HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2025

HDRC CASE NO:	**2025-005**
ADDRESS:	609 KAMPMANN BLVD
LEGAL DESCRIPTION:	NCB 6824 BLK LOT W 25 OF 18, E 50 FT OF 17
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Steven Serrata
OWNER:	Steven Serrata/SERRATA STEVEN
TYPE OF WORK:	Demolition of a rear accessory structure and construction of a rear accessory structure
APPLICATION RECEIVED:	January 06, 2025
60-DAY REVIEW:	March 07, 2025
CASE MANAGER:	Edward Hall

REQUEST:

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

1. Demolish an existing, rear accessory structure.
2. Construct a new, rear accessory structure to feature a footprint of 1,309 square feet to be located in the rear yard, partially in the location of the existing, rear accessory structure that is proposed to be demolished (request item 1).

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

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

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

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

b) Unreasonable Economic Hardship.

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

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

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural

landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

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

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

c) 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, a trust for completion of improvements, or a letter of commitment from a financial institution; and

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

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

B. For income producing structures and property:

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

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

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

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

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

d) Documentation and Strategy.

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

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

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive

a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project. (4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received
approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

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

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

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. Windows—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. Screens and shutters—Preserve historic window screens and shutters.
v. Storm windows—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. Security bars—Install security bars only on the interior of windows and doors.
ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

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

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

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: 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.
- 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. Width and alignment— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING
i. Historic curbing—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. Replacement curbing—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. The historic structure at 609 Kampmann Boulevard was constructed circa 1930 and is found on the 1934 Sanborn Map. The historic structure features a side gabled roof, traditional architectural elements, and a 2-story, rear addition. The structure is contributing to the Monticello Park Historic District.
b. CONTRIBUTING REAR ACCESSORY STRUCTURE DEMOLITION – The applicant has proposed to demolish one, existing rear accessory structure that is contributing to the site. This structure is found on the 1934 Sanborn Map, and features construction details and materials that are contributing to the site and the Monticello Park Historic District. OHP staff performed a site visit on February 12, 2025, and found the structure to be in disrepair, with foundation and other structural deficiencies.
c. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, 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 submitted a detailed estimate for the rehabilitation and remodel of the existing structure. This estimate includes costs for concrete slab repair, plumbing, framing, roofing, electrical, interior finish out, and various other associated costs. The applicant has noted a rehabilitation and remodel cost of $112,200.
d. 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 the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. OHP staff finds that the structure has maintained its historic and architectural significance; however, staff finds that the applicant has provided sufficient information to prove an unreasonable economic hardship.
e. DECONSTRUCTION: Should the HDRC approve demolition of the existing detached accessory structure, it is subject to the City's deconstruction ordinance and must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). 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. For ordinance details and a list of Certified Deconstruction Contractors, please visit www.sareuse.com/deconstruction.
f. NEW CONSTRUCTION (Rear Accessory Structure) – The applicant has proposed to construct a new, rear accessory structure to feature a footprint of 1,309 square feet to be located in the rear yard, partially in the location of the existing, rear accessory structure that is proposed to be demolished (request item 1).
g. SCALE & MASS (Rear Accessory Structure) – The applicant has proposed for the rear accessory structure to feature a footprint of 1,309 square feet. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. While the proposed new construction's footprint is larger than recommended by the Guidelines, staff finds it to be subordinate to the primary historic structure on site. This lot feature both a depth and an overall size that is larger than the typical lot in the Monticello Park Historic District, as the lot features a depth of 258 feet and a total size of 19,350 square feet, or .4442 acres. Additionally, staff finds that the proposed structure relates to the period of construction of the primary historic and the existing rear structure. Generally, staff finds the proposed structure to be appropriate.
h. ORIENTATION & SETBACKS (Rear Accessory Structure) – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with the Guidelines.
i. MATERIALS – The applicant has proposed materials that include siding to match that of the primary structure on site and an asphalt shingle roof. Generally, staff finds these materials to be appropriate. Staff finds that all

garage doors should feature wood or metal construction and that two doors instead of the proposed single door should be installed that feature widths similar to the existing. Vinyl doors should not be installed.

j. WINDOW MATERIALS – The applicant has not noted window materials at this time. Staff finds that windows that relate to those within the primary historic structure on site and that are consistent with the adopted window standards should be installed. The adopted standards are noted in the above applicable citations.

k. CHARACTER / ARCHITECTURAL DETAILS –Regarding architectural details, staff finds that the proposed columns should feature six (6) inches square with capital and base trim and that all windows should feature a profile that relates to those found historically on site: one over one profiles with equally sized top and bottom sashes. Salvage and reuse of materials from the existing, rear accessory structure should be considered.

l. SWIMMING POOL – The applicant has noted the installation of a inground swimming pool at the rear of the proposed accessory structure.

RECOMMENDATION:

1. Staff recommends approval of item #1, the demolition of the existing, rear accessory structure based on findings c through e, with the following stipulations:
    i. That the structure be deconstructed by a Certified Deconstruction Contractor, as required by the Chapter 12, Article II of the City Code of Ordinances.
    ii. That the applicant explore the reuse of salvaged materials on site.
2. Staff recommends approval of item #2, the construction of a rear accessory structure, based on findings f through k with the following stipulations:
    i. That the single-width garage door be separated to feature two garage doors, similar in size to those on the existing structure.
    ii. That all garage doors should feature wood or metal construction.
    iii. That windows that relate to those within the primary historic structure on site and that are consistent with the adopted window standards should be installed. One over one profiles with equally sized top and bottom sashes should be installed, unless salvaged from the existing, rear structure.
    iv. That the proposed columns feature six (6) inches square with capital and base trim. A final column detail should be submitted to staff for review and approval.

City of San Antonio One Stop

February 11, 2025

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
Copyright 2-11-2025

SAN ANTONIO, TEX VOL 5TH

541

ADD'L SHEET

DEC. 1934

548

525

MARY LOUISE DR

G.W.P.

7012

6697

6698

KAMPMANN BLVD

FURR DR.

550

7011

6696

6695

DONALDSON AV.

8370

6820

6821

SHEARER BLVD

1932

W. GRAMERCY PL.

522

6823

6822

LAKE BLVD.

1933

W. KINGS HWY

6824

6825

1942

609

W. SUMMIT AV.

KAMPMANN BLVD.

554

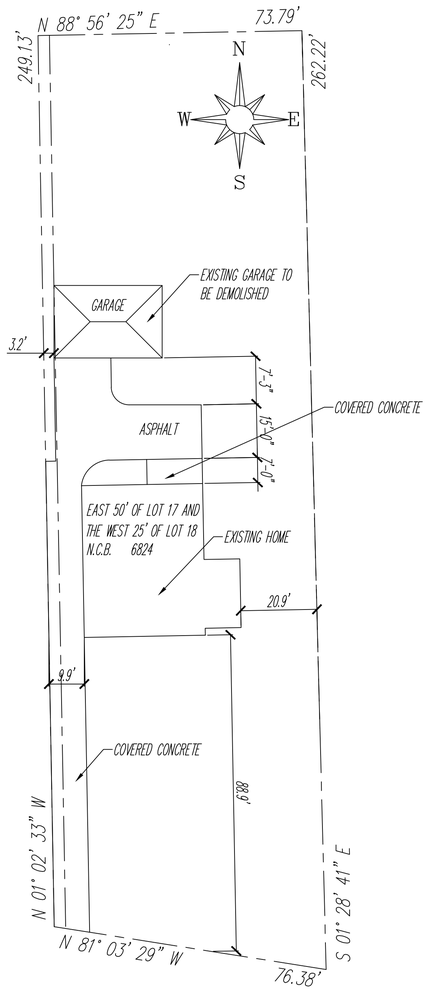
6826

1943

W MULBERRY AV

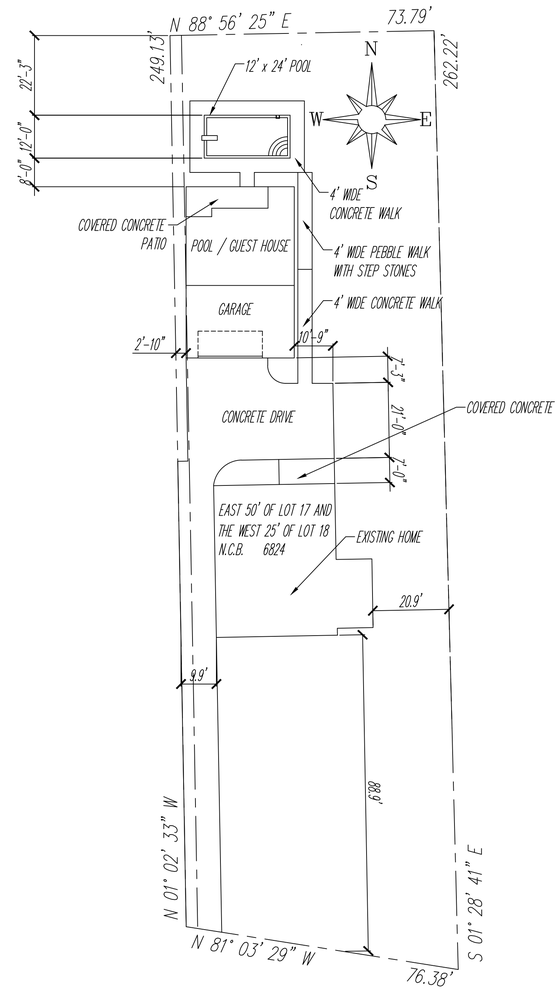
546

CORR TO.



As is Plot Plan

SCALE : 1" = 20'-0"



Plot Plan with Addition

SCALE : 1" = 20'-0"

SHT. NO.

P

Residence for :

Subdivision : Wood Lawn Park Lot : East 50' of 17 and West 25' of Lot 18

Street Address : 609 Kapmann Blvd.

RAMIREZ DESIGN

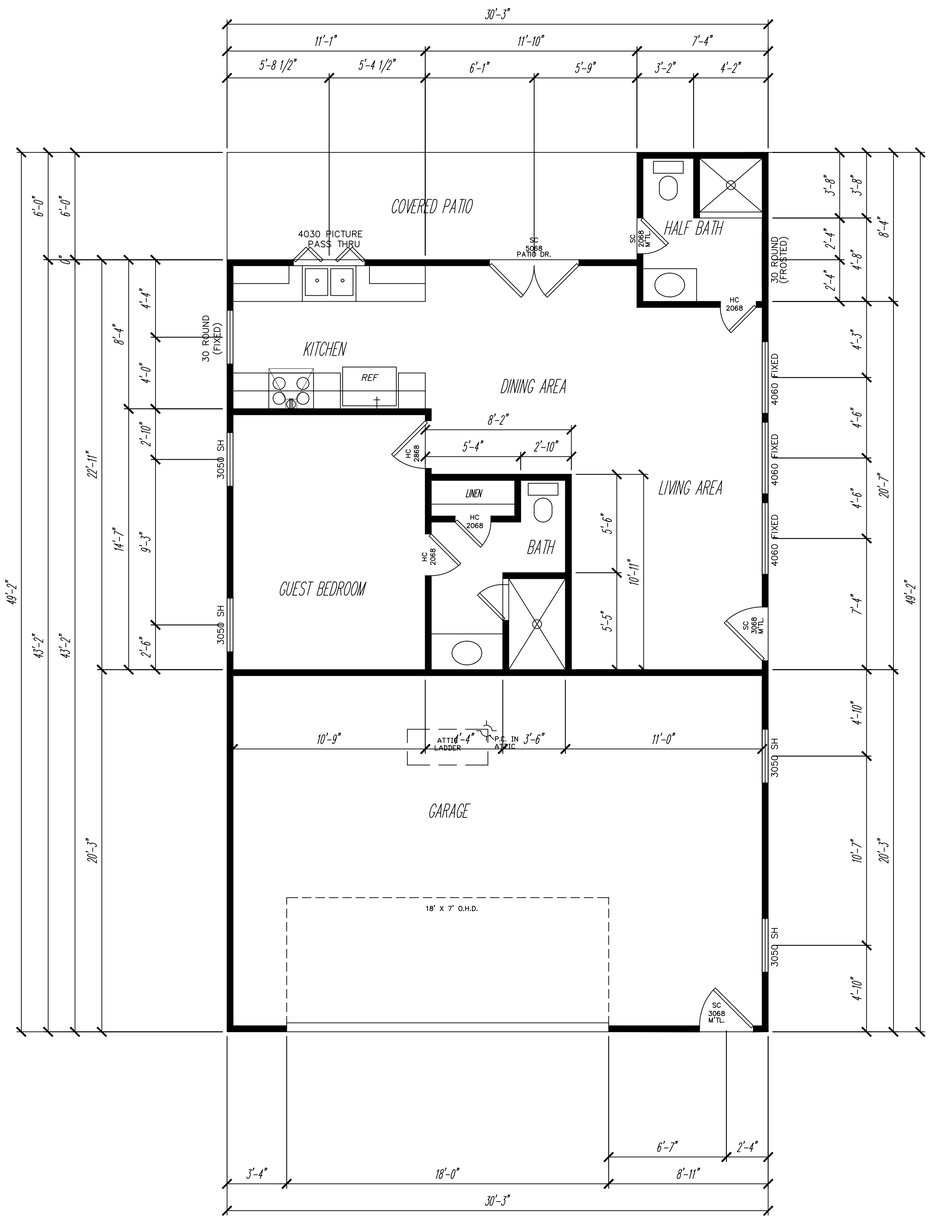
PHONE (830) 624-7556 MOBILE (830) 237-8584

PLAN. NO.

1S-707-N-25

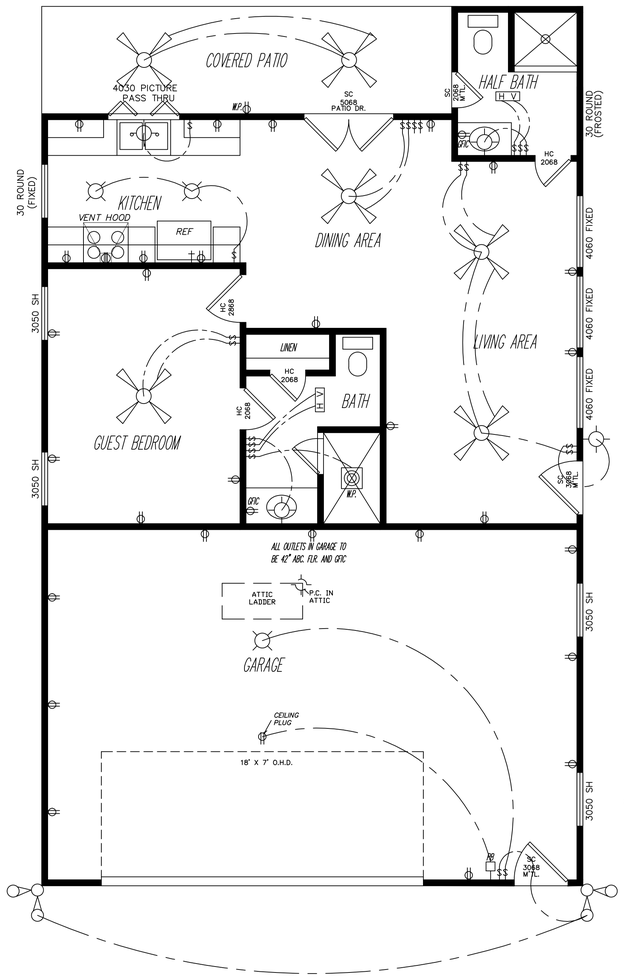
Rev. 0

02-07-25



Guest / Pool House and Garage Plan

SCALE : 1/4" = 1'-0"



Electrical Legend

SCALE : 1/4" = 1'-0"

ELECTRICAL LEGEND		
TV	TELEVISION	
LED	LED LIGHT	
TEL	TELEVISION	
PB	PUSH BOTTOM	
S.D.	SMOKE DETECTOR	
45" A.F.F.	INDICATES OUTLET HEIGHT	
GFIC	GROUND FAULT INDICATOR OUTLET	
$	SWITCH	
	CEILING FAN	
J BOX	JUNCTION BOX	
FLOOR PLUG	INDICATES FLOOR LEVEL OUTLET	
220 V	INDICATES 220 VOLT	
	INDICATES GAS CONNECTION	
W.P.	INDICATES WATER PROOF OUTLET	
W.H.	INDICATES TANKLESS WATER HEATER	
CHIMES	INDICATES DOOR CHIME	
CO	CARBON MONOXIDE DETECTOR	
R	RECESSED LIGHT	
	DIMMER SWITCH	

Electrical Legend

SCALE : 1/4" = 1'-0"

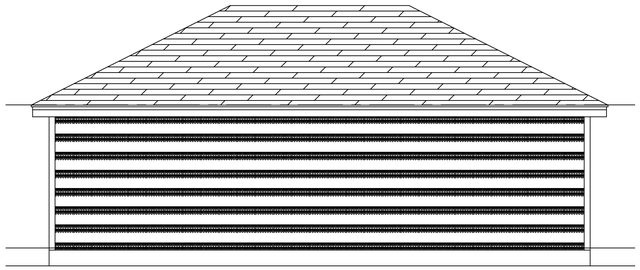
Living Area = 707 SQ. FT.
GARAGE AREA = 602 SQ. FT.
Total Area = 1,309 SQ. FT.

SHT. NO.
A1-E

Residence for : Mr. & Mrs Steven Serrata
Subdivision : Wood Lawn Park East 50' of Lot 17 and the West 25' of Lot 18
Street Address : 609 Kampmann Blvd

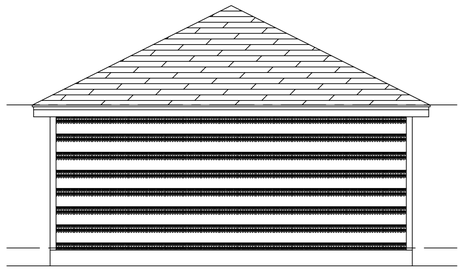
RAMIREZ DESIGN
PHONE (830) 624-7556 MOBILE (830) 237-8584

PLAN. NO.
1S-707-N-25
Rev. 0
02-07-25



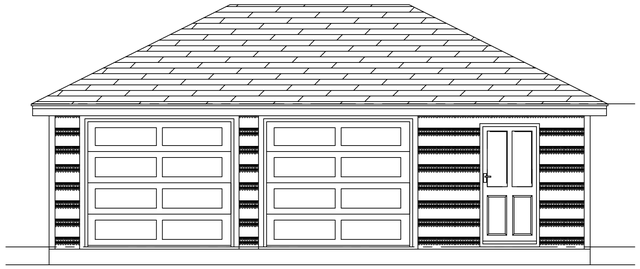
Existing Rear Elevation

SCALE : 1/4" = 1'-0"



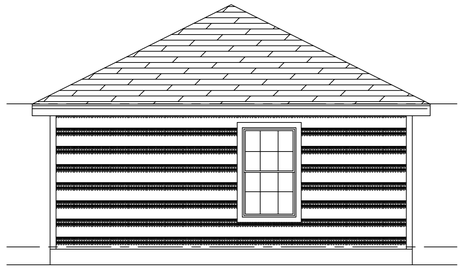
Existing Left — Side Elevation

SCALE : 1/4" = 1'-0"



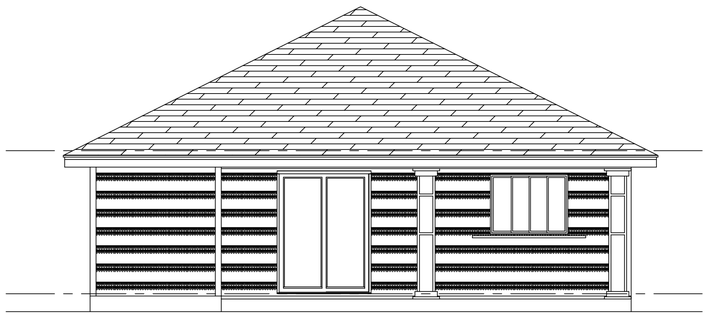
Existing Front Elevation

SCALE : 1/4" = 1'-0"



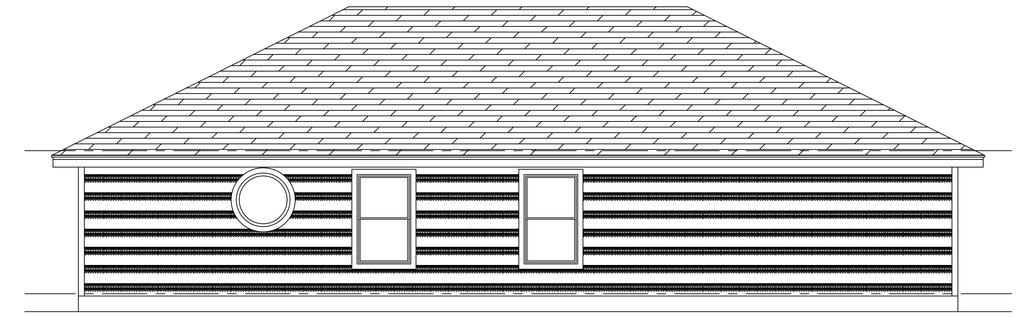
Existing Right — Side Elevation

SCALE : 1/4" = 1'-0"



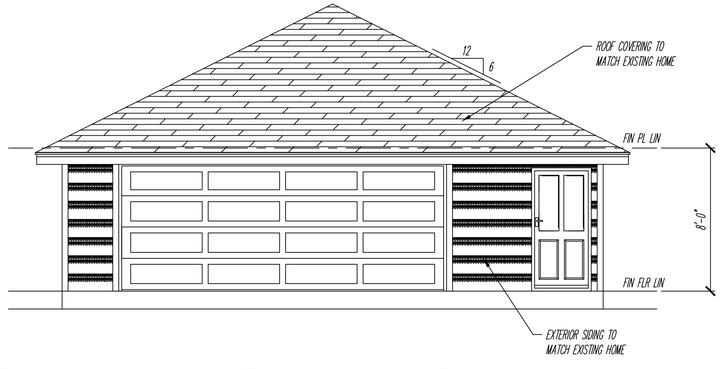
Remodeled Rear Elevation

SCALE : 1/4" = 1'-0"



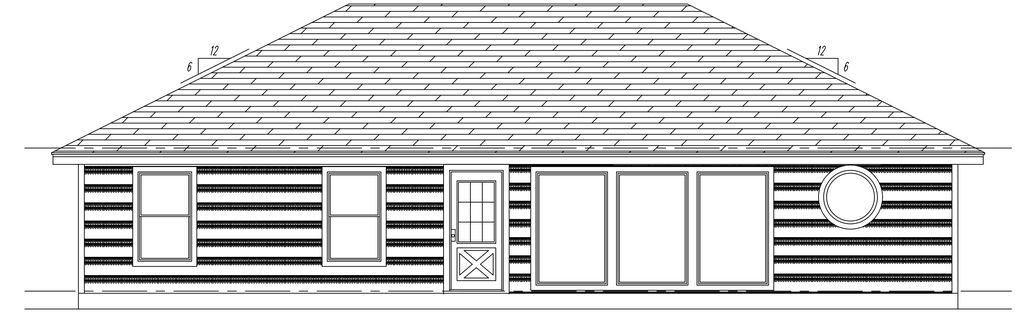
Remodeled Left — Side Elevation

SCALE : 1/4" = 1'-0"



Remodeled Front Elevation

SCALE : 1/4" = 1'-0"



Remodeled Right — Side Elevation

SCALE : 1/4" = 1'-0"

SHT. NO.

A

Residence for : Mr. & Mrs Steven Serrata

Subdivision : Wood Lawn Park East 50' of Lot 17 and the West 25' of Lot 18

Street Address : 609 Kampmann Blvd

RAMIREZ DESIGN

PHONE (830) 624-7556 MOBILE (830) 237-8584

PLAN. NO.

1S-707-N-25

Rev. 0

02-07-25

Remodeling Estimate

Customer Name: Serrata - 609 Kampmann Blvd San Antonio, TX (Rehab existing structure) Date: 1/13/25

Breakdown	Cost	Description of Work
Plans		
Mold Remediation	$300.00	
Permits	$5,000.00	
Builders Risk (Insurance)	$2,500.00	
Engineering	$300.00	
Plumbing	$6,500.00	
Trench Work	N/A	
Site Work	$2,000.00	
Retaining Wall	N/A	
Termite Treatment	$400.00	
Concrete Slab	$8,000.00	
Framing Labor	$5,500.00	
Framing Material	$2,500.00	
Windows	$300.00	
Roofing	$10,000.00	
Staircase	N/A	
Electrical	$6,000.00	
Air Condition	$4,500.00	
Insulation	$3,000.00	
Sheetrock	$4,500.00	
Stucco & Stone	N/A	
Interior Doors	$900.00	
Trim Material	$1,200.00	
Front Door Allowance	N/A	
Trim Labor	$1,100.00	
Exterior Doors	$400.00	
Cabinets	$1,000.00	
Fire Places	N/A	
Driveway	N/A	
Patios	N/A	
Painting	$8,500.00	

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Miscellaneous		
Counter Tops	$1,000.00	
Plumbing Fixtures Allowance	$800.00	
Electrical Fixtures Allowance	$1,200.00	
Appliances Allowance	N/A	
Theater/Multimedia room	N/A	
Hardware	$500.00	
Flooring	$1,500.00	
Tile Work	$1,500.00	
Mirrors & Glass	$300.00	
Pool	N/A	
Sprinklers	N/A	
Fence	N/A	
Grass	N/A	
Gutters	$800.00	
Alarm	$1,000.00	
Landscape and Drainage	N/A	
Temporary Restroom	$600.00	
Garage Doors	$5,000.00	
Clean up	$3,000.00	
Final Clean up	$400.00	
Contractors Fee	$20,200.00	
	TOTAL:	**$112,200.00**

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Feb 12, 2025 at 4:12:00 PM
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U-Haul
SCAN TO GET STARTED