

# HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2023

**HDRC CASE NO:** 2023-141  
**ADDRESS:** 800 W RUSSELL PLACE  
**LEGAL DESCRIPTION:** NCB 1877 BLK 5 LOT E 18.59 FT OF N 105.73 FT OF 7 & N 105.73 FT OF 8  
**ZONING:** RM-4, HL  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Federico Davalos/MF INVESTMENTS AND CONSTRUCTION INC  
**OWNER:** BCR BEST CONCEPT RENOVATIONS LLC  
**TYPE OF WORK:** Demolition of a landmark  
**APPLICATION RECEIVED:** April 11, 2023  
**60-DAY REVIEW:** August 9, 2023  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish the primary structure with replacement plans.

## APPLICABLE CITATIONS:

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

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

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

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

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

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

*(b) Unreasonable Economic Hardship.*

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

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

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

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

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

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

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

A. For all structures and property:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. For income producing structures and property:

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

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

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

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

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

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

*(c) Loss of Significance.*

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

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

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

*(d) Documentation and Strategy.*

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

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

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

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

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

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

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

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

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

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

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

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

### *Historic Design Guidelines, Chapter 4, 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 principal 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.

## 8. Medium-Density and Multifamily

### A. SITE SELECTION & DEVELOPMENT

- i. *Location & Context* – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.
- ii. *Building Separation & Groupings* – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more appropriate response would be to separate the units into smaller, individual building forms.
- iii. *Preservation of Open Space* – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

### B. FACADE ORIENTATION & ENTRANCES

- 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 front setback of buildings within the established context area where a variety of setbacks exist.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

#### C. SCALE, MASSING, AND FORM

- i. *Building footprint* - new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total 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. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.
- ii. *Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.
- iii. *Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:
  - (a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.
  - (b). *Transitions* - Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.
  - (c). *Roof Form* – Utilize roof forms that reduce visual prominence when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).
- iv. *Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.
- v. *Foundation and Floor Heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

#### D. ARCHITECTURAL FORMS

- i. *Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio’s residential historic districts and should be avoided.
- ii. *Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.
- iii. *Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

#### E. 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 found within the established context area. 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. *Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.

#### F. PARKING AND ACCESS

- i. *Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.
- ii. *Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.

- iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.
- iv. *Driveways and Curb Cuts* – A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

#### *Standard Specifications for Windows in 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.

#### **FINDINGS:**

- a. The primary structure located at 800 W Russell is a 1 ½ -story, residential structure constructed in 1920 in the Craftsman style. The structure features a composition shingle hip roof, two large gable dormers on the east and west elevations, exposed rafter tails, a brick chimney on the west elevation, an asymmetrical front porch on square stone columns, and one-over-one wood windows. The property is designated as an individual landmark.
- b. The applicant is requesting conceptual approval to demolish the primary structure at 800 W Russell. The applicant is proposing to develop 800 W Russell with the construction of one (1), 2-story duplex structure.
- c. PUBLIC NOTICE – Demolition notice postcards were mailed to properties within a 200-foot radius of the property, as well as to the registered neighborhood association on May 23, 2023, as required by the Unified Development Code.
- d. 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;*

[At this time, the applicant has not provided a cost estimate from an engineer for the rehabilitation of the existing structure. 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 expressed that due to the damage from multiple fires, the structure cannot be rehabilitated.]

- 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.]

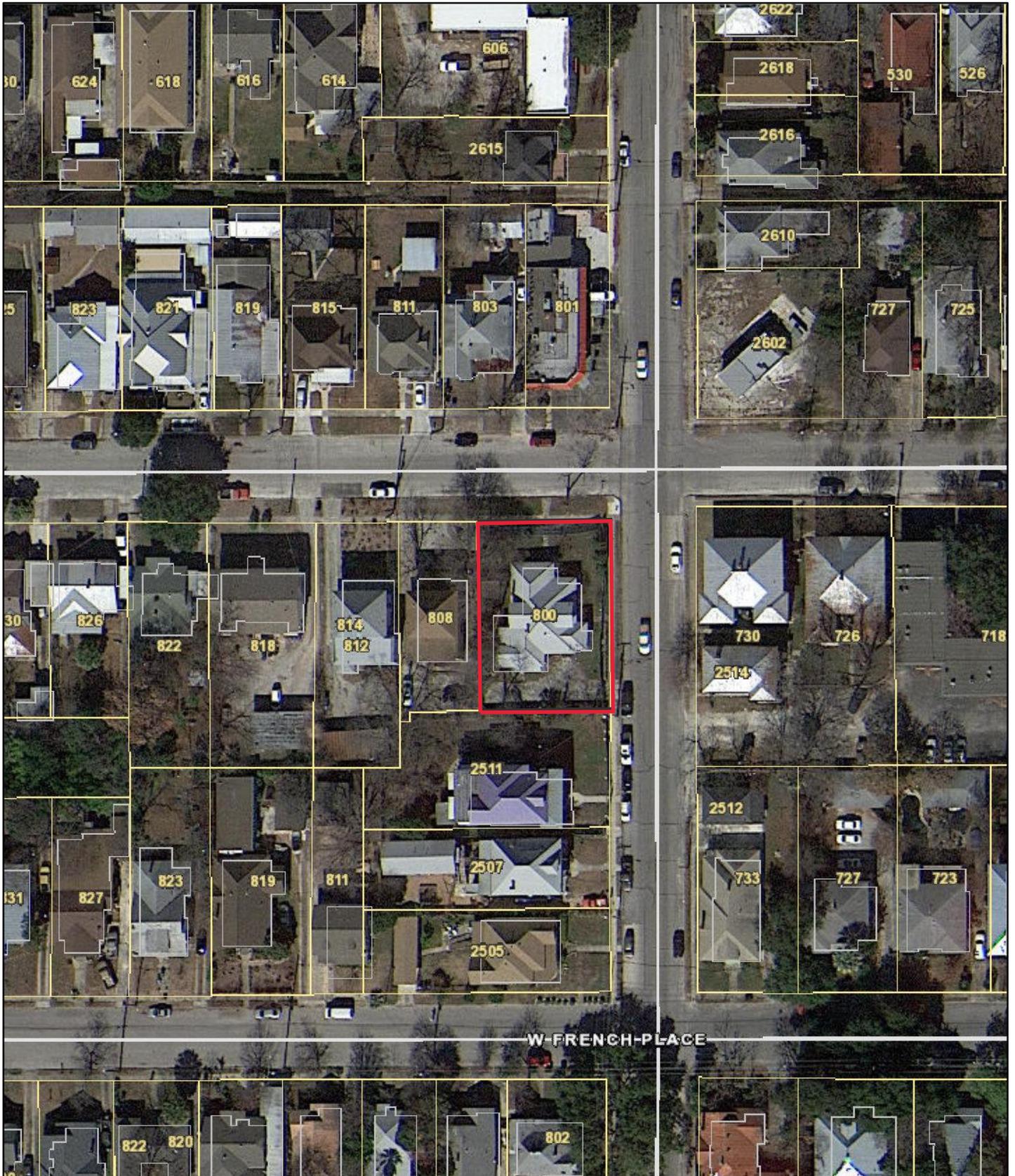
- e. Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC due to lack of marketing of the property.
- f. LOSS OF SIGNIFICANCE – Per the UDC, when an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information which may show a loss of significance. There is evidence that the structure is severely deteriorated due to fire damage and is need of intervention. Staff does not find that the applicant has provided clear and convincing evidence that the structure has lost significance.
- g. DESIGN REVIEW COMMITTEE – The Design Review Committee (DRC) conducted a site visit to the property on June 13, 2023. The DRC participants observed damage to the interior and exterior of the structure that was generally isolated at the rear of the structure and the upper level of the structure, including the two gable dormers. The DRC noted that the structure contains salvageable material and the potential for rehabilitation of portions of the structure.
- h. DEMOLITION – The applicant is requesting approval for the demolition of the primary structure. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Requests for determination of whether an object, building, structure, or sign are contributing or non-contributing to a historic landmark or historic district shall be made on an application obtained from the historic preservation officer through the office of historic preservation. The historic preservation officer shall review the application for completeness and shall make a determination whether the subject of the application is contributing or non-contributing within thirty (30) days of deeming the application complete. The historic preservation officer may, at his or her discretion, present the application to the historic and design review commission for their recommendation. Properties that are determined to be noncontributing are eligible to receive administrative approval for demolition requests by OHP staff.
- i. REPLACEMENT PLANS – The applicant has proposed to replace the structure with a new 2-story duplex structure. The proposed footprint for the new construction is approximately 1,622 square feet. The applicant has proposed a side gable composition shingle roof with a shed roof projection on the front façade, oriented to the east, a cladding palette consisting of stucco on the first story, vertical and horizontal siding on the second story, and metal copping. The applicant has proposed to install traditional one-over-one windows, non-traditional one-over-one windows, and fixed and sliding windows of non-traditional proportions. Staff finds that the applicant should complete the required Infill Design Application Supplement for the proposed new construction. Staff finds that the proposed new construction is inconsistent with the Guidelines and the documentation required for review of new construction is currently incomplete.

### **RECOMMENDATION:**

Staff does not recommend approval based on findings a through i. The applicant has not satisfied the documentation requirements for demolition of a landmark and the application is incomplete.

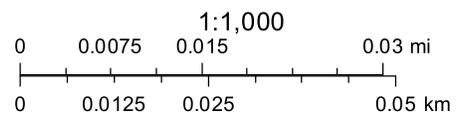
If the HDRC finds the application to be complete, staff does not recommend approval.

# City of San Antonio One Stop



June 16, 2023

— User drawn lines





**POST**  
PRIVATE PROPERTY  
NO TRESPASSING  
VIOLATORS WILL BE PROSECUTED



NATIONAL  
RENT-A-FENCE  
800-352-5675

NATIONAL  
RENT-A-FENCE  
800-352-5675

POSTED





WARRANTY  
BEST A FENCE  
604-363-5578











**MF Investments & Construction Inc.**

310 Breesport St. Suite C.

San Antonio, TX, 78216

(210) 973-4370

[claudia@mfinvestmentsandconstruction.com](mailto:claudia@mfinvestmentsandconstruction.com)

To whom it may concern:

This letter is in regards to the property located at 800 W. Russell San Antonio, TX 78212, this property lands into the individual landmark category, but this property is planned to be demolished since it got into a fire and it is a safety hazard since there are homeless people that get in there and we are afraid for their safety. Also, it degrades the neighborhood in the conditions it is as of right now.

If you have any questions, please feel free to reach out.

Thank you.

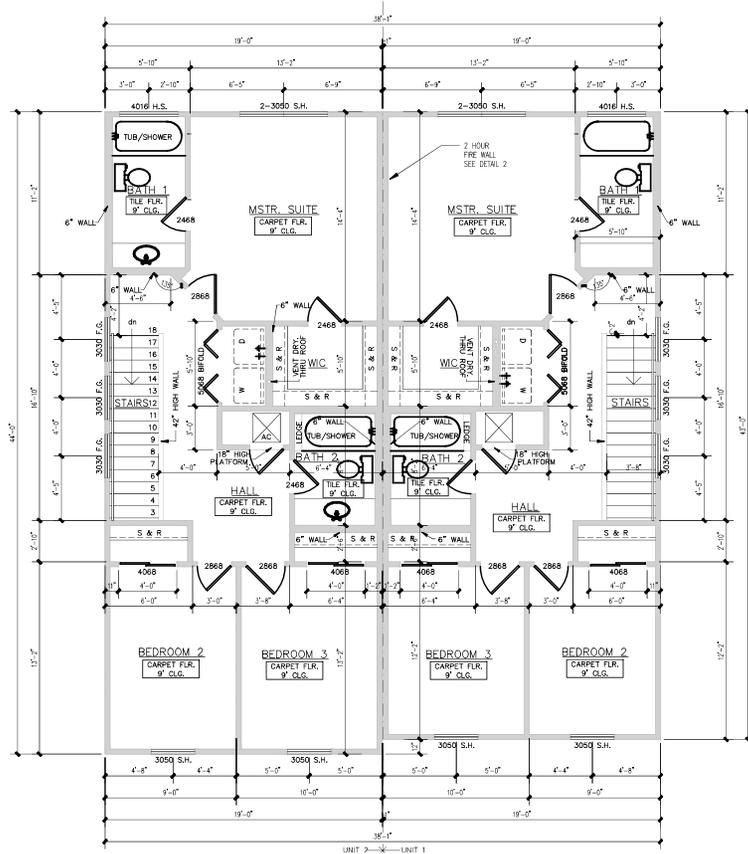


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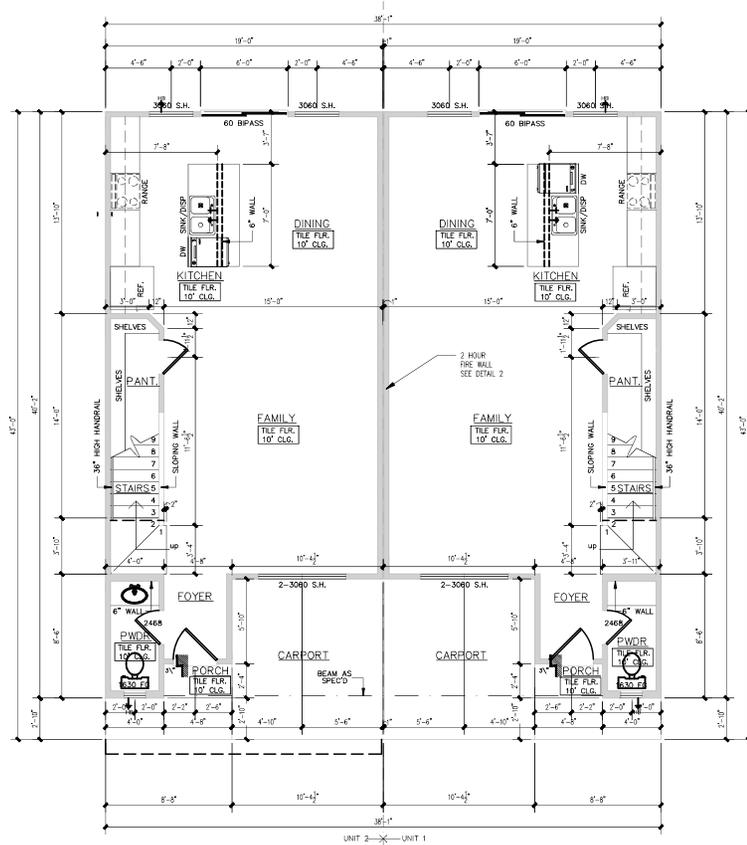
Federico Davalos  
President



AREAS UNIT 1	
1st FLOOR	663'
2nd FLOOR	768'
TOTAL LIVING	1,431'
CARPOR	114'
PORCH	34'
TOTAL SLAB	811'
TOTAL BUILDING	1,579'



**2** 2nd Floor General Plan  
SCALE: 1/4"=1'-0"



**1** 1st Floor General Plan  
SCALE: 1/4"=1'-0"

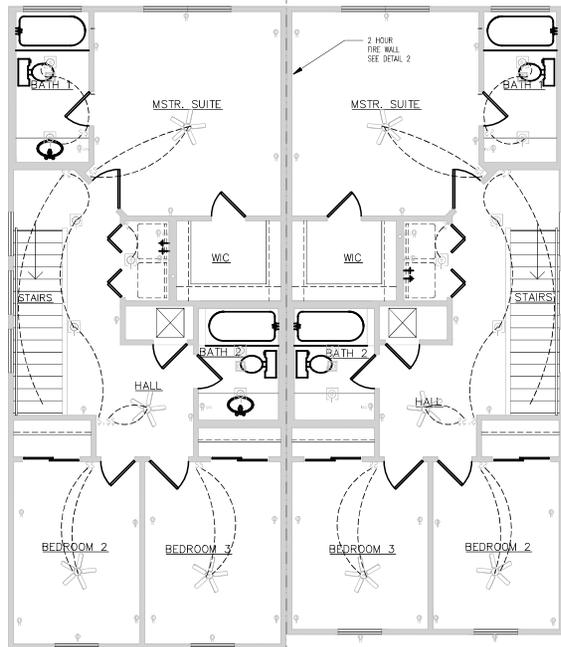
REVISIONS:  
NO. DATE DESCRIPTION

**GGA**  
GOMEZ-GARCIA & ASSOCIATES, INC.  
19230 STONE OAK PARKWAY, SUITE 302, SAN ANTONIO, TEXAS 78258  
(210) 832-9608 (210) 832-9615 FAX  
TBE FIRM REGISTRATION #5362

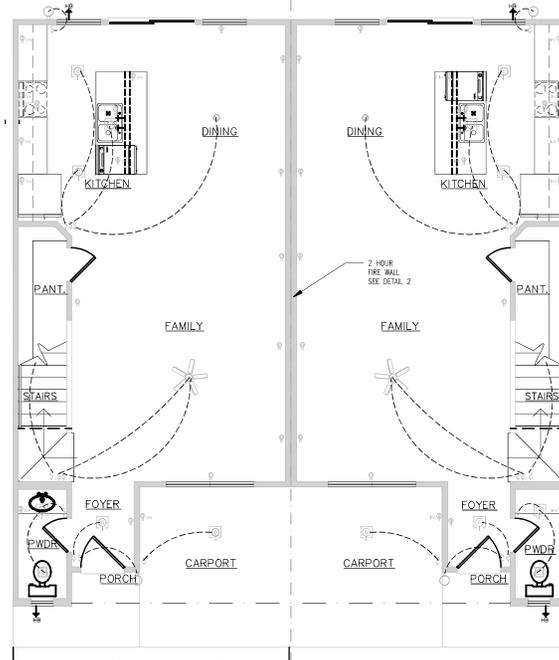
DUPLEX UNITS  
800 W. RUSSELL PL.  
SAN ANTONIO, TX 78212

DESIGN    GAY  
DRAWN    TV  
CHECKED    AG  
DATE    NOVEMBER 2020  
JOB NO.     
SHEET

**A3.0**



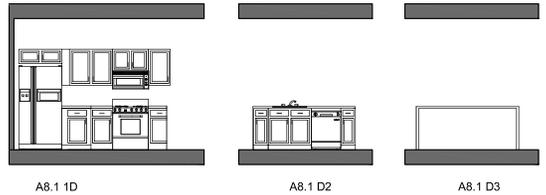
**2** 2nd Floor Electric Plan  
SCALE: 1/4"=1'-0"



**1** 1st Floor Electric Plan  
SCALE: 1/4"=1'-0"

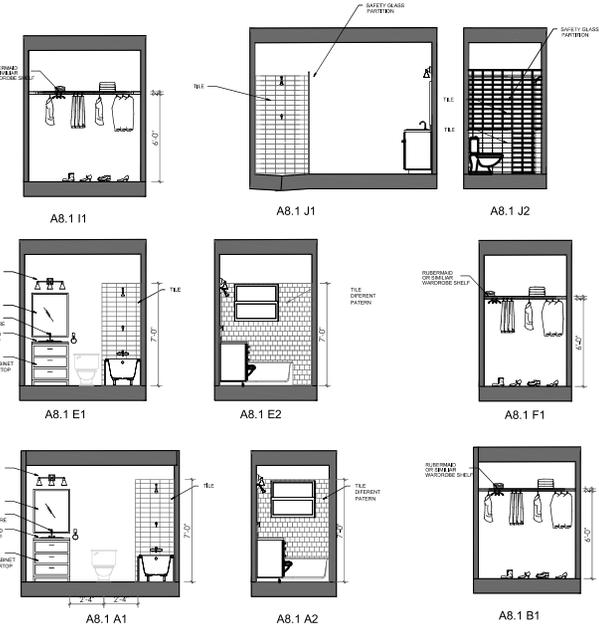
### ELECTRICAL & CEILING PLAN LEGEND

<ul style="list-style-type: none"> <li>RECESSED LIGHT</li> <li>Size</li> <li>Shape</li> <li>Type</li> <li>1" Bulb</li> <li>2" Bulb</li> <li>3" Bulb</li> <li>4" Bulb</li> <li>5" Bulb</li> <li>6" Bulb</li> <li>7" Bulb</li> <li>8" Bulb</li> <li>9" Bulb</li> <li>10" Bulb</li> <li>12" Bulb</li> <li>15" Bulb</li> <li>18" Bulb</li> <li>24" Bulb</li> <li>30" Bulb</li> <li>36" Bulb</li> <li>48" Bulb</li> <li>60" Bulb</li> <li>72" Bulb</li> <li>96" Bulb</li> <li>120" Bulb</li> <li>144" Bulb</li> <li>180" Bulb</li> <li>216" Bulb</li> <li>288" Bulb</li> <li>360" Bulb</li> <li>432" Bulb</li> <li>576" Bulb</li> <li>720" Bulb</li> <li>864" Bulb</li> <li>1080" Bulb</li> <li>1296" Bulb</li> <li>1620" Bulb</li> <li>1944" Bulb</li> <li>2430" Bulb</li> <li>2916" Bulb</li> <li>3636" Bulb</li> <li>4500" Bulb</li> <li>5400" Bulb</li> <li>6480" Bulb</li> <li>7776" Bulb</li> <li>9360" Bulb</li> <li>11250" Bulb</li> <li>13500" Bulb</li> <li>16200" Bulb</li> <li>19440" Bulb</li> <li>23328" Bulb</li> <li>27936" 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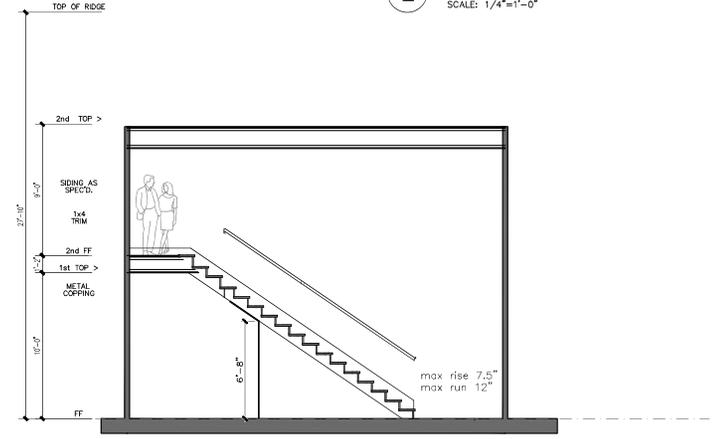


WINDOW SCHEDULE							
Quantity	Number	SIZE	TYPE	MATERIAL	Color	Manufacturer	Remarks
2	1	3068	SINGLE HUNG	VINYL	WHITE	JELD WEN OR SIMILAR	---
1	2	2-3060	SINGLE HUNG	VINYL	WHITE	JELD WEN OR SIMILAR	---
2	3	3030	SINGLE HUNG	VINYL	WHITE	PLY GEM OR SIMILAR	---
3	4	3030	SINGLE HUNG	VINYL	WHITE	PLY GEM OR SIMILAR	---
1	5	4016	SLIDER	VINYL	WHITE	JELD WEN OR SIMILAR	---
1	6	2-3050	SINGLE HUNG	VINYL	WHITE	PLY GEM OR SIMILAR	---

DOOR AND FRAME SCHEDULE							
Quantity	Number	SIZE	TYPE	MATERIAL	Color	Manufacturer	Remarks
3	1	2868	PRE HUNG	WOOD	WHITE	STEVES OR SIMILAR	---
2	2	4068	PRE HUNG	WOOD	WHITE	STEVES OR SIMILAR	---
6	3	2468	PRE HUNG	WOOD	WHITE	STEVES OR SIMILAR	---
1	4	5068	BIFOLD	WOOD	WHITE	STEVES OR SIMILAR	---
1	5	6068	BY PASS	VINYL	WHITE	JELD WEN OR SIMILAR	GLASS
1	6	3636	PRE HUNG	WOOD	WHITE	STEVES OR SIMILAR	---



**2** Staircases  
SCALE: 1/4"=1'-0"



**3** Details  
SCALE: 1/4"=1'-0"

**1** Stairs Section  
SCALE: 3/16"=1'-0"

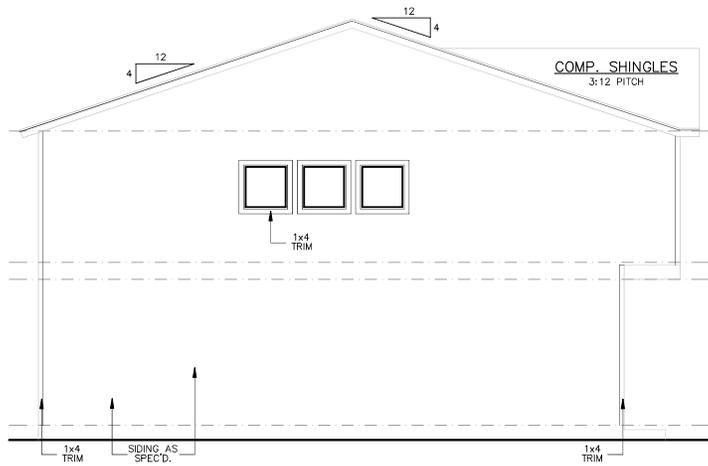
REVISIONS:  
NO. | DATE | DESCRIPTION

**GGA**  
GOMEZ-GARCIA & ASSOCIATES, INC.  
19230 STONE OAK PARKWAY, SUITE 302, SAN ANTONIO, TEXAS 78258  
(210) 481-1111 FAX (210) 481-1111  
TYPE FROM REGISTRATION #B-362

DUPLEX UNITS  
800 W. RUSSELL PL.  
SAN ANTONIO, TX 78212

DESIGN: OAV  
DRAWN: TV  
CHECKED: AG  
DATE: NOVEMBER 2020  
JOB NO.:  
SHEET

**A4.1**

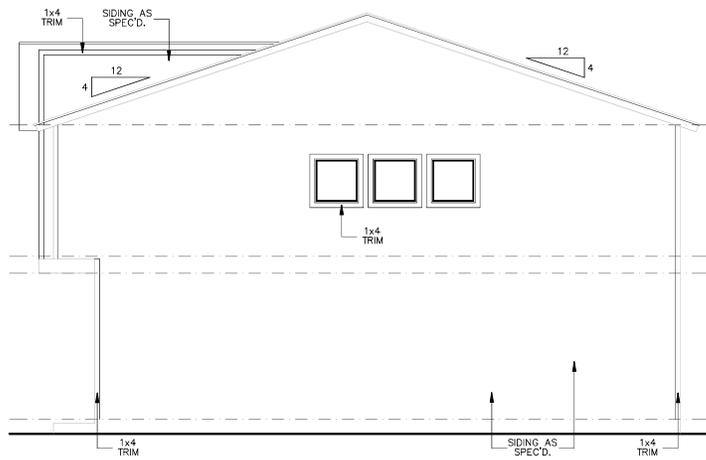


Unit 121-1

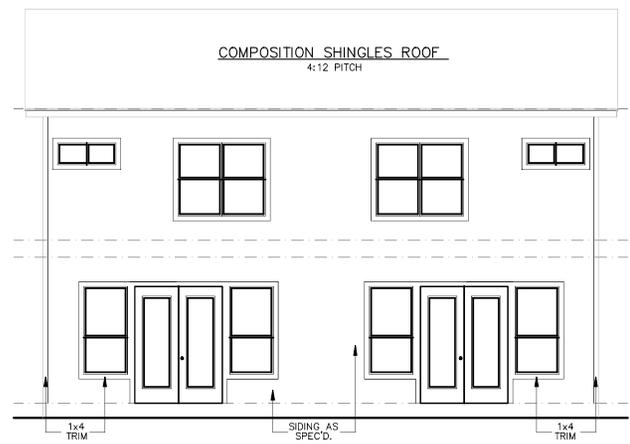
**4** Side Elevation West  
SCALE: 1/4"=1'-0"



**3** Main Elevation  
SCALE: 1/4"=1'-0"



**2** Lateral Elevation East  
SCALE: 1/4"=1'-0"



**1** Rear Elevation  
SCALE: 1/4"=1'-0"

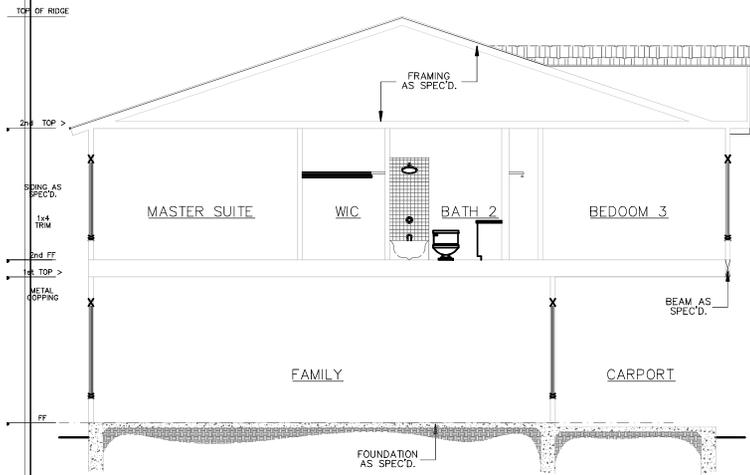
REVISIONS:  
NO. DATE DESCRIPTION

**GGA**  
GOMEZ-GARCIA & ASSOCIATES, INC.  
19230 STONE OAK PARKWAY, SUITE 302, SAN ANTONIO, TEXAS 78258  
(210) 832-9608 - (210) 832-9615 FAX  
TBPB FIRM REGISTRATION #5362

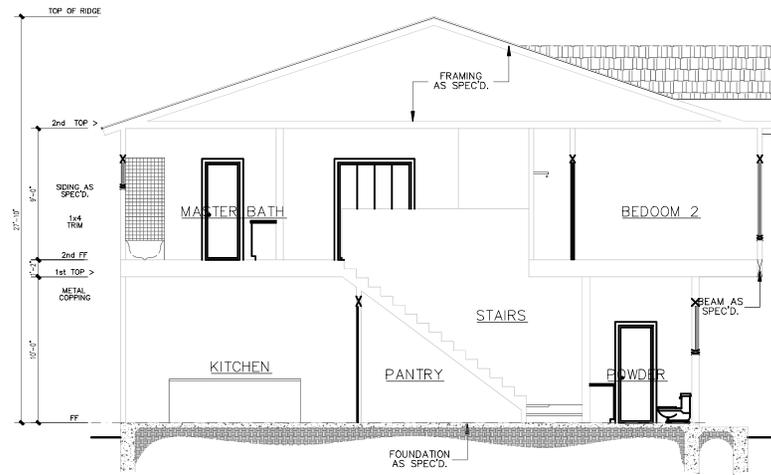
DUPLEX UNITS  
800 W. RUSSELL PL.  
SAN ANTONIO, TX 78212

DESIGN: OAV  
DRAWN: TV  
CHECKED: AB  
DATE: NOVEMBER 2020  
JOB NO. \_\_\_\_\_  
SHEET \_\_\_\_\_

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2 Section B-B  
SCALE: 1/4"=1'-0"



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

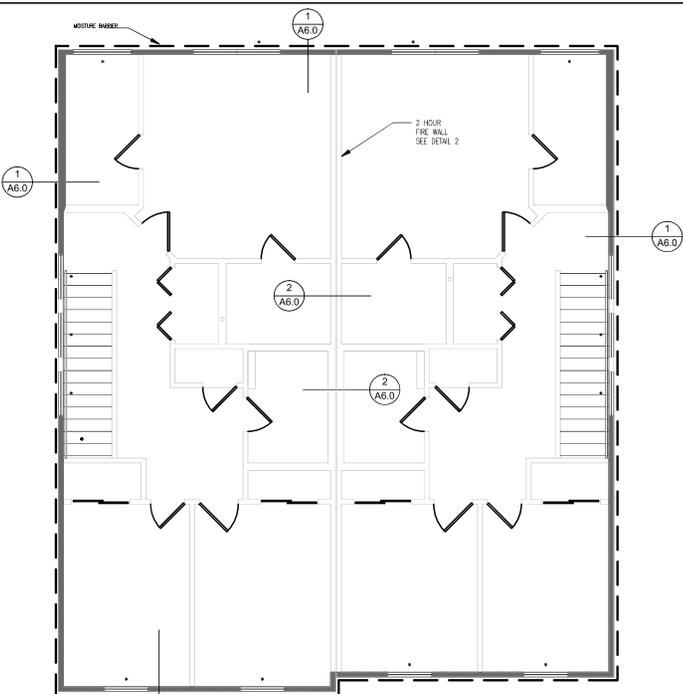
REVISIONS:  
NO. DATE DESCRIPTION

**GSA**  
**GOMEZ-GARCIA & ASSOCIATES, INC.**  
 19230 STONE OAK PARKWAY, SUITE 302, SAN ANTONIO, TEXAS 78258  
 (210) 832-9608 - (210) 832-9615 FAX  
 TBP# FIRM REGISTRATION #5362

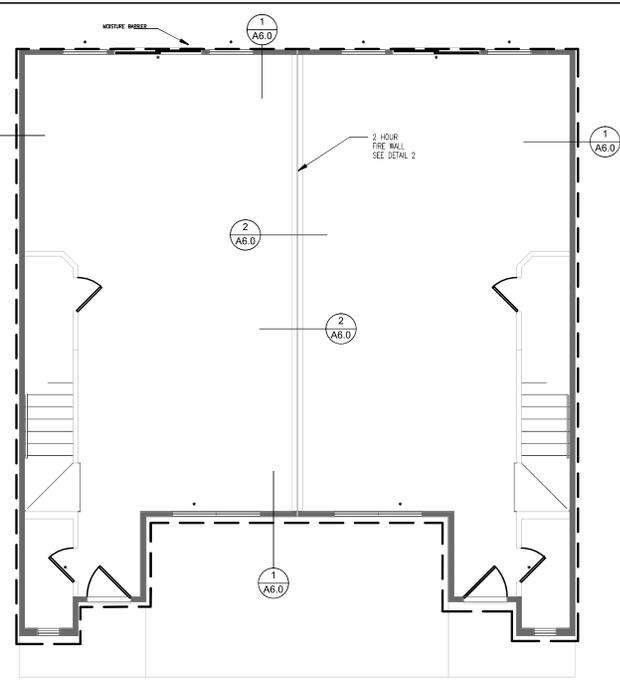
DUPLEX UNITS  
 800 W. RUSSELL PL.  
 SAN ANTONIO, TX 78212

DESIGN: OAV  
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 DATE: NOVEMBER 2020  
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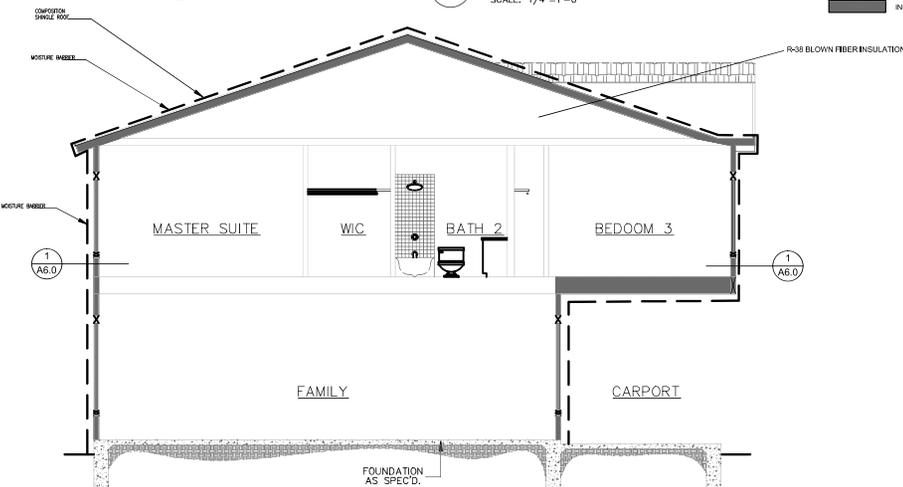


**5** First Floor Thermal Envelope Plan  
SCALE: 1/4"=1'-0"



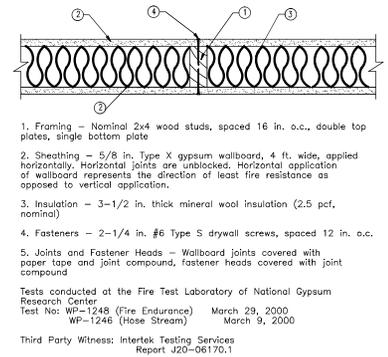
**4** First Floor Thermal Envelope Plan  
SCALE: 1/4"=1'-0"

**THERMAL ENVELOPE LEGEND**  
 - - - - - INDICATES WEATHER BARRIER ACCORDING TO ICC R402.4  
 - - - - - INDICATES THERMAL INSULATION



**3** Thermal Envelope Section  
SCALE: 1/4"=1'-0"

**2** 1hr Fire Wall Assembly Details  
SCALE: no scale



WS4-1.1 One-Hour Fire-Resistive Wood Wall Assembly  
2x4 Wood Stud Wall - 100% Design Load - ASTM E 119 / NFPA 251

1. Framing - Nominal 2x4 wood studs, spaced 16 in. o.c., double top plates, single bottom plate
2. Sheathing - 5/8 in. Type X gypsum wallboard, 4 ft. wide, applied horizontally. Horizontal joints are unblocked. Horizontal application of wallboard represents the direction of least fire resistance as opposed to vertical application.
3. Insulation - 3-1/2 in. thick mineral wool insulation (2.5 pcf, nominal)
4. Fasteners - 2-1/4 in. #6 Type S drywall screws, spaced 12 in. o.c.
5. Joints and Fastener Heads - Wallboard joints covered with paper tape and joint compound, fastener heads covered with joint compound

Tests conducted at the Fire Test Laboratory of National Gypsum Research Center  
 Test No: WF-1248 (Fire Endurance) March 29, 2000  
 WF-1248 (Hose Stream) March 3, 2000

Third Party Witness: Intertek Testing Services  
 Report J20-06170.1

This assembly was tested at 100% design load, calculated in accordance with the 2005 National Design Specification for Wood Construction. The authority having jurisdiction should be consulted to assure acceptance of this report.

**R402.4.1 Building thermal envelope.**  
 The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

**R402.4.1.1 Insulation.**  
 The components of the building thermal envelope as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1. The seal code to the method of construction, where required by the code official, or approved third party shall inspect of compliance and verify compliance.

**TABLE R402.4.1.1**  
**AIR BARRIER AND INSULATION INSTALLATION**

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous barrier shall be installed in the building envelope. An exterior thermal envelope contains a continuous air barrier. Seams or joints in the air barrier shall be sealed.	All penetrations shall not be used as a sealing strategy.
Colligative	The air barrier in any sloped ceiling or roof shall be installed with the insulation and dry slope of the air barrier opening, slope-down side or knee wall down to and below the air barrier opening.	The insulation in any sloped ceiling/roof and/or gable shall be installed with the air barrier.
Joists	The junction of the foundation and joists shall be sealed. The junction of the top plate and the top of exterior wall shall be sealed. Knee walls shall be sealed.	Joists within gables and headers of frame walls shall be sealed to completely enclose the cavity with a minimum 2-in. thermal insulation. A 1/2-in. of mineral wool insulation shall be installed in exterior contact and continuous adjacent with the air barrier.
Windows, Slights and Doors	The space between framing and sashes, and the joints at exterior and doors, shall be sealed.	---
Fin joints	Fin joints shall include the top boards.	Fin joints shall be finished.
Roofs, including conditioned floor and finish above garage	The air barrier shall be installed on any exposed edge of insulation.	Roof framing cavity insulation shall be installed to maintain permanent contact with the underside of roof/ceiling sheathing. Insulation, fastening, use of sheathing or continuous insulation installed on roof shall extend to the top of insulation floor framing members.
Crawl space walls	Exposed walls in unfinished crawl spaces shall be finished with a continuous air barrier.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the wall.
Shaft penetrations	Shaft shafts, utility penetrations, and fan shafts opening to exterior or conditioned spaces shall be sealed.	---
Garage covers	---	Seals to the foundation frame cavity shall not be used to fill or receive covers shall be filled with insulation that is approved for use in the garage cavity space.
Garage separation	All sealing shall be provided between the garage and conditioned spaces.	---
Recessed lighting	Recessed lighting shall be sealed to the exterior surface.	Recessed lighting shall be sealed in the building envelope and shall be on a gable end of roof.
Fluents and vents	---	In exterior walls, duct insulation shall be sealed to the exterior wall surface, or insulation shall be installed in the cavity space that extends beyond the framing.
Penetration access wall	The air barrier installation on exterior walls adjacent to ground openings shall extend the wall from the ground to the top.	Exterior walls adjacent to showers and tubs shall be finished.
Electric/pipe/duct penetrations	The air barrier shall be sealed behind electrical and communication conduits, where applicable, or sealed from the exterior.	---
MVAC register ducts	MVAC ducts and return register ducts that penetrate the building thermal envelope shall be sealed to the exterior wall covering or ceiling penetrated by the duct.	---
Conditioned basement	The air barrier shall be sealed to the exterior wall from the ground to the top.	---

**1** Air Sealing Exterior Detail  
in compliance with IECC Table R402.4.1.1  
SCALE: 1/4"=1'-0"

REVISIONS:  
NO. DATE DESCRIPTION

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DUPLEX UNITS

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DESIGN OAV  
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**A6.0**