HISTORIC AND DESIGN REVIEW COMMISSION

May 15, 2024

HDRC CASE NO:	**2024-167**
ADDRESS:	1943 W SUMMIT AVE
LEGAL DESCRIPTION:	NCB 1941 BLK 29 LOT 11
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	ROBERT SAUCEDO
OWNER:	MENG TESSI/MENG TESSIE & HSIN NIEN
TYPE OF WORK:	Demolition of the rear accessory structure and new construction of a rear accessory structure
APPLICATION RECEIVED:	April 03, 2024
60-DAY REVIEW:	June 02, 2024
CASE MANAGER:	Rachel Rettaliata

REQUEST:

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

1. Demolish the existing rear accessory structure.
2. Construct a new approximately 405-square-foot, 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 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)

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

B. REUSE OF HISTORIC MATERIALS

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 1943 W Summit is a 1-story, single-family residence constructed circa 1925. The structure first appears on the 1934 Sanborn Map in the same footprint as existing with two attached rear auto structures. The primary structure features a side gable composition shingle roof with a prominent steeply pitched projecting front gable roof on the east side of the front façade, a steeply pitched front gable porch roof, wood cladding, and one-over-one wood windows. The existing rear accessory structures appear on the Sanborn Maps in 1934 and 1951; however, the eastmost portion of the rear accessory structure appears to feature a modified footprint in approximately the same location as the original 1934 accessory structure. The property is contributing to the Monticello Park Historic District.
b. COMPLIANCE – The applicant submitted an application for the demolition of the rear accessory structure and the construction of a new rear accessory structure on April 3, 2024. During the review of the application, staff observed that the demolition had been completed and the new construction had commenced prior to approval. A $500 post-work application fee has been assessed.
c. 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 general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
d. CONTRIBUTING STATUS – The rear accessory structure is a 1-story structure that first appears on the Sanborn Fire Insurance Maps in 1934 in approximately the same location and configuration. The footprint of the existing structure appears to have been enlarged and modified over time. The photos submitted indicate that the structure shows signs of severe deterioration, including significant deterioration of the exterior cladding, signs of rot and water damage, and the structure has sunken into the soil due to the lack of a foundation. While staff finds that the structure has significantly deteriorated, the structure is contributing to the district.
e. 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 have equaled approximately $35,000 and the cost estimate for demolition and new construction is approximately $40,000. Staff finds that evidence for UDC Section 35-614(b) has not been met based on the documentation provided.
f. 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 and the substantial deterioration of remaining original materials.
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 405 square feet, which is 33 percent of the primary structure's footprint. The applicant has proposed a total height of 16 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 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 4'-10.5" and a setback to the east property line of 2'-10.5". 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 side 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 side gable roof with a steeply pitched 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 two garage bays on the front façade (south elevation) of the structure and one (1) pedestrian door on the west elevation. The applicant has not proposed to install any window openings on the structure. The existing structure is a two-bay auto structure that does not feature windows but does feature a divided bay configuration. Staff finds that proposed fenestration pattern is generally appropriate, but a divided-bay garage is more appropriate for the south elevation. Staff finds that the pedestrian door should be made of wood or be wood-look, garage doors should be wood or wood-look, and the south side of the garage should feature a divided bay configuration.
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, composite siding, and insulated steel garage doors. Staff finds that the pedestrian door should be made of wood or be wood-look, garage doors should be wood or wood-look, and that 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. 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.
n. ADMINISTRATIVE APPROVAL – The applicant has proposed to replace the existing rear privacy fence and repair the existing wood windows on the primary structure. These scopes of work received administrative approval and do not require review by the HDRC. Additionally, the applicant previously replaced a number of original wood windows on the east and north (rear) elevations of the primary strucure with inappropriate replacement windows without approval. The applicant is in the process of removing the replacement windows and re-installing the original wood windows that have been retained on site. This scope of work does not require review by the HDRC.

RECOMMENDATION:

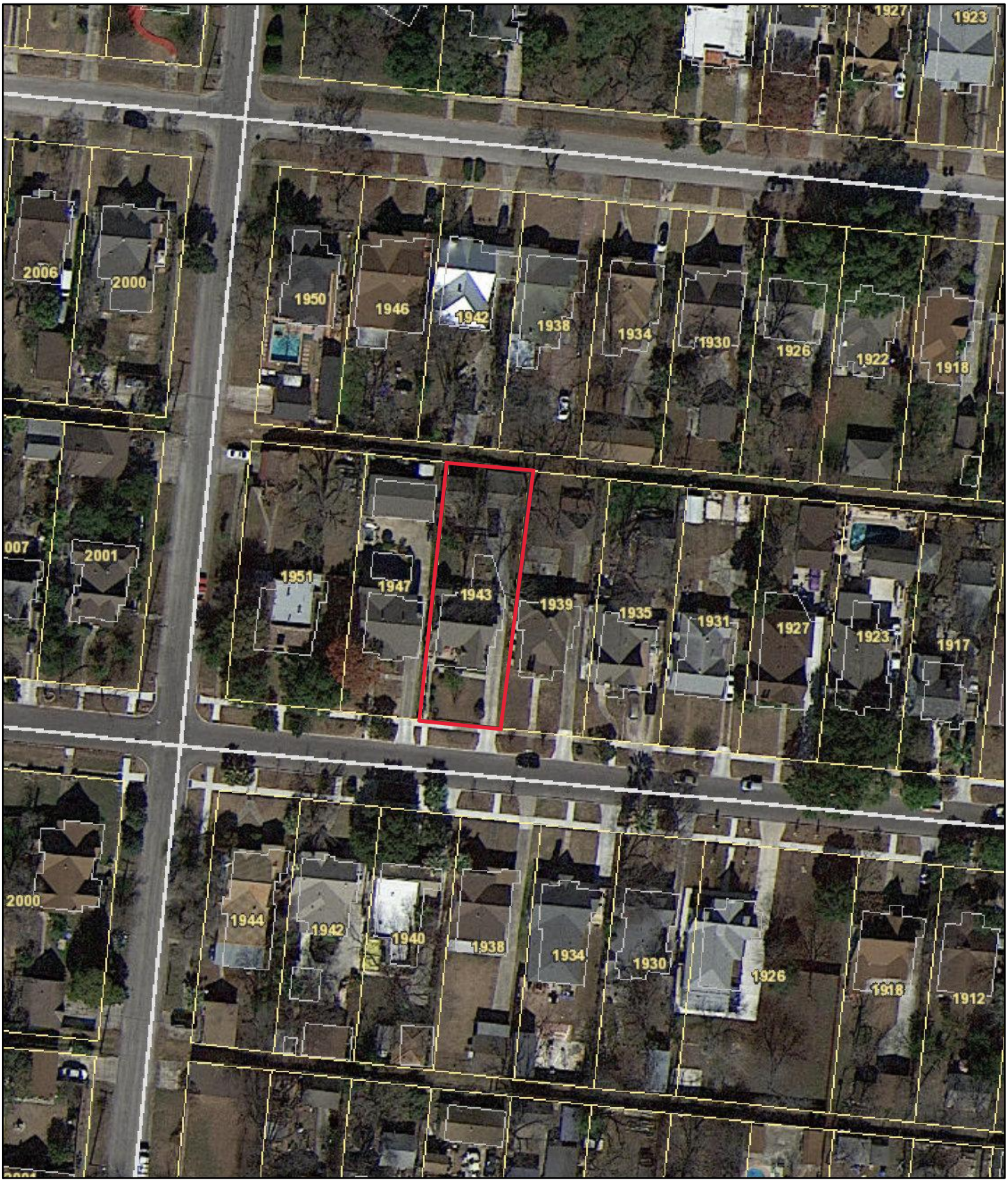
Item 1, staff recommends approval of the demolition of the rear accessory structure based on findings a through f. A Certificate of Appropriateness for this scope of work will not be released until the $500 post-work application fee has been paid.

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

i. That the south elevation of the garage features a divided bay configuration based on finding j. The applicant must submit updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
ii. That the applicant submits final material specifications for wood or wood-look pedestrian and garage doors and for composite siding that features a reveal of no more than 6 inches and a smooth finish to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding k.

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



April 22, 2024

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0 0.0125 0.025 0.05 km

User drawn lines

522

ADD'L. SHEET
AUG. 1925

524

525

MARY LOUISE DRIVE (CLEVELAND)

FURR DRIVE (CONSTANTIA)

DONALDSON AV

W. GRAMERCY PL. (JOHNS AV.)

W. KINGS HIGHWAY

W. SUMMIT AV.

W. MULBERRY AV.

FREDERICKSBURG RD.

B'LV'D

MONTROSE

SAN ANTONIO

ELMENDORF

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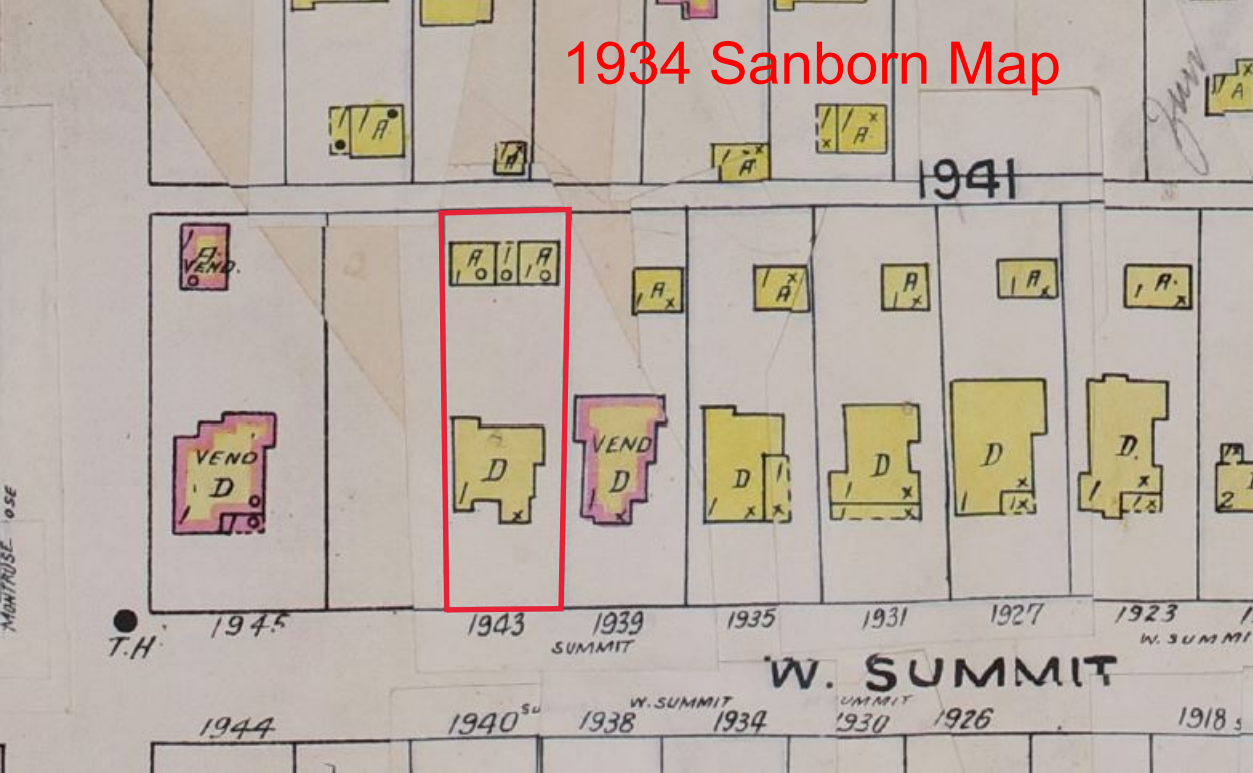
Scale 100 Ft. to One Inch.


1934 Sanborn Map
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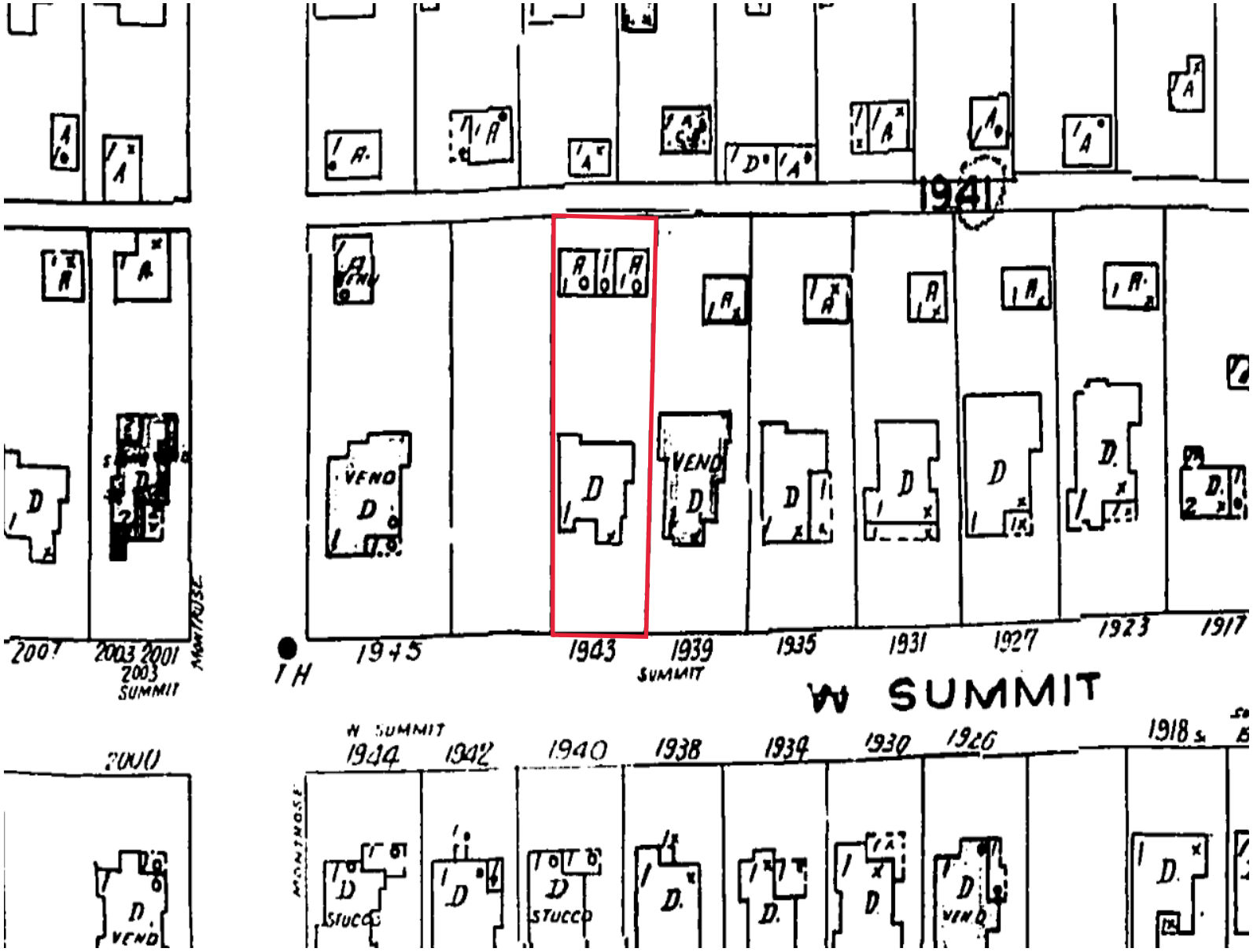
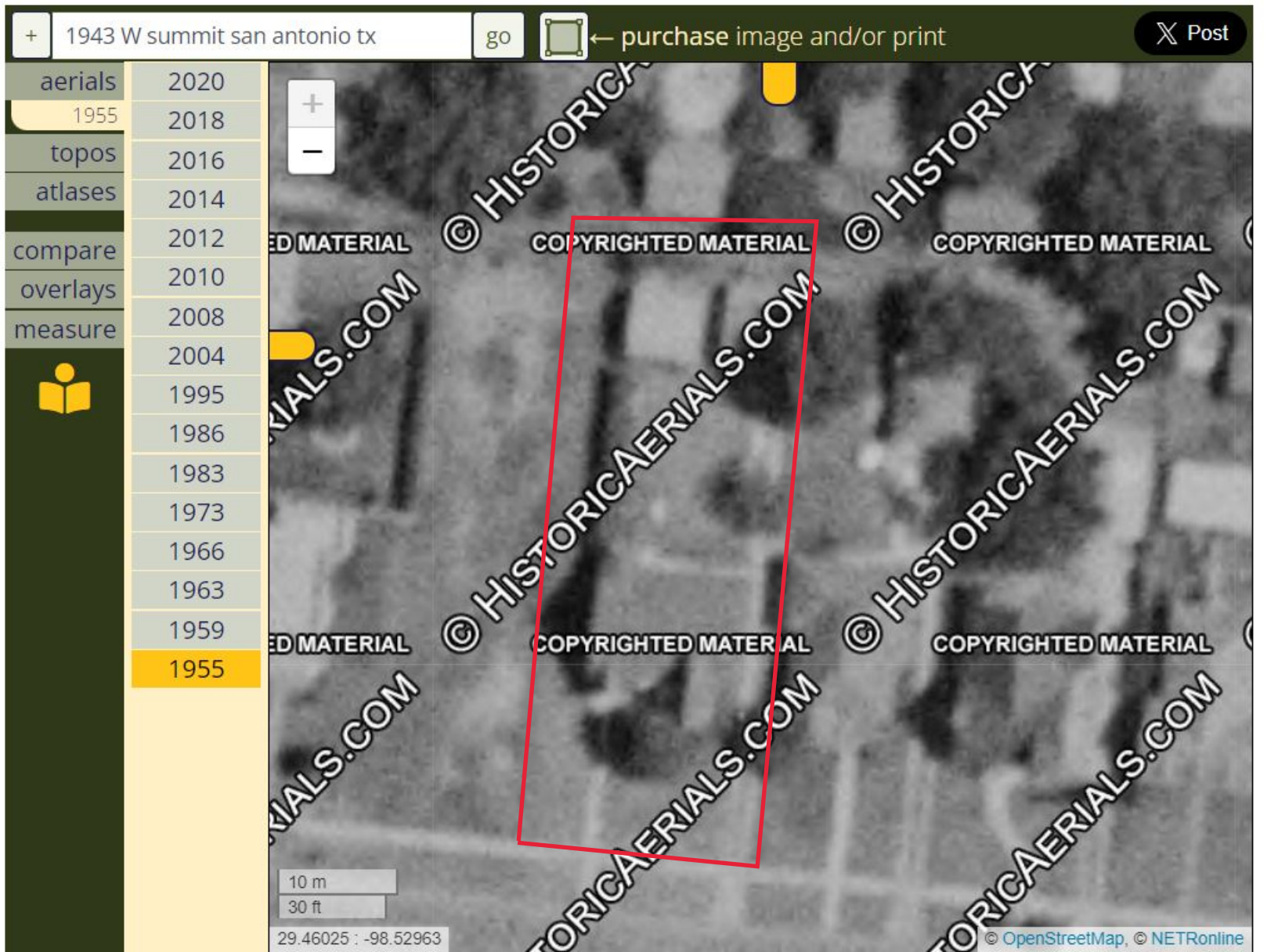
MONTROSE

1951 Sanborn Map

ProQuest® Digital Sanborn Maps, 1867–1970

San Antonio 1911-Mar. 1951 vol. 5, 1924-June 1950, Sheet 522

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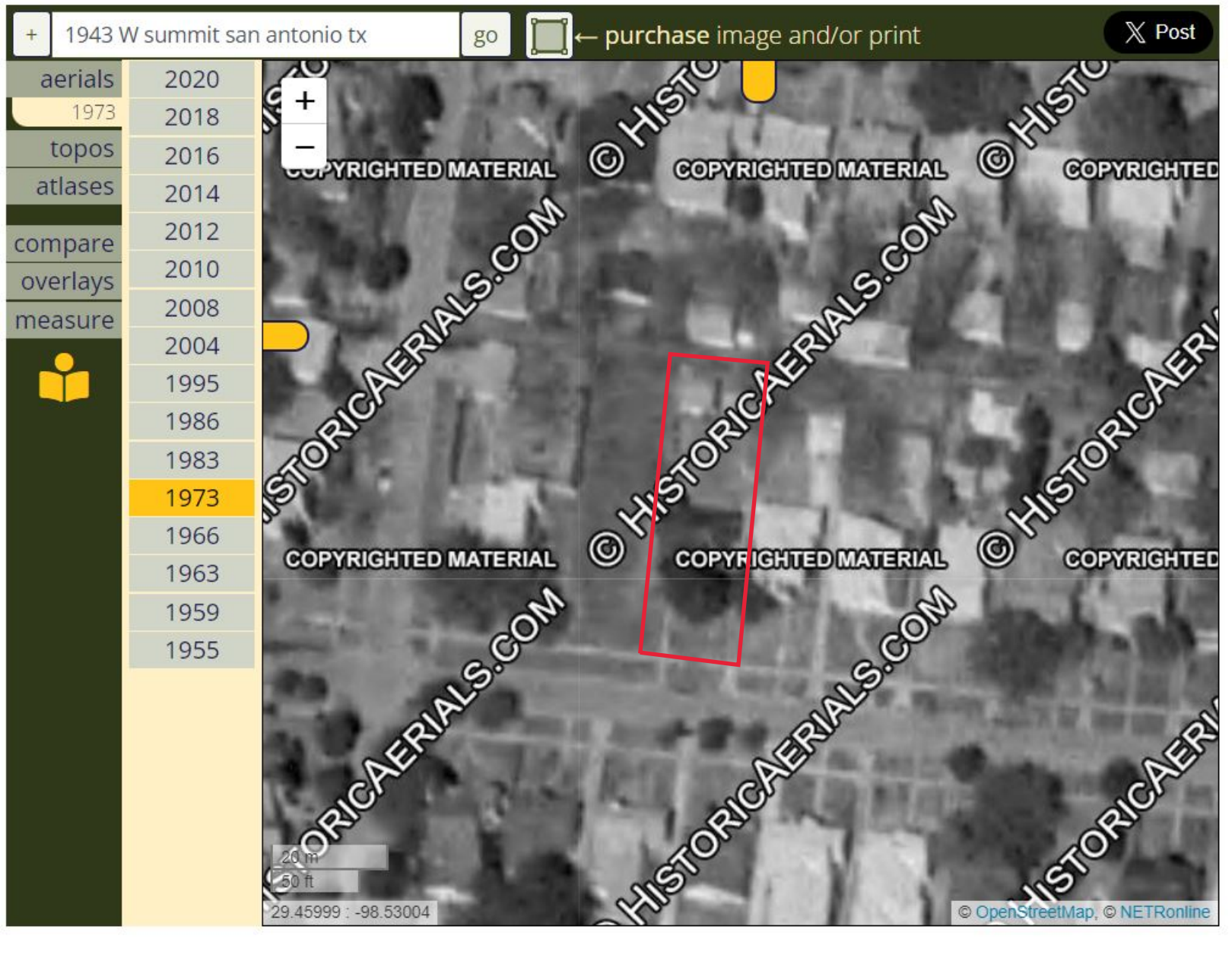
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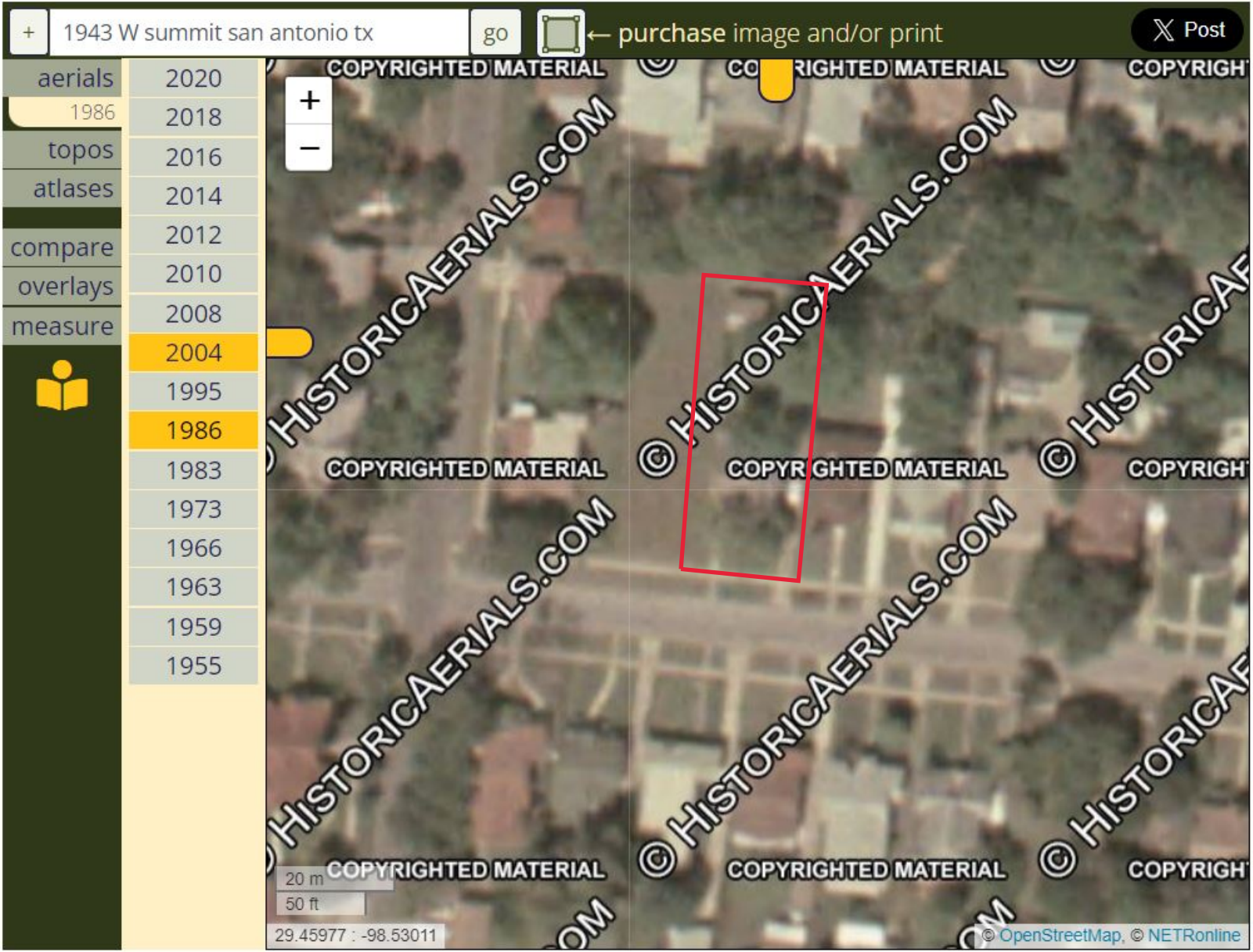
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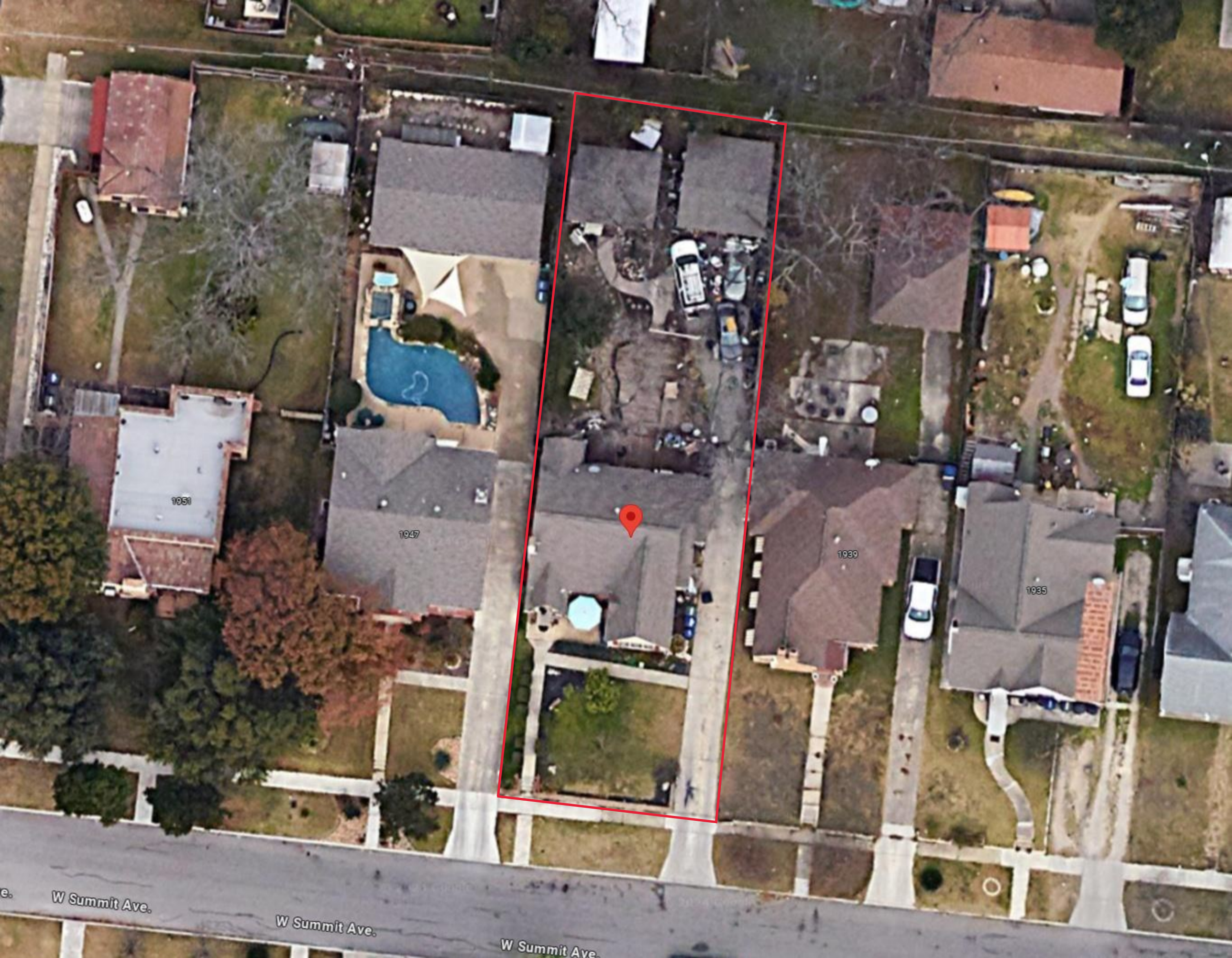

1951
1947
1939
1935
W Summit Ave.
W Summit Ave.
W Summit Ave.

Site Plan

Address: 1943 W SUMMIT AVE San Antonio TX 78201 Zoning: _____

- ☐ Addition
- ☒ Garage
- ☐ Shed
- ☐ Deck
- ☐ Carport
- ☐ Patio/Porch Cover
- ☐ Existing Structure(s)
- ☐ Property Lines

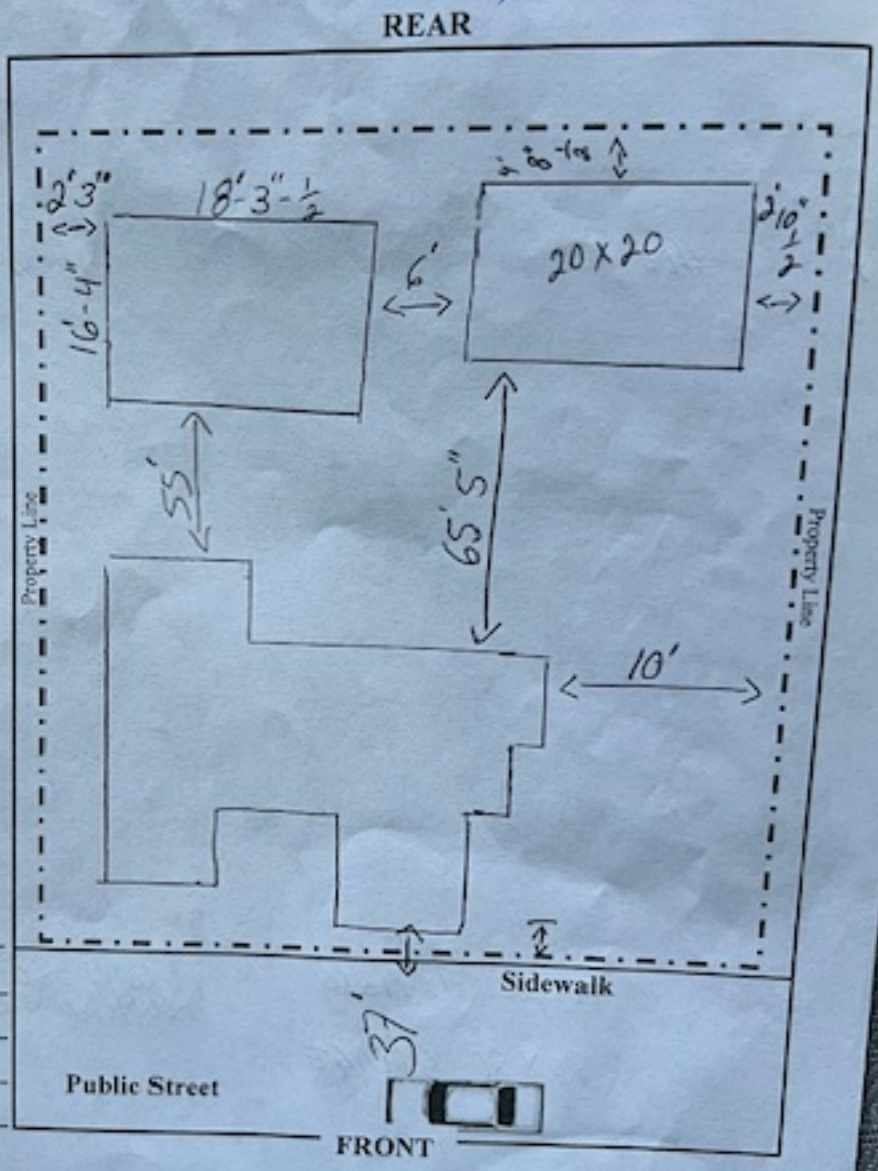
Setback Measurements:

Front: _____

Side(s): _____

Rear: _____

Notes: _____

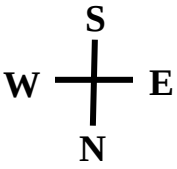


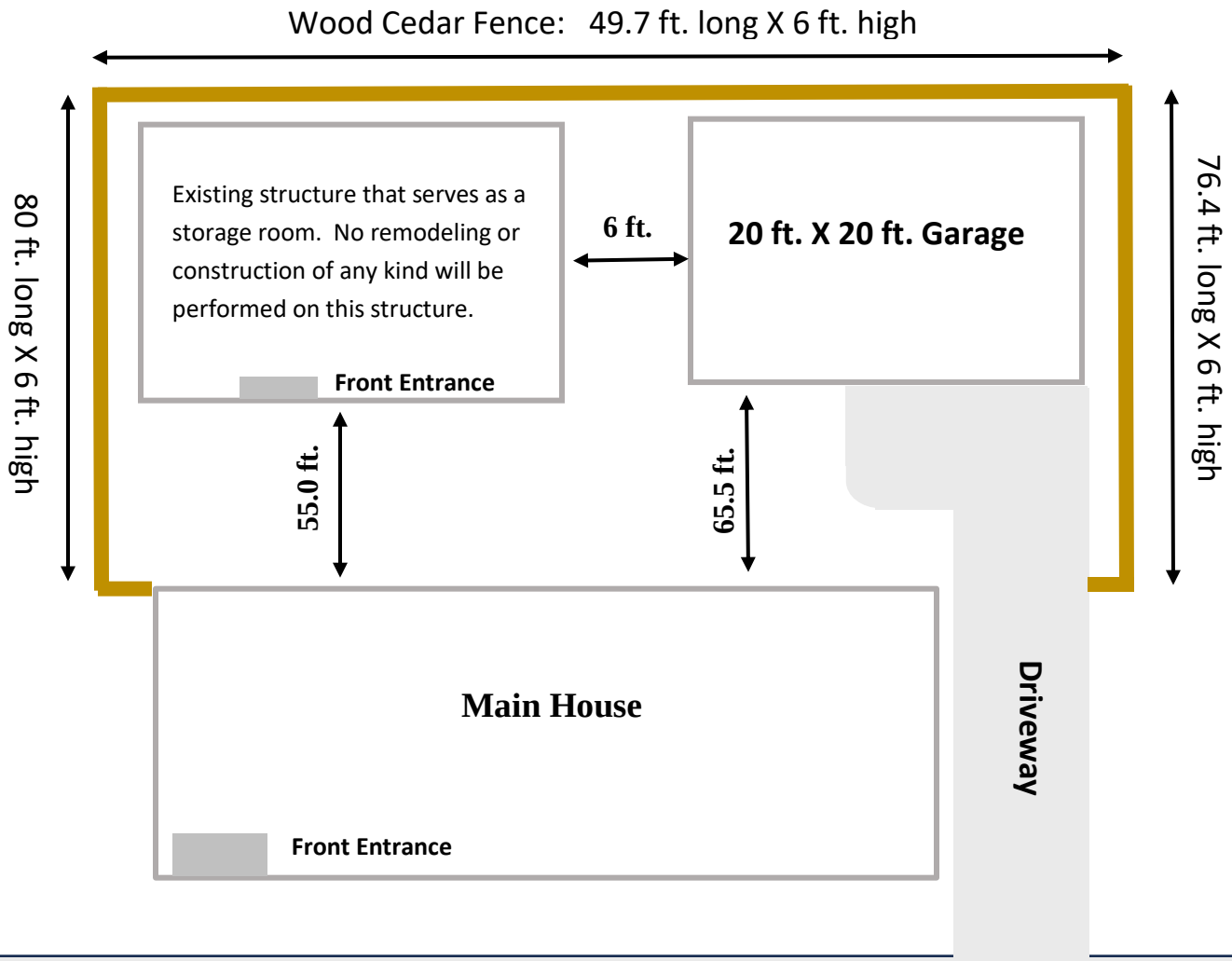
I certify that the above site plan shows all improvements on this property to scale and that there will be no construction over easements. I also certify that I will build in compliance with current codes and ordinances.

Date: _____ Signature of Applicant: _____

WOOD CEDAR FENCE DIMENSIONS

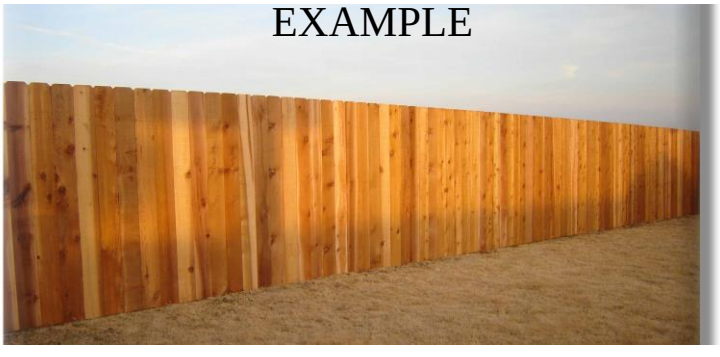
BACKYARD ONLY



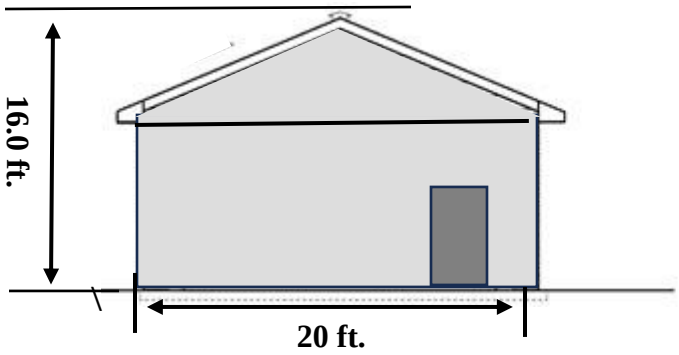


1900 Block Summit Ave.

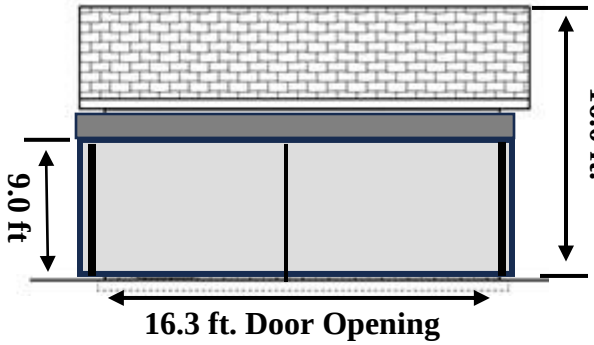
EXAMPLE



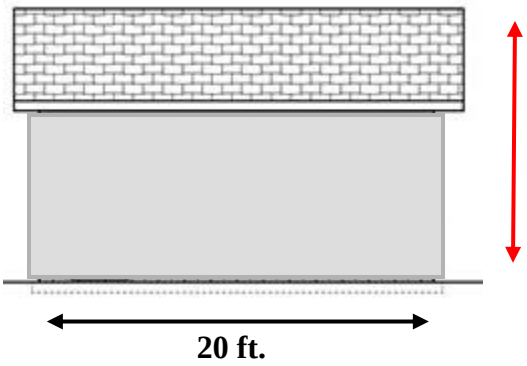
ALL SIDE VIEWS OF GARAGE



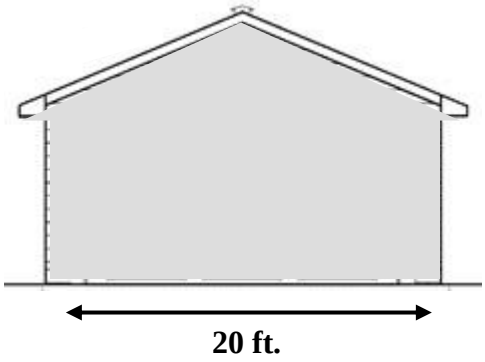
Side View Facing West. One standard size entry door and no windows.



Front View Facing South. Two 8 ft. wide x 7 ft. high classic steel insulated doors



Rear View facing North to backyard fence. No Windows on Rear of Structure



Side View facing East. No windows or doors.

EXAMPLE

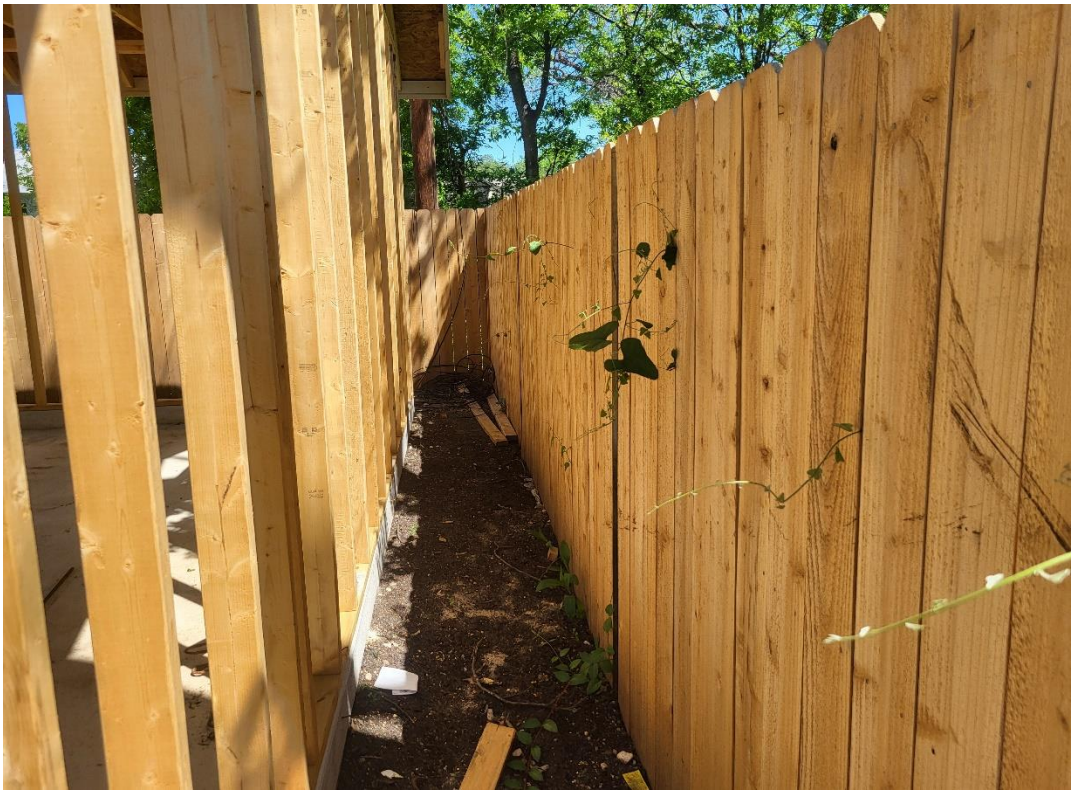
Material: Brown Wood Composite Panel Siding


Crop

Please attach the following photos to my case /request number. Thank you,
Tessi Meng & Robert Saucedo

Assigned Request Number: 2024-30704
Property Address: 1943 W SUMMIT AVE

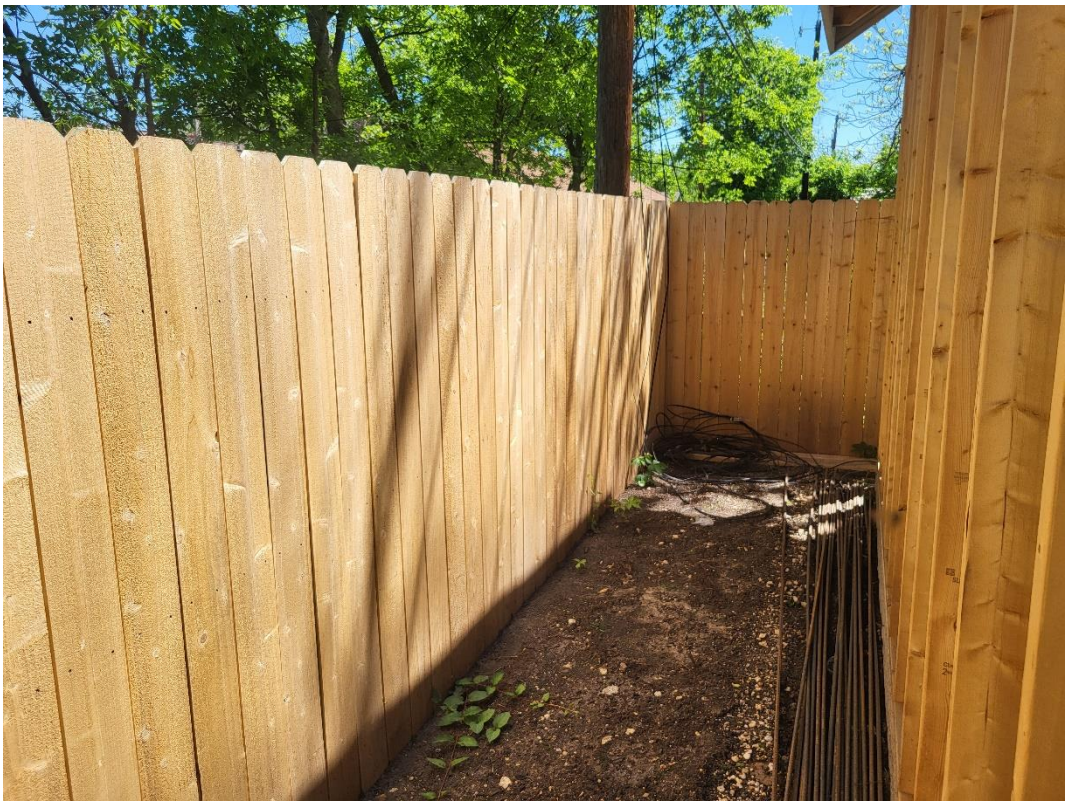
Picture 4



Picture 3 & 4 shows the right side of the yard when viewed from the main house

Picture 5

Picture 6



Picture 5 & 6 shows the rear of the fence bordering the alley

May 2, 2024 at 10:17:01 AM
1943 W Summit Ave
San Antonio TX 78201
United States

May 2, 2024 at 10:17:12 AM
1943 W Summit Ave
San Antonio TX 78201
United States

May 2, 2024 at 10:17:27 AM
1943 W Summit Ave
San Antonio TX 78201
United States


May 2, 2024 at 10:17:39 AM
1943 W Summit Ave
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United States

May 2, 2024 at 10:17:51 AM
1943 W Summit Ave
San Antonio TX 78201
United States

May 2, 2024 at 10:18:05 AM
1943 W Summit Ave
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May 2, 2024 at 10:18:17 AM
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May 2, 2024 at 10:18:20 AM
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May 2, 2024 at 10:20:08 AM
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United States

May 2, 2024 at 10:20:11 AM
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San Antonio TX 78201
United States

LANDSCAPING & REMODELING
Español 210 609.7203
English 210 961.1296
JB Smart Co

May 2, 2024 at 10:20:32 AM
1939 W Summit Ave
San Antonio TX 78201
United States

May 2, 2024 at 10:20:36 AM
1939 W Summit Ave
San Antonio TX 78201
United States

The following is the Proof of Economic Hardship information you requested.

The total amount it would have cost in order to restore the entire garage instead of total demolition including the price of labor and material. $3,500.00

What type of materials that would have been used if the garage was able to be restored included but not limited to:

Yellow Pine lumber, Owens Corning Oakridge Estate Gray Laminated Architectural Roof Shingles, Owens Corning Synthetic Roof Underlayment, Two Wayne Dalton Classic Steel Model 8300 9-ft x 7-ft Insulated Black or Brown Single Garage Door with Windows, Lowes Item #5227869, Model #WD8300CBLC97. The two 9ft X 7ft garage doors would have wood and molding look and texture. The 36 X 80 main entry door would be no cost. The solid oak wood door to be used was donated {see attached picture}, Concrete for floor, and electrical wiring.

What would have been the estimated cost to level the garage?
$ 4,500.99. The garage was severely leaning and in danger of collapsing.

What would have been the estimated cost to repair the two sliding garage doors and the single main entryway door?
The doors could not be repaired. All doors to the garage were missing from the property. {Please refer to the picture of the garage indicating missing doors}.

What would have been the estimated cost to repair the entire garage floor?
Concrete Floor. Total cost $5,000.00. There was no floor. Garage had a dirt floor.

What would have been the estimated cost to repair the roof and the type of material that would have been used?
$ 2,500.00. Owens Corning Oakridge Estate Gray Laminated Architectural Roof Shingles, Owens Corning Synthetic Roof Underlayment

What would have been the estimated cost to repair the windows?
$0.00 The garage did not have any built in windows.

What would have been the estimated cost to repair the entire sheetrock walls within the garage?
$2,200.00 All sheetrock was missing from the garage.

What would have been the estimated cost to repair the electrical wiring in the garage?
$1,500.00

What would have been the estimated cost to repair the plumbing in the garage?
$0.00 There was no plumbing in the garage.

The total estimated cost to restore the garage to its original form would have cost approximately $35,000.00. Please note that certain items required to restore the garage to its original condition were missing and not on the property.

The total estimated amount it will cost to rebuild the entire garage including labor and materials. $40,000.00

What type of materials {wood, shingles, etc.} will be used in the reconstruction of the garage?

Yellow Pine lumber, Owens Corning Oakridge Estate Gray Laminated Architectural Roof Shingles, Owens Corning Synthetic Roof Underlayment, Two Wayne Dalton Classic Steel Model 8300 9-ft x 7-ft Insulated Black or Brown Single Garage Door with Windows, Lowes Item #5227869, Model #WD8300CBLC97. The two 9ft X 7ft garage doors would have wood and molding look and texture. The 36 X 80 main entry door would be no cost. The solid oak wood door to be used was donated {see attached picture}. The material would be the same as listed to restore the garage.

What is the estimated cost to install one main entryway door and type of door that will be used?

No cost for the door. An antique used 36" X 80" solid oak wood door with stain glass that will be installed was donated. {see attached picture}.

What is the estimated cost to install two garage sliding doors and what type?

Total cost for the pair of doors is $3,360.00 {Refer to Picture}. Two Wayne Dalton Classic Steel Model 8300 9-ft x 7-ft Insulated Black or Brown Single Garage Door with Windows, Lowes Item #5227869, Model #WD8300CBLC97. The two 9ft X 7ft garage doors would have wood and molding look and texture. The doors will be installed side by side and will open independently.

What is the estimated cost to install a new floor and what type of floor?

Concrete Floor. Total cost $5,000.00.

What is the estimated cost to install a single window and type of window?

$450.00. The wood framed glass window similar to the windows on the main house will be purchased from Pickers Paradise or Habitat for Humanity.

What is the estimated cost for installing a new roof and type of roof?

$ 2,500.00. The materials to be used include Owens Corning Oakridge Estate Gray Laminated Architectural Roof Shingles and Owens Corning Synthetic Roof Underlayment

What is the estimated cost to install and texture the sheetrock walls inside the garage?

$2,200.00 All sheetrock was missing from the garage.

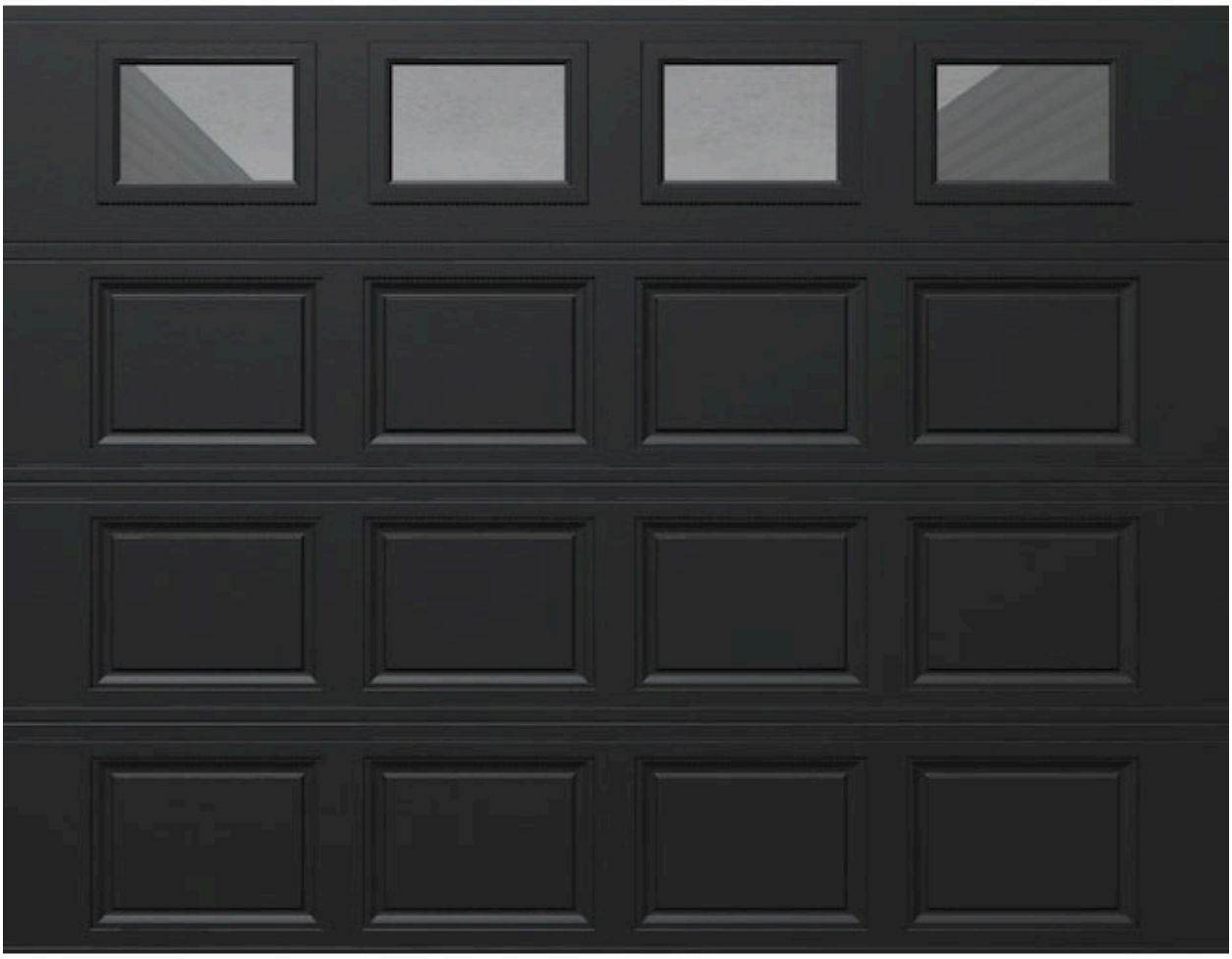
What is the estimated cost to install new wiring to the entire garage by a licensed electrician?

$ 1500.00

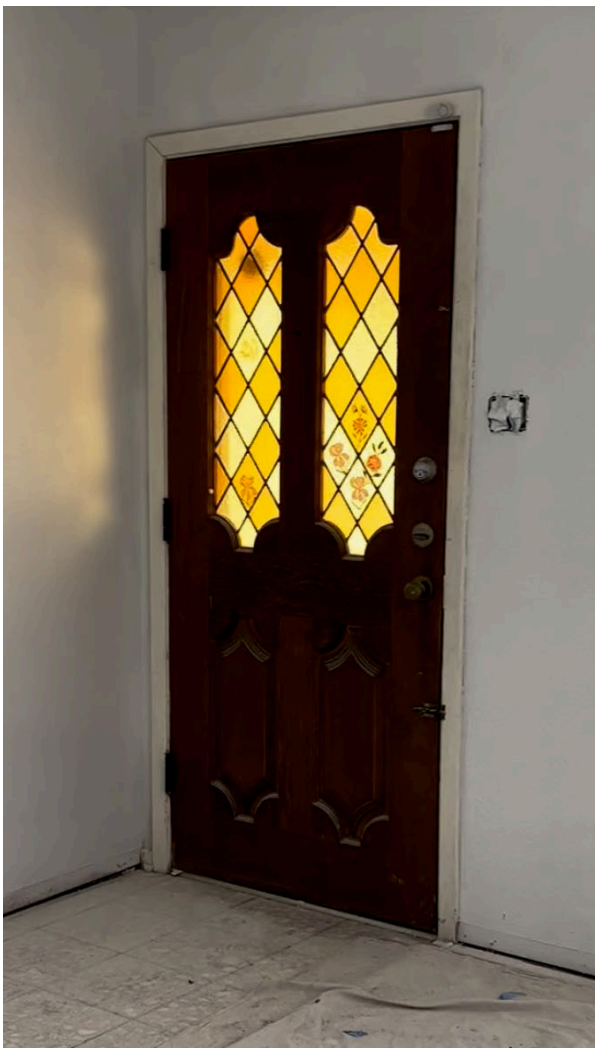
How much is it costing you to replace the plumbing?
0.00 There will be no plumbing added to the garage.

The total estimated amount it will cost to rebuild the entire garage including labor and materials. $40,000.00

Wayne Dalton Classic Steel Model 8300 9-ft x 7-ft Insulated Black or Brown Single Garage Door with Windows.



Picture of the donated oak wood with stain glass main entryway door to be used



March 20, 2024

Meng Tessie
1943 W. Summit Ave.
San Antonio, Texas 78201

RE: Inspection of Existing Residential Garage Foundation Located at:
1943 W. Summit Ave., San Antonio, Texas

Project No.: TX24-036

Ms. Tessie,
Pursuant your request, a representative from SEoT Engineering, PLLC met with you and your contractor (*Jesus*) at the above referenced project site on Wednesday, March 20, 2024. As a result of our initial conversation, the purpose of the site visit was to visually inspect the recently constructed (*less than 1 month ago*) Garage foundation. While at the site and per your request, a visual inspection of the conventional wood frame construction that was underway was also performed. It was also my understanding that your were instructed to stop all construction on the Garage until proper permits were secured from the City of San Antonio Building Department.

The size of the foundation measured approximately 20'-3" x 20'-0" (*405 ft²*). Based on my conversation with your contractor, Jesus, it was my understanding that the slab (*4" thick*) of the recently constructed Garage foundation was reinforced with #4 at 16" o.c. each way. It was also my understanding that 12" wide grade beams were constructed around the perimeter, with two (2) intersecting interior grade beams installed at the mid-distance in both directions. The grade beams were reportedly reinforced with (2) #5 top and bottom and #3 stirrups spaced at 24" o.c.. Jesus also stated that the grade beams extended not less than 24" below the adjacent existing grade.

Based on the results of our inspection and discussion with your contractor, it is the professional opinion of SEoT Engineering, PLLC that the existing garage foundation was adequately constructed and will safely support the residential loads specified in the 2021 International Residential Code and referenced ASCE 7-16, "*Minimum Design Loads for Buildings and Other Structures*"

Respectfully,
SEoT Engineering, PLLC
Texas Firm Reg. No. F-12870

Gilbert L. Leyendecker, P.E.

3/20/24

STATE OF TEXAS
GILBERT L. LEYENDECKER, JR.
101464
LICENSED
PROFESSIONAL ENGINEER

Structural Engineers of Texas, PLLC
1612 River Way
Spring Branch, Texas 78070

210.913.8789
www.seotengineering.com

March 20, 2024

Structural Engineers of Texas, PLLC

Meng Tessie
1943 W. Summit Ave.
San Antonio, Texas 78201

RE: Inspection of Existing Conventional Wood Framed Residential Garage Structure Located at: 1943 W. Summit Ave., San Antonio, Texas

Project No.: TX24-036.01

Ms. Tessie,
Pursuant your request, a representative from SEoT Engineering, PLLC met with you and your contractor (*Jesus*) at the above referenced project site on Wednesday, March 20, 2024. As a result of our initial conversation, the purpose of the site visit was to visually inspect the recently constructed (*less than 1 month ago*) conventional wood framing for the Garage.

The Garage framing consisted of a gabled-end structure that measured 20'-3" x 20'-0", (*405 ft²*). At the time of our inspection the construction process for the one-story garage structure was approximately 80 to 85% complete. Construction of the perimeter load bearing walls (2x4's at 16" o.c) was nearly complete with the exception of a window opening that was proposed in the left side wall. The exterior walls were not yet sheathed, but were adequately constructed using matching pressure treated 2x4 sole plate and double 2x4 top plate. The 16ft long garage door header that consisted of a *(2 ply) 2x12* built-up beam was by observation, undersized. A new header size was analyzed by SEoT Engineering, PLLC and is specified below on page 2.

The roof framing consisted of 2x6 rafters typically spaced at 16" o.c., The span of the rafters was approximately 10 feet. The ridge beam consisted of a 2x8 that was properly installed with intermediate 2x support posts. The roof diaphragm was constructed with 15/32 APA rated OSB. The ceiling framing consisted of joists spanned front to rear. A ceiling flush beam *(3 ply) 2x12* was installed at the mid-depth of the buildings and spaned from side to side. As a result the span of the ceiling joists measured approximately 10 feet. By observation, the ceiling flush beam was undersized for the load and span conditions. A new ceiling flush beam was analyzed by SEoT Engineering, PLLC and is specified below on page 2. The ceiling joists with rafters were connected to the double top plate at the front and rear walls using Simpson Strong-Tie "H2.5A" metal clips spaced not more than 4ft o.c..

Structural Engineers of Texas, PLLC
1612 River Way
Spring Branch, Texas 78070

210.913.8789
www.seotengineering.com

Some construction discrepancies were observed and are discussed below.

1. Replace existing undersized 16ft long garage door header with new **(2 ply) 1 3/4"x9 1/4", E2.0 LVL**.
   - Support each end of new header on 2 jack-studs (*trimmer studs*).
   - Connect plys together using 3 rows of 16d common nails spaced 24"o.c., applied to each face of built-up beam. Offset spacing between beam faces to provide a nominal fastener spacing of 12"o.c.
   - Use 1 1/4"x20 Ga. x 1'-10" metal strap to connect header to the trimmer and king studs. Install straps on both faces and at each end (4 straps total).
   - Install holdown anchors each side of garage door opening. Connect both trimmer and king studs at each end of garage opening to the foundation using holdown anchors by Simpson Strong-Tie; Use type "HTT4" or "HTT5". Connect to foundation using 5/8"dia. threaded rod (*ASTM F1554, Grade 36*).

2. The anchor-rods that connect the wall sole plate to the foundation were excessively spaced. To correct this condition it will be necessary to install new anchorages (*1/2" or 5/8"dia.*) as necessary to maintain a nominal spacing between successive anchors of not more than 6'-0"o.c. Threaded rod anchors shall meet (*ASTM F1554, Grade 36*) specification.
   - Locate first anchor-rod from each end of wall at not more than 12".
   - Successive anchor-rods shall be spaced not more than 6'-0"o.c.

3. Replace existing undersized ceiling flush beam with new **(3 ply) 1 3/4"x11 1/4", E2.0 LVL** built-up beam.
   - Bean new beam directly on double top plate. Install triple 2x4 built-up in-wall columns centered beneath the beam bearing-ends at each side wall.
   - Connect plys together using 3 rows of 16d common nails spaced 24"o.c., applied to each face of built-up beam. Offset spacing between beam faces to provide a nominal fastener spacing of 12"o.c.

4. Install wall sheathing (*7/16"min. APA rated OSB, Exposure I*) at all sides. Connect sheathing to sole plate and double top plate with 8d common nails (*hot dipped galvanized*) spaced at 6"o.c.. Spacing of fasteners shall be 6"o.c. along panel edges and 12"o.c. within the interior zone of the sheathing panel. If using staples, then staples shall consist of 2"long x1/2"crown x 16ga. Staples must be coated to resist oxidation.

The above noted discrepancies and corresponding repairs were discussed in detail with your contractor (Jesus) prior to departing the site. However, should your contractor have any questions regarding the specified repairs as discussed herein, please inform him that he may contact SEoT Engineering anytime (210-913-8789).

Respectfully,
SEoT Engineering, PLLC
Texas Firm Reg. No. F-12870

Gilbert L. Leyendecker, P.E.

3/20/24

STATE OF TEXAS
GILBERT L. LEYENDECKER, JR.
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