

# HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

**HDRC CASE NO:** 2023-227  
**ADDRESS:** 217 VANCE ST  
**LEGAL DESCRIPTION:** NCB 733 BLK 5 LOT 15, & E IRR 8 FT OF 14  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Vicki Yuan  
**OWNER:** WALLACE ANNE REYNOLDS  
**TYPE OF WORK:** Demolition of a rear accessory structure and new construction of a 1-story rear accessory structure  
**APPLICATION RECEIVED:** June 05, 2023  
**60-DAY REVIEW:** August 4, 2023  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

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

1. Demolish the existing 1-story rear carport structure.
2. Construct an approximately 864-square-foot, 1-story rear accessory structure.

## APPLICABLE CITATIONS:

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

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

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

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

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

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission 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 217 Vance is a 1 ½ -story, single-family structure constructed circa 1910 in the Craftsman style. The property first appears on the 1912 Sanborn Map. The home features a composition shingle hip roof with front and rear dormer windows, overhanging eaves, a deep-set asymmetrical front porch with wood post supports, wood cladding, and one-over-one windows. The current property includes the yard to the rear of the neighboring structure to the west at 215 Vance. The property features two rear accessory structures: a 1-story shed structure at the northeast corner of the property along the rear property line and a 1-story open carport structure featuring a side gable sheet metal roof, wood framing, timber posts, and vertical wood cladding. The existing rear accessory structures are not original to the properties and the 1-story carport structure first appears on the 1938 Sanborn Map. The property is contributing to the Lavaca Historic District.
- b. DEMOLITION – The applicant is requesting to demolish the rear carport structure that is located to the rear of the primary structure at 215 Vance only. The property at 217 Vance includes the parcel to the rear of 215 Vance. The applicant has proposed to demolish the existing carport structure, salvage any salvageable materials, and construct a new 1-story accessory structure in a smaller footprint in the same location. 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, three-bay carport structure that was constructed circa 1930 at the rear of the primary structure addressed as 215 Vance (formerly 213 Vance on the 1912 Sanborn Map). The original rear accessory structure for 215 (213) Vance appears on the 1912 Sanborn Map as a shed-sized 1 ½ -story structure on the rear property line. 217 Vance originally featured a 1-story accessory structure at the rear property line that spanned the full width of the property. That structure is shown on the 1951 Sanborn Map in the original location and configuration but is not currently extant. The existing three-bay carport structure at the rear of the primary structure at 215 (213) Vance matches the footprint and location of the structure shown on the 1938 Sanborn Map. The structure is contributing to the district.

### Findings related to request item #1:

- 1a. The applicant has proposed to demolish the existing rear carport 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. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

- i. *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;*

[Per a contractor's estimate, the cost to rehabilitate the existing carport structure to make it structurally safe is \$59,000. The applicant has provided a cost estimate of \$6,500 for the demolition of the structure. The cost estimate for rehabilitation does not include adapting the structure for use as an enclosed studio space. A cost estimate for the new construction has not been submitted.]

- ii. 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 provided the results of an engineering field visit that assessed that the existing 1,200-square-foot carport structure is unsound and would require a complete rebuild.]

- iii. 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.*

[This is not applicable to the current owner.]

- 1b. LOSS OF SIGNIFICANCE – As noted in finding c, staff finds this structure to be contributing to the Lavaca Historic District; however, staff finds that the structure is not original to the property and exhibits significant deterioration. The structure does not feature a foundation and the wood framing elements and timber posts have sunken into the ground. The applicant has proposed to salvage the wood framing, wood siding, and metal roofing elements for re-use. Although the use of the existing metal roofing as fencing is generally inappropriate, staff finds the removal of the existing carport structure and the salvage of re-useable material to be appropriate.
- 1c. 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.

#### Findings related to request item #2:

- 2a. SETBACKS & ORIENTATION – The applicant has proposed to construct a 1-story rear accessory structure with a screened porch in the location of the existing carport structure. The proposed footprint of the new rear accessory structure is approximately 864 square feet, including a 512-square-foot studio space with an attached 352-square-foot screened porch. 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 rear accessory structure with the primary orientation facing east to the remainder of the property at 217 Vance, which reflects that of the existing structure currently on the site. The applicant has proposed to set the rear accessory structure 5 feet from the west and south property lines and 1'-8" from the rear property line. Staff finds the orientation appropriate and consistent with the existing structure and finds that the applicant must meet all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.
- 2b. SCALE & MASS – The applicant has proposed to construct a 1-story rear accessory structure. The applicant has not provided total height information at this time; however, the structure will feature a height of approximately 14 feet, not including the roof, at the highest point on the north elevation. 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. Staff finds that the applicant

should submit documentation showing the proposed height and scale in relation to the adjacent primary structures and neighboring rear accessory structures to staff for review.

- 2c. FOOTPRINT – The applicant has proposed a footprint of approximately 864 square feet, including a 512-square-foot studio space with an attached 352-square-foot screened porch. 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 features a smaller footprint than the existing 1,200-square-foot carport structure. Staff finds the proposal appropriate.
- 2d. ROOF FORM – The applicant has proposed a shed roof form that is similar to a butterfly roof form with the highest point of the roof at the north elevation, sloping to the south side of the structure. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the existing rear accessory structure is a side gable roof form, the primary structure features a hip roof form, and the primary structure at 215 Vance features a front gable roof form. Primary and rear accessory structures on this block feature hip, front gable, and side gable roof forms. Staff finds that the applicant should submit a line-of-sight study showing that the rear accessory structure will not be visible from the public right-of-way.
- 2e. MATERIALS – The applicant has proposed a rear accessory structure that features a standing seam metal paint grip roof with wood decking at the roof eaves and exposed wood roof joists, corrugated metal paint grip siding, reclaimed wood accents, western red cedar screened porch framing, and bronze insect screening. Guideline 3.A.i for New Construction states that new construction should feature 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. Guideline 3.A.v for New Construction states that vinyl siding, plastic, or corrugated metal sheeting should not be used. 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. Staff finds the use of corrugated metal siding to be inconsistent with the Guidelines and finds that the applicant should propose an alternate cladding material that complements the type, color, and texture of materials traditionally found in the district or should limit the use of corrugated metal as an accent or secondary material.
- 2f. MATERIALS: DOORS AND WINDOWS – The applicant has proposed to install aluminum windows on the north elevation, an aluminum sliding entry door on the east elevation, a full lite aluminum door on the west elevation, a full lite wood door on the screened porch of the west elevation, a screen door on the south elevation, and a sliding door on the interior of the screened porch on the south elevation. Wood or aluminum-clad wood windows are most appropriate; however, an alternative window material may be proposed, provided that the windows feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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. Staff finds that the applicant should submit product specifications for the proposed windows and doors to staff for review.
- 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 proposed to install square fixed and operable windows as a row of clerestory windows on the north elevation. Staff finds that the proposed windows are consistent with the architectural design

of the structure.

- 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 to overhanging eaves, exposed rafter tails, and a raised foundation height. Staff finds the proposal appropriate.
- 2i. SITE ELEMENTS – The applicant has proposed to install brick pavers, concrete pavers, and a ramp leading to the rear accessory structure. The applicant has not provided material specifications for the ramp at this time. Additionally, the applicant has proposed to install two (2) large stone steps on the east and south sides of the rear accessory structure and two (2) galvanized metal water collection tanks at the southwest corner of the proposed rear accessory structure. The site plan shows a landscape screening on the north (rear) and south property lines and new trees on the west property line. According to Guideline 2.B.v for Site Elements, new fences should be constructed of materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Staff finds that the applicant should submit material specifications for the proposed ramp and landscape screening to staff for review. The re-use of the salvaged metal roofing panels for landscape screening is generally inappropriate.

### **RECOMMENDATION:**

Item 1, staff recommends approval of the demolition of the existing carport structure based on findings 1a through 1c with the following stipulation:

- i. That the existing structure is deconstructed versus demolished and that any salvageable material is salvaged for re-use.

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

- i. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable based on finding 2a.
- ii. That the applicant submits documentation showing the proposed height and scale in relation to the adjacent primary structures and neighboring rear accessory structures to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding 2b.
- iii. That the applicant submits a line-of-sight study showing that the rear accessory structure will not be visible from the public right-of-way to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding 2d.
- iv. That the applicant proposes an alternate cladding material that complements the type, color, and texture of materials traditionally found in the district or limits the use of corrugated metal as an accent or secondary material based on finding 2e and submits updated elevation drawings and material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- v. That the applicant submits window and door product specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding 2f. Wood windows or aluminum-clad windows are most appropriate; however, an alternative window material may be proposed, provided that the window features an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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.
- vi. That the applicant submits material specifications for the proposed ramp and landscape screening to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding 2i.

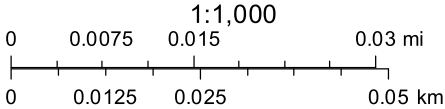


# City of San Antonio One Stop



July 13, 2023

— User drawn lines



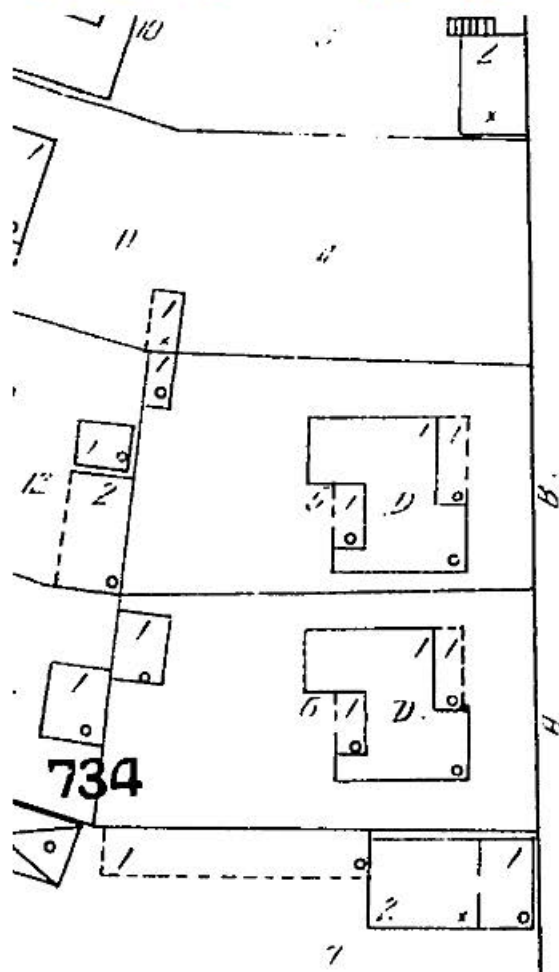


[Back to Browse Maps](#)

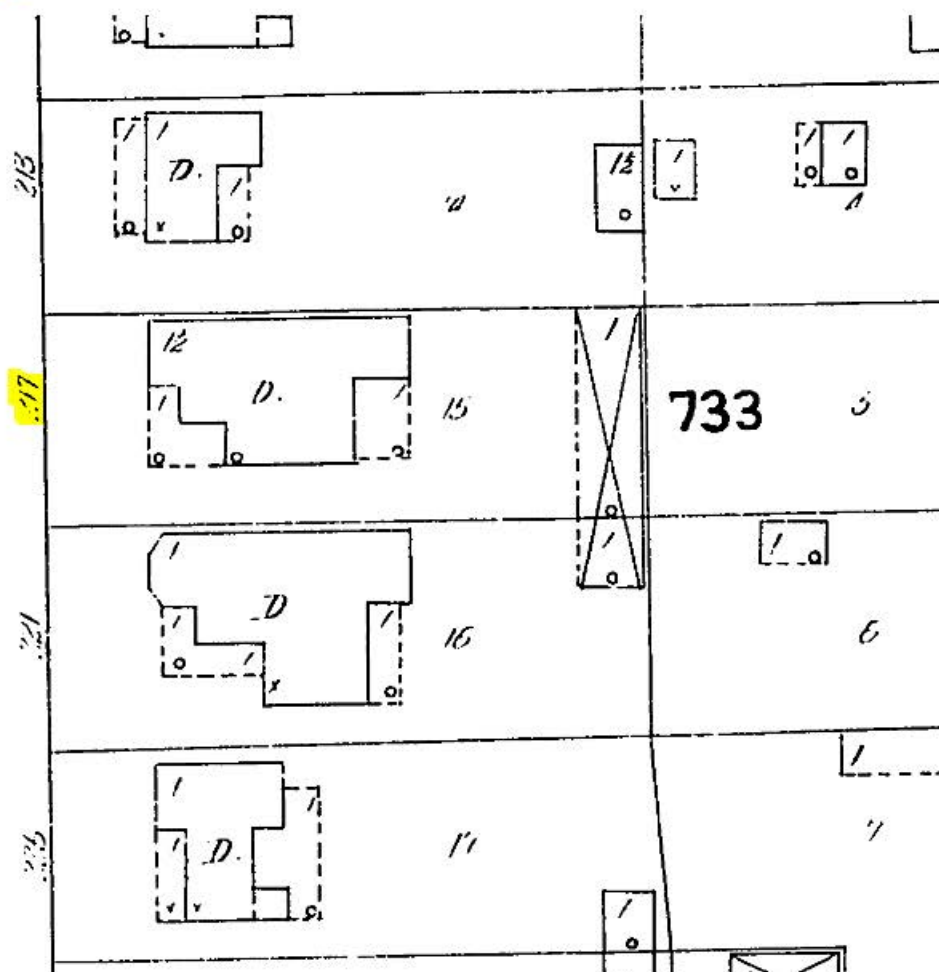
State: Texas City: San Antonio Date: 1911-1924 Volume: vol. 3, 1912



[< Previous](#) [Next >](#)



VANCE





SAN ANTONIO, VOL. 3.  
257  
SEE VOLUME FOUR.  
S. PRESA

**EAGER** *MACADAMIZED.*

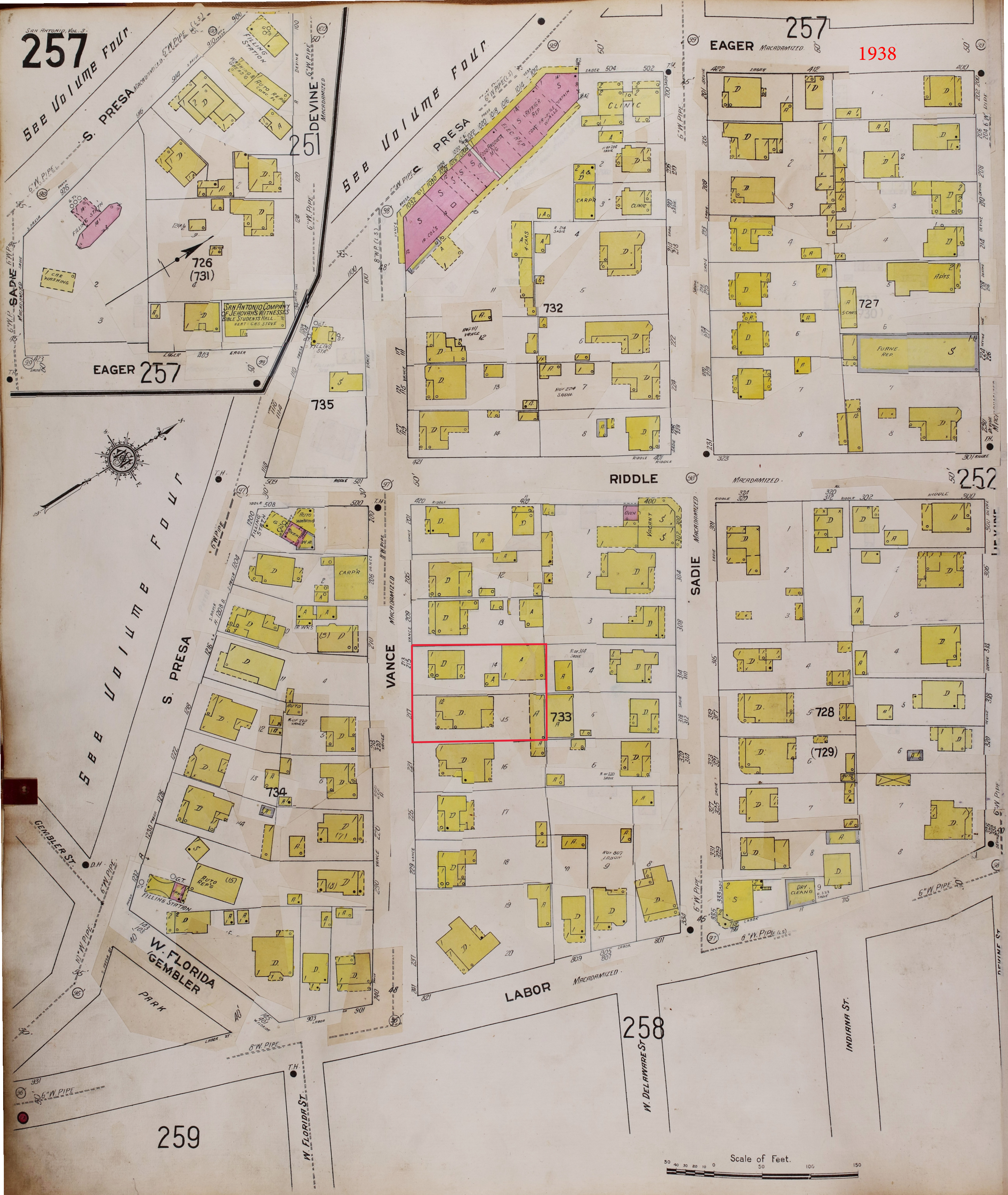
1938

252

258

259

Original located at San Antonio Public Library Special Collections





[Back to Browse Maps](#)

State: Texas

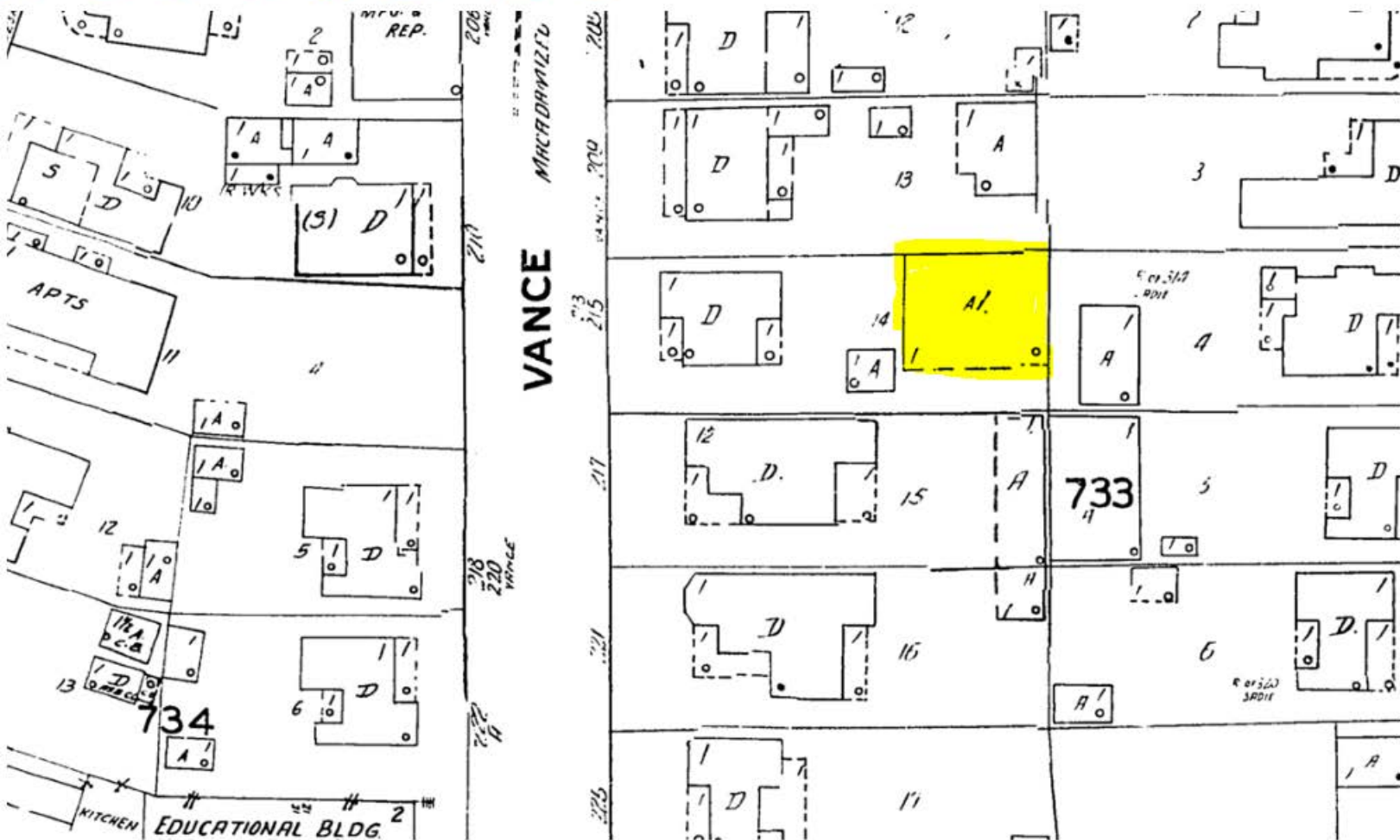
City: San Antonio

Date: 1911-Mar. 1951 \*

Volume: vol. 3, 1912-Feb. 1951



[Previous](#) [Next](#)





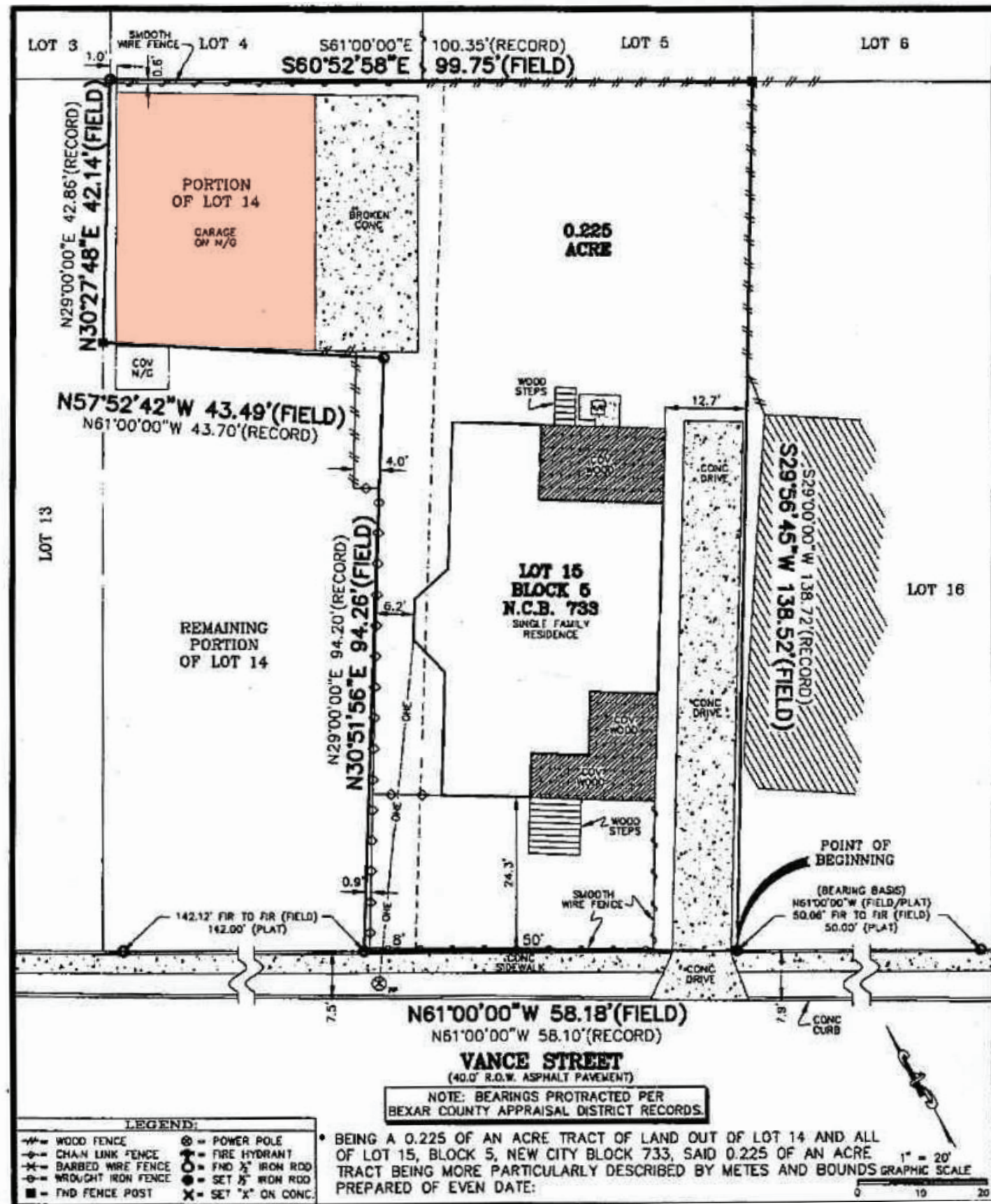


# VANCE STUDIO

217 VANCE STREET, SAN ANTONIO TX 78210  
HDRC SUBMISSION / 06.05.2023

VICKI YUAN, ARCHITECT





Lot Survey of 217 Vance Street



History of 217 Vance Street | Anne Wallace, Owner

The Glascocks owned the lots from 215 Vance to the east end of the street at Labor. They built 221 Vance in 1910 and had a baby in the bedroom there. They built the house at 217 Vance in 1911, changing the design a little from #221. The Glascocks built some rent houses and ended up living in the big house at the corner of Labor. The house at 215 Vance dates to about 1912 and is presumably one of the rentals the Glascocks built. My neighbors met Mrs. Glascock; she sold all the houses when she was in her 90s.

Bill Collins and Sylvia Martinez bought 217 Vance in 2007 and I bought it from them in 2010. I restored/rehabilitated it in 2010-2011. This included foundation work, rebuilding the porches, and jacking up the roof, which was sliding to the east, and reinforcing the dormers, which were not over a loadbearing wall.

#### The Shed

The 1911 and 1912 Sanborn maps don't show the shed which exists today, although my survey indicates it was built in 1911. The 1952 Sanborn update shows the shed behind the house at #213/215; at some point, this piece was re-platted onto #217 Vance.

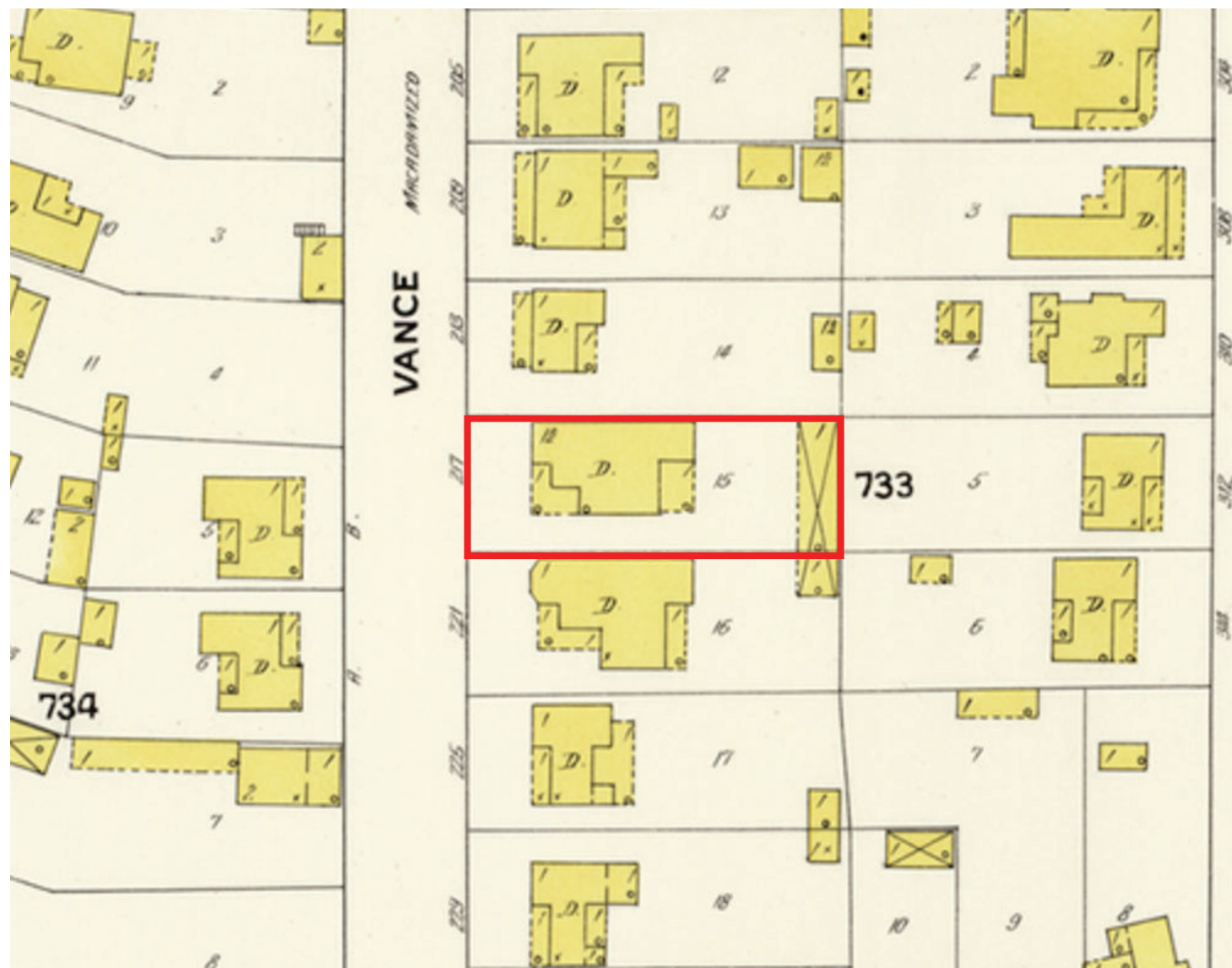
Both the 1911 and 1952 Sanborn update show a shared shed running along the back (north) property line, spanning #217 and #221; that shed must have been demolished long ago.

The shed structure was originally built from scrap lumber as you can see from the photos. There is no foundation or piers; the posts are set on the ground and the siding was set on the ground and on bricks. The roof leaks and it is sinking and tilting badly; the head height varies from 5' to 6'. My contractor added some posts and 2x4s to make it safer to store materials there. Whenever it rained, 6" of standing water and deep mud accumulated, so I laid in gravel to slow that down. It is also a health hazard, as the "hayloft" has long been a raccoon latrine and there is no way to seal it off. Raccoons and their droppings can be dangerous. I have had to fence the barn off from my dog and every piece of lumber or other item I've stored in there has to be thoroughly cleaned prior to use for that reason.

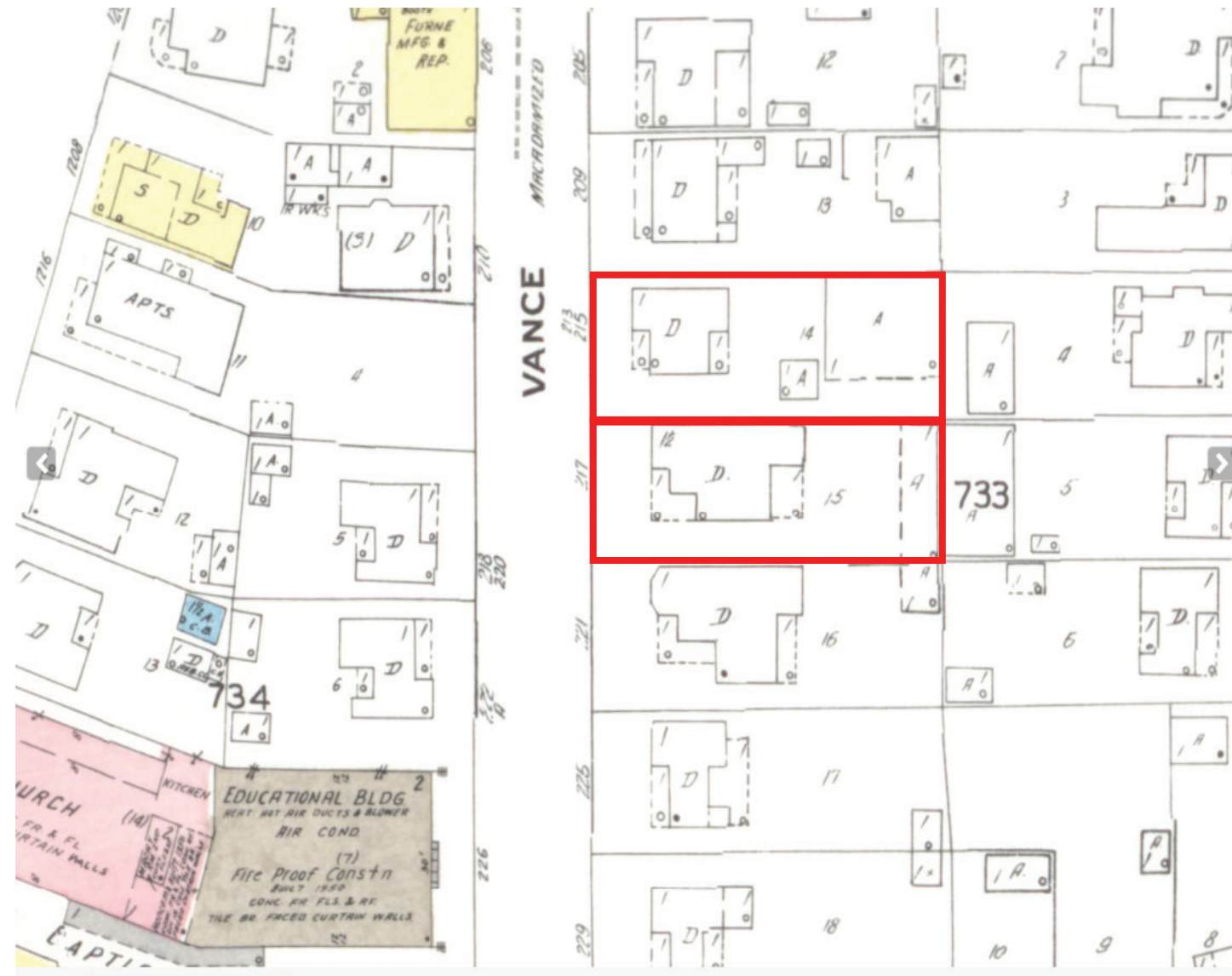
My initial thinking was to somehow rehabilitate the shed for use as a studio. However, after a walk-through with an engineer and contractor a few years ago, I realize that rehab is simply not feasible. There is no structural element that would not need replacing. It would have to be raised 4', and so on.

Our intention is to demolish the existing barn, but salvage the metal roofing as fencing, and salvage as much wood siding and framing as possible for reuse in the new studio structure.

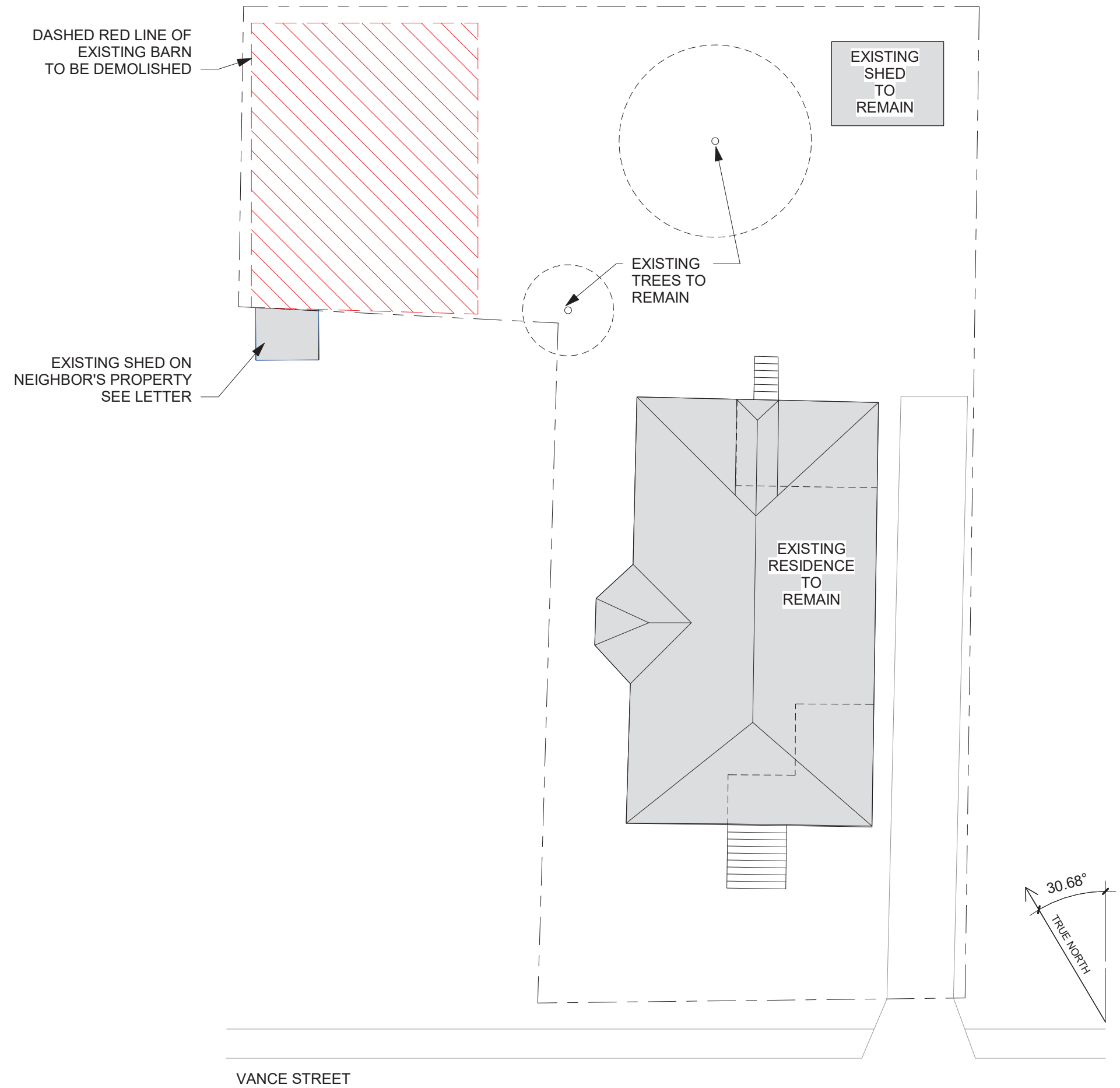




1911 SANBORN MAP VOL. 3, PAGE 257  
The existing structure does not exist, but another shed exists.



1952 SANBORN MAP VOL. 3, PAGE 257  
Structure is indicated as a Garage ("A") and located on the lot at 215 Vance Street.



DEMOLITION PLAN



Existing wood siding  
to be salvaged



South Elevation

Existing metal roofing  
to be salvaged and  
reused as fencing



East Elevation

Existing metal roofing  
to be salvaged and  
reused as fencing

Existing wood siding  
to be salvaged



West Elevation

Existing wood framing  
to be salvaged (if  
salvageable)



Interior



Existing shed at 215  
Vance Street



South Elevation

March 20, 2023

City of San Antonio  
Office of Historic Preservation + Development Services Department  
1901 S. Alamo Street  
San Antonio, TX 78204

RE: Shared wall on property line between 215 Vance St and 217 Vance St

To City of San Antonio,

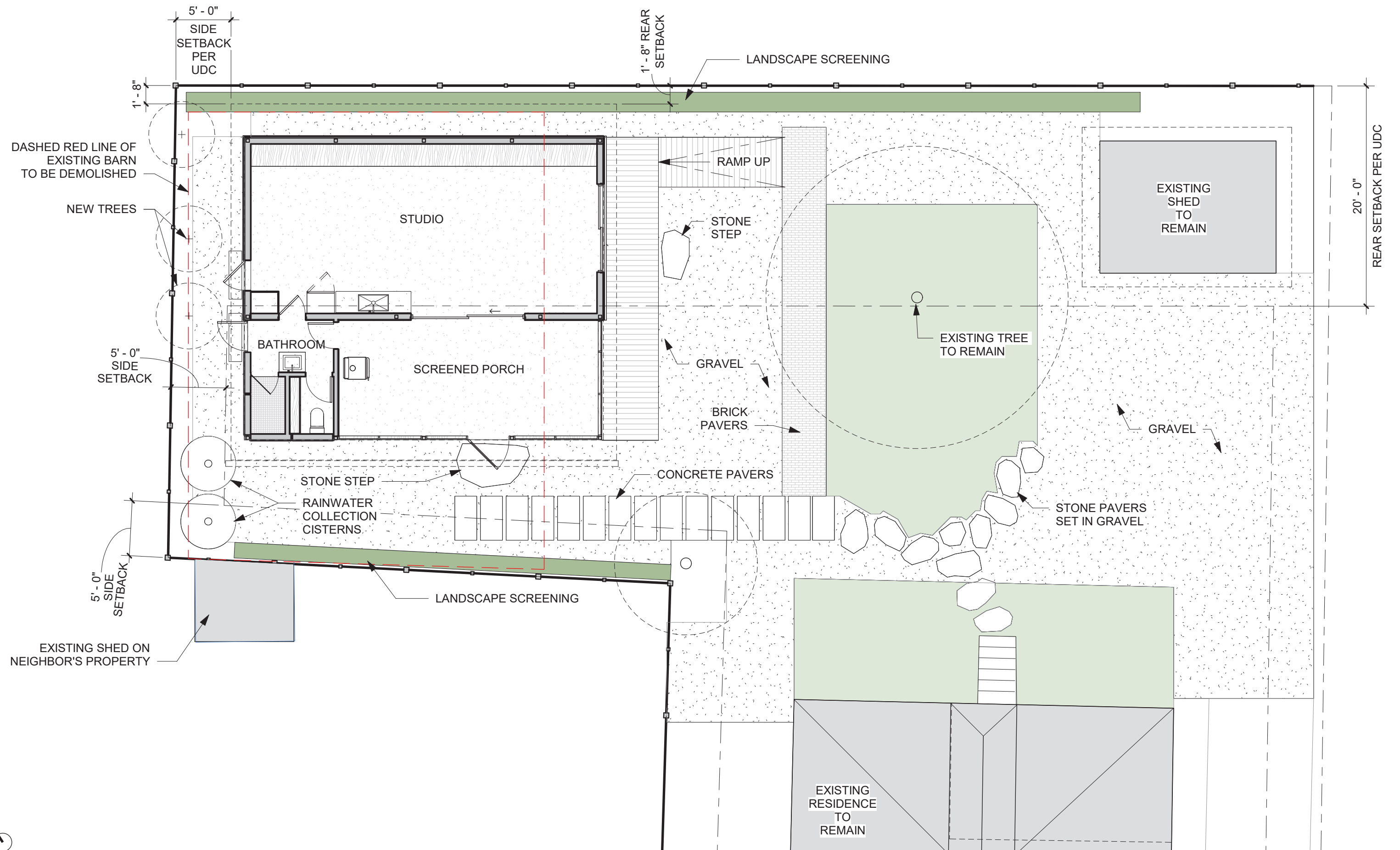
I am the owner of the property at 215 Vance Street, and I have an existing storage shed on my property that has a wall on the property line shared with 217 Vance Street. I approve of the proposed demolition of this wall, and I will handle the additional support needed for my shed and if necessary, coordinate with Anne Wallace, the owner of 217 Vance Street.

Please let me know if there are any questions or concerns.

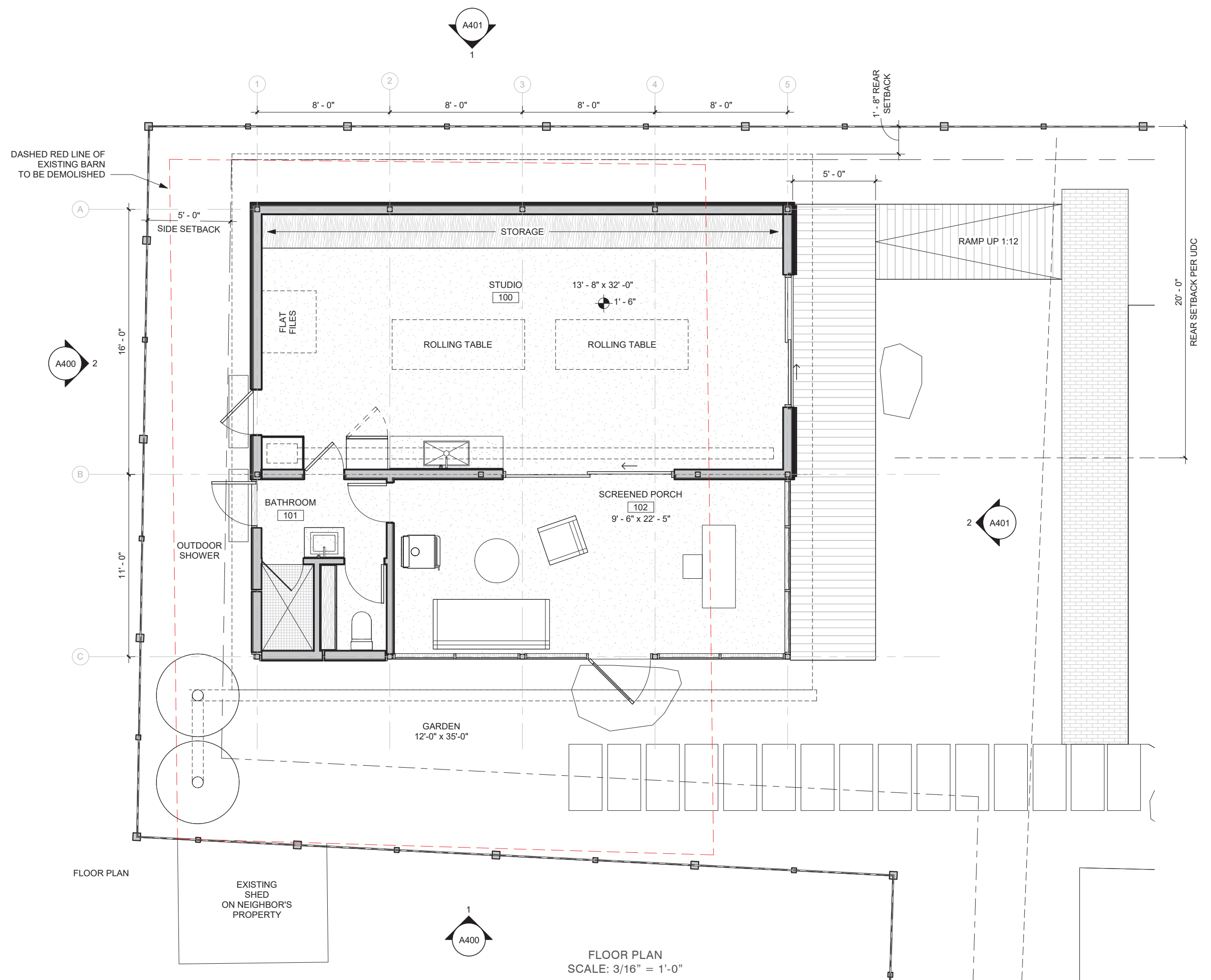
Thank you,

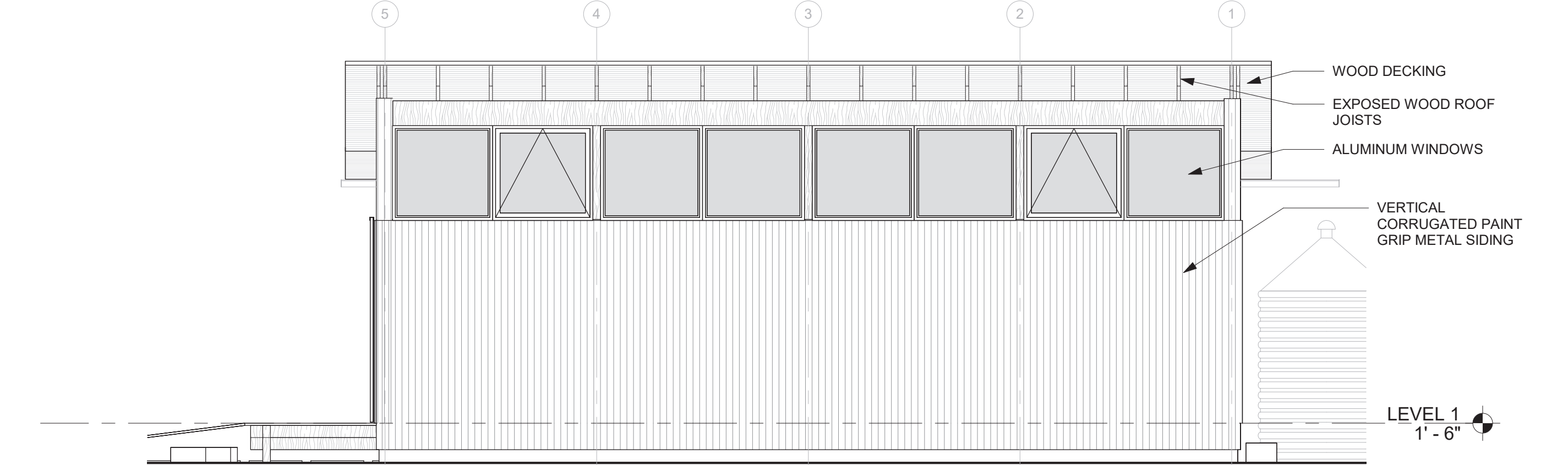
Jenny Browne and Scott Martin



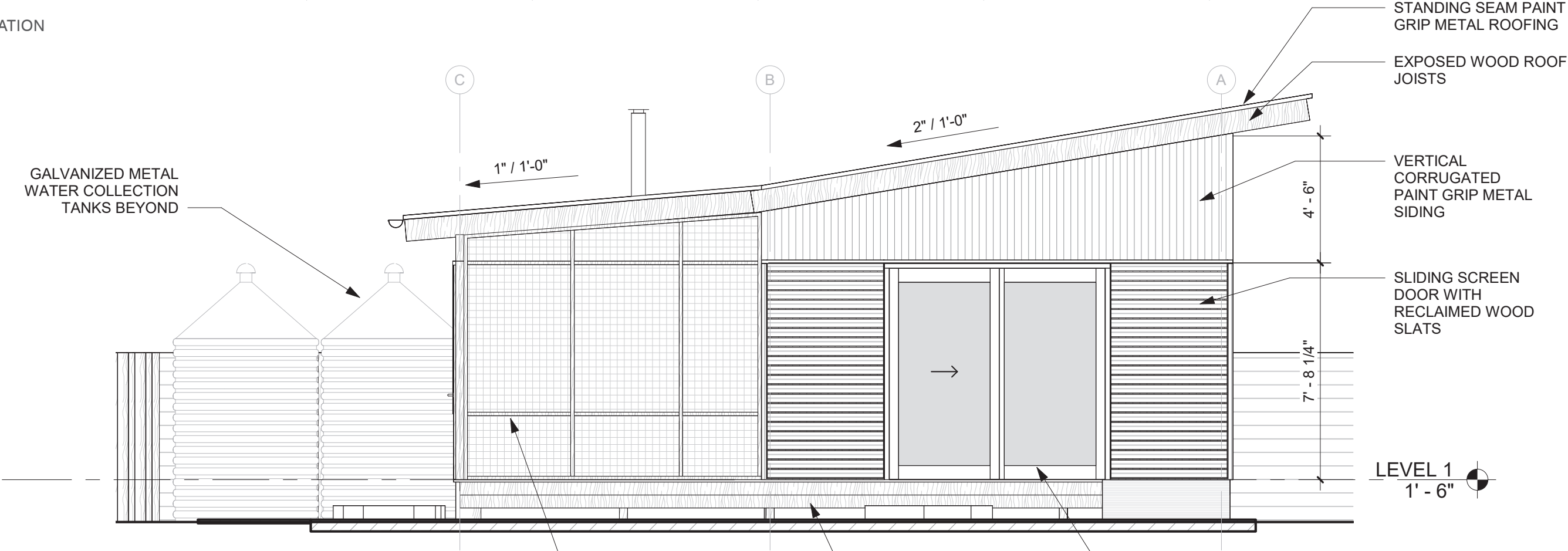


SITE PLAN  
SCALE: 1/8" = 1'-0"





NORTH ELEVATION



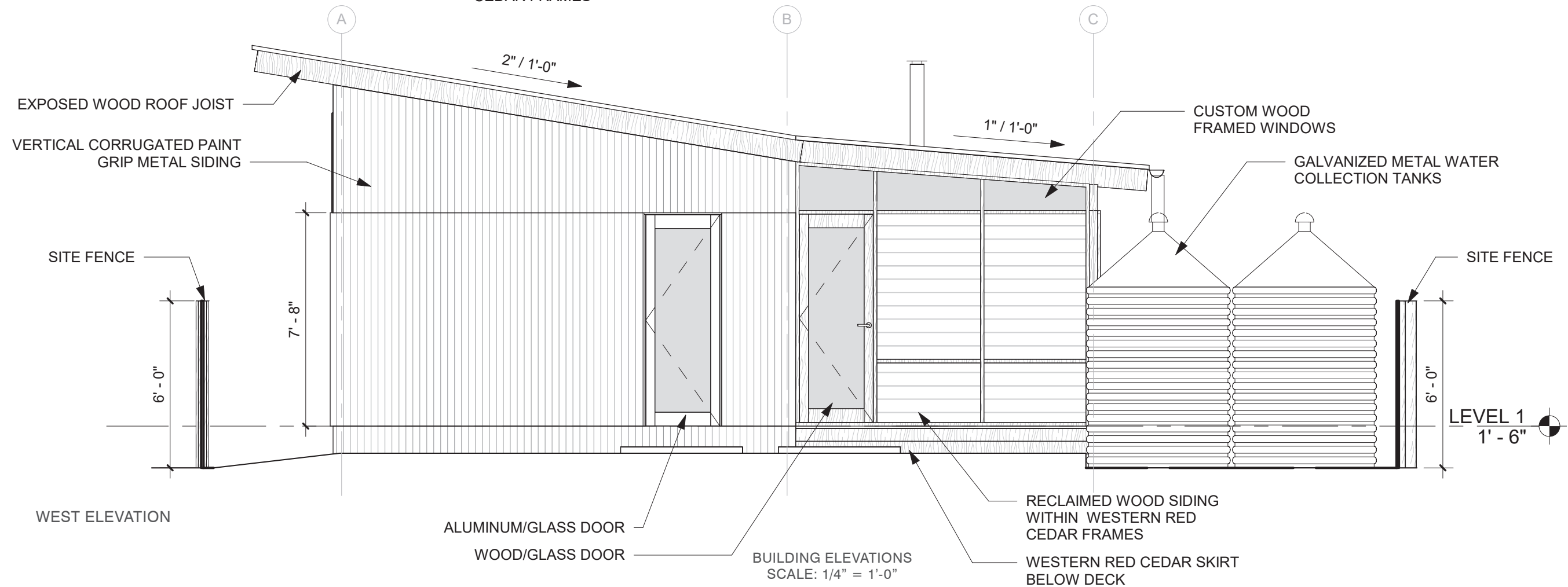
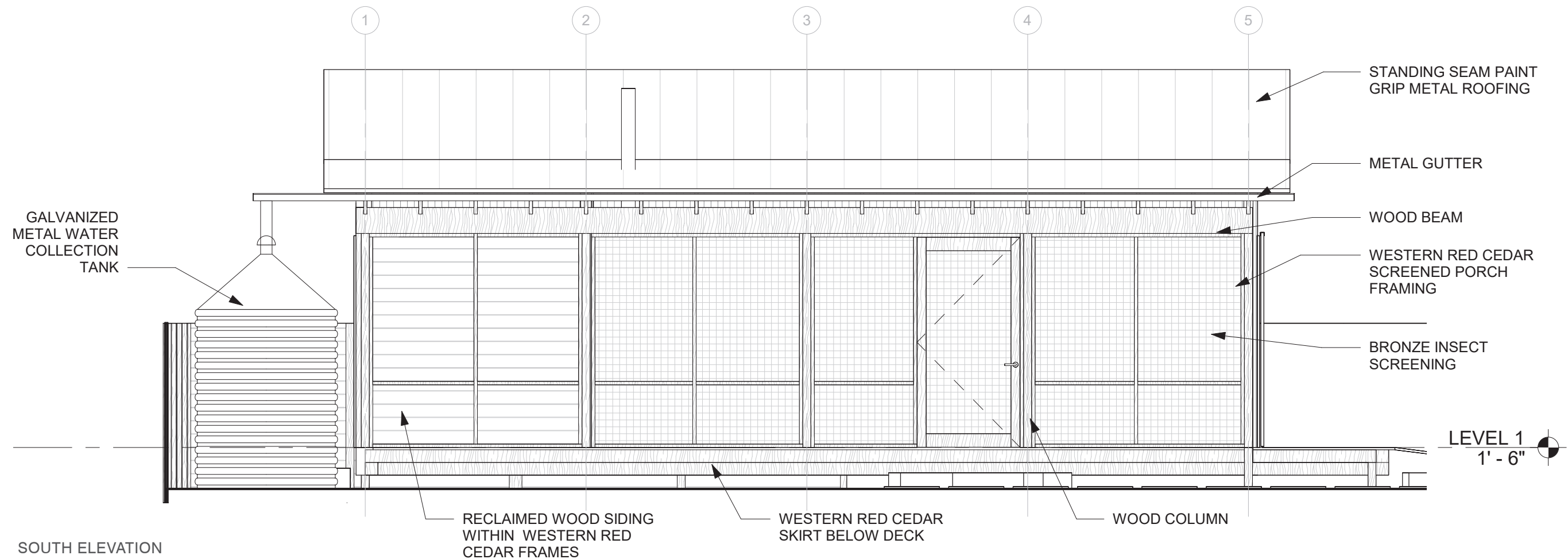
EAST ELEVATION

WESTERN RED CEDAR SCREENED PORCH FRAMING

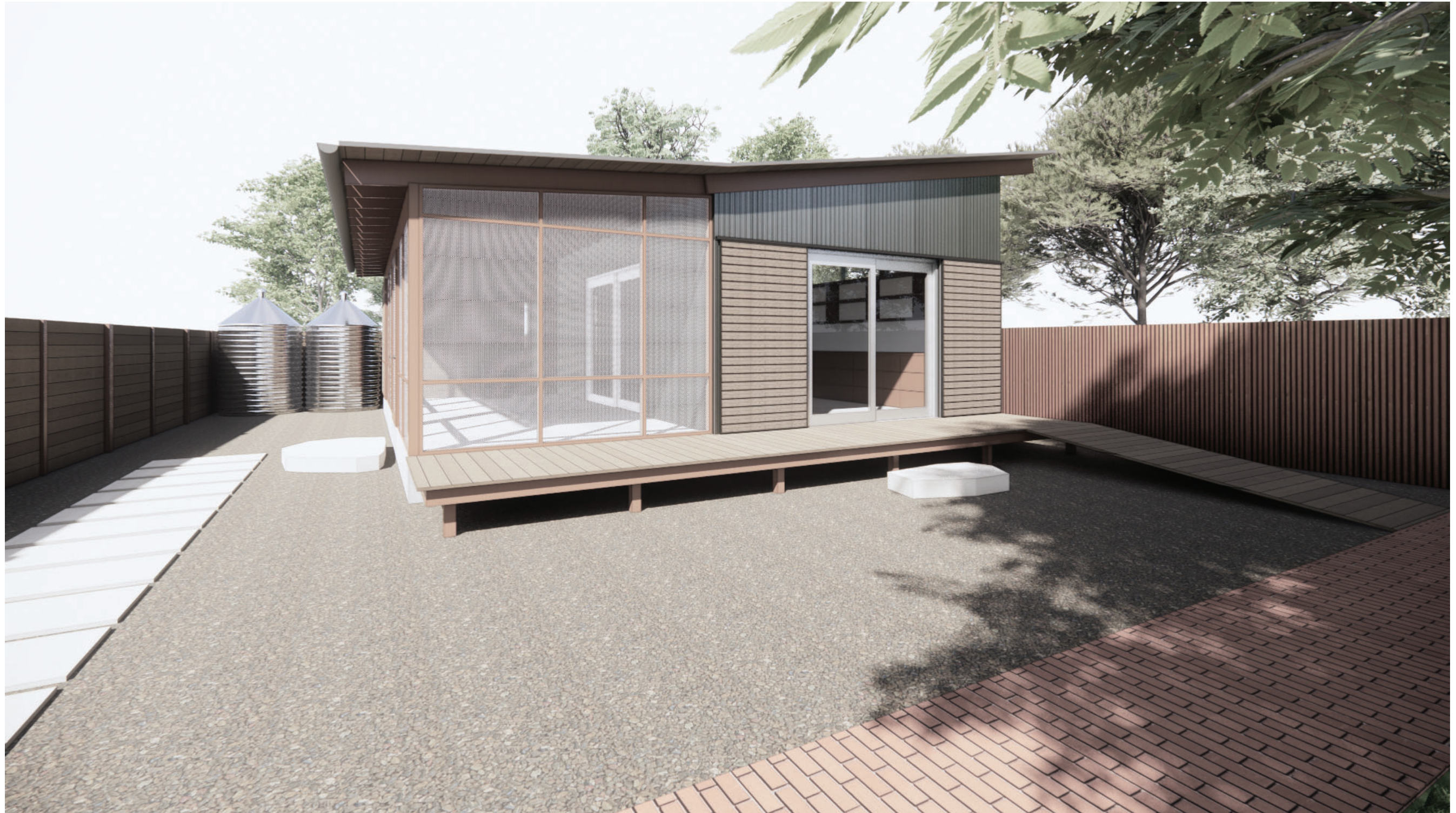
WESTERN RED CEDAR SKIRT BELOW DECK

ALUMINUM/GLASS SLIDING DOORS

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







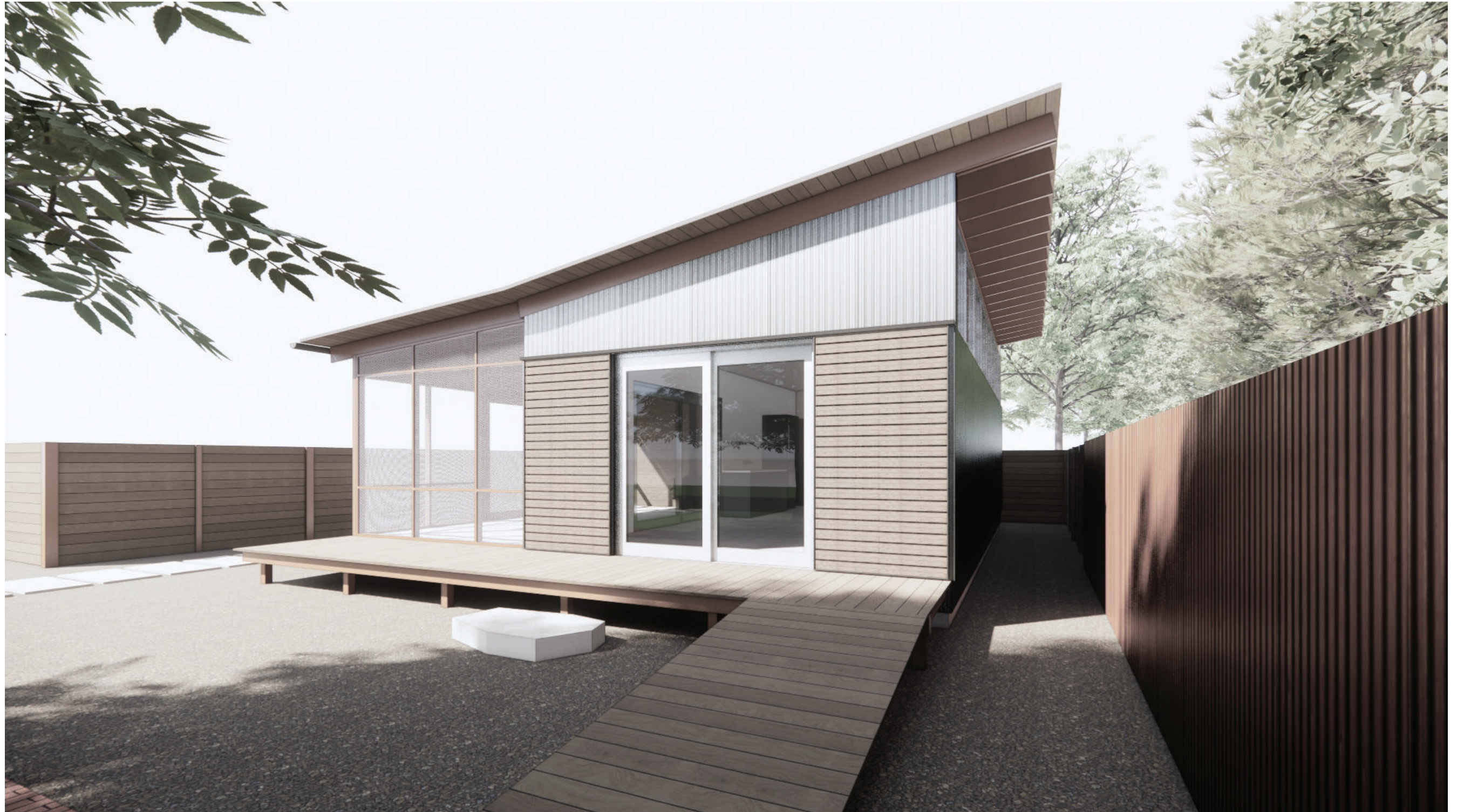
EXTERIOR VIEW - FROM MAIN HOUSE





EXTERIOR VIEW - FROM CENTER OF BACKYARD





EXTERIOR VIEW - FROM RAMP









INTERIOR VIEW - STUDIO LOOKING EAST






INTERIOR VIEW - SCREENED PORCH

7/9/2023

To Whom it May Concern-

In February 2016, Moises Cruz of A-1 engineering did a field visit attended by myself and Anne Wallace. His assessment was that the entire 30' x 40' open garage structure was unsound and would require a complete rebuild. There is no foundation, just twelve 4x4 posts sitting on the ground supporting the entire structure. The rest of the framing is patchy and badly engineered, the roof is highly degraded and has several leaks, and there is no existing decking below the roofing material. This estimate would simply make the existing 3-sided garage safe to walk inside; it does not address the owner's need for an enclosed studio space.

Sincerely,



Edward Diaz

Edward Diaz Construction, LLC

EdwardDiazConstruction.com

H-920986

**Rehab Estimate  
Existing Open Garage  
217 Vance St.  
7/6/23**

**CONTRACTOR:**

Edward Diaz Construction, LLC  
446 Queen Anne Ct.  
San Antonio, TX. 78209  
[edwarddiazconstruction@gmail.com](mailto:edwarddiazconstruction@gmail.com)  
[website: edwarddiazconstruction.com](http://edwarddiazconstruction.com)  
(512)-627-9767

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**CLIENT:**

Anne Wallace  
217 Vance St  
San Antonio, TX 78210

**Estimate to Rehab existing open garage:**

**Foundation:**

**\$ 16,000**

**Framing & Repairs:**

**\$ 25,000**

**New Metal Roof:**

**\$ 18,000**

**Subtotal:**

**\$ 59,000**

**Estimate to demo structure with Haul-off fees, etc:**

**Demo & Haul-off:**

**\$ 6,500**