

HISTORIC AND DESIGN REVIEW COMMISSION

February 05, 2025

HDRC CASE NO: 2024-419
ADDRESS: 314 DELAWARE
LEGAL DESCRIPTION: NCB 3008 BLK 6 LOT 4
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Jerry Woolf/JB Woolf Sheds, LLC
OWNER: Brandon Sanchez/GRIFFIN BRANDON MICHAEL &
TYPE OF WORK: Demolition of the existing rear accessory structure and construction of a new, 1-story rear accessory structure
APPLICATION RECEIVED: December 16, 2024
60-DAY REVIEW: February 14, 2025
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Demolish the existing rear accessory structure.
2. Construct a new 1-story rear accessory structure.

APPLICABLE CITATIONS:

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

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

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

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

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

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

(b) Unreasonable Economic Hardship.

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

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

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

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

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

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

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

A. For all structures and property:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. For income producing structures and property:

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

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

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

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

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

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

(c) Loss of Significance.

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

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

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

(d) Documentation and Strategy.

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

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

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

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

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

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

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

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

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

ARTICLE II. - DECONSTRUCTION

Sec. 12-22. - Applicability and administration.

This article applies to any request for demolition of residential and accessory structures within the territorial limits of the City of San Antonio that meets the criteria for deconstruction as established in this article.

(1) *Criteria.* Any application for demolition of a structure that is determined by the director to meet the criteria for deconstruction shall consider the construction date and original use of the structure. The director, at his or her discretion, may refer the applicability of criteria to a property to the historic and design review commission (HDRC) for a recommendation before a determination is made.

- a. *Construction date.* The construction date of a structure shall be informed by available primary sources including, but not limited to Sanborn Maps, deed records, appraisal district data, and/or other applicable research methods.
- b. *Original use.* The original use of the property shall be determined by the director after a visual assessment of construction type and reference to the 1968 city plan. The current zoning or use of the property does not determine whether the requirements of this section apply.

(2) *Phasing.* This article shall take effect in phases as set forth below.

- a. Phase I shall take effect on October 1, 2022. Deconstruction requirements shall apply to demolition permit applications for city-executed demolitions for:
 - 1) Residential single-family structures, multi-unit structures with four (4) units or less, and accessory structures that were constructed on or before December 31, 1920, regardless of zoning overlay; and
 - 2) Residential single-family structures, multi-unit structures with four (4) units or less, and accessory structures that were constructed on or before December 31, 1945, and that have either: been locally designated as historic and carry a historic zoning overlay (H, HL, HS, or HE); or, are located within a Neighborhood Conservation District (NCD) and carry a NCD zoning overlay.
- b. Phase II shall take effect on January 1, 2023. Deconstruction requirements shall apply to demolition permit applications for:
 - 1) Residential single-family structures, multi-unit structures four (4) units or less, and accessory structures that were constructed on or before December 31, 1920, regardless of zoning overlay; and
 - 2) Residential single-family structures, multi-unit structures four (4) units or less, and accessory structures that were constructed on or before December 31, 1945, and that have either: been locally designated as historic and carry a historic zoning overlay (H, HL, HS, or HE); or, are located within a Neighborhood Conservation District (NCD) and carry a NCD zoning overlay.
- c. Phase III shall take effect on January 1, 2025. Deconstruction requirements shall apply to demolition permit applications for:
 - 1) Residential single-family structures, multi-unit structures eight (8) units or less, and accessory structures that were constructed on or before December 31, 1945, regardless of zoning overlay; and
 - 2) Residential single-family structures, multi-unit structures eight (8) units or less, and accessory structures that were constructed on or before December 31, 1960, and that have either: been locally designated as historic and carry a historic zoning overlay (H, HL, HS, or HE); or, that are located within a neighborhood conservation district (NCD) and carry a NCD zoning overlay.

(3) The director is authorized to administer and enforce the provisions of this article and adopt rules, procedures, and forms to implement the provisions of this article.

(4) The director may temporarily suspend or modify the requirements of this article based on a determination that such requirements are temporarily infeasible due to economic or technical circumstances. The director shall temporarily suspend the requirements of this article if, at any time, there are less than three (3) certified deconstruction contractors registered with the city.

([Ord. No. 2022-09-08-0668](#), § 1, 9-8-22)

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

B. ENTRANCES

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

2. Building Massing and Roof Form

A. SCALE AND MASS

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

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

B. SETBACKS AND ORIENTATION

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

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

B. SITE DESIGN

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

C. SOLAR COLLECTORS

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

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure at 314 Delaware is a 1-story, single-family residence constructed circa 1925. The structure first appears on the 1931 Sanborn Map in the same footprint as existing, previously addressed as 118 Delaware, with one rear auto structure in the same location and footprint as the existing rear accessory structure. The primary structure features a hip standing seam metal roof with a projecting front porch gable, with decorative brackets, square wood columns, wood siding, and one-over-one wood windows. The existing rear accessory structure features the same location and footprint as shown on the 1931 Sanborn but has been modified to feature vertical composite siding and vinyl windows. The property is contributing to the Lavaca Historic District.
- b. **DEMOLITION OF REAR ACCESSORY STRUCTURE** – The applicant is requesting approval for the demolition of the rear accessory structure and the construction of a new rear accessory structure in a similar location and footprint. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. **CONTRIBUTING STATUS** – The rear accessory structure is a 1-story structure that first appears on the Sanborn Fire Insurance Maps in 1931 in approximately the same location and footprint. Staff conducted a site visit on January 27, 2025, and observed that very few original material remain, with most of the interior cladding materials and structural materials having been replaced over time. Staff observed that the structure shows signs of severe deterioration, including signs of rot and water damage and a cracked foundation. While staff finds that the structure has significantly deteriorated and lacks material integrity, the structure is contributing to the district.
- d. **UNREASONABLE ECONOMIC HARDSHIP** – In accordance with UDC Section 35-616, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information regarding loss of significance. In order to unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has provided cost estimates stating that the repair and rehabilitation of the previously existing rear accessory structure would cost approximately \$54,875. The cost of the demolition/deconstruction of the rear accessory structure and the new construction had not been submitted prior to the review of the application packet. Staff finds that evidence for UDC Section 35-614(b) has not been met based on the documentation provided.
- e. **LOSS OF SIGNIFICANCE** – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff finds that a loss of significance may have occurred due to apparent alterations over time, the lack of integrity in the existing materials, and the substantial deterioration of remaining structural materials.
- f. **MATERIAL SALVAGE & DECONSTRUCTION** – In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or prior to December 31, 1960, are required to be deconstructed if designed historic. This property is subject to the City's deconstruction ordinance and the accessory structure must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). Per the ordinance, the assigned Certified Deconstruction Contractor must complete a Pre-Deconstruction and Post-Deconstruction Form, which require a pre-deconstruction salvage inventory; a final itemized list, with quantities and photos of materials salvaged and their destination (for reuse on site, moved to be sold, donated, etc); documented diversion rate of the overall project; and transaction receipts or weight tickets for all materials taken to a transfer facility, material recovery facility, and/or landfill. Materials should be reused on site, when possible.
- g. **NEW CONSTRUCTION: SCALE & MASSING** – The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The proposed accessory structure features a total footprint of approximately 240 square feet. The applicant has proposed a total height of 12 feet. Accessory structures on the block are predominately single story. Staff finds the proposed general massing conforms to the Historic Design Guidelines, and the request is appropriate.
- h. **NEW CONSTRUCTION: ORIENTATION & SETBACKS** – The applicant has proposed an orientation and location for the new accessory structure that is consistent with the existing structure and Guideline 5.B.i. for

New Construction. The applicant has proposed a rear setback of 57 feet and a setback of 5 feet from the west property line. Staff finds that the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

- i. NEW CONSTRUCTION: ROOF FORM – The applicant has proposed a front gable roof form on the new rear accessory structure. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the primary structure is a hip roof form with a front gable over the entryway. Staff finds the form consistent with the Guidelines.
- j. NEW CONSTRUCTION: RELATIONSHIP OF SOLIDS TO VOIDS – Per Guideline 2.C.i. for New Construction, window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed to install one (1) pedestrian door on the east elevation. No windows are shown on the elevation drawings submitted. Staff finds that updated elevation drawings should be submitted showing all proposed door and window openings for staff review. The door and window openings should be consistent with the Historic Design Guidelines.
- k. NEW CONSTRUCTION: MATERIALS – Guideline 5.A.iii for New Construction states that new outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed to install a composition shingle roof and horizontal composite siding. Material specifications for pedestrian doors and windows have not been submitted at this time. Staff finds that the pedestrian door should be made of wood or be wood-look, windows should feature traditional proportions and operations (one-over-one) and should be made of wood, aluminum-clad wood, or a high-quality aluminum product. An alternative window product may be submitted provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. The composite siding should feature a reveal of no more than 6 inches and a smooth finish. A faux wood grain finish is not permitted.
- l. NEW CONSTRUCTION: ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed to install the structure to feature exposed rafter tails to match the existing accessory structure. Staff finds the architectural details to be generally appropriate.
- m. SITE ELEMENTS – The applicant has not proposed any modifications to the existing site elements including the existing driveway, hardscaping, or landscaping. Any modifications to the existing site work will require an additional application for review and approval by staff.

RECOMMENDATION:

Item 1, staff recommends approval of the demolition of the rear accessory structure based on findings a through f. The structure is subject to the City’s Deconstruction Ordinance and a Certified Deconstruction Contractor must complete deconstruction, form submission, and permitting in accordance with UDC Chapter 12, Article II, as noted in finding f.

Item 2, staff recommends approval of the construction of a new rear accessory structure based on findings g through m with the following stipulations:

- i. That updated elevation drawings are submitted showing all proposed door and window openings for staff review prior to the issuance of a Certificate of Appropriateness based on finding j. The door and window openings should be consistent with the Historic Design Guidelines.
- ii. That the applicant submits final material specifications for the pedestrian door, windows, and siding prior to the issuance of a Certificate of Appropriateness based on finding k. The pedestrian door should be made of wood or be wood-look. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. The

composite siding should feature a reveal of no more than 6 inches and a smooth finish. A faux wood grain finish is not permitted.

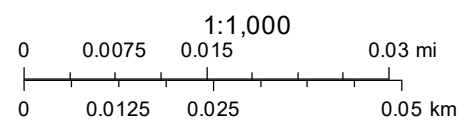
- iii. The applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

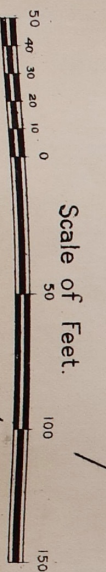
City of San Antonio One Stop



January 31, 2025

— User drawn lines





[Back to Browse Maps](#)

State: Texas

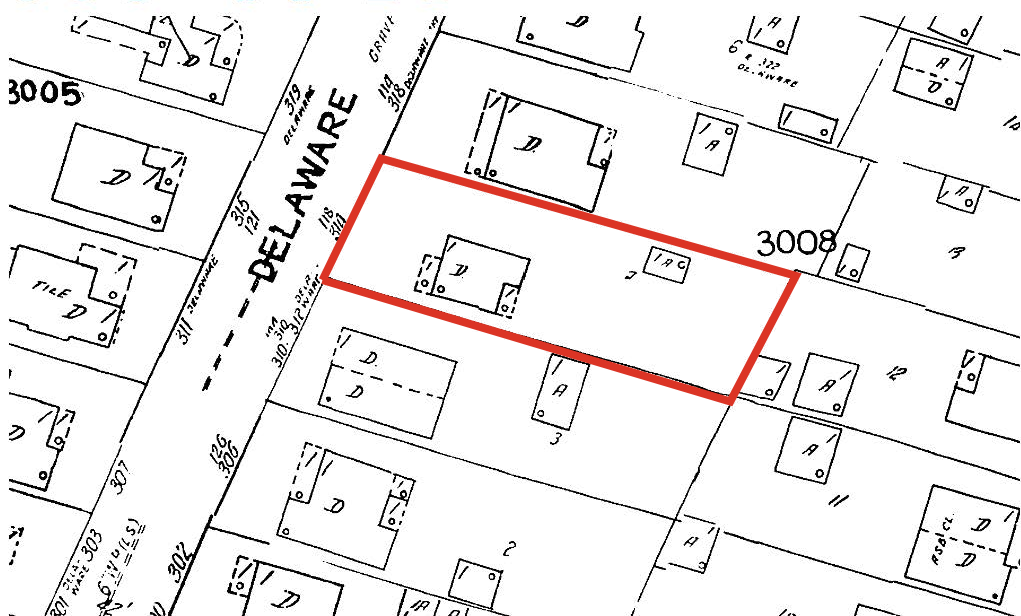
City: San Antonio

Date: 1911-Mar. 1951 *

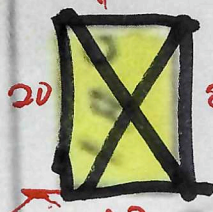
Volume: vol. 3, 1912-Feb. 1951



[Previous](#) [Next](#)



ReAR
50 FT



New
Structure

5 FT

127'

50 FT

Home
1170
Sq
Ft

5 FT

1 house
1170
SQUARE
Feet.

50 FT

Front

R

100'















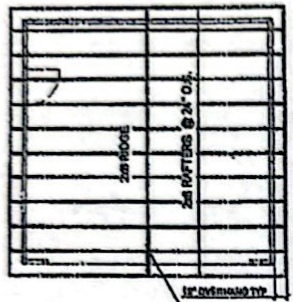




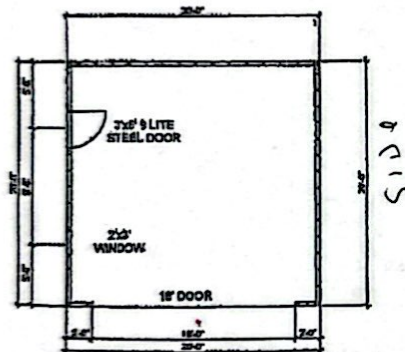




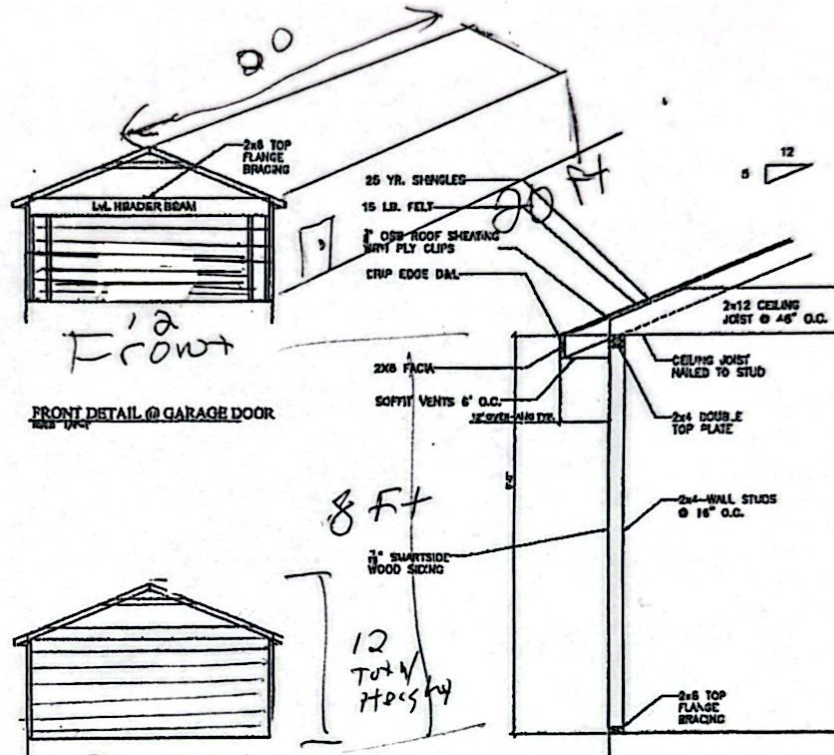




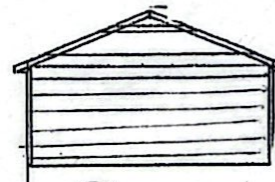
ROOF FRAMING PLAN



WOOD FLOOR
FLOOR PLAN



FRONT DETAIL @ GARAGE DOOR



REAR
SECTION DETAIL

WALL DETAIL

11/09/2017

12x20



S-1

SANCHEZ PROJECT

ILG Contracting
PO BOX 91216
San Antonio, TX 78209
P: (210) 544-2004
ilg.contracting@gmail.com
ILGContracting.com

Date: Oct. 14, 2024
Contract / Proposal # 001
Expiration Date: Oct. 31, 2024
Mr. B. Sanchez
314 Delaware
SATX 78204
210-687-6888
Customer ID: BS1014103124

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
JB Gonzalez	Casita Remodel Project <ul style="list-style-type: none"> brandonsanchez321@yahoo.com 	Start Up & Material Cost. Weekly Draws. Pay in full upon completion	

SARB Lic. Contr. Plus / A+BBB Business / EPA Certified / G.L. Insured-Bonded / TX Workers-Comp

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1050 SF	Mr. Sanchez will provide necessary Funding for the entire project. ILG will provide Materials, Equipment and Labor to complete the Casita project. Proposal doesn't include: Owners will provide bathroom floor and shower tile, Casita flooring, grout color, vanity & shower fixtures, accessories.		\$54,875.00
	<ol style="list-style-type: none"> Prep interior areas as needed. Demo existing bathroom area as needed. Demo existing framing as needed. Frame in the bathroom as needed. Add additional framing as needed. Installing an exterior door. Installing a bathroom door. Electrician installing electrical wiring as needed. Plumbers installing bathroom plumbing as needed. Installing R-13 & R-19 insulation as needed. Install new ½ inch drywall if needed. Tape & Float & Texture drywall. Install new hardie backer as needed. Seal hardibacker as needed. Plumbers installing a new shower drain. Plumbers installing a new shower fixture. Plumber installing a new vanity fixture. Install a new shower pan. Install new shower wall tile. Install new shower floor tile. Grout new shower tile. Install new tile or laminate flooring. Install a new toilet. Electrician installing new bathroom wiring. Electrician installing separate bathroom switches. Electrician installing a new exhaust vent. 	Casita support: 10-17-24 Install Exterior door, Support interior frame r suite area as needed, Support bathroom area as needed. Demo existing framing as needed.	\$14,575.00

	27) Electrician installing #2 recessed lighting. 28) Electrician installing room recessed lighting. 29) Electrician installing outside door light. 30) Install baseboard trim as needed. 31) Installing hardware as needed. 32) Prime and paint interior of casita. 33) Install a Mini Split unit. 34) Misc. Labor 35) Final clean up.		
	Upon signing: Mr. B. Sanchez and ILG agree to this contract, a check will be written to ILG \$14,875.00 prior to starting for Administration and Start-UP Cost. .		
	Sign doc date: 00-00-24		
	Adm. Draw: 00-00-24 Ck 000 \$12,875.00 1st draw:		
	Est. project completion: M-F 25 to 45 Days Weather & COVID Permitting or Special ordered materials due to shortage or back ordered.		
PLEASE CALL WITH ANY QUESTIONS 210-544-2004			
		Rem. Bal.	\$54,875.00

Quotation prepared by: **JB Gonzalez**

This is a quote on the goods or services named, subject to the conditions noted below:

Policy: This proposal is for above mentioned items only. Should there be any unforeseen complications that require changes above and beyond the scope of this quote a new quote will be provided and work will continue with changes upon approval. Due to COVID-19, due to Shortages and Increases of Material Cost are increasing Daily and Weekly including Labor, Additional Cost of Materials and Labor will be added to the Total Cost of contract until project is completed. Contract / Proposal will be only honored for 15 days due to COVID, Supply shortages and Delayed deliveries. ILG Contracting isn't responsible for Increasing Materials, Labor or Equipment cost until the project is completed. Any changes requested by customers once work has begun will require an updated agreement on Cost and Services. ILG will receive Full payment of the change order prior to starting or continuing the project. For any reason If the owner or owners cancels the contract after signing final documents with the Property owners, Bank Institutions, Title Company or ILG Contracting for Start-Up / Administration cost, All deposits are Non-Refundable. If Subs not completed on due date may be penalized daily Fee's. Sub-Contractors not completing their scope of work in a timely manner will be replaced if need be by ILG. Any SubContractor or Owners may not sue ILG in any Civil Courts. All Disputes will be resolved Only by a Mediator appointed by the Mediation Bexar County office.

875

To accept this quote, sign here and return: _____

ILG
Contracting

Getting the job done.

Thank you for your business

Utility Custom Sheds

**5 Year
Warranty**



Overhang

6 ft Sidewall WxLxH		7 ft Sidewall WxLxH	
10x8x8	\$3699	10x8x9	\$3799
12x8x8	\$3799	12x8x9	\$3899
16x8x8	\$3949	16x8x9	\$4049
20x8x8	\$4049	20x8x9	\$4249
10x10x8	\$3849	10x10x9	\$3949
12x10x8	\$3949	12x10x9	\$4049
16x10x8	\$4149	16x10x9	\$4349
20x10x8	\$4549	20x10x9	\$4649
8 ft Sidewall WxLxH			
12x8x10	\$3999		
12x10x10	\$4199		
16x10x10	\$4499		
20x10x10	\$4899		
12x12x11	\$4749		
16x12x11	\$5349		
20x12x11	\$5549		

WE ACCEPT



***Additional Sizes Available**

J B Woolf Shed Standard Features Include:

- 4x4 pressure treated runners (skids)
- 2x4 floor joist 12" on center 6, 8 and 10 wide
- 2x6 floor joist 12" on center 12 & 16 wide
- 2x4 wall studs 24" on center
- 2x4 and 2x6 roof rafters 24" on center depending on size and style
- 1/2 OSB (Oriented strand board) used for floor and roof decking
- Smart System Siding primed ready to paint with a 50 year warranty
- 25 year Shingle, choice of colors
- 2, 8x16 vents for ventilation
- All caulking Exterior
- 5 year Complete Warranty
- Heavy duty piano door hinge for extra strength on doors (all hardware for doors inc)
- Professional Workmanship

NOT Included by Woolf Sheds

- Building Permits
- Tar paper (Roof Felt)
- Excavating
- Tree Trimming
- Leveling beyond 8 inches (leveling fee may apply if more then 8")
- Delivery outside 1604



Utility Custom Sheds

**5 Year
Warranty**



Overhang

6 ft Sidewall WxLxH		7 ft Sidewall WxLxH	
10x8x8	\$3699	10x8x9	\$3799
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20x10x10	\$4899		
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16x12x11	\$5349		
20x12x11	\$5549		

WE ACCEPT



***Additional Sizes Available**

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- 2x4 wall studs 24" on center
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