

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

HDRC CASE NO: 2022-404
ADDRESS: 220 LEIGH ST
LEGAL DESCRIPTION: NCB 723 BLK 5 LOT 10
ZONING: RM-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Nathan Manfred/French & Michigan
OWNER: Michael Glatter/GLATTER MICHAEL R
TYPE OF WORK: Demolition of rear accessory structure and new construction of a 2-story rear accessory structure
APPLICATION RECEIVED: May 12, 2023
60-DAY REVIEW: July 11, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

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

APPLICABLE CITATIONS:

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

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

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

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

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

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

(b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be

persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

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

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

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

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

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

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

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

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

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

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and

design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(c) Loss of Significance.

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

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

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

(d) Documentation and Strategy.

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

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

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

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

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

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

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

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

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

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

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

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

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 Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

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

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

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

B. REUSE OF HISTORIC MATERIALS

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 finish. 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 located at 220 Leigh is a 1-story, single-family home constructed circa 1900 in the Folk Victorian style. The structure first appears on the 1904 Sanborn Map. The property features a contributing rear accessory structure constructed circa 1930, which first appears on the 1931 Sanborn Map and was previously addressed as 222 Leigh. The property is contributing to the Lavaca Historic District.
- b. DEMOLITION – The applicant is requesting approval to demolish the rear accessory structure only. The applicant has proposed to salvage any salvageable material, such as wood siding, flooring, and any wood windows and provide the materials to local salvage organizations. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. CONTRIBUTING STATUS – The existing rear accessory structure is a 1-story, Shotgun-style structure that was constructed circa 1930. The structure features a front gable metal roof with widely overhanging eaves and exposed rafter tails, a deep-set front porch on wood post supports, wood cladding, and one-over-one wood windows. The structure on the 1931 Sanborn Map is a residential structure separately addressed as 222 Leigh. At that time the property featured two separate 1-story auto structures between 220 and 222 Leigh. The structure remains a residential dwelling that is separately addressed on the 1951 Sanborn Map. The structure is contributing to the district.

Findings related to request item #1:

- 1a. CASE HISTORY – OHP determined that the rear accessory structure was contributing in January 2017. The request to demolish the rear accessory structure was previously reviewed by the HDRC on June 21, 2017. At that time, staff did not recommend approval of the demolition and stipulated that should the HDRC find demolition appropriate, that the applicant should submit a comprehensive salvage plan prior to the issuance of a Certificate of Appropriateness. The HDRC approved the request for demolition with staff's stipulation for a salvage plan. The HDRC Certificate of Appropriateness was issued on July 6, 2017. Following the HDRC approval, the rear accessory structure was not demolished, and the approval has expired. The applicant has returned to the HDRC to request demolition of the rear accessory structure once more.
- 1b. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.
- 1c. The loss of a landmark is an irreplaceable loss to the quality and character of San Antonio. Demolition of any landmark or contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. For full demolition of primary structures, the UDC requires clear and convincing evidence supporting an unreasonable economic hardship must be presented by the applicant in order for demolition to be considered. The applicant must prove by a preponderance of evidence that:
 - a) *The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible,*

unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

[The applicant has not provided a reasonable rate of return nor the current or potential value of a restored property.]

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

[The applicant has submitted an Engineer's Report showing that the existing structure is not structurally sound. At this time, the applicant has not provided an estimate for the cost of the rehabilitation of the existing structure. The applicant has submitted an estimate of \$17,400 for the cost of demolition and a total estimate of \$365,930 for the demolition and new construction.]

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

[The applicant has not submitted documentation to satisfy this requirement.]

Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC due to a lack of evidence for the cost of rehabilitation.

- 1e. LOSS OF SIGNIFICANCE – Per the UDC, 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. There is evidence that the structure is severely deteriorated due to deferred maintenance and is need of intervention. Staff does not find that the applicant has provided clear and convincing evidence that the structure has lost significance.
- 1f. DESIGN REVIEW COMMITTEE –The Design Review Committee conducted a site visit on August 29, 2022, and observed that the structure shows signs of significant deterioration but also features salvageable materials.

Findings related to request item #2:

- 2a. SETBACKS & ORIENTATION – The applicant has proposed to construct a new 2-story rear accessory structure in approximately the same location as the existing rear accessory structure. The proposed footprint of new rear accessory structure is approximately 716 square feet. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to orient the proposed new rear accessory structure facing Leigh, which reflects the orientation of the historic structure currently on the site. The applicant has proposed to construct the structure 10 feet from the rear property line and 5 feet from the east property line. Staff finds the setback and orientation appropriate and consistent with the existing structure.
- 2b. SCALE & MASS – The applicant has proposed a 2-story rear accessory structure with a front gable roof. The proposed height of the ridge line is 23 feet. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The applicant has provided a line-of-sight diagram showing that the height of the proposed rear accessory structure is less than the primary structure and that the structure is not visible from behind the primary structure. However, due to its location on the site, the structure will be visible from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- 2c. FOOTPRINT – The applicant has proposed a footprint of approximately 716 square feet for the new rear accessory structure. According to the Historic Design Guidelines, new construction should be consistent

- with adjacent historic buildings in terms of the building-to-lot ratio. Additionally, Guideline 2.D.i for New Construction states that the building footprint for new construction should be limited to no more than 50 percent of the total lot area. The proposed rear accessory structure will roughly match the footprint of the existing 600-square-foot rear accessory structure. Staff finds the proposal appropriate.
- 2d. ROOF FORM – The applicant has proposed a front gable roof form with a hip porch roof. 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 existing rear accessory structure is a pyramidal roof form, the primary structure features a hip roof form with a front gable over the entry, and the existing 2-story rear accessory structure features a hip roof form. Staff finds the proposal appropriate.
- 2e. MATERIALS – The applicant has proposed to install a composition shingle roof on the proposed rear accessory structure to match the primary structure, horizontal cementitious board siding, 6"x6" wood porch columns, wood balcony railings, and an exterior wood side staircase. Staff finds the materials generally appropriate and finds that column details should be submitted to staff for review.
- 2f. MATERIALS: DOORS AND WINDOWS – The applicant has proposed to install metal-clad wood one-over-one and fixed windows and metal-clad doors with and without lites. New windows should be fully wood or aluminum-clad wood and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- 2g. RELATIONSHIP OF SOLIDS TO VOIDS – Guideline 2.C.i for New Construction stipulates that new construction should 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. Guideline 5.A.iv for New Construction states that window and door openings should be designed 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. The applicant has submitted elevation drawings that feature windows with traditional window proportions as well as narrow horizontal fixed windows on the east elevation. Staff finds that the applicant should proposed a fenestration pattern with traditional proportions and traditional operations.
- 2h. ARCHITECTURAL DETAILS – New structures should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed a 2-story, rear accessory structure that features a 2-story front porch, an exterior side staircase, and a rear utility closet. Staff finds the proposal appropriate.

RECOMMENDATION:

The HDRC approved demolition of the rear accessory structure in 2017. The request for Item 1 is consistent with the previous approval.

Item 2, staff recommends approval of the construction of a 2-story rear accessory structure based on findings 2a through 2h with the following stipulations:

- i. That the applicant submits porch column details to staff prior to the issuance of a Certificate of Appropriateness showing that the wood columns will be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners based on finding 2e.
- ii. That the applicant proposes a fenestration pattern and window opening proportions that are more consistent with the Guidelines as noted in finding 2g. The applicant is required to submit updated elevation drawings showing

traditional window proportions on the east elevation to staff for review prior to the issuance of a Certificate of Appropriateness.

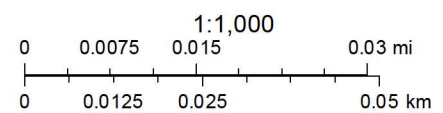
- iii. That the applicant submits window specifications for fully wood or aluminum-clad wood windows to staff for review. Wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

City of San Antonio One Stop



June 1, 2023

— User drawn lines





Original located at University of Texas at San Antonio Special Collections

NOTE: THIS PROPERTY IS NOT AFFECTED BY THE
ORDINANCE RECORDED IN VOLUME 10825, PAGE 621,
REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

SCALE: 1"=20'

LEIGH STREET
(50' R.O.W.)

S 74°54'51" E (50.0')
50.64'

LOT 10, BLOCK 5
NCB 723
8,123 SQ. FT.
0.186 ACRES

PROPERTY
CORNER BEARS
S 45°53'24" W 0.54
FROM CENTER OF
FENCE POST

THIS SURVEY IS ACKNOWLEDGED
AND ACCEPTED BY:

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415 G, which is Dated 09-29-2010. By reading from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on the FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.

Property Address:
220 LEIGH STREET

Property Description:

LOT 10, BLOCK 5, NEW CITY BLOCK 723, IN THE CITY OF
SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:










Owner:
MICHAEL R. GLATTER

FIRM REGISTRATION NO.
10111700

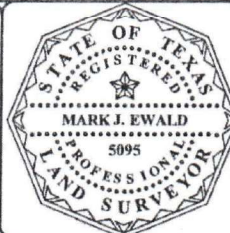
Westar
Alamo

P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

-  = CALCULATED POINT
-  = FND 1/2" IRON ROD
-  = RECORD INFORMATION
-  = BUILDING SETBACK
-  = CONTROLLING MONUMENT
-  = WATER METER
-  = ELECTRIC METER
-  = GAS METER
-  = POWER POLE
-  = CHAIN LINK FENCE
-  = OVERHEAD ELECTRIC

DRAWN BY: JA



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

G.F. NO.	135261
----------	--------

JOB NO.	780
---------	-----

TITLE COMPANY: STEWART TITLE

DATE: 08/04/2017

220 Leigh Street - Exterior Photos

Existing Accessory Structure Photos



Front of Structure (North Facing Facade)

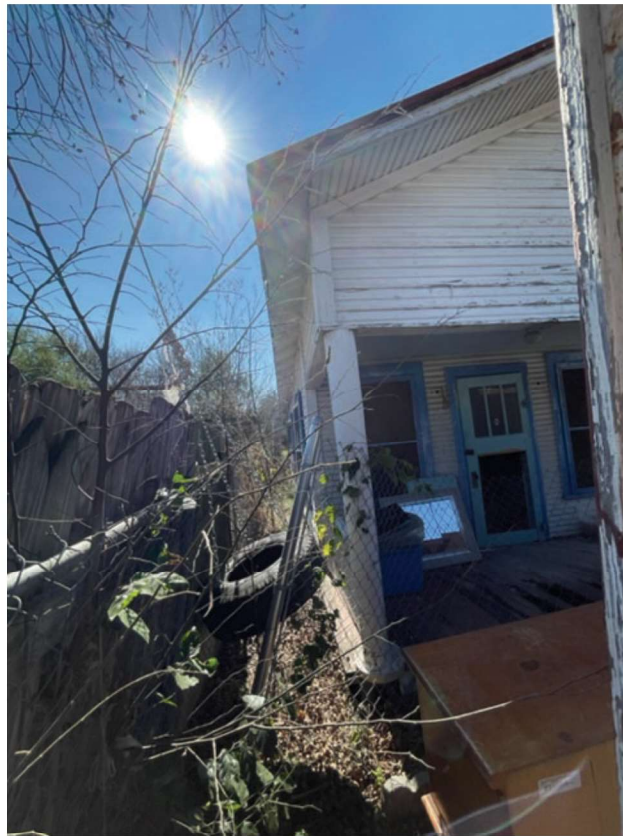


Side of Structure (West Facing Facade)

220 Leigh Street - Exterior Photos



Rear of Structure (South Facing Facade)



Side of Structure (East Facing Facade)

220 Leigh Street - Exterior Photos



Side of House (West Facing Facade)



Rear of House (South Facing Facade)

220 Leigh Street - Exterior Photos



Side of House (East Facing Facade)

220 Leigh Street - Exterior Photos

Rear Yard Existing Impervious Cover and Carport



220 Leigh Street - Exterior Photos



220 Leigh Street - Exterior Photos

Main Residential Structure



Front of House (North Facing Facade)



September 5, 2022

Michael Glatter
220 Leigh Street
San Antonio, Texas 78210

Project: 220 Leigh Street
San Antonio, Texas 78210

Property Legal Description: NCB 723, BLK 5, LOT 10

I, Robert Delgado, P.E. have indeed visited and inspected the site and confirm that the **primary structural building** and all of its components consisting of, but not limited to, **foundation, walls, ceiling, and front porch** at the dwelling listing above for structural integrity.

I, Robert Delgado, P.E. performed the field observation inspection to verify structural integrity, in my opinion, based on my experience, knowledge, information and belief, the stated construction that I observed is not structurally sound and should be demolished. I observed that the building was built directly on the dirt with no foundation that will meet code, the structure is rotting and has termite damage of wood that is supporting the structure. The building is tilting due to the improper framing. Most of the floors are rotten with holes (see attached pictures). The front porch columns are in poor condition and structurally unsafe.

The structure is structurally unsafe and is in very poor condition that it can't be salvaged and should be demolished.

As denoted by my engineering seal on this letter, I believe that I have fulfilled my obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety and welfare in the practice of engineering. I further believe that I have met those requirements, insofar, in my responsibility for my observation of the stated work for code compliance is concerned.

If you have any questions please call, **210-621- 5838**

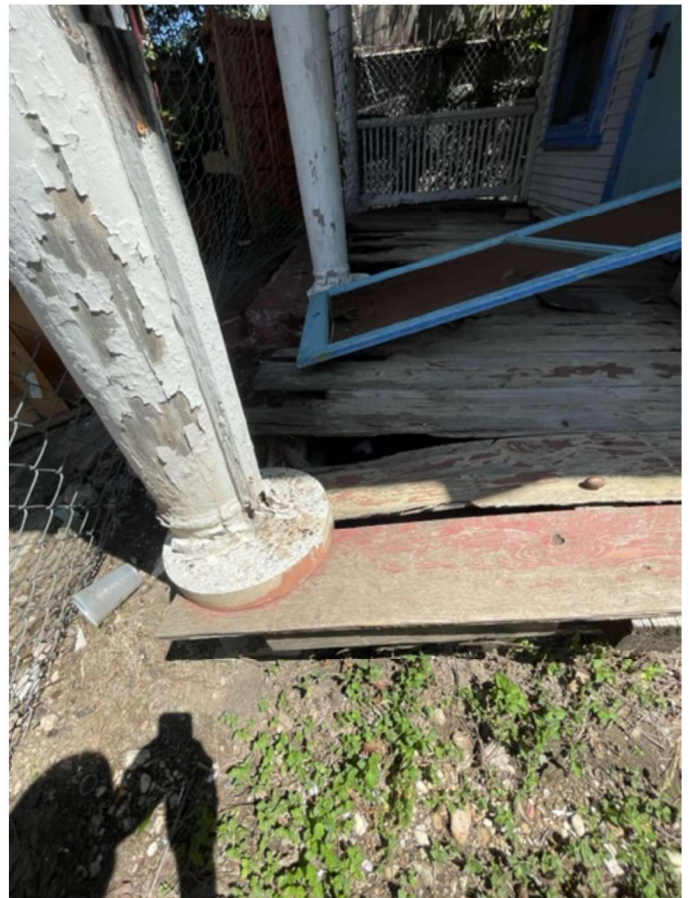
Robert R. Delgado
09/05/2022



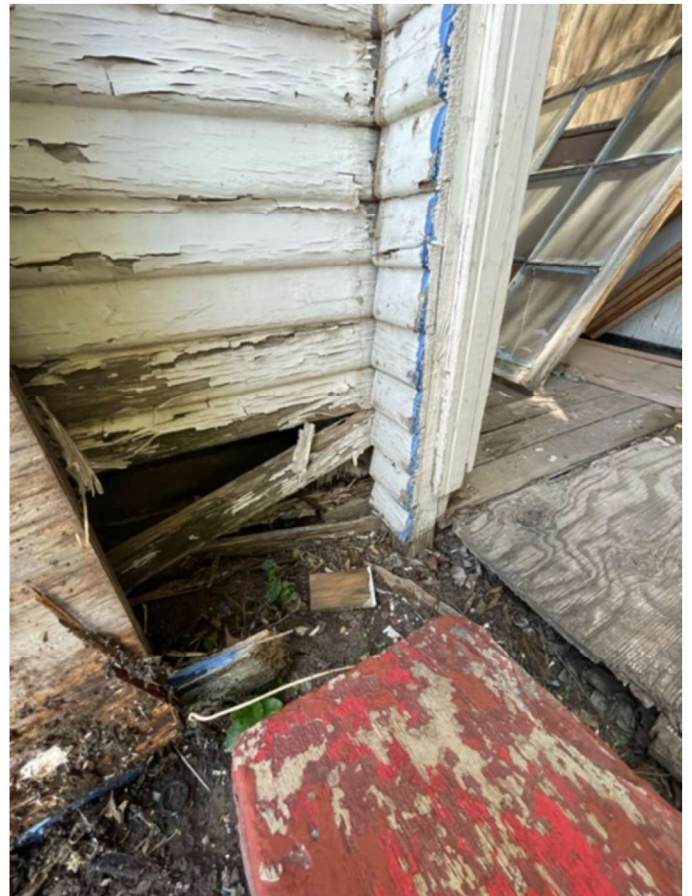
Robert Delgado, P.E.
Respectfully

This letter of inspection is for the above-mentioned address and shall not be used on any of the properties or plans in any way, shape, or form. Noncompliance to this legal notification shall result in legal action.

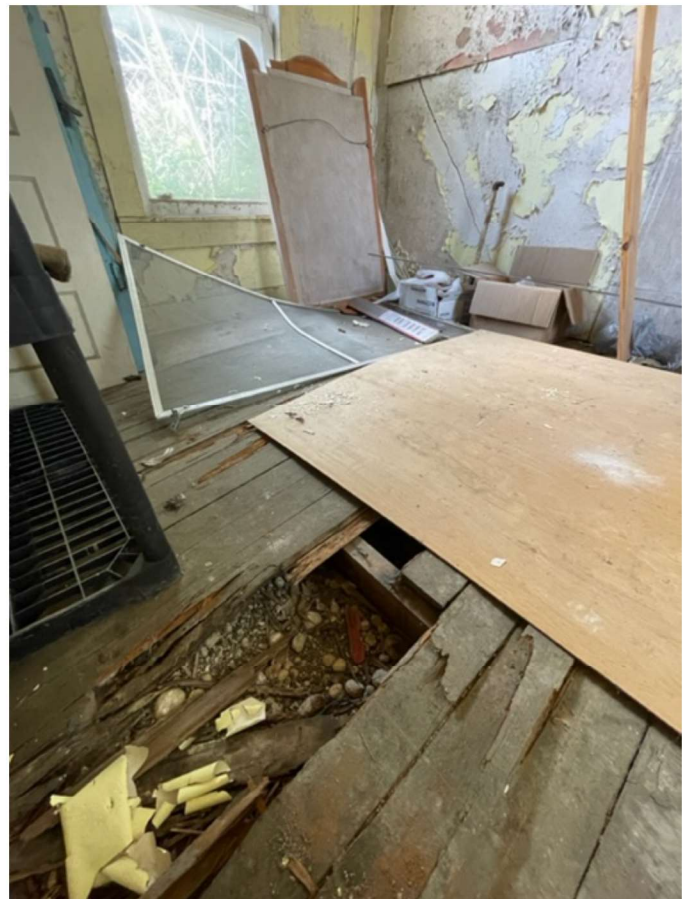
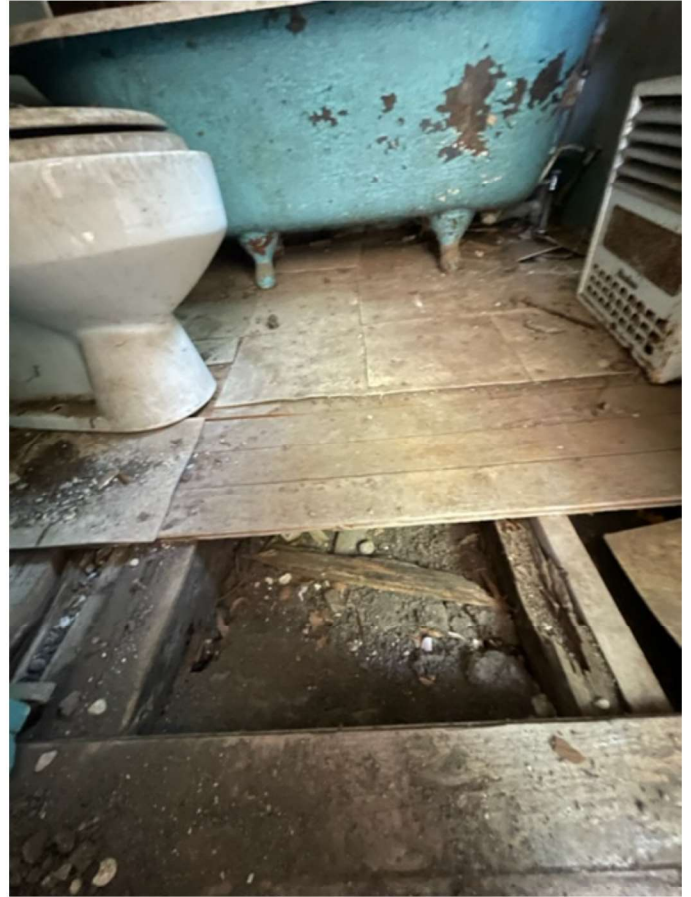
220 Leigh St. - Accessory Structure Demolition Request
Existing Structure Photos - August 2022



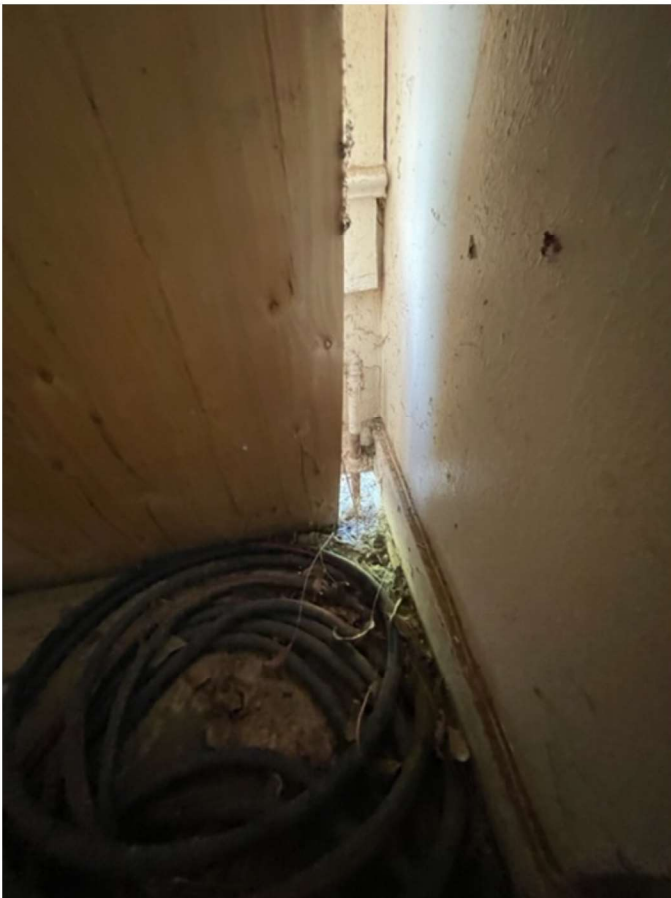
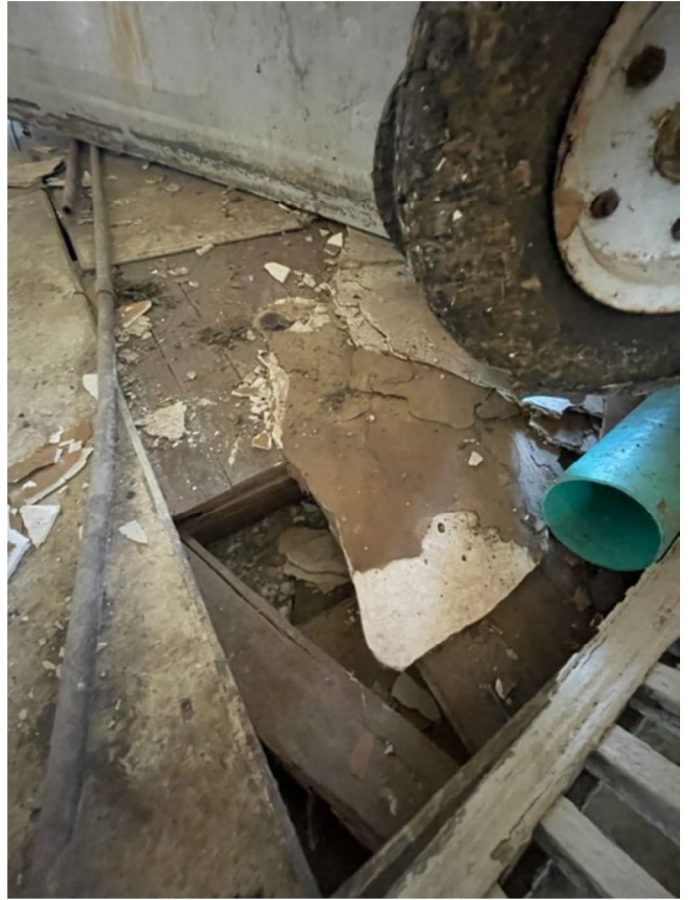
220 Leigh St. - Accessory Structure Demolition Request
Existing Structure Photos - August 2022



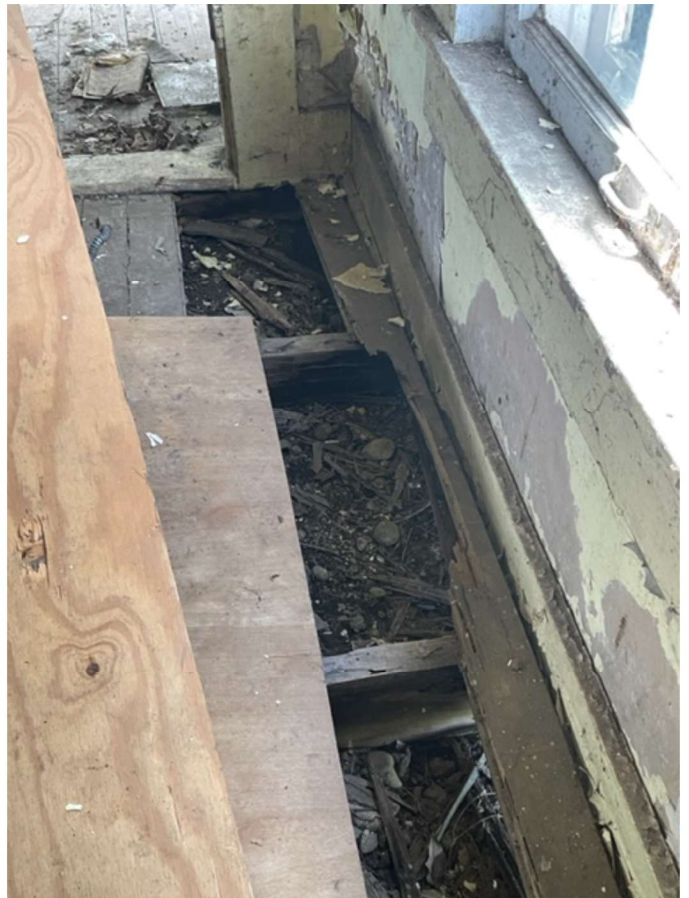
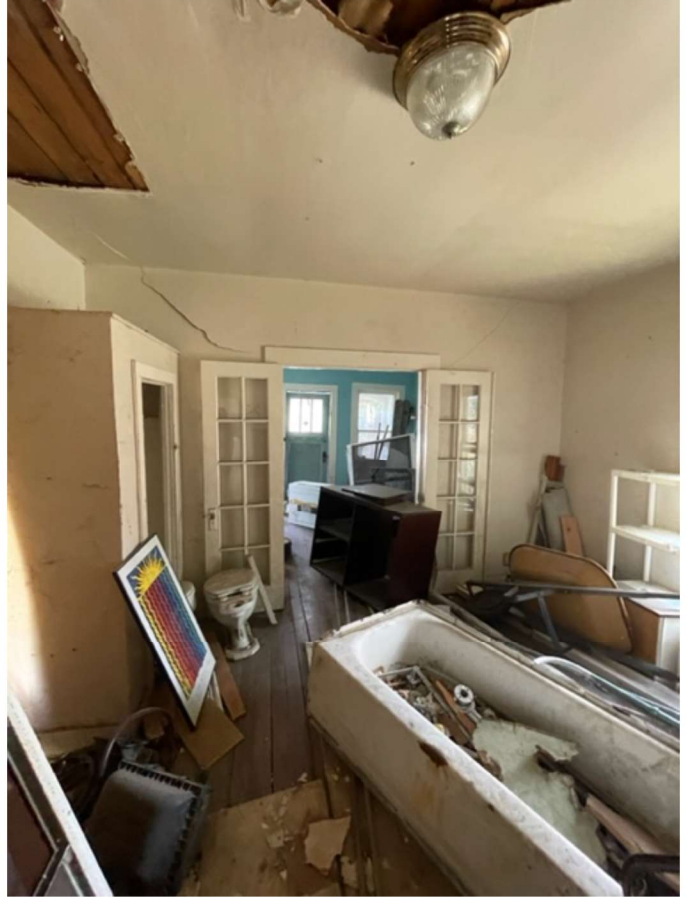
220 Leigh St. - Accessory Structure Demolition Request
Existing Structure Photos - August 2022



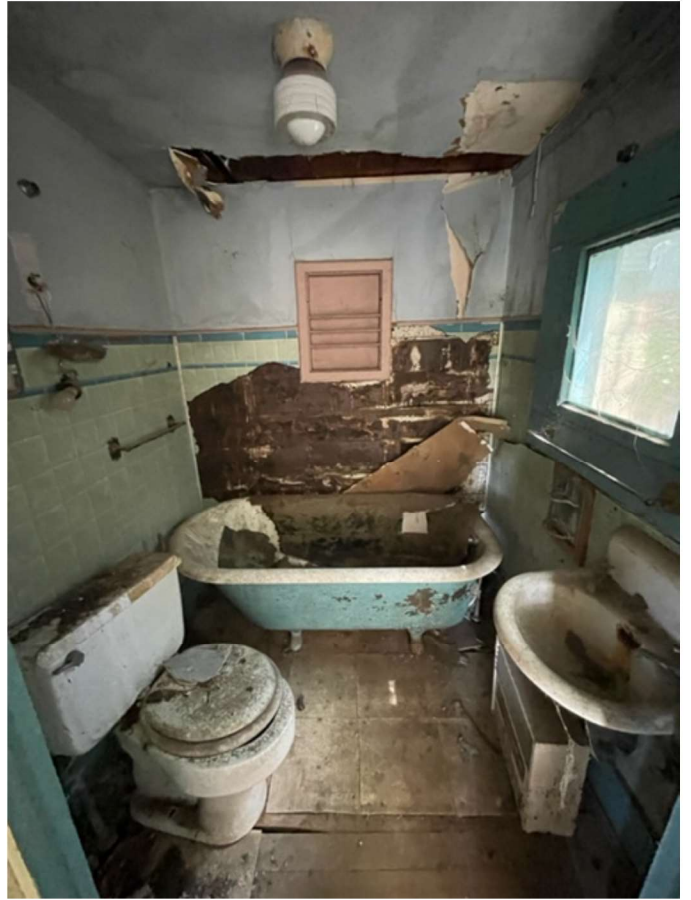
220 Leigh St. - Accessory Structure Demolition Request
Existing Structure Photos - August 2022



220 Leigh St. - Accessory Structure Demolition Request
Existing Structure Photos - August 2022



220 Leigh St. - Accessory Structure Demolition Request
Existing Structure Photos - August 2022



220 Leigh Street - Existing Accessory Structure Demolition Salvage Plan

Project Description:

The remaining accessory structures at 220 Leigh Street consist of a 400 square foot metal carport (non-contributing) and a 600 square foot detached accessory dwelling structure that had previously been determined to be a contributing structure.

The owner is requesting to demolish both the contributing detached accessory structure and the non-contributing steel pole carport.

The detached accessory dwelling structure is a wood framed structure having exterior wood #117 siding, with interior shiplap wood walls covered in gyp board. The floor is long leaf pine and the ceiling is also pine planks covered with a layer of gyp board. Windows and doors are all wood. The roof is a standing seam metal roof.

The carport is a steel pole structure with a corrugated metal roof.

Materials:

Waste Materials

Materials to be placed in the dumpster as waste:

1. Gyp Board
2. Rotted and severely damaged wood materials
3. Wood materials that are less than 24" in length
4. Deteriorated & rotted wood doors and windows
5. All insulation material
6. Non-metal bathroom accessories and bathroom accessories in poor condition.
7. Plumbing fixtures that are not repairable
8. Decorative light fixtures that are not repairable.
8. Rusty steel structure members from the carport.
10. Some concrete flatwork that is being removed.

Materials to be Salvaged

Materials to be provided to contractors specializing in Historic Structures or to Habitat for Humanity Restore:

1. All exterior wood siding that is greater than 24" in length and is not rotted will be salvaged.
2. All interior ship lap wood wall boards that are greater than 24" in length and are not rotted will be salvaged.
3. All wood ceiling boards will that are greater and 24" in length and are not rotted will be salvaged.
4. Exterior wood trim and exterior wood faux shutters that are not rotted will be salvaged.
5. Any interior and exterior doors deemed to be in good shape or repairable will be salvaged.
6. Any wood windows
7. Plumbing fixtures that are in working or repairable condition will be salvaged.
8. Decorative lighting fixtures will be salvaged.
9. Corrugated metal roofing from the carport will be salvaged.
10. Non-rusty steel frame members from the carport will be salvaged.

220 Leigh Street - Existing Accessory Structure Demolition Salvage Plan

Materials to be Recycled

Materials to be sent to Recycling Centers:

1. Metal roof materials will be recycled
2. Any metal plumbing pipes will be recycled.
3. Any metal wiring material will be recycled.
4. Any metal insect screen material will be recycled.
5. Some of the steel frame members from the carport will be recycled.
6. Some Concrete flatwork that is being removed.

Salvaged Materials Plan:

Salvaged wood building materials: siding, shiplap, ceiling planks, doors, windows, and trim will be handed over to general contractors specializing in historic structures for re-use on future projects. Several contractors specializing in Historic Structures have been informed of the potential demolition of the structure and have expressed interest in obtaining the materials. Contractors receiving wood materials will be responsible for removing existing paint and fasteners on their own.

Any wood building materials not retained by the property owner or general contractors will be donated to Habitat For Humanity Restore.

The property owner will retain an existing clawfoot tub from the detached accessory structure to re-finish and reuse in the proposed new structure. The owner also retains the rights to retain salvaged building materials and other fixtures for future use.

Lighting and plumbing fixtures that are still in operable condition as well as wood siding and trim materials in good condition but not accepted by general contractors specializing in Historic Structures will be donated to Habitat for Humanity.

Recycling & Salvage Locations to be Utilized:

Remaining Wood Building Materials and Decorative Fixtures will be donated:

Habitat for Humanity Restore
311 Probandt St.
San Antonio, Texas 78204
(210) 223-5203

Metals will be sent to nearby metal recycling centers:

CMC Recycling
726 Probandt St.
San Antonio, Texas 78204
(210) 227-3141

Concrete will be sent to nearby aggregate recycling centers:

San Antonio Aggregate Recyclers
12025 TX-16
San Antonio, Texas 78224
(210) 628-4764

ASAP CONSTRUCTION

PROJECT ESTIMATE

May 8, 2023

Mr. Nathan Manfred,

Thank you for allowing us to provide a construction estimate for your client's project at 220 Leigh Street.

Our estimate was calculated using the drawings, specifications, and allowance values which you have provided.

We have also accounted for the demolition of the existing building with the understanding that we will salvage materials for recycling as much as is feasible.

Sincerely,
Louis M. Garcia

ASAP CONSTRUCTION

Project Location: 220 Leigh - New 2 Story Residential Building
Total floor sqft 1,400 sqft

Exterior Work

Demolition

Remove siding and interior planks as need per HRC requirements.
Disconnect electrical and plumbing services
Performed by licensed subcontractors.
Remove metal building carport and dispose of at recycling center.
Demo remaining building remnants with bobcat and dispose of in Dumpsters.
Labor and materials \$12,500.00

Demo and remove cement slab sections
Approx. 1400 sqft
Labor and disposal fees \$4900.00

Engineer Fees

Slab and structural inspection and approval letter fees
Estimated cost \$2500.00

Foundation work

Set form as per plans
Set rebar as per engineer design
Float and finish cement to a smooth finish
Labor and materials \$18500.00
***Price may need to be adjusted if any extra engineer designs are required

Driveway and sidewalk slab - approx. 920 sqft

Sidewalk 3.5" thick
Driveway 4.5" thick
Set form and rebar as needed
Labor and materials \$11,000.00

Framing

Build all walls as per plans for 1st and 2nd floor.
Labor and materials \$32,000.00
Install floor framing as per plans
Labor and materials \$15,500.00

Floor Decking

Install floor decking 18 sheets-1 1/8" T&G decking
Labor and materials \$4000.00

ASAP CONSTRUCTION

Roof framing

Install roof trusses, and porch cover framing and decking approx 32 sheets
Labor and materials \$16700.00

Roofing materials

Install a synthetic roof material
Install approx. 34' ridge vent
Install approx. 15 squares of roofing as per plans
Labor and materials \$4500.00

Siding

Install approx. 72 sheets of OSB plywood
Install a Tyvek Moisture barrier
Labor and materials \$ 5500.00

Install Hardie plank siding and trim moldings
Labor and materials \$25,000.00

Window Installation

Install approx. 19 windows as per plans
Labor \$2375.00
Cost of windows \$16,500.00 per quote

Exterior Door Installation

Install 3 entry doors
Labor \$750.00
Estimated cost of entry 3-36" full view glass door estimated door cost \$1350.00
Door hardware cost \$?

Install 2-36" metal clad pre-hung storage doors
Labor \$450.00
Estimated cost of 2-36" smooth metal clad prehung doors \$450.00
Hardware cost-\$70.00

2nd Floor Front Porch Construction

2nd floor deck - 6.25' x 13.2' approx. 83 sqft
Install a 2x8 framing as per plans
Install handrail as per plans
Install post on both levels
Install a moisture barrier
Install a 5/4s treated deck material
Labor and materials \$ 6500.00

ASAP CONSTRUCTION

Exterior Stairs

Set 5-post as needed in cement
Install 3- stair stringer
Build a landing
Install 2x12" stair threads and toe kicks
Install handrail
Labor and materials \$4700.00

Exterior Painting

Behr Marquee satin and eggshell finish
Primer all bare wood as needed
Caulk as needed
Paint walls one color
Paint trim one color
Paint doors one color
Labor and materials \$7500.00

Interior Work

Insulation

Install a R-13 on walls approx. 2200 sqft
Install a R-19 between floors
Install foam vent panels as needed between rafters
Install a R-30 in attic area
Labor and materials \$12,500.00

Drywall

Install approx. 42 5/8s Sheetrock on ceiling on both floors
Install a 1/2" drywall on walls
Install a 1/2" mold and moisture resistant on bath walls and kitchen area
Labor and materials \$9500.00

Trim and Door Work

Install a 3.25" basic type baseboard approx. 326 lft
Labor and materials \$2650.00

Interior door installation
Install 4 - flat panel Luann pre-hung hollow core doors
Install door trim on both sides
Install 4-24" bifold doors louvered
Install a door trim and jamb on both sides
Labor and materials \$2500.00

Install approx. 80' lft of a 5.5" window sill

ASAP CONSTRUCTION

Labor and materials \$800.00

Interior Painting

Apply a PVA primer to all new drywall

Caulk and spackle as needed

Paint all ceiling with Behr Ceiling white

Paint all walls 1 color with Behr Scuff damage eggshell finish

Paint all wood trim with Behr Acrylic

Labor and materials \$9500.00

Flooring

- 1st floor

Install approx. 580 sqft of a wood laminate type flooring

Labor only \$ 2610.00

- 2nd floor

Install approx. 580 sqft of a solid 3/4" oak flooring

Sand and seal with polyurethane

Labor only \$5200.00

- Bath Floor Tile Work

Install approx. 3 sheets of 1/4" Durock sheeting on wood sub floor

Float out all seams

Apply 2 coats of Redguard

Labor and materials \$600.00

Install approx. 100 sqft of a floor tile on both floors

Labor and mastic \$1200.00

- 2nd Floor Bath tub surround tile work

Install approx. 8 sheets of a 1/2" Durock on tub areas

Apply Redguard on walls

Labor and materials \$1400.00

-Additional Wall Tile

Approx. 180 sqft of wall tile

Labor and mastic \$4500.00

Price May change to tile design and layout

Kitchen Cabinets

Install kitchen cabinetry as per plans

Install trim work as needed

Labor only \$4500.00

ASAP CONSTRUCTION

Electrical Work - to be performed by Classic Electric

All work to be done as per plans

Owner will purchase light fixtures

Labor and rough in materials \$35,000.00

Plumbing Work - to be performed by 4H plumbing

All work to be done as per plans

Owner will provide all plumbing fixtures including water heaters

Labor and rough in materials \$43,000.00

Estimated cost to refinish claw foot tub

\$500.00

AC Work

Install 2- 2.5 ton central AC system with ducts as per plans

Labor and materials \$10,800.00

ASAP CONSTRUCTION

Other Expenses / Material and Fixture Allowances

Allowances may be adjusted due to product selection by owner and/or architect.

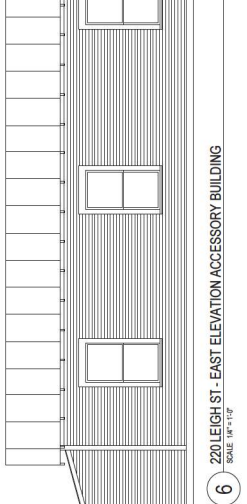
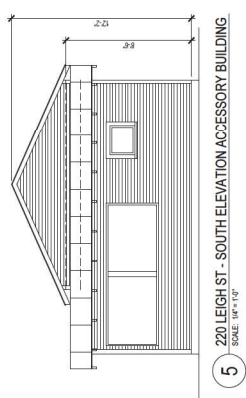
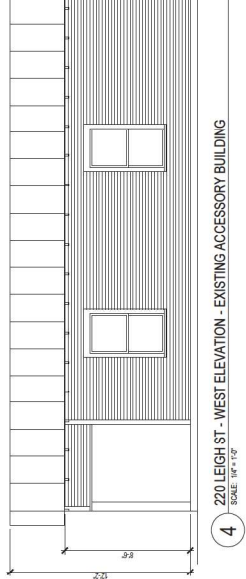
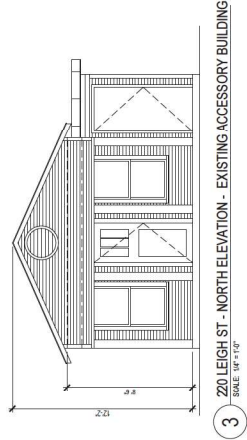
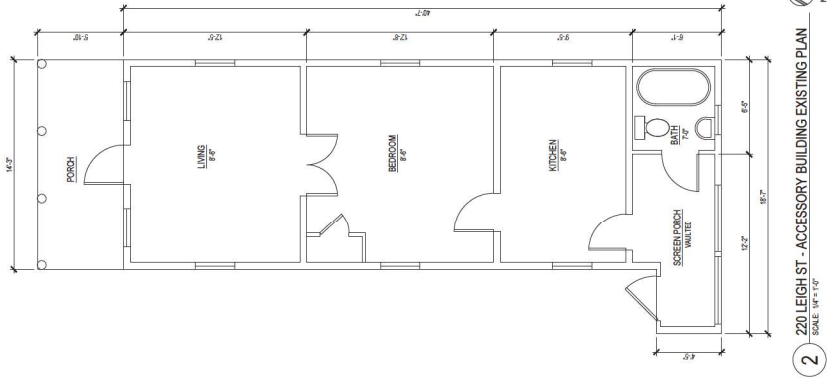
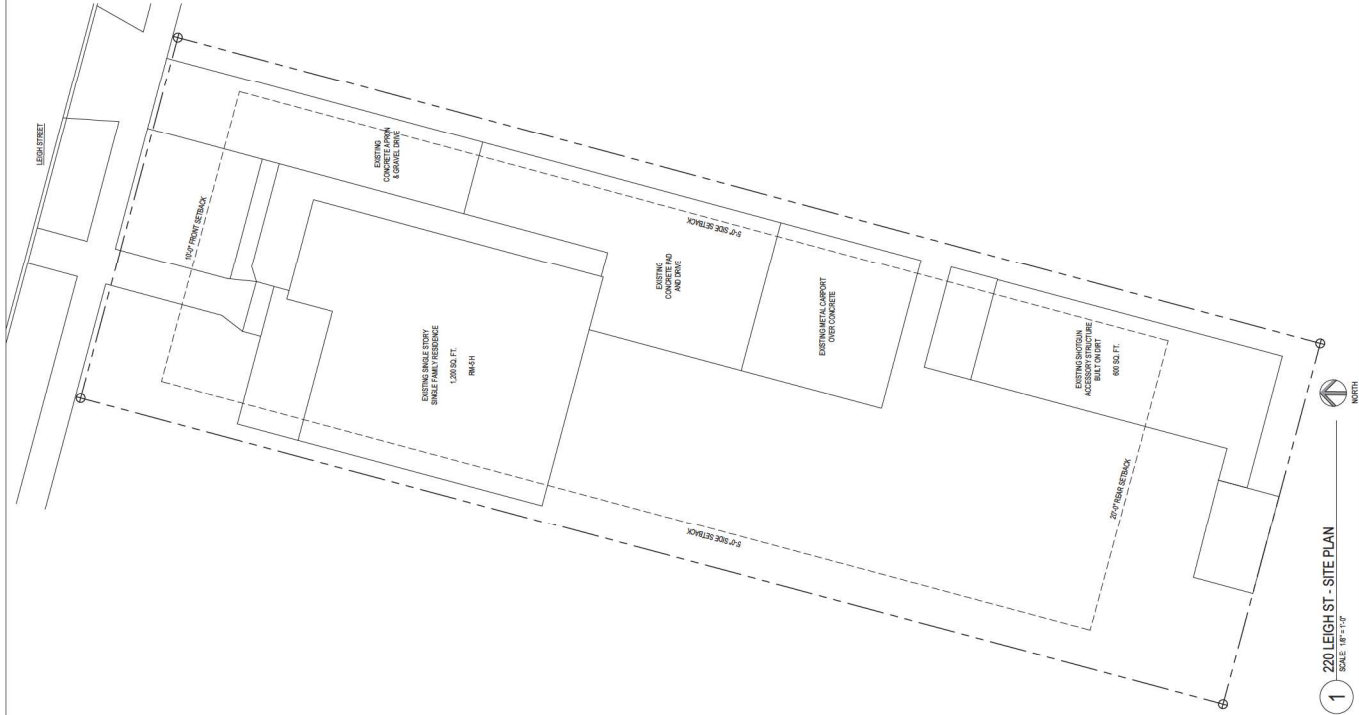
- Flooring both floors \$10,200.00
- Tile for bathrooms and back splash \$1,400.00
- Plumbing fixtures
 - 2 toilets
 - 2 vanity sinks
 - 2 vanity faucets
 - 2 kitchen sinks
 - 2 kitchen faucets
 - 1 Tub/faucet wall faucet
 - Claw foot tub curtain hardware and faucet unit
 - 2-30 gal water heaters and installation kits
 - Estimated allowance \$4,500.00
- Light fixture expense
 - 4- ceiling fans
 - 20- 5" can lights
 - 4- surface mounted light
 - 2-interior wall scones
 - 6- exterior wall scones
 - 2- vent fans
 - Estimated allowances \$2,200.00

Project Total \$365,930.00

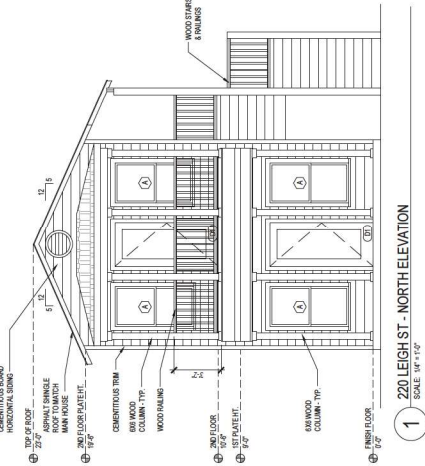
Please let me know if you have any questions or concerns.

Thank you for your consideration.

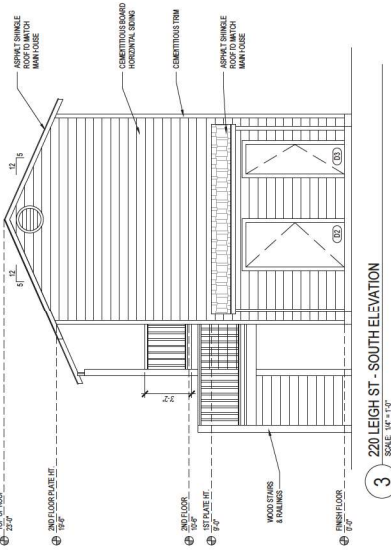
Louis M Garcia
(210) 382.7170



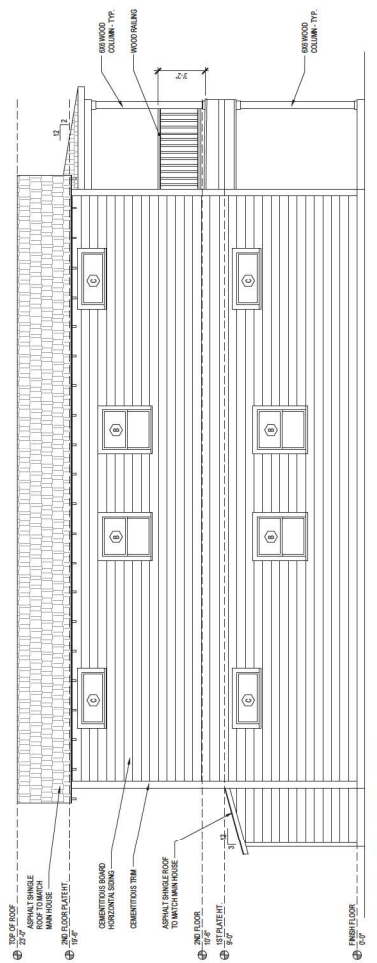
PROJECT INFORMATION
ADDRESS: 220 LEIGH ST., SAN ANTONIO, TEXAS 78210
LEGAL DESCRIPTION: NCB 723 BLK 5 LOT 10
ZONING: R-8 H
EXISTING CONSTRUCTION TYPE: V-B
BCAD PARCEL ID: 108180
TYPE: REAL
PROPERTY USE: SINGLE FAMILY
PROPERTY USE CODE: 001



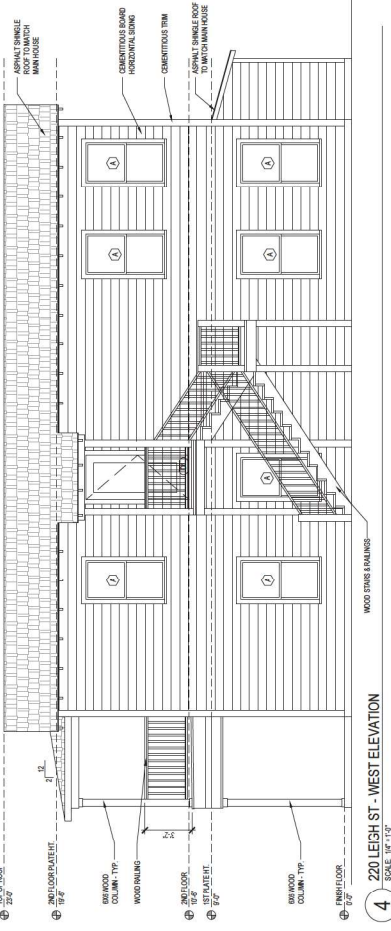
1 220 LEIGH ST - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



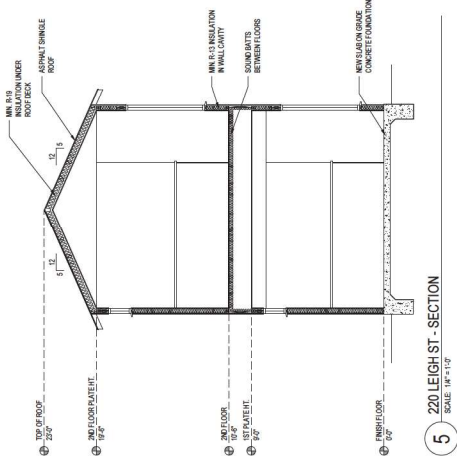
3 220 LEIGH ST - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



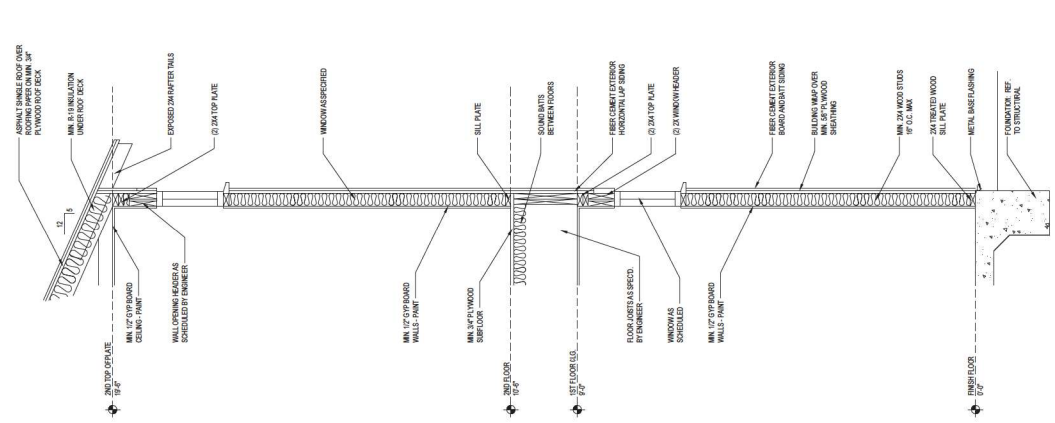
2 220 LEIGH ST - EAST ELEVATION
SCALE: 1/4" = 1'-0"



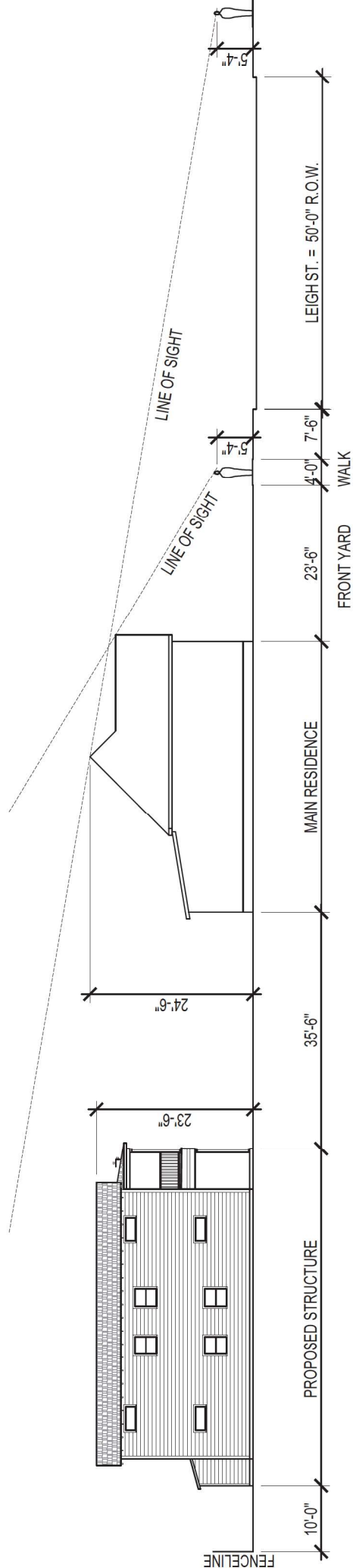
4 220 LEIGH ST - WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 220 LEIGH ST - SECTION
SCALE: 1/4" = 1'-0"



6 220 LEIGH ST - EXTERIOR WALL SECTION
SCALE: 3/4" = 1'-0"



220 LEIGH STREET - LINE OF SIGHT

SCALE: 1" = 20'-0"

JULY 15, 2022

220 Leigh Street - Description of Work

The owner of the property at 220 Leigh St. is requesting that OHP and HDRC honor a demolition request made in 2017 by the previous owner of the property to demolish an existing rear accessory building. The existing dilapidated structure is a stick frame detached accessory dwelling that was constructed on bare soil.

In 2017 the HDRC approved the demolition of this existing structure with the stipulation that a detailed salvage plan be developed (see included OHP/HDRC COA 2017-242). The current owner will also develop a detailed salvage plan for any usable materials: siding, windows, doors, and framing around the building that are in condition for re-use.

The current owner is requesting to replace the existing structure with a new detached structure with a similar footprint, but as a two story structure to be used as two long term rental units (one unit per floor). The footprint is slightly larger than the existing building, but will maintain many similar elements: front porches, slender efficient floor plan, horizontal siding, low pitched roof, and a rear shed roofed utility/storage space.

The overall height of the proposed building will be lower than the roof ridge height of the main residence, and once structural engineering is completed, it may further reduce in height slightly.

The owner had the property re-zoned earlier this year in order to accommodate two additional dwelling units that would not be considered “detached accessory dwelling units”. The zoning was changed (Zoning Ordinance included) from R6-H AHOD to RM-5 H AHOD in order to accommodate additional low density housing units while still being compatible with the neighborhood plan and density. The Lavaca Neighborhood Association was engaged with the re-zoning process from the beginning of the process and have been well informed of the intention of the owner to construct a two story / two unit long term rental structure. They have been supportive of the rezoning and the overall project concept, especially with the addition of long term rental housing stock versus the area trend of STRs in the neighborhood.

The owner also intends to demolish a metal carport behind the main residence as well as some remaining concrete pads. These will be replaced with new improved surfaces to accommodate a minimum of 3 off street parking spaces per UDC requirements. The new drive and parking surface area will be an approximate 400 sq. ft. reduction of surface parking material compared to the existing surfaces.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

June 21, 2017

HDRC CASE NO: 2017-242
ADDRESS: 220 LEIGH ST
LEGAL DESCRIPTION: NCB 723 BLK 5 LOT 10
HISTORIC DISTRICT: Lavaca
PUBLIC PROPERTY: No
APPLICANT: Salvador Valdez - 220 Leigh St
OWNER: Salvador Valdez - 220 Leigh St
TYPE OF WORK: Partial Demolition

REQUEST:

The applicant is requesting approval to demolish a contributing rear accessory structure.

FINDINGS:

- a. The primary structure located at 220 Leigh St is a one story single-family home constructed approximately 1930 in the Craftsman cottage style. It is a contributing structure within the Lavaca Historic District. The property contains a rear accessory structure constructed in 1931, which is also contributing to the Lavaca Historic District. The applicant is requesting approval to demolish the rear accessory structure.
- b. The applicant met with the Demolition and Designation Committee (DDC) on June 14, 2017 on site at 220 Leigh. The applicant noted that gas pipes had been disconnected years ago, and there is no plumbing, water, electricity, or sewage. The accessory structure is currently being used for storage. The Committee stated that demolition by neglect is not applicable in this scenario, as the applicant has owned the property for five years, and the deterioration far exceeds that time period. The DDC noted the severely deteriorated state of the foundation, and stated that the foundation was likely never pier and beam, but rigged together at the time of construction. The DDC noted that the roof has held up very well, as well as a majority of the interior elements, including the hardwood floors, interstitial wall structure, and windows, along with exterior columns and doors. It was determined that the salvage stipulation was extremely important in this case, as so much original material is still intact and viable for reuse.
- c. SCOPE – The applicant is requesting approval for demolition only. There are not replacement plans proposed at this time.
- d. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614(b), 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 structure, despite the current condition of the foundation, contains a substantial amount of original materials with a high quality of craftsmanship. In the submitted application, the applicant has indicated that the structure no longer serves a purpose and poses a safety and health hazard due to rodents and termites. The applicant has noted that the property has been on the real estate market for some time, and while the primary home has garnered interest from potential buyers, the rear accessory structures have ultimately deterred buyers from purchasing the property. However, the applicant received confirmation from OHP staff in February 2017 that the two other rear accessory structures are non-contributing and may be approved for demolition upon the receipt of demolition applications. Staff does not believe that the marketability of the property has been fully explored without the removal of the two non-contributing rear accessory structures, which may impact the value of the property as a whole to potential buyers. Additionally, the applicant indicated that he attempted to collect reasonable costs for repair and restoration and furnished these documents as exhibits to the application. One company, Olshan Foundation, declined to give a foundation repair estimate because the foundation was deteriorated beyond repair; Baird Foundation could give no guarantee that the structure would meet leveling requirements for foundation repair, but quoted an estimate at \$36,698.50 for the work. A quote from

BRC Remodeling Group estimates a sum \$135,180.00 to bring the structure up to city code requirements and habitable. The total cost of these estimates is \$171,878.50. The applicant has indicated that he received a demolition estimate for \$6,800.00. While the quoted combined cost of foundation repair and renovation exceeds the demolition quote and the current appraised value of the structure, staff finds that evidence for UDC Section 35-614(b) have not fully been met.

e. LOSS OF SIGNIFICANCE – In January 2017, the applicant submitted an application for non-contributing status for three outbuildings located at the rear of the property. Two of the structures were determined to be noncontributing, but the structure in question was determined to be contributing. The review describes the structure as a one story, single bay residential structure constructed in 1930 featuring a front gable and full porch with simple wooden column porch supports. The structure appears on the 1951 Sanborn Map, and newspaper archives revealed advertisements for a two-room furnished apartment in 1931. 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. Since February 2017, additional substantial evidenced has not been furnished by the applicant or owner to qualify the removal of significance. Additionally, the structure exhibits a high degree of integrity of site, function, form, and materiality, and retains original columns, woodlap siding, elements of its cedar pier foundation, wood windows and shutters, front door, and roof structure, including bracketed eave details. Staff does not believe this criterion for demolition has been met.

RECOMMENDATION:

Staff does not recommend approval of the demolition based on findings a through e. If the HDRC recommends approval of the demolition, staff recommends that the applicant create a comprehensive salvage plan to submit to staff prior to receiving a Certificate of Appropriateness.

COMMISSION ACTION:

Approved with staff stipulations, which have been met.



Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with

ORDINANCE 2022-05-19-0365

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

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


SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 10, Block 5, NCB 723 from "R-6 H AHOD" Residential Single-Family Historic Lavaca Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Historic Lavaca Airport Hazard Overlay District.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This ordinance shall become effective May 29, 2022.

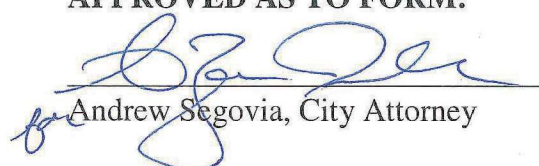
PASSED AND APPROVED this 19th day of May, 2022.


M A Y O R
Ron Nirenberg

ATTEST:


Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:


Andrew Segovia, City Attorney



City of San Antonio

City Council Meeting May 19, 2022

2.

2022-05-19-0365

ZONING CASE Z202210700067 (Council District 1): Ordinance amending the Zoning District Boundary from "R6 H AHOD" Residential SingleFamily Historic Lavaca Airport Hazard Overlay District to "RM5 H AHOD" Residential Mixed Historic Lavaca Airport Hazard Overlay District on Lot 10, Block 5, NCB 723, located at 220 Leigh Street. Staff and Zoning Commission recommend Approval.

Councilmember Sandoval moved to Approve on Zoning Consent. Councilmember McKeeRodriguez seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKeeRodriguez, Viagran, Sandoval, Courage, Pelaez, Castillo

Absent: Rocha Garcia, Perry, Cabello Havrda