf.	$118,800

ISSUE	RECOMMENDATION	BUDGET
4. All the doors and windows are currently boarded up and are in a state of disrepair due to their age and do not meet current energy conservation requirements.	An allowance of $500,000 is provided to install new doors and windows that comply with current energy conservation requirements. The building is located in an historic district where additional design standards regulated by the Office of Historic Preservation apply for the design of the exterior windows and doors.	$500,000
5. Access to the second floor is by one open interior stair and one exterior fire escape. None of the existing exits meet the current building code requirements for egress. The interior floor, wall and ceiling finishes, interior doors, and cabinets in the building are in poor condition, primarily stemming from damage caused by roof and wall leaks, as well as normal wear and tear.	Modifications to the interior partitions are necessary to create code compliant exit stairs and an elevator. Replacement of the interior finishes, doors and cabinets are also necessary. Our estimated budget cost is based on 14,300 sf at $67.00 per sf	$958,100
6. The building does not have an elevator to provide access to the second floor. If the building is extensively renovated an elevator will be required to provide ADA access to the second floor.	An allowance of $325,000 is provided to install an elevator.	$325,000
7. The air-conditioning systems for the building are over 20 years old, have reached the end of their serviceable life and have not been in service for at least the last 10 years.	Replacement of the air-conditioning systems, including the ductwork and diffusers, is recommended as part of the renovations. Our estimated budget cost is based on 14,300 sf at $65.00 per sf.	$929,500
8. The building has galvanized steel water piping and fittings. Galvanized pipes are steel pipes that have been dipped in a protective zinc coating to prevent corrosion and rust. Galvanized pipes are known to corrode and rust on the inside after long term exposure to water. We observed evidence of corrosion on the galvanized steel fittings. The wastewater piping is mostly the original cast iron pipe that has reached the end of its serviceable life. The plumbing fixtures are in poor condition due to age and normal wear and tear.	Replacement of the plumbing wastewater, domestic water piping, plumbing fixtures and equipment is needed. Our estimated budget cost is based on 14,300 sf at $25.00 per sf.	$357,500

ISSUE	RECOMMENDATION	BUDGET
9. The electrical systems in the building are in poor condition due to age and normal wear and tear and are not in compliance with current codes and electrical load demands. Most of the lighting fixtures in the ceiling grid are missing.	Replacement of the electrical systems is recommended including installation of new communications and data cabling. Our estimated budget cost is based on 14,300 sf at $40.00 sf.	$572,000
10. The building does not have any working fire or life safety systems installed.	PCA recommends that as part of the renovation that fire sprinkler and fire alarm systems be installed. An allowance of $572,000 is provided to install a fire sprinkler and a fire alarm system. Our budget cost is based on a 14,300 square foot (sf) building at $35.00 per sf.	$500,500
TOTAL Repair and Renovation Budget		**$4,911,400**
Architectural and Engineering Design Fees (7%)		$343,798
Contractors Fee and General Conditions		$850,000
Subtotal		**$6,105,198**
Taxes		$503,678
Total All Costs		**$6,608,876**

VIII. CAPITAL RESERVE ANALYSIS

The Capital Reserve Analysis (CRA) table included in this Section is an analysis of the probable costs for normally anticipated replacement for the major components of the improvements during the term shown in the table. The expenditures in the CRA are considered to be capital expenses and do not include damage-related, maintenance or minor operating repair costs. Items that have an indeterminable remaining useful life but have reasonable potential for failure during the term of the CRA may be included. The analysis excludes the costs for replacement of components or systems estimated to expire after the term and costs that may be incurred due to accidents, fire and natural events such as floods, wind storms or seismic activity.

The expected useful life and remaining life values are based on published, historical performance data for comparable items with consideration for the present condition and reported service history. The actual performance of individual components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. The costs indicated for individual items are present value. Total costs are also provided with consideration of an inflation factor determined by the Client for future expenditures.

The amounts shown in the CRA are based on the assumption that all of the work recommended in Section VII of this Report will have been completed within a year of PCA's observation date. The first-year period of the term of the CRA is, therefore, considered to be the 12 months following the observation date. Other than the normally recurring capital expenses that have been scheduled or are expected, no costs are included in the first year of the term.

IX. SCOPE AND LIMITATIONS

Procedures

PCA performed a walk-through survey of the subject property to make representative observations of the general condition of the various components of the improvements. The walk-through survey consisted of nonintrusive visual observations (unless otherwise noted) of readily accessible and easily visible components and systems. During our site visit, we did not gain access to or observe all areas, operate any specific equipment, inspect specific structural connections, perform any tests or measure the improvements. Representative observations (typical sampling) were made of repetitive systems, components and areas.

The representations regarding compliance with government laws, codes or regulations are based on normal inquiries with government agencies or departments having reasonably ascertainable information that is readily available.

Limitations

The information and opinions contained in this Report are not based on a comprehensive engineering study or an exhaustive technical review. PCA did not remove any materials to inspect concealed materials or conditions. PCA's observations were limited to items and conditions that could be clearly seen from the ground or safely accessible surfaces and were made without the use of visual aids.

PCA's professional services and this Report represent our professional experience and judgment regarding the condition of the subject property and are not intended, and should not be construed, to warrant or guarantee the present or future performance of any building components or systems, or guarantee that the property will remain in its present condition.

The Report is not intended to be based on an exhaustive review of conditions and thus it is not guaranteed that all deficiencies are identified. Based on observations and professional opinion, along with data and comments received and the information of reports made available to us, we will represent property conditions and probable costs to correct the identified deficiencies.

The scope of services provided by PCA for the development of this Report does not include designing or preparing specifications for the systems, components, materials or procedures necessary for performing the repairs or modifications that may be recommended in this Report. PCA's probable repair costs are based on approximate quantities and costs, or furnished information that is presumed to be accurate. A detailed survey of quantities for developing the probable costs was not included in the scope of PCA's services. The probable costs stated to repair physical deficiencies or correct issues identified in this Report are average amounts that we consider to be probable for the marketplace. The stated probable costs do not constitute a warranty or a representation that all items that may need repair or other attention are included. The actual cost of repairs may vary from the probable costs provided by PCA.

Environmental Issues

This Report is not an Environmental Site Assessment Report and does not identify or confirm the presence or absence of asbestos-containing materials, polychlorinated biphenyls, lead-based paints, toxic soils, recognized environmental conditions or other environmental concerns that may exist on or affect the subject property.

Intended Use

This Report is intended to be used in its entirety. No portion of it may be deleted or used out of context without the written consent of PCA. The opinions and information contained in this Report are time sensitive and may be relied upon for a period not to exceed six months. This Report was prepared for the limited use of consideration of a single financial transaction by the authorized users. The use of this Report for any other purpose is prohibited without the written consent of PCA.

Proprietary Information

Field data, field notes and other data and documents assembled by PCA to produce this Report represent the work product of PCA's training, experience and professional skill. This information belongs to and remains the property of PCA.

Documents

Documents and data provided by the Client, designated representatives of the Client, the Client's consultants or contractors, or other interested parties have been reviewed and may be referenced herein, with the understanding that PCA assumes no responsibility or liability for their accuracy or for the omission by any of the involved parties of any reports or other information that could affect the transaction.

TERMINOLOGY

Condition

The following terms are used to describe the physical condition of materials, components and systems. A term applied to a component or system does not preclude the possibility that repair to a section, portion or part of that component or system may be needed.

- **Good -** Considered being in better-than-average condition and performing properly. Signs of deferred maintenance and normal weathering or wear may be apparent.

- **Satisfactory** - Considered to be in suitable, average condition and performing adequately. Signs of deferred maintenance and weathering or wear may be apparent.

- **Fair -** Considered to be in average or worse-than-average condition and performing marginally. Signs of deferred maintenance, excessive weathering or wear may be apparent. Characteristics may indicate that the item is nearing the end of its useful life. The item may exhibit signs of repairs that are considered not to meet commonly accepted applicable standards. Repair or partial replacement is considered to be necessary to prevent further deterioration or to restore proper function.

- **Poor -** Considered to be in inferior or worse-than-average condition and to either have failed or be unreliable. May exhibit damage, breakage or excessive wear and deterioration. Replacement or major repair is needed.

Expected Useful Life and Remaining Useful Life

The following terms are used to indicate PCA's opinion of the amount of time that a material, component or system will perform its intended function. The time values are based on published historical information, records pertaining to maintenance of the property and PCA's judgment.

- **Expected Useful Life (EUL)** - The expected number of years that a new material, component or system will perform with normal maintenance, including the preventive type. This value is considered to be an average of the periods of normal service provided by most installations of the same or a similar material, component or system. Factors such as severe service demands and environmental conditions are considered by PCA.

- **Remaining Useful Life (RUL) -** The expected number of years that an existing material, component or system will satisfactorily perform with normal maintenance, including the preventive type. This value is usually the difference between the age of a material, component or system and it's EUL. Unusually good initial quality or exceptional maintenance can result in a longer-than-normal RUL. Environmental conditions, the initial quality of the item and workmanship, the amount and quality of preventive maintenance, the extent of use and the present physical condition will factor into PCA's judgment of RUL.

Deferred Maintenance

- **Deferred Maintenance** - This refers to repairs or replacements that should have been performed before the property was observed by PCA. Generally, this term is applied to physical deficiencies that cannot be remedied by routine or normal operating maintenance procedures, but rather require specialized equipment, specially trained personnel or large quantities of materials or workers to perform the remedy. *De minimis* conditions, those that do not represent a physical deficiency or material threat to the property, are excluded.

Probable Repairs Terminology

- **Critical Repairs –** These are items, which, due to life safety hazards, loss of critical function, or non-compliance with an applicable code, should be corrected immediately.

- **Non-Critical Repairs** – These are items that are in serviceable condition, but deteriorated or are damaged. Repair or replacement within one year is recommended.

1. View of the east side of the building.

2. View of the east side of the building.

3. View of the north side of the building.

4. View of the sidewalk along the north side of the building.

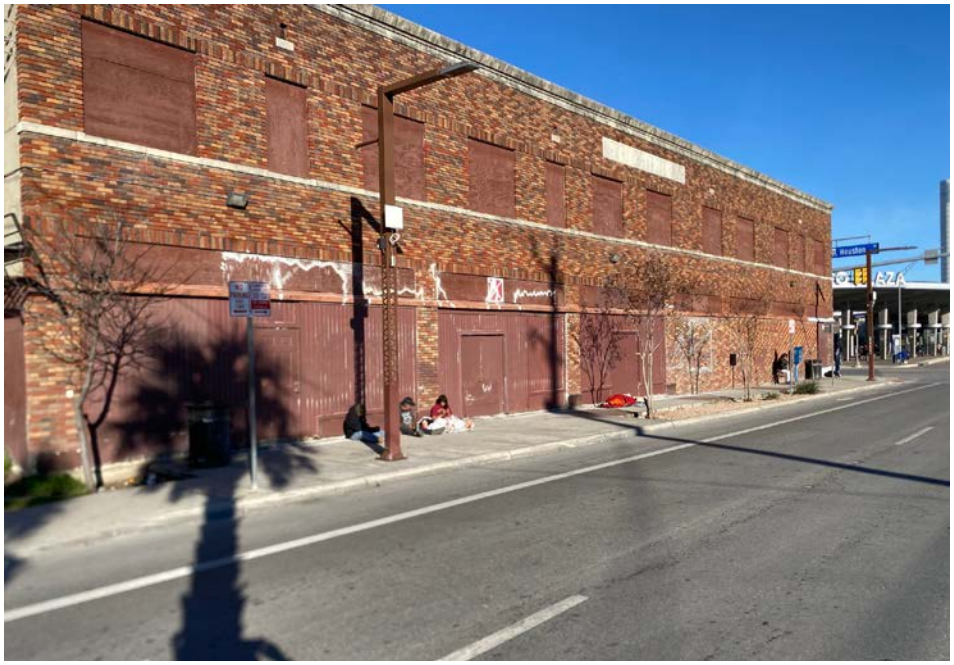
5. View of the sidewalk along the north side of the building.

6. View of the north side of the building

7. View of the west side and south sides of the building.

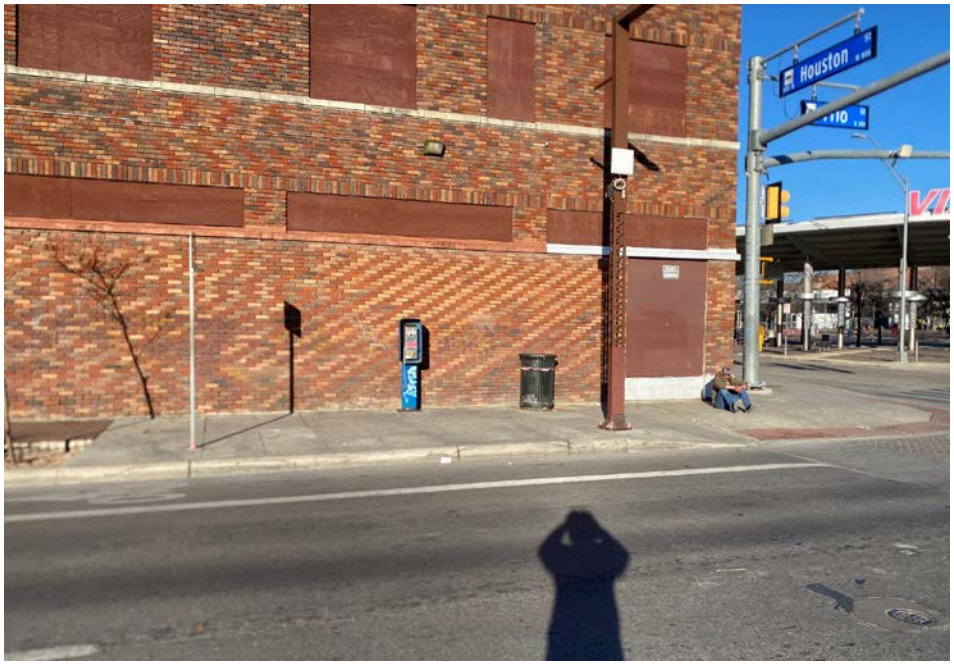
8. View of the west side of the building.

9. View of the east side of the building facing North Frio Street.



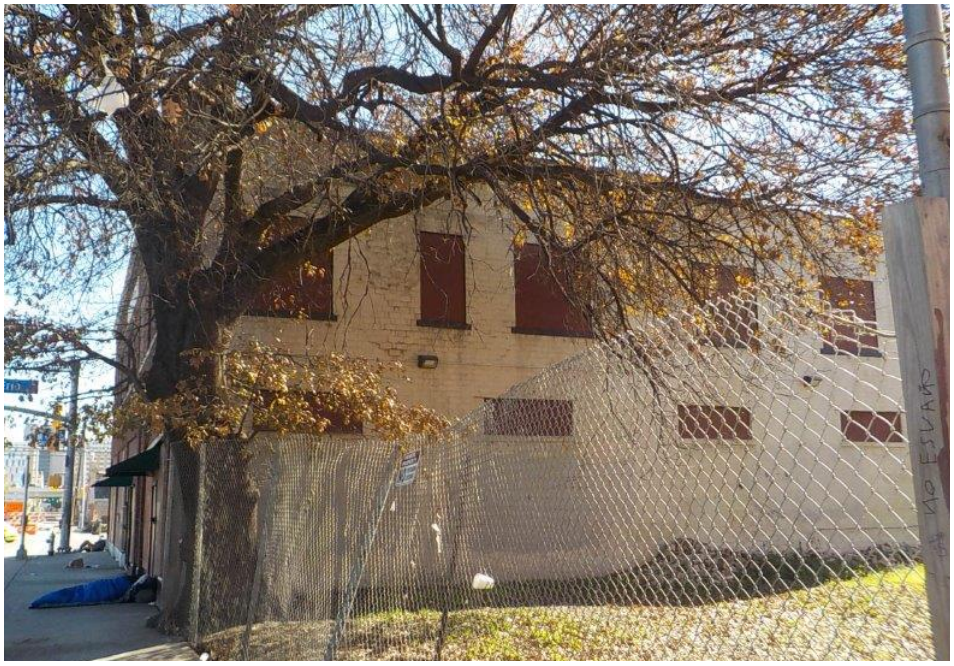
10. View of the east side of the building facing North Frio Street.

11. View of the cracks in the exterior wall on the east side of the building.



12. View of the east side of the building

13. View of the south side of the building.



14. View of the west side of the building where the tree roots from a tree planted at the northwest corner of the building is causing foundation problems.

15. Close-up view of the cracks in the northwest corner of the building due to damage from tree roots.

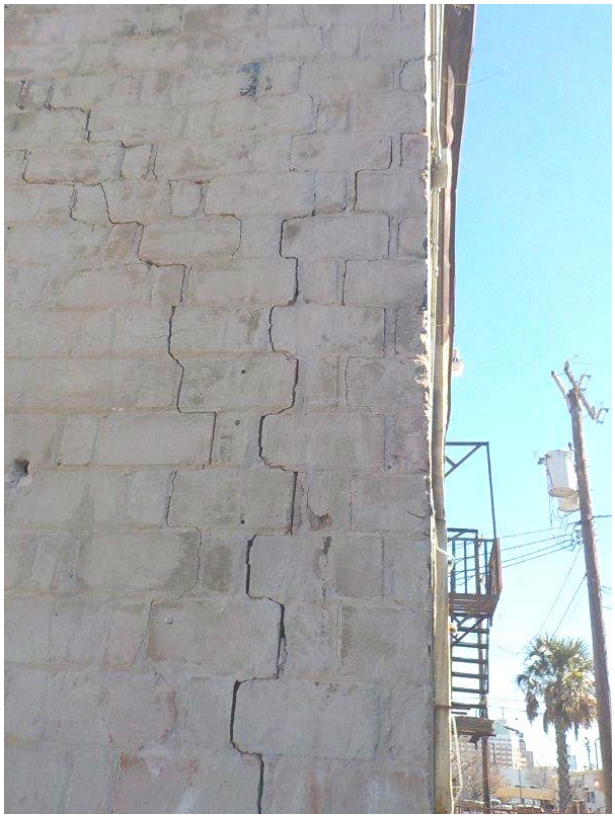
16. View of the tree at the northwest corner of the building that is causing foundation issues with the building.

17. View of the crack in the masonry wall on the second floor inside the northwest corner of the building where the tree roots are damaging the foundation.

18. View of the crack in the masonry wall inside the northwest corner of the building where the tree roots are damaging the foundation.

19. View of the cracks in the exterior masonry wall along the east side of the building.

20. View of the southwest corner of the building where the loadbearing masonry wall is collapsing.



21. View of the cracks in the loadbearing wall at the southwest corner of the building where the wall is collapsing.

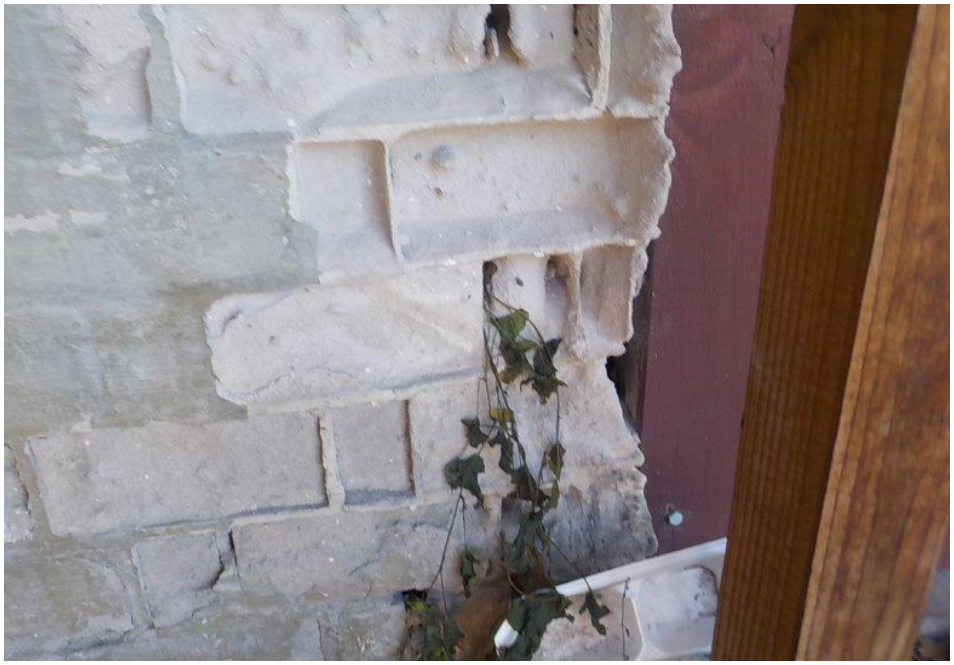
22. View of the cracks in the loadbearing wall at the southwest corner of the building.

23. View of the disintegrating loadbearing masonry wall along the west side of the building.

24. View of the cracks in the loadbearing wall at the west wall of the building.

25. View of the hole in the west wall where the masonry has deteriorated.

26. View of the west exterior loadbearing wall that is collapsing.



27. View of the disintegrating loadbearing masonry wall along the west side of the building.

28. View of the disintegrating loadbearing masonry wall along the west side of the building.

29. View of the lower section of the roof.

30. View of the lower section of the roof that is depressed, and water is ponding.

31. View of the upper section of the roof.

32. View of the upper section of the roof.

33. View of the ceiling damage from a roof leak in one of the second floor hotel rooms.

34. Close-up view of the ceiling damage from one of the roof leaks.

35. View of the ceiling damaged due to roof leaks.

36. View of the ceiling damaged due to roof leaks.

37. View of the bar on the first floor.

38. View of the small mezzanine level.

39. View of the bar on the first floor.

40. View of the kitchen on the first floor.

41. View of the second-floor corridor.

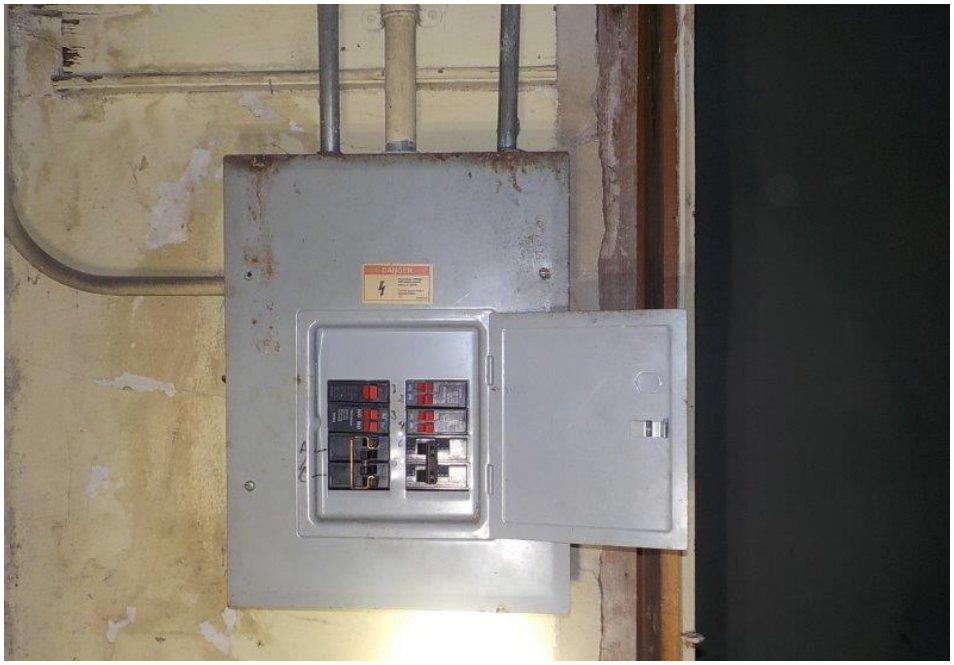
42. View of one of the hotel rooms on the second floor.

43. View of one of the toilet rooms on the first floor.

44. View of one of the toilet rooms on the first floor.

45. View of two of the air-cooled condensing units for the air conditioning system.

46. View of one of the typical air handling units for the air conditioning system.



47. View of one of the typical circuit breaker panels.

48. View of one of the typical electric water heaters.

49. View of the galvanized steel water piping.

50. View of the original cast iron wastewater piping.

Property Condition Assessment Consultants, Inc.
Architectural/Engineering and Environmental Consultants

Commercial Property Information Questionnaire

GENERAL SITE INFORMATION Property

Name: Master Property Partners, Ltd.
Property Address: 900 W. Houston St
City/State: San Antonio, Texas — Zip Code: 78207
Telephone: (210) 342-2800 — Fax: ( )
Manager's Name: Dacia Garcia-Allen — Years at the Property:
Chief Maintenance Name: N/A — Years at the Property:
Year Building(s) Constructed: 1923 — Year Renovated:
Number of Buildings: 1 — Number of Stories: 2
Property Area (acreage): 14,306
Net Rentable Square Footage: 14,306 — Gross Building Square Footage: 14,306
Total Number of Parking Spaces (including the spaces below): 0
Total Number of Handicapped Spaces: 0 — Number of Van-Accessible Spaces: 0
Number of Covered Spaces: 0 — Number of Garage Spaces: 0

UTILITY INFORMATION

Please note the name of the utility company that provides the services:

Electricity: N/A
Natural Gas: N/A
Water: N/A
Sanitary Sewer: N/A
Garbage: N/A
Fire Sprinkler: N/A
Fire Alarm: N/A
Lawn Maintenance: N/A — IN HOUSE CONTRACTED

COMPLIANCE WITH GOVERNMENT REGULATIONS

Is the property within the corporate limits of a city: (YES) NO
If yes, do you have a Certificate of Occupancy on file: YES (NO)
If yes, please provide a copy
When was the last inspection by the Building Department: N/A
When was the most recent Fire Department Inspection for your fire sprinkler system or fire alarm system: N/A

PROPERTY MAINTENACE/CONDITION

PAVEMENT:

Have any repairs been made within the last 3 years: YES (NO)

If yes, how many square feet (sf): Cost:

When was the pavement restriped: Sealcoated:

IRRIGATION SYSTEM

If existing, do all circuits work YES (NO)

STRUCTURAL SYSTEMS

Are you aware of any problems with the foundation, floor slabs or the structural framing system: YES (NO)

If yes, what is the concern and where:

DRAINAGE

Are you aware of any site drainage problems: YES (NO)

If yes, where are they located:

EXTERIOR WALLS

Are you aware of any cracks in the exterior walls: (YES) NO

If yes, where: FRONT RIGHT CORNER

Any defective wall sealants: YES NO

If yes, where:

Do the exterior walls leak: YES NO

If yes, where

Have exterior wall joints been recaulked: YES (NO)

If yes, when and where:

EXTERIOR PAINTING

When was the property last completely painted: N/A

Cost:

CURTAIN AND WINDOW-WALL

Do any windows leak: YES (NO)

If yes, where:

Have any of the original windows been replaced: YES (NO)

Have the curtain or window walls been resealed: YES (NO)

When: Wetsealed:

ROOFS

Are there any current leaks: MAYBE ? YES NO

If yes, where:

Has the roof(s) been replaced: YES (NO)

If yes, when: Cost:

DOMESTIC WATER BOILERS/WATER HEATERS

Number of Boilers (if any): N/A Number of Water Heaters (if any):

Are the Boiler/Water Heaters: ELECTRIC GAS

How many Boilers or water heaters have been replaced:

***If Boilers exist on the property, please provide PCA with the Boiler Inspection Certificate.**

A/C UNITS

Have any major overhauls/repairs been performed: YES (NO)

If yes, when and where:

Any compressors or condensing units (if split systems) replaced in the last 12 months:

Chiller (if any): YES (NO)

Manufacturer: Tonnage: Type:

If the building has a chiller(s) has an Eddy-Current test been performed: YES (NO)

When: Any problems noted:

Cooling Towers (if any): YES (NO)

Manufacturer:

Does the building have an Energy Management System: YES (NO)

Date installed:

ELECTRICAL

Are you aware of any electrical problems: YES (NO)

If yes, where:

Subfeeder from the meters to the panelboards is: ALUMINUM (COPPER)

Branch circuit wiring is: ALUMINUM (COPPER)

PLUMBING

Type of sanitary piping (PVC) (CAST IRON)

Type of water piping (COPPER) GALV STEEL CPVC

Please note any major repairs/replacements/renovations that have been performed during the past five (5) years. Please states quantities and costs if known:

NOTHING HAS BEEN DONE - BLDG IS SEALED OFF PER CITY OF SA.

Please note any problems concerning the physical condition of the properly not noted above and what plans management has to correct the problem(s):

BUILDING WAS SHUT DOWN BY CITY OF SA. NOTHING HAS BEEN DONE SINCE APRIL 2018. ALL UTILITIES WERE SHUT OFF.

Please provide PCA with copies of the following:

- Certificate of Occupancy for each building shell
- Boiler Permits
- Elevator Permits
- Fire Sprinkler System (if any), fire alarm (if any), Site Plan (8.5" x 11")
- Land Title Survey (8.5" x 11")
- Schematic Floor Plans (8.5" x 11")

Please indicate maintenance service providers or major contractors such as:

Elevators: N/A
HVAC Systems: N/A
Electrical: N/A
Plumbing: N/A
Fire Sprinkler: N/A
Fire Alarm: N/A
Boilers/Water Heaters: N/A

Questionnaire Completed by: DACIA GARCIA-ALLEN Date 01/09/24

Print Name: Dacia Garcia-Allen Title Property Manager
Company: Master Property Partners, Ltd.

When completed, please email to the professional who sent you the Questionnaire. You can also fax or deliver this Questionnaire to:

Property Condition Assessment Consultants, Inc.
13201 Northwest Freeway, Suite 320
Houston, Texas 77040
Phone: (281) 591-6600
Fax: (281) 591-6686

Robert D. Thompson, President

Registered Architect - Environmental Professional

Education

- Bachelor of Architecture
- The University of Kentucky

Registration, Certification and Memberships

- Registered Architect, State of Texas Registration No. 13013
- American Institute of Architects (AIA)
- Texas Society of Architects (TSA)
- Certified by HUD for MAP Loan Programs
- Environmental Professional Designation

Continuing Education

- Numerous continuing education seminars covering architectural/engineering and construction-related issues, and various Building Code Seminars (ICBO and SBCCI)
- The Role of Environmental Audits and Site Assessments in Property Transfers
- Environmental Seminars including Asbestos and Lead Hazard Control
- Inspecting Buildings for Asbestos-Containing Materials

Experience

Co-founder and President of *PCA Consultants*, an Architectural/Engineering and Environmental Consulting firm serving the Real Estate Industry. Mr. Thompson is responsible for technical and business oversight of the company as well as the performance of consulting services.

Prior to *PCA,* Mr. Thompson was Assistant Regional Manager of the Houston Regional Office for a national architectural/engineering consulting firm (Eckland Consultants). He co-managed the regional office services for over nine years. During the last ten years, Mr. Thompson has been involved in the preparation of Property Condition and Environmental Assessments of commercial properties, as well as document reviews, cost evaluations and construction monitoring. He is also experienced in performing ADA Compliance Surveys, feasibility studies for corporate clients, and roof and pavement condition surveys.

Previously, Mr. Thompson was involved as a Project Architect with a prominent Houston architectural firm, involved in project management, design, contract documents and construction administration for commercial, industrial, and multifamily projects. Mr. Thompson has many years of experience in the preparation of FNMA DUS Reports and HUF MAP Reports.

Resume

J. Bennett McKenzie

Licensed Professional Engineer, Environmental Professional

Education

- Bachelor of Science, Electrical Engineering Texas Tech University

Registration, Certification and Memberships

- Professional Engineer, Texas
- Registered Environmental Accessor
- Former Certified Asbestos Inspector, Consultant and Management Planner

Continuing Education

- Numerous continuing education seminars covering architectural/engineering and construction-related issues, and various Building Code Seminars (ICBO and SBCCI)
- The Role of Environmental Audits and Site Assessments in Property Transfers
- Asbestos and Lead Hazard Control
- Inspecting Buildings for Asbestos-Containing Materials

Experience

Mr. McKenzie has over twenty-five years of experience related to engineering and environmental matters. He has completed hundreds of Property Condition Assessments and Phase I Environmental Site Assessments throughout the United States and internationally. He is a Licensed Engineer, former Licensed Asbestos Consultant, and holds a B.S. in Electrical Engineering from Texas Tech University.

HAWTHORNE CONTRACTING

Ms. Stephanie Stolte
Project Manager
Master Property Partners, Ltd.
San Antonio Texas

Project Name: **900 W. Houston Street-Master Property Partners. Ltd.**

Scope of Work:
Preliminary Budget pricing to demo existing interior and reconstruct to bring to current code and functionality. Includes interior, exterior, structural, site-work, flatwork.

Demo	$	195,000.00
New Walls	$	143,000.00
VWC	$	-
T/F/Paint	$	110,500.00
Ceiling	$	136,500.00
Electric	$	552,500.00
HVAC	$	975,000.00
Plumbing	$	325,000.00
Concrete	$	162,500.00
Fire Alarms	$	110,500.00
Fire Sprinklers	$	455,000.00
Flooring	$	145,340.14
Doors/Hardware	$	110,500.00
Millwork	$	116,545.00
Elevators	$	325,000.00
Structural Work/Masonry	$	240,500.00
Glass/Windows	$	500,500.00
Site Work/Flatwork	$	240,500.00
General Conditions	$	419,165.52
Contractor Fee	$	421,084.05
Subtotal	$	5,684,634.72
Tax	$	468,982.36
Contract Total	$	6,153,617.08

Exclusions: keying of door hardware, Waxing/polishing of new flooring. Any items not listed above.

This proposal shall become effective upon signature by owner (or owner rep). Payment is due 30 days from invoice date. A finance charge of 1.5% per month will be applied to any upaid balances after 30 days.

Prepared by: Darren Hawthorne **Accepted:** _____

Date: 8.17.23 **Date:** _____

908 W Houston, San Antonio, TX

Pro forma

BUILDING PROGRAM AND RENTS

Commercial Units	SF	Rent per SF	Units	Total Rent Monthly	Total SF
908 W Houston (1st Floor) retail office	2,400	$1.50	1	$3,600	2,400
908 W Houston (2nd Floor) office	2,600	$1.00	1	$2,600	2,600
					-
	5,000				
Total Monthly Rent				**$6,200**	
Total Building Square Feet					5,000

Exit Cap Rate

INCOME				Stabilized	8%
Gross Potential Income (Total Annual Rents)			*$74,400*	*$76,632*	
Less Vacancy		20%	-$14,880	-$15,326	
Gross Operating Income			$59,520	$61,306	
Operating Expenses (NNN)		$7	-$35,000	-$36,050	
Expense Reimbursement		80%	$28,000	$28,840	
Leasing Commissions/ Inducements			-$26,784		*Value*
Net Operating Income (NOI)			**$25,736**	**$54,096**	***$676,195***

COSTS					
Sales Price				$1	
Building Improvement Cost	SF Building		**$240**	$1,200,000	$1,200,000
Total Hard Costs				**$1,200,001**	$1,200,001
Soft Costs (Archtiect/ MEP / Permitting			**4%**	$42,000	
Carry Costs (taxes, interest, Insurance, lease up)	18-24 months			$120,000	
Land Costs				**$1**	
Total Project Costs				**$1,362,002**	**$1,362,002**
Return on Project Cost				**1.9%**	**4.0%**

LOAN					
Down Payment			**40%**	$544,801	$544,801
Loan Amount			60%	$817,201	$817,201
	Amort Years	Interest			
Loan Assumptions	**20**	**8%**			
Monthly Debt Service				-$6,835	-$6,835
Total Annual Debt Service				-$82,025	-$82,025
Cash Flow After Debt Service				**-$56,289**	**-$27,929**
Debt Service Coverage Ratio (DSCR)				0.31	0.66
Cash on Cash Return (Return on Down Payment)				**-10.3%**	**-5.1%**

ARCHCOMM, LLC
Architects & Engineers
1006 Beckett • San Antonio, TX 78213 • Phone: (210)308-9905

February 26, 2024

AREA Real Estate, LLC
1221 Broadway, Ste 104
San Antonio, TX 78215

* Emailed to davida@areatx.com *
* 2 Pages *

Attn: Mr. David Adelman
Re: 900 W Houston
Structural Condition Assessment

Per your request, ArchComm visited the park to assess the current condition of the existing structure. The following is a report of our findings and our recommendations on how to address the existing condition.

OBSERVATIONS

A representative of ArchComm visited the site on February 21, 2024, to visually observe the existing structure. Observations were made by walking through and around the building. The following items were noted during our observations:

- The existing building is a two-story brick clad structure.
- The structural system consists of concrete beams and columns with wood joists and decking.
- The first level has a concrete floor slab.
- Severe cracking is present in the brick façade along the north and west faces of the building.
- Concrete beams are cracking throughout the structure.
- Wood floor joists are water damaged in bathroom areas.
- The concrete floor slab has cracked and settled as much as six inches in places.
- No structural drawings are available.

DISCUSSION

The structure is in poor condition. The owner's intended use of the building includes flexible office space. Building code requires floor loading of 50psf live load plus 15psf partition load as well as 80psf corridor loading. The current wood floor joists will require significant reinforcement or replacement to support the loading requirements. The cracking in the concrete beams would also need to be fully investigated and addressed. As structural drawings are not available, the reinforcement of the concrete structure will be unknown and difficult to assess with certainty. Additionally, large portions of the first-floor slab will need to be replaced with the subsoils being remediated to achieve satisfactory floor performance.

RECOMMENDATIONS

The extent of reinforcement and repair required to make the structural serviceable and code compliant make rehabilitation impractical. The building should be demolished.

LIMITATIONS

The opinions expressed in this report are limited to the matters expressly stated herein and no opinions are implied, or should be inferred, beyond matters stated. In the formulation of our opinions, we have made and relied upon the assumptions that all statements and representations made to us are true and correct.

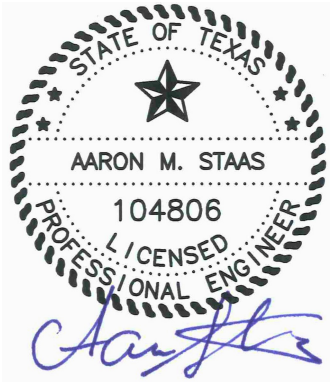
Our professional services have been performed with a level of skill and expertise which is usual and customary for professionals engaged in this type of work and is consistent with generally accepted engineering practice.

The investigation does not include a detailed analytical study of the structural elements nor does the report address the structural status of framing members which are not exposed to view and are not readily accessible for visual observation, or other areas not mentioned in this report.

We appreciate the opportunity to offer our services. Please call if you have any questions regarding this matter or we can offer additional assistance.

Sincerely,

ArchComm, LLC.



Aaron M. Staas, P.E.

TX License No. 104806
TX Firm Reg. No. F-15659

HAWTHORNE CONTRACTING

Barclay Anthony
900 Isom Road
Suite 200
San Antonio, TX 78216

Project Name: **908 Houston Street**

Scope of Work:

Budget Pricing to renovate 908 W Houston. Includes exterior work, ada compliance, new restrooms, elevators, new hvac, new electrical service, structural work, roofing work, and general finish out.

Demo	$	9,500.00
New Walls	$	54,114.41
VWC	$	-
T/F/Paint	$	38,364.73
Ceiling	$	20,306.28
Electric	$	142,901.69
HVAC	$	115,334.80
Plumbing	$	59,754.35
Fire Alarms	$	9,134.79
Fire Sprinklers	$	9,581.94
Flooring	$	38,157.97
Glass/Glazing	$	78,000.00
Doors/Hardware	$	60,088.71
Millwork	$	41,804.02
Blinds	$	13,000.00
Concrete/Masonry	$	68,000.00
RR Accessories	$	14,895.00
Elevator	$	75,000.00
Roofing	$	42,000.00
Structural	$	21,500.00
Asphalt/Striping/ADA	$	19,500.00
Insulation	$	9,500.00
General Conditions	$	75,235.09
Contractor Fee	$	81,253.90
Subtotal	$	1,096,927.67
Tax	$	90,496.53
Contract Total	$	1,187,424.20

Exclusions: keying of door hardware, Waxing/polishing of new flooring. Any items not listed above.

This proposal shall become effective upon signature by owner (or owner rep). Payment is due 30 days from invoice date. A finance charge of 1.5% per month will be applied to any unpaid balances after 30 days.

Prepared by: Darren Hawthorne **Accepted:** _____

Date: 1.6.24 **Date:** _____

ARCHCOMM, LLC
Architects & Engineers
1006 Beckett • San Antonio, TX 78213 • Phone: (210)308-9905

February 26, 2024

AREA Real Estate, LLC
1221 Broadway, Ste 104
San Antonio, TX 78215

* Emailed to davida@areatx.com *
* 2 Pages *

Attn: Mr. David Adelman
Re: 908 W Houston
Structural Condition Assessment

Per your request, ArchComm visited the park to assess the current condition of the existing structure. The following is a report of our findings and our recommendations on how to address the existing condition.

OBSERVATIONS

A representative of ArchComm visited the site on February 21, 2024, to visually observe the existing structure. Observations were made by walking through and around the building. The following items were noted during our observations:

- The existing building is a two-story brick clad structure.
- The structural system consists of a load bearing brick perimeter wall, wood beams and columns with wood joists and decking.
- The first level has a concrete floor slab.
- Severe cracking is present in the load bearing brick walls and bond beams.
- Large areas of the second-floor wood deck have been removed.
- No structural drawings are available.

DISCUSSION

The structure is in poor condition. The owner's intended use of the building includes flexible office space. Building code requires floor loading of 50psf live load plus 15psf partition load as well as 80psf corridor loading. The current wood floor joists and wood beams will require significant reinforcement or replacement to support the loading requirements. The cracking in the masonry wall and bond beams would also need to be fully investigated and addressed.

RECOMMENDATIONS

The extent of reinforcement and repair required to make the structural serviceable and code compliant make rehabilitation impractical. The building should be demolished.

LIMITATIONS

The opinions expressed in this report are limited to the matters expressly stated herein and no opinions are implied, or should be inferred, beyond matters stated. In the formulation of our opinions, we have made and relied upon the assumptions that all statements and representations made to us are true and correct.

Our professional services have been performed with a level of skill and expertise which is usual and customary for professionals engaged in this type of work and is consistent with generally accepted engineering practice.

The investigation does not include a detailed analytical study of the structural elements nor does the report address the structural status of framing members which are not exposed to view and are not readily accessible for visual observation, or other areas not mentioned in this report.

We appreciate the opportunity to offer our services. Please call if you have any questions regarding this matter or we can offer additional assistance.

Sincerely,

ArchComm, LLC.

Aaron M. Staas, P.E.

TX License No. 104806
TX Firm Reg. No. F-15659

PROSPER WEST
San Antonio

BOARD OF DIRECTORS

Megan Legacy
Interim Board Chair

Dan Yoxall
Vice Chair

Theresa De La Haya
Secretary

Hazel Davis
Treasurer

Phil Chavez

James Fenimore

Manuel Garza

Yolanda Guevara

John Hernden

Naedean Herrera

Lauro De Leon Jr

Susana Lozano

Rod McSherry

Stephanie Ward

November 8, 2023

To Whom It May Concern:

This letter will serve to confirm Prosper West's exploration of the purchase of the Cattleman's Square property including the Rich Book Building. After two months of discussion with the seller, which included the offer of financing terms, we concluded that the project was not financially feasible considering the extent of rehabilitation needed, the surrounding market conditions, and the other unknowns on the project such as community support, public subsidies, and deeper rehabilitation issues.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Ramiro Gonzales
President/CEO
ramiro@prosperwestsa.org
(210) 744-1469

From: Mark Larson <mark.larson@earlymatterssa.org>
Date: December 1, 2023 at 4:19:03 AM GMT+7
To: David Adelman <davida@areatx.com>
Subject: Letter of support

To Whom It May Concern:

By way of this letter, I am confirming City Education Partners exploration of the leasing of the Cattleman's Square property. As our previous location was becoming unavailable, we were exploring other options to hold our main offices and to make available to our many partners. This took place in February/March of 2020. After evaluation of the property, the surrounding area, and the need for significant capital improvements, and the lack of clarity about community support and viability of structural changes, we decided not to pursue it further.

I am available for any questions you might have at mark.larson@earlymatterssa.org or 210-887-6391.

Mark Larson
Former - CEO of City Education Partners from 2019 – July 2020

Mark Larson
Executive Director
Early Matters San Antonio
Mark.larson@earlymatterssa.org
Cell: (210) 887-6391
Schedule with Mark

earlymatters
SAN ANTONIO

Powered by:

TEXAS A&M UNIVERSITY
SAN ANTONIO

INSTITUTE FOR
SCHOOL AND
COMMUNITY
PARTNERSHIPS

From: Mark Larson <mark.larson@earlymatterssa.org>
Date: December 1, 2023 at 4:19:03 AM GMT+7
To: David Adelman <davida@areatx.com>
Subject: Letter of support

To Whom It May Concern:

By way of this letter, I am confirming City Education Partners exploration of the leasing of the Cattleman's Square property. As our previous location was becoming unavailable, we were exploring other options to hold our main offices and to make available to our many partners. This took place in February/March of 2020. After evaluation of the property, the surrounding area, and the need for significant capital improvements, and the lack of clarity about community support and viability of structural changes, we decided not to pursue it further.

I am available for any questions you might have at mark.larson@earlymatterssa.org or 210-887-6391.

Mark Larson
Former - CEO of City Education Partners from 2019 – July 2020

Mark Larson
Executive Director
Early Matters San Antonio
Mark.larson@earlymatterssa.org
Cell: (210) 887-6391
Schedule with Mark

earlymatters
SAN ANTONIO

Powered by:

TEXAS A&M UNIVERSITY
SAN ANTONIO

INSTITUTE FOR
SCHOOL AND
COMMUNITY
PARTNERSHIPS

Edward Hall (OHP)

From: Anisa Schell <aschell@OrtizMcKnight.com>
Sent: Thursday, December 14, 2023 12:24 PM
To: Edward Hall (OHP)
Cc: James McKnight
Subject: [EXTERNAL] Fw: 900 & 908 W Houston

Edward,

Can you please add this letter in support of demolition to the file for 900/908 W. Houston?

Thank you,

Anisa Schell (she/her)
Project Manager
Ortiz McKnight, PLLC
O: 210.664.0005 | C: 303.947.1618

From: J R <jilesr@gmail.com>
Sent: Wednesday, December 13, 2023 3:18 PM
To: Anisa Schell <aschell@OrtizMcKnight.com>
Cc: maricela raya <maricelaraya@yahoo.com>; ralphg0618@gmail.com <ralphg0618@gmail.com>
Subject: Re: 900 & 908 W Houston

Hi Anisa, I'm forwarding this to the President Maricela and Vice President Ralph of Gardendale Neighborhood Association for review.

This looks like the developer (Adelman & Anthony http://areatx.com/realestate/) that was blocked by the Historic and Design Review Commission (HDRC), and Graciela Sanchez director of the Esperanza Peace and Justice Center. Mr. Roland Garcia Mazuca is from District 5 and is on the HDRC. I don't personally know how he feels about the development. As far as I know, the public wasn't informed or asked about the development. Gardendale NA wasn't made aware and only much later, researched what had happened.

My concern is I've read a few things where Adelman was pretty frank about getting rid of the location by all means. To quote:

> Asked whether he was ready to abandon the Rich Book site, he said, “Not only yes, but hell yes. I will wave the white flag of surrender.”

> In a response late Wednesday, Adelman said, “Nothing going on there at present time but we would engage with a developer with a vision anytime. Or, happy to entertain a sale. We do have a great site plan that would accommodate workforce housing, however, it would require the demolition of the building. I am a strong preservationist as you know, but that building is not salvageable with market economics. It would require strong incentives or philanthropy and given I am unaware of any philanthropists saving old buildings without significant historical qualities such as important events or unique architecture that leaves us with the public sector. And I don’t think the taxpayers should be footing the bill for this one.”

Reference: https://sabotdevelopment.com/austin-firm-sabot-development-invests-in-historic-san-antonio-west-side-building/

That being said, anything that services the development of the inner West Side, that further promotes **living**, **working**, **learning** (UTSA downtown), will only help with cleaning up the area as well.

The idea that gentrification and displacement will affect the area are drudged up every time new development is mentioned on the Inner West Side, to the detriment of the people living here. It means that positive development is not created, and we're saddled with being allowed low income housing or city use of the area which lowers the overall attraction and value (Haven for Hope, Jail).

Instead of development for future generations, we have derelict buildings that draw vagrants, high drug trafficking/usage, and crime. All of this within walking distance of the very people that are educating themselves at UTSA, the people that will one day run various institutions in our city, state, and country.

I know the "National Grocer Building" is also being looked at for demolition and redevelopment, which to me means the CoSA/District 5, can't block development that is sure to come, one way or another. We should be happy to work with developers that are interested in public feedback. If we do not support positive development, we are only blocking attempts at building a thriving city environment for future generations.

I can't speak for Maricela and Ralph, but I personally am ALL FOR future development of the buildings, including up to demolition as needed, with plans for development of something new in its place. Something that could possibly include housing, retail, business, a model that has been done and used in many other locations and cities, comes to mind.

The past can be kept alive in many ways such as:

- Setting up a room or wall within the building that talks about the history of what once stood
- Build a to-scale model of it within the room, maybe split to show the inner structure and have a plaque telling of its importance to the development of the city in its time
- Build a monument inside an inner courtyard

The point is there is much that can be done to preserve the past without continuing to use the excuse of "preservation of the past" to block development, that essentially amounts to a crumbling vacant building, and a stagnant area so close to downtown proper of San Antonio. It's shameful, and disgraceful, and we can do better.

This is my opinion, and I stand by it 100%.

On Wed, Dec 13, 2023 at 2:06 PM Anisa Schell <aschell@ortizmcknight.com> wrote:

> Hello JR,
>
> I hope you're doing well. I wanted to reach out to you about the proposed demolition at 900 & 908 W Houston. These buildings are within the boundaries of Gardendale.
>
> Our firm is representing the owner who is applying to demolish both buildings. You mentioned this at the WEHA meeting a couple of weeks ago. I wanted to see if you had any questions, or if you would like to talk about the demolition. We would really appreciate Gardendale's support on this application. I've attached a map showing the location of the buildings, across from the VIA hub. Please let me know if you have any questions.
>
> Thank you,
>
> Anisa Schell (she/her)
>
> O|M Ortiz McKnight PLLC
>
> 112 E. Pecan St., Ste. 1350
> San Antonio, TX 78205

O: 210.664.0005 | C: 303.947.1618
ortizmcknight.com

--
J. R.
Gardendale NA | Board Member

****THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.****

Be cautious before clicking links or opening attachments from unknown sources. Do not provide personal or confidential information.