

# HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2024

**HDRC CASE NO:** 2024-229  
**ADDRESS:** 1514 W LYNWOOD  
**LEGAL DESCRIPTION:** NCB 2759 BLK 65 LOT 11  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Keystone Park Historic District  
**APPLICANT:** ELENA ANGELES SANCHEZ/MOVEHOUSE INVESTMENT CORP  
**OWNER:** ELENA ANGELES SANCHEZ/MOVEHOUSE INVESTMENT CORP  
**TYPE OF WORK:** Demolition of a historic landmark (accessory) and front porch column modifications  
**APPLICATION RECEIVED:** May 30, 2024  
**60-DAY REVIEW:** September 27, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Demolish the rear accessory structure.
2. Replace the existing metal front porch columns on the primary structure with wood columns.

## APPLICABLE CITATIONS:

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

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

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

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

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

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

*(b) Unreasonable Economic Hardship.*

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

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

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

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

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

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

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

A. For all structures and property:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. For income producing structures and property:

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

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

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

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

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

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

*(c) Loss of Significance.*

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

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

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

*(d) Documentation and Strategy.*

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

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

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

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

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

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

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

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

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

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

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

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

### *Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

#### 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

##### A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

#### **FINDINGS:**

- a. The primary structure located at 1514 W Lynwood is a 1-story, single-family home constructed circa 1930. The structure features an H-shape plan, a cross gable composition shingle roof with two projecting front gable volumes on the front façade, a recessed central porch, one-over-one windows, and wood cladding. The primary structure and rear accessory structure first appear on the 1934 Sanborn Map. The primary structure has been modified over time, but the rear accessory structure appears in the same location and footprint as shown on the Sanborn Map. The property is contributing to the Keystone Park Historic District.
- b. **DEMOLITION OF REAR ACCESSORY STRUCTURE** – The applicant is requesting approval for the demolition of the rear accessory structure only. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. **CONTRIBUTING STATUS** – The structure is a 1-story structure constructed circa 1930. The existing structure first appears on the 1934 Sanborn Map in the same location and footprint. The structure features a front gable composition shingle roof, exposed rafter tails, vertical wood siding, and carriage style garage doors. Staff finds that the structure is likely original to the property and is representative of development patterns within 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 for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has provided cost estimates stating that the repair and rehabilitation of the existing rear accessory structure would equal approximately \$87,150 and the cost estimate for demolition is approximately \$28,998. Staff finds that evidence for UDC Section 35-614(b) has been met based on the documentation provided.

- e. **LOSS OF SIGNIFICANCE** – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose historic, cultural, architectural, or archaeological significance, qualities or features which qualified the structure or property for such designation. The 1-story rear accessory structure features a front gable composition shingle roof, exposed rafter tails, vertical wood siding, and carriage style garage doors. There are no existing windows in the window openings. The structure is likely original to the property and the Sanborn Maps show that the property featured a rear accessory structure in the same location and footprint as the existing structure in 1934. Staff finds that the existing structure has significantly deteriorated.
- f. **REPLACEMENT PLANS** – The applicant is not requesting to construct a replacement structure at this time. The applicant has submitted a conceptual drawing of a replacement structure but does not plan to move forward with a request for new construction at this time.
- g. **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, 1945, 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.
- h. **FRONT PORCH COLUMN REPLACEMENT** – The applicant has proposed to replace four (4) non-original decorative metal front porch columns with two (2) square wood columns installed flush with the front façade at the outer corners on the inset front porch. Guideline 7.B.iii for Exterior Maintenance and Alterations states that porches and related elements should be replaced in-kind when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and details. Additionally, Guideline 7.B.iv for Exterior Maintenance and Alterations states that replacement elements should be designed to be simple so as to not distract from the historic character of the building. Do not add new elements and details to create a false historic appearance. Simple wood columns are appropriate for the architectural style of the structure; however, staff finds that columns should be more centrally located along the awning of the porch in a location that columns were traditionally installed on historic homes, similar to the locations of the previous decorative metal replacement columns. Installing square wood columns with a capital and base and chamfered corners in the approximate location of the previous metal columns would be appropriate.

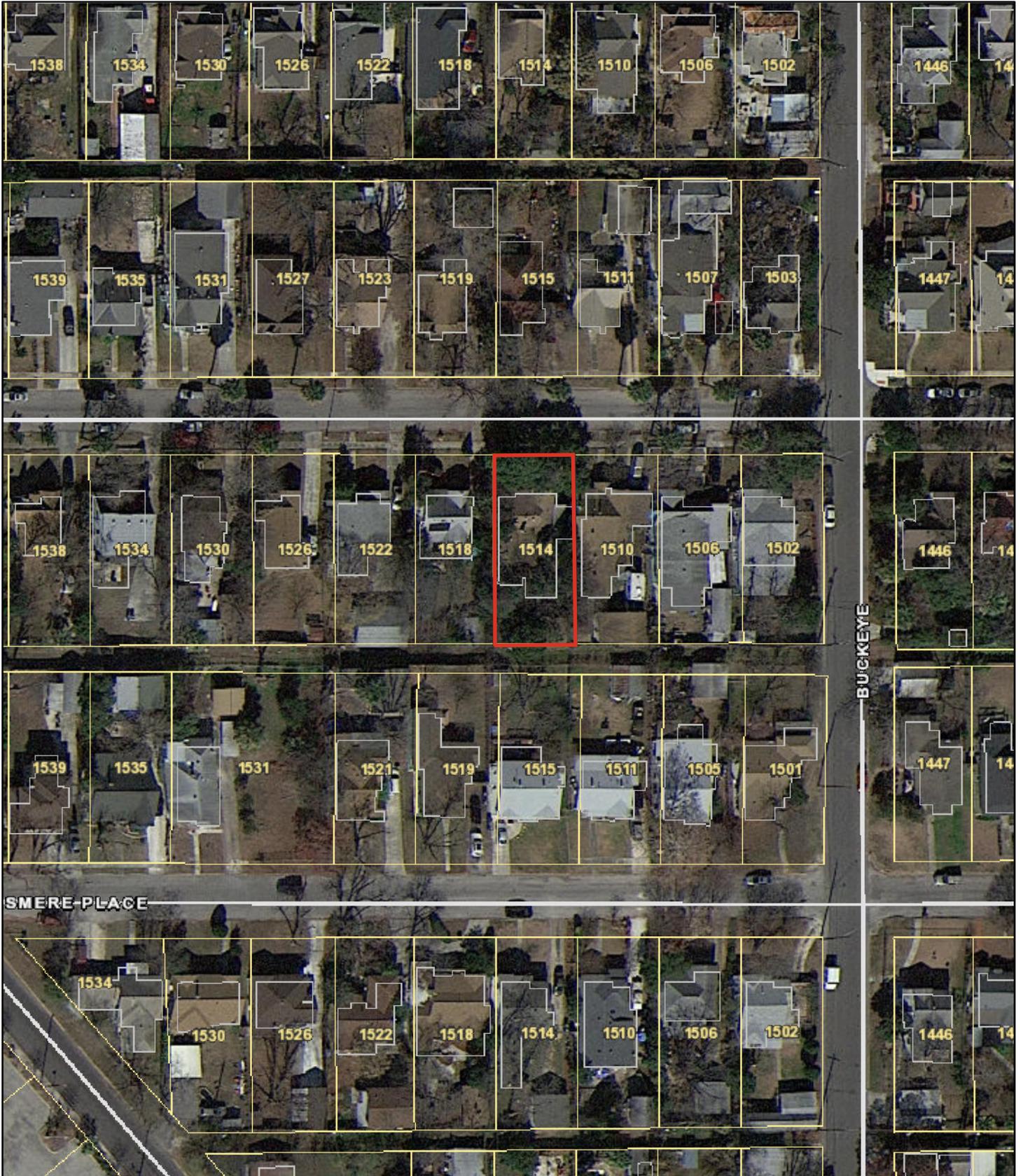
### **RECOMMENDATION:**

Item 1, staff recommends approval of the demolition of the rear accessory structure based on findings a through g. This 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 g.

Item 2, staff recommends approval of the replacement of the front porch columns based on finding h with the following stipulation:

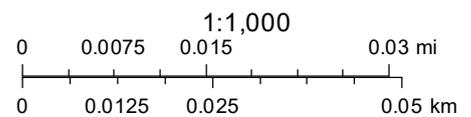
- i. That the applicant installs fully wood front porch columns that are no wider than 6" square, featuring both capital and base trim and chamfered corners, in the approximate location of the previously existing metal columns. Updated material specifications and an updated elevation drawing must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

# City of San Antonio One Stop



July 30, 2024

— User drawn lines



Google Maps 1514 W Lynwood Ave



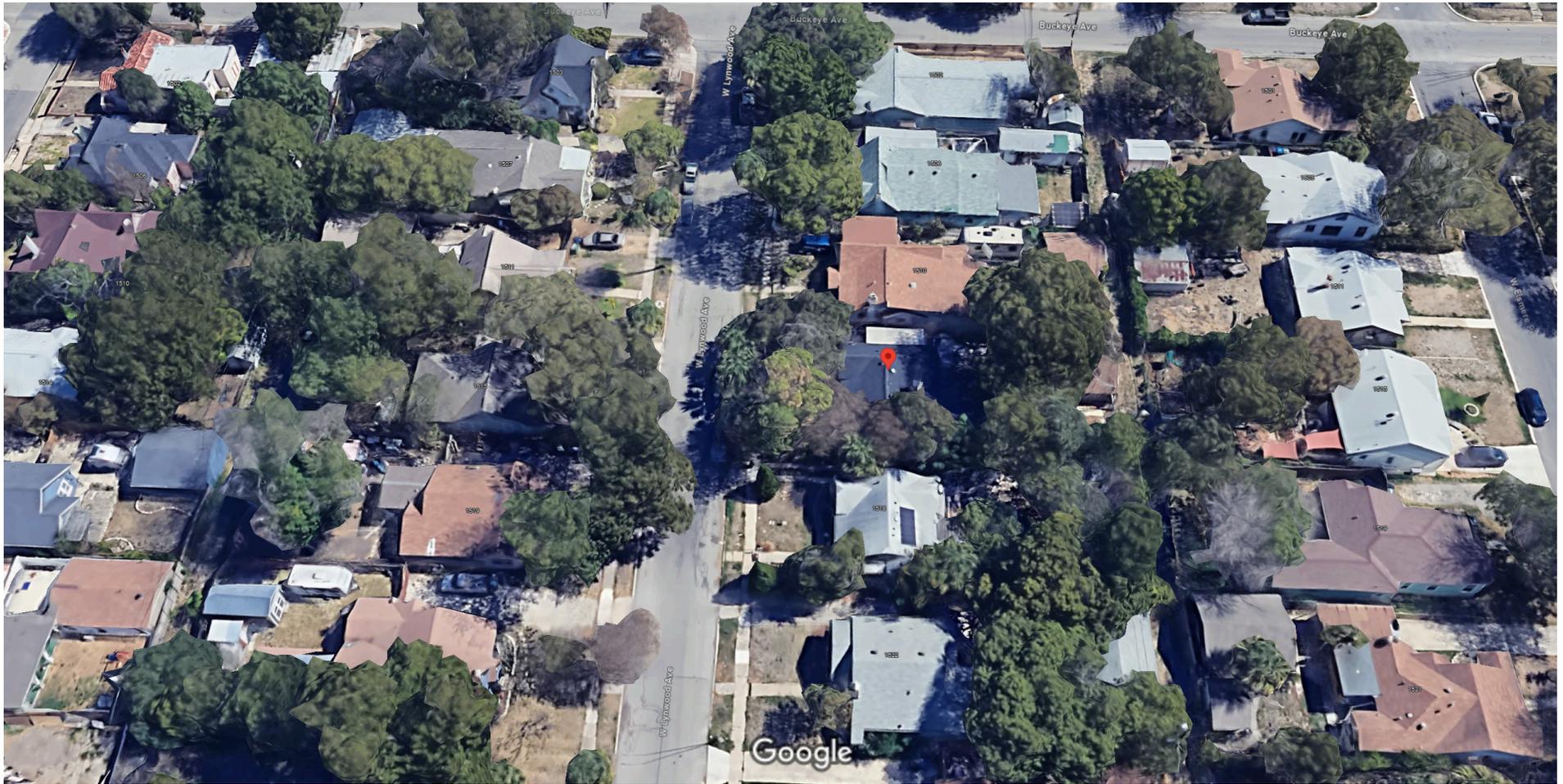
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Google Maps 1514 W Lynwood Ave



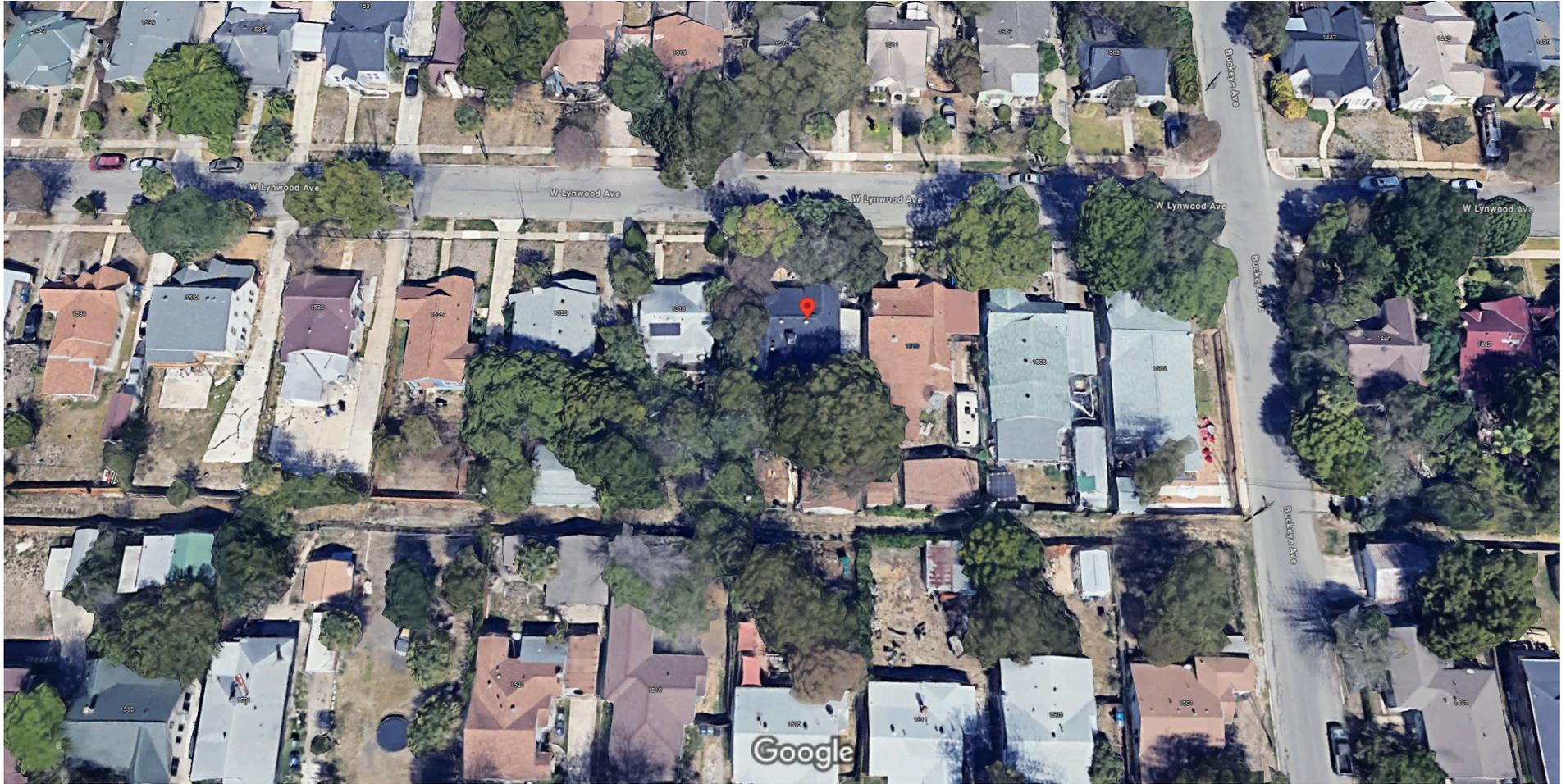
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Google Maps 1514 W Lynwood Ave



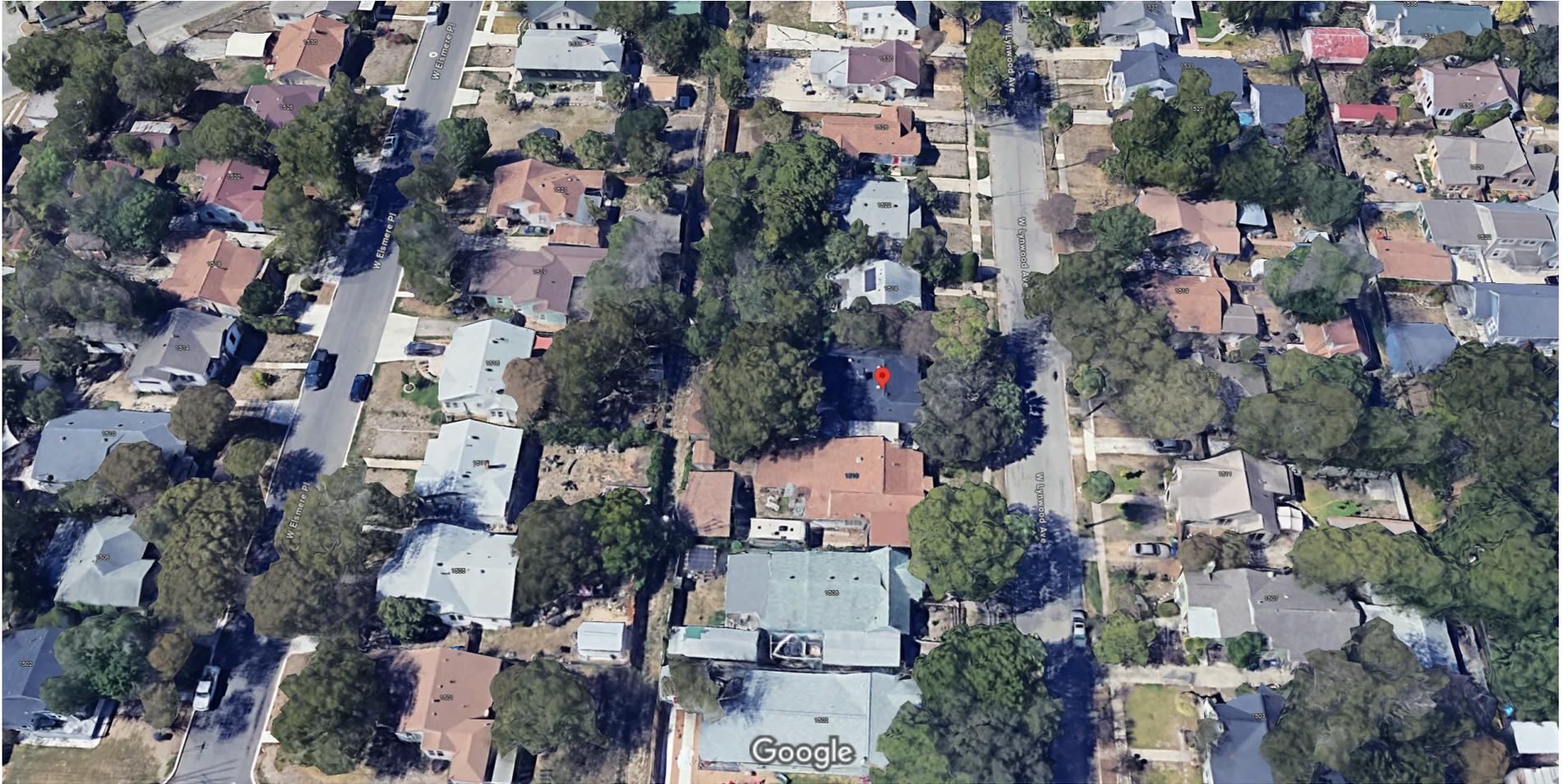
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Google Maps 1514 W Lynwood Ave



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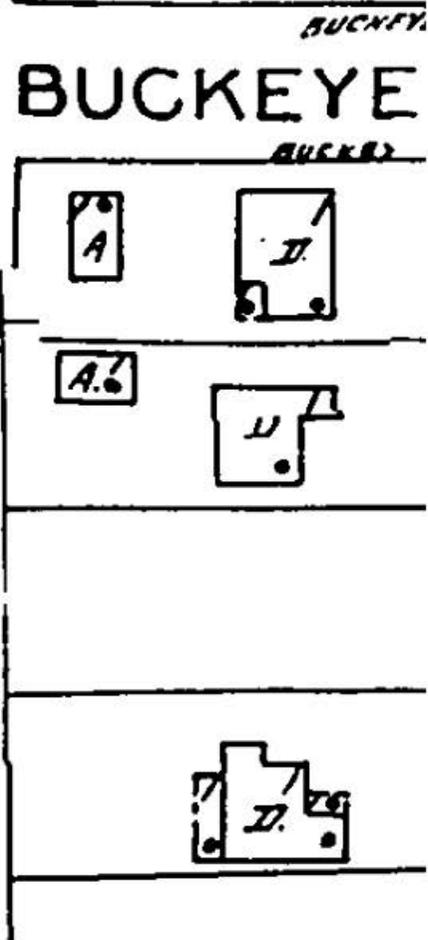
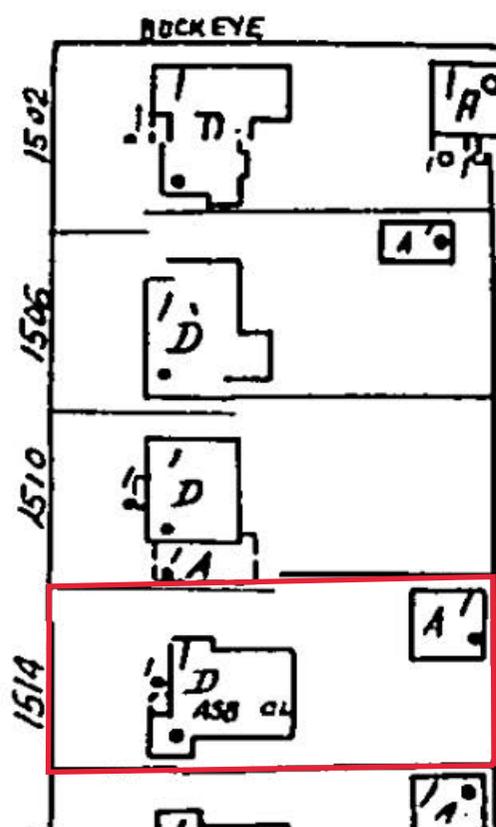
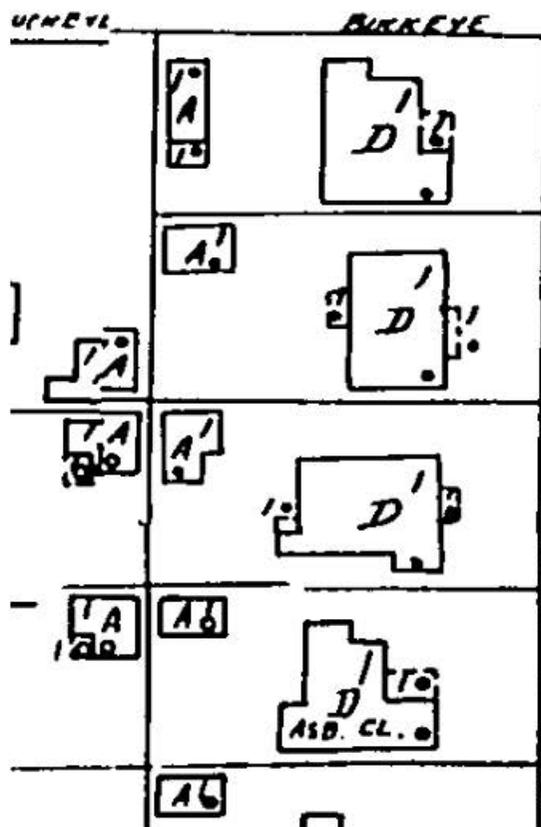
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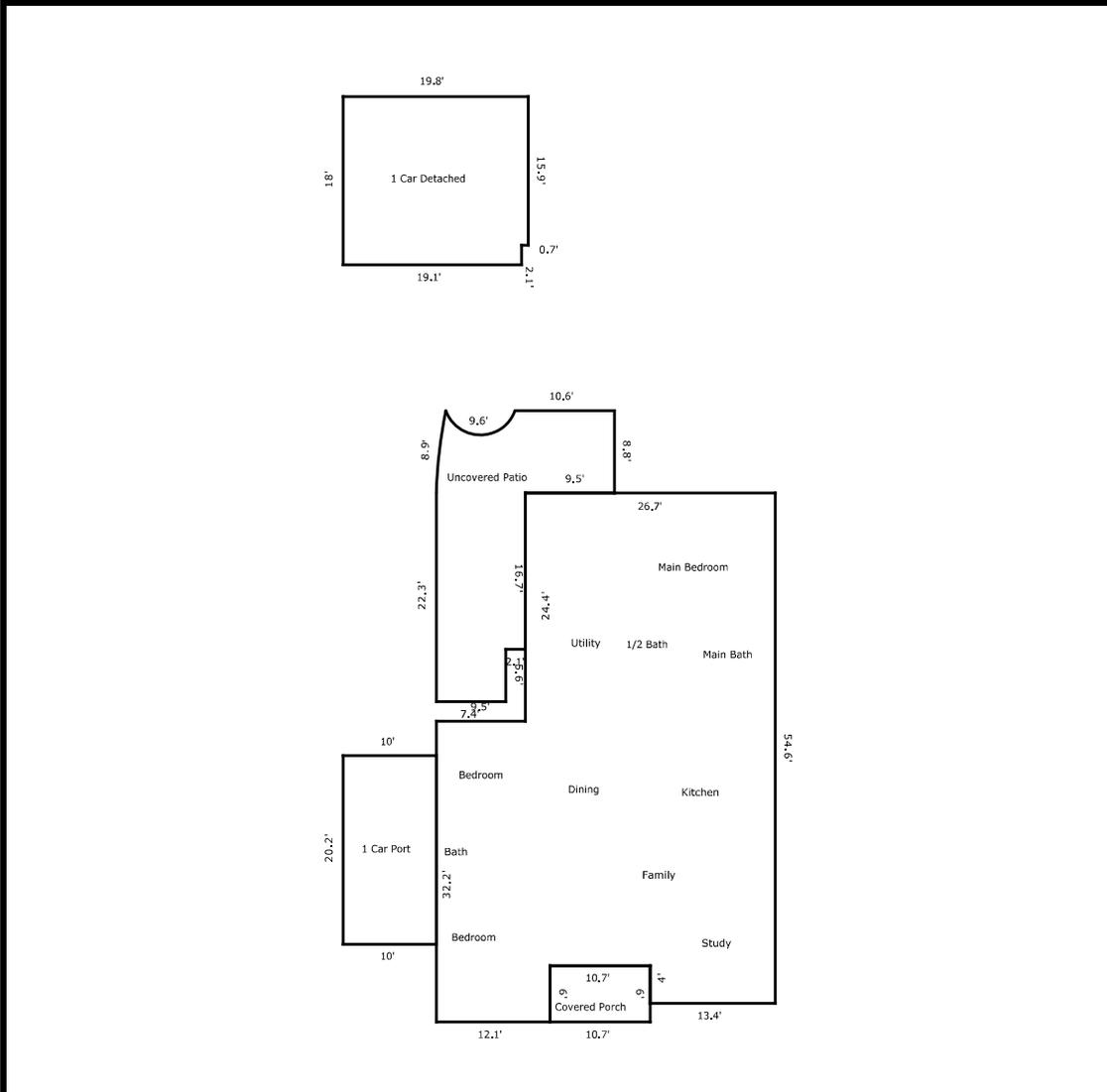
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6" W.P. 1/4" N.



## Building Sketch

Borrower/Client	Deva W. Hilario				
Property Address	1514 W Lynwood Ave				
City	San Antonio	County	Bexar	State	TX
				Zip Code	78201
Lender	Rocket Mortgage, LLC				

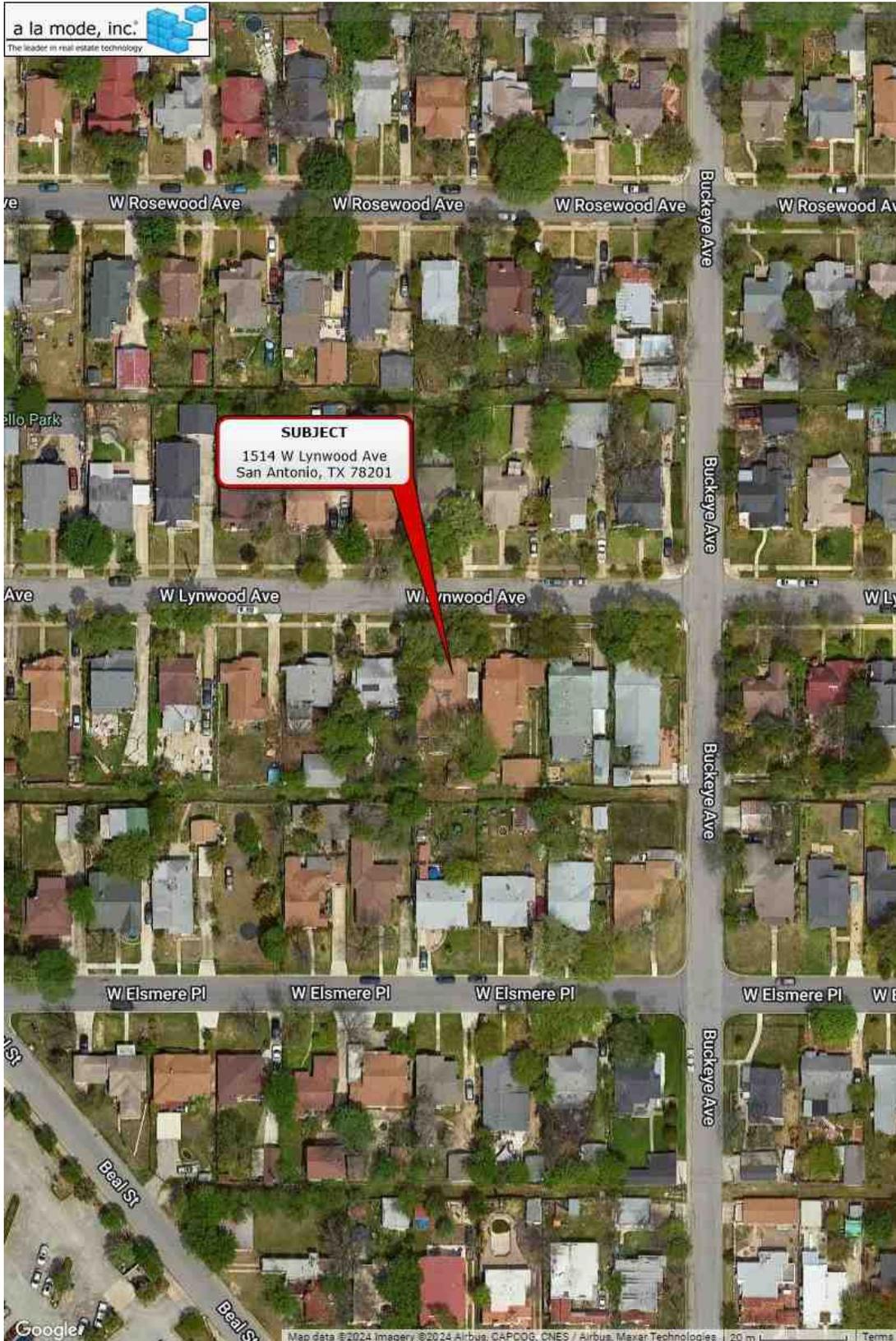


### Area Calculations Summary

Living Area	Calculation Details	
<b>First Floor</b>	1726.1 Sq ft	
		26.7 × 24.4 = 651.5
		36.2 × 26.2 = 948.4
		6 × 12.1 = 72.6
		4 × 13.4 = 53.6
<b>Total Living Area (Rounded):</b>	<b>1726 Sq ft</b>	
<b>Non-living Area</b>		
Uncovered Patio	350.1 Sq ft	0.5 × 1 × 8.8 = 4.4
		18 × 8.8 = 158.4
		7.4 × 5.6 = 41.4
		9.5 × 16.7 = 158.6
		Arc = 1.2
		Negative Arc = 14
1 Car Detached	354.9 Sq ft	18 × 19.1 = 343.8
		15.9 × 0.7 = 11.1
1 Car Port	202 Sq ft	20.2 × 10 = 202
Covered Porch	64.2 Sq ft	10.7 × 6 = 64.2

# Aerial Map

Borrower/Client	Deva W. Hilario				
Property Address	1514 W Lynwood Ave				
City	San Antonio	County	Bexar	State	TX
				Zip Code	78201
Lender	Rocket Mortgage, LLC				



## NARRATIVA DETALLADA GARAJE

Esta casa se compró con el objetivo de renovarla y venderla. Sin embargo al transcurrir los trabajos y debido a la demora me fui quedando sin dinero. Debido a eso tuve la necesidad de pedir apoyo a mi hija, su papá y su novio. Todos nos involucramos en hacer parte de los trabajos de renovación y me encantaría quedarme con esta casa, pero mandan los números y las obligaciones, actualmente aparte de los prestamistas que tengo, me endeude con mis 2 hijos y su novio. Por eso pensé en vender la casa con el garaje tal como está.

Sin embargo debido a la inspección que mandó a hacer Rocket Mortgage con un appraisal nos encontramos con la mala situación del garaje. Dicho appraisal pedía que un ingeniero mande una carta diciendo que la estructura del garaje estaba bien.

Para eso pedimos al Ing. Faraklas que nos dé su opinión. Él la inspeccionó y nos dijo que el garaje representa un peligro para la vida de las personas y que ni su seguro ni el nuestro junto cubriría los daños a los afectados. El garaje presenta severos daños por el paso de los años entre ellas una viga del techo quebrada, otra doblada, las bases de las paredes podridas, rotas o rajadas. El nos puede dar la carta si fuera requerida por Uds.

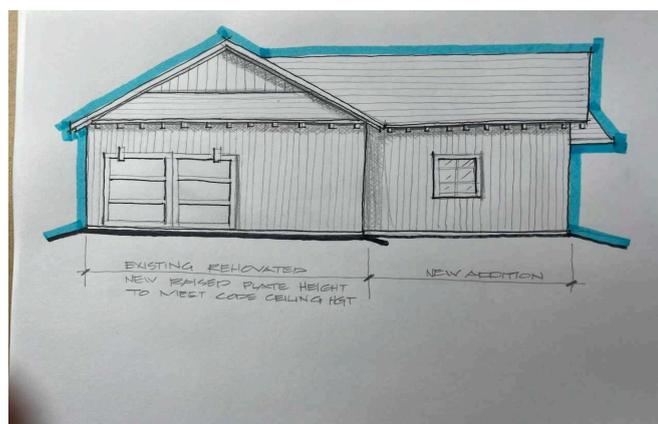
Nunca pensé que habría problemas serios por eso es que no pensé invertir dinero en arreglar el garaje y pensaba venderla tal como está. Sin embargo al negarse el préstamo para la venta me veo obligada a hacer los arreglos necesarios. Por ello pedí una cita a la Srta Claudia Espinoza para que vea las condiciones del garaje.

La propuesta es desarmar el garaje y tratar de recuperar algo de la madera del techo (lo que se pueda), ya que las otras partes están seriamente dañadas. Para esta etapa que es la más delicada y toma más tiempo, quisiera tener su permiso para empezar a desarmar el garaje ya que trataremos de recuperar lo que se pueda de madera y lo haríamos nosotros mismos para evitar daños a terceros.

Luego para hacer una nueva construcción consideramos un área más grande y necesitaría para eso saber cuál es el área máxima que me permiten construir para hacer la casita de la suegra. Esta casita se construiría en el lugar donde está el garaje actual y conservaría las características de la parte frontal que le da el carácter histórico, se construiría en madera y se adicionará una parte en el lateral derecho.

Los planos se mandarán a hacer de acuerdo a las medidas que permita el Distrito Histórico y la ciudad.

Esta es una propuesta de la casita. Los dibujos posteriores mostrarían con más exactitud cómo quedaría ya que se necesitará adicionar ventanas.



## Google Translate 07-02-2024

This house was purchased with the goal of renovating and selling it. However, as the jobs due to the delay I was running out of money. Because of that I had the need to ask my daughter, her father and her boyfriend for support. We all get involved in being part of the renovation work and I would love to keep this house, but the numbers rule and the obligations, currently apart from the lenders that I have, put me in debt with my 2 children and her boyfriend. That's why I thought about selling the house with the garage as is.

However, due to the inspection that Rocket Mortgage had carried out with an appraisal we found the bad situation of the garage. This appraisal requested that an engineer I sent a letter saying that the garage structure was fine.

For this we ask Eng. Faraklas to give us his opinion. He inspected it and told us that the garage represents a danger to people's lives and that neither their insurance nor ours together it would cover the damages to those affected. The garage has severe damage from the passage of

years, including a broken ceiling beam, another bent, the bases of the walls rotten, broken or cracked. He can give us the letter if requested by you.

I never thought there would be serious problems that's why I didn't think to invest money in fix the garage and I was thinking of selling it as is. However, when the loan was denied

For the sale I am forced to make the necessary arrangements. That's why I made an appointment at Miss Claudia Espinoza to see the conditions of the garage.

The proposal is to dismantle the garage and try to recover some of the wood from the ceiling (which as possible), since the other parts are seriously damaged. For this stage that is the most delicate and time-consuming, I would like to have your permission to begin disassembling the garage since we will try to recover what we can of wood and we would do it ourselves themselves to avoid damage to third parties.

Then to make a new construction we consider a larger area and it would need

To do this, know what is the maximum area that they allow me to build to make the house.

mother-in-law. This little house would be built in the place where the current garage is and would preserve the

characteristics of the front part that gives it its historical character, it would be built in wood and  
A part will be added on the right side.

The plans will be sent to be made according to the measures allowed by the Historic District  
and the city.

This is a proposal for the little house. Later drawings would show more accurately  
How would it look since windows would need to be added?

FOTOS 1514 W LYNWOOD AVE, 78201



FRENTE DE LA CASA



LADO LATERAL DERECHO



LADO LATERAL IZQUIERDO



LADO LATERAL IZQUIERDO MEDIO



LADO LATERAL IZQUIERDO TRASERO



LADO TRASERO



LADO LATERAL IZQUIERDO TRASERO

Toda la casa quedó con el siding de madera, una parte original otra nueva; para esto tuvimos que retirar el siding de plástico que la recubría.

FOTO DEL GARAJE ACTUAL



GARAJE FOTO FRONTAL



GARAJE LADO LATERAL DERECHO



LADO POSTERIOR



LADO LATERAL IZQUIERDO

## Subject Photo Page

Borrower/Client	Deva W. Hilario				
Property Address	1514 W Lynwood Ave				
City	San Antonio	County	Bexar	State	TX
				Zip Code	78201
Lender	Rocket Mortgage, LLC				



### Subject Front

1514 W Lynwood Ave  
Sales Price 300,000  
Gross Living Area 1,726  
Total Rooms 7  
Total Bedrooms 3  
Total Bathrooms 2.1  
Location N;Res;  
View N;Res;  
Site 6000 sf  
Quality Q4  
Age 94



### Subject Rear



### Subject Street

## Photograph Addendum

Borrower/Client	Deva W. Hilario				
Property Address	1514 W Lynwood Ave				
City	San Antonio	County	Bexar	State	TX Zip Code 78201
Lender	Rocket Mortgage, LLC				



**Street**



**Detached Garage**



**Detached Garage Interior**



**Garage Roof**



**Updated Water Heater**



**Updated A/C Unit**

# ESTIMATE

Estimate Total (USD)  
**\$28,998.00**

BILL TO  
**Elena Angeles**  
Elena Angeles  
  
210 992 2758  
sanchez032020@gmail.com

**Estimate Number:** 44  
**Customer Ref:** 1514 w. lynwood  
**Estimate Date:** July 25, 2024  
**Valid Until:** August 24, 2024

PRODUCTS	QUANTITY	PRICE	AMOUNT
<b>roof removal</b> removal of roof shingles and tongue and groove subframing	1	\$3,876.00	\$3,876.00
<b>interior strip to frame</b> removal of all existing remnants, debris and existing materials in the structure 20 x 20 sq.ft	1	\$4,976.00	\$4,976.00
<b>exterior boarding removal</b> removal of exterior walls and sub framing.	1	\$4,700.00	\$4,700.00
<b>frame sturcture stripping.</b> removal of all materials down stud and joist framing.	1	\$7,200.00	\$7,200.00
<b>Joist and frame removal</b> Clear all stud and framing down to slab	1	\$3,800.00	\$3,800.00
<b>dumpster</b> dumpster for building removal	1	\$2,700.00	\$2,700.00
<b>insurance</b>	1	\$546.00	\$546.00
<b>permits</b> acquire proper permits for plumbing and structural construction for all installation for project.	1	\$1,200.00	\$1,200.00



**Parker's Professional Services**  
Garage Door Installation  
and Repair

**Parker's Professional Services**  
San Antonio, Texas  
United States

**Contact Information**  
2105052166

# ESTIMATE

Estimate Total (USD)  
**\$28,998.00**

**Subtotal:** \$28,998.00

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**Total:** \$28,998.00

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**Estimate Total (USD):** \$28,998.00



**Parker's Professional Services**  
Garage Door Installation  
and Repair

**Parker's Professional Services**  
San Antonio, Texas  
United States

**Contact Information**  
2105052166

Powered by  **wave**

Page 2 of 2 for Estimate #44

# ESTIMATE

Estimate Total (USD)  
**\$87,150.00**

BILL TO  
**Elena Angeles**  
Elena Angeles  
  
210 992 2758  
sanchez032020@gmail.com

**Estimate Number:** 45  
**Customer Ref:** 1514 W. Lynwood  
**Estimate Date:** July 27, 2024  
**Valid Until:** August 26, 2024

PRODUCTS	QUANTITY	PRICE	AMOUNT
<b>Roof deconstruction</b> removal of tar shingles and all recycleable materials	1	\$3,700.00	\$3,700.00
<b>Sub roof salvage</b> Removal of subroof with slavage of non rotted boarding and material for reuse	1	\$2,650.00	\$2,650.00
<b>Wall removal and salvage</b> removal of interior and exterior walls salvaging all non damged and usable materials for reuse. This is to include paint removale with lead abatement.	1	\$9,800.00	\$9,800.00
<b>Sructural framing</b> Re-framing and re-inforcing supporting stud frame and joists for roofing, walls and entire structure.	1	\$12,500.00	\$12,500.00
<b>Complete Electrical rewiring</b> This is to include the complete rewiring of the home, all exterior outlets and lighting, all interior electrical and lighting.	1	\$6,500.00	\$6,500.00
<b>exterior re-build</b> Re-clad exterior walls using salvaged materials to restore original condition. This is to include preparation of salvaged materials to match original stucture and replacement of materials that could not be salvaged.	1	\$12,600.00	\$12,600.00



**Parker's Professional Services**  
Garage Door Installation  
and Repair

**Parker's Professional Services**  
San Antonio, Texas  
United States

**Contact Information**  
2105052166

# ESTIMATE

Estimate Total (USD)  
**\$87,150.00**

PRODUCTS	QUANTITY	PRICE	AMOUNT
<b>Roofing</b> replacement of existing roof with new asphalt shingle roof of current code requirements by local city, state and or county ordinances.	1	\$7,000.00	\$7,000.00
<b>Exterior paint</b> paint exterior of structure 2000 sq. ft to match original	1	\$4,200.00	\$4,200.00
<b>Exterior door rebuild</b> Rebuild and re-mount exterior sliding door for garage structure. Rebuild and re-mount exterior swing door.	1	\$7,700.00	\$7,700.00
<b>exterior finish out</b> insulating sealing/caulking and installing siding and all associated finish outs of exterior building according approved plans and codes. Soffit, fascia and paint are to be included.	1	\$4,000.00	\$4,000.00
<b>foundation repair</b> leveling and repair of existing slab foundation	1	\$8,700.00	\$8,700.00
<b>engineering and permitting</b> engineers report and inspections of foundation and structure.	1	\$7,800.00	\$7,800.00



**Parker's Professional Services**  
Garage Door Installation  
and Repair

**Parker's Professional Services**  
San Antonio, Texas  
United States

**Contact Information**  
2105052166

# ESTIMATE

Estimate Total (USD)  
**\$87,150.00**

**Subtotal:** \$87,150.00

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**Total:** \$87,150.00

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**Estimate Total (USD):** \$87,150.00



**Parker's Professional Services**  
Garage Door Installation  
and Repair

**Parker's Professional Services**  
San Antonio, Texas  
United States

**Contact Information**  
2105052166

July 9, 2024

City of San Antonio  
Office of Historic Preservation  
100 W. Houston St.  
San Antonio, Texas 78205

Project Reference: Wood Framed Evaluation Report for  
The Detached Garage at the Residence at  
1514 W. Lynwood Ave.  
San Antonio, Texas 78201

Legal Description: Lot No. 11, Block No. 65, NCB 2759

To whom it may concern:

At the request of Movehouse Investment Corp., I visited the above referenced project.

The purpose of the site visit was to perform a structural evaluation of the detached garage structure located at the rear of this property.

During my site visit, I noted the walls and roof frame to be in poor condition and is in need of extensive removal and replacement of its structural members. The foundation supporting this structure is a concrete "slab-on-grade" foundation system which has grade beams which transfers gravitational and lateral loads from the wood framed walls and roof into the ground supporting this foundation system. The foundation has numerous cracks throughout the surface of the slab and is also in need of repair.

Based on the current condition of the foundation and wood framed structure of this detached garage, it is my professional opinion this structure, in its current condition, presents danger to the public and should be demolished, removing all debris from the site.

This evaluation was performed by visually inspecting the wood framed structure. No testing was performed on the wood members or the concrete foundation.

As denoted by the engineering seal on this letter, we believe that we have fulfilled our obligations as engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety and welfare in the practice of engineering.

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**CONSULTING ENGINEERS**

Continuation of Letter for the Wood Framing Evaluation Report for  
The Detached Garage at the Residence at  
1514 W. Lynwood Ave.  
San Antonio, Texas 78201  
Dated: July 9, 2024

Page 2 of 2

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Should you have any questions on this matter, please feel free to contact me.

Yours truly,



Louis Faraklas, Jr., P.E.

File 070924SA.DOC



## Proof of economic hardship

i- Uso pasado de la propiedad: Vivienda

Uso actual de la propiedad: Remodelación, se pensaba vender, pero debido a los altos costos no sabemos si podremos hacerlo.

ii- Nombre y estatus legal del propietario: Movehouse Investment Corp.

Propietaria: Elena Jacqueline Angeles Sanchez

Estatus legal: residente permanente

iii- Precio original de la compra de la propiedad: \$155,600

iv- Valor tasado de las estructuras y propiedades de acuerdo con las (2) liquidaciones fiscales más recientes: No tengo este dato

v- Monto de los impuestos inmobiliarios sobre las estructuras y propiedades de los (2) años anteriores

Taxes 2022: \$6,998.51

Taxes 2023: \$4,941.46

vi- fecha de compra de la propiedad: 11/14/2022

vii. Saldo de capital y tasa de interés de la hipoteca actual y el servicio anual de la deuda de las estructuras y propiedades, si corresponde, durante los dos (2) años anteriores;

viii. Todas las tasaciones obtenidas por el propietario o solicitante dentro de los dos (2) años anteriores en relación con la compra, financiación o propiedad de las estructuras y la propiedad por parte del propietario;

Anexo 1: Appraisal 1

Anexo 2: Appraisal 2

ix. Cualquier listado de propiedades en venta o alquiler, precio solicitado y ofertas recibidas.

NINGUNA AL MOMENTO

x. Cualquier consideración dada por el propietario a usos adaptativos rentables para las estructuras y la propiedad;

xi. Cualquier plan de construcción de reemplazo para las mejoras propuestas en el sitio;

xii. Prueba financiera de la capacidad del propietario para completar cualquier proyecto de reemplazo en el sitio, que puede incluir, entre otros, una fianza de cumplimiento, una carta de crédito, un fideicomiso irrevocable para la finalización de mejoras o una carta de compromiso de una institución financiera; y

xiii. El valor justo de mercado actual de la estructura y la propiedad según lo determine un tasador calificado. Terminado el garaje: \$305,000 según appraisal del Anexo 2

Google Translate (Added by OHP staff on 5/30/2024):

## Proof of economic hardship

i- Past use of the property: Housing

Current use of the property: Remodeling, it was planned to sell, but due to the high costs we do not know if we will be able to do so.

ii- Name and legal status of the owner: Movehouse Investment Corp.

Owner: Elena Jacqueline Angeles Sanchez

Legal status: permanent resident

iii- Original purchase price of the property: \$155,600

iv- Appraised value of structures and properties according to the (2) most recent tax assessments: I do not have this information

v- Amount of real estate taxes on structures and properties from the previous (2) years

Taxes 2022: \$6,998.51

Taxes 2023: \$4,941.46

vi- property purchase date: 11/14/2022

vii. Principal balance and interest rate of the current mortgage and annual debt service of the structures and properties, if applicable, during 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;

Annex 1: Appraisal 1

Annex 2: Appraisal 2

ix. Any listing of properties for sale or rent, requested price and offers received. NONE AT THE MOMENT

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

xi. Any replacement construction plans for proposed site improvements;

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

xiii. The current fair market value of the structure and property as determined by a qualified appraiser. Finished garage: \$305,000 according to appraisal in Annex 2



1514

1514







1514

1514

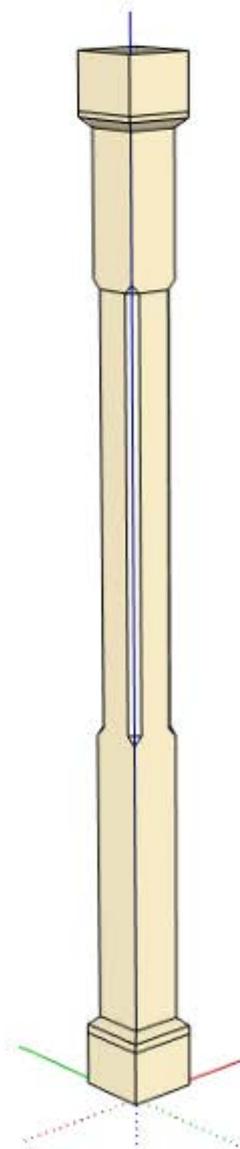
# PORCH COLUMNS CONTINUED

## Solid Wood Columns for Use in Replacements and New Construction

The Historic Design Guidelines do not require that front porches be fully restored to a historic condition and encourage design interventions that do not compete with or confuse the architectural character of a property. Many homeowners seek to replace non-original or metal posts with solid wood porch columns which may be appropriate in some situations. Consistent with the Guidelines, the following specifications for non-original column replacement as well as porch columns used in new construction are routinely specified by the Historic and Design Review Commission and staff:

### New Solid Wood Columns Should:

1. Feature capital and base trim
2. Be no more than six inches square (rounded columns may be more appropriate for colonial revival or classical homes)
3. If square, feature chamfered corners as shown
4. Replicate the appearance of any existing columns or pilasters (if present)



*Pictured above: non-original metal posts replaced with wood columns meeting specifications*