

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-328
ADDRESS: 319 W LULLWOOD AVE
LEGAL DESCRIPTION: NCB 6537 BLK 17 LOT 13, & 14
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Dustin Brisco/Dubri enterprises Inc
OWNER: FLORES LINDA H
TYPE OF WORK: Demolition of rear accessory structure
APPLICATION RECEIVED: July 31, 2023
60-DAY REVIEW: September 29, 2023
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish the existing, rear accessory structure at 319 W Lullwood.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

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

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

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the 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)(3) in order to receive a certificate for demolition of the property.

(b) Unreasonable Economic Hardship.

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

are not unique to the property in question (i.e. the current economic climate).

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

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

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

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the

current owner or by a purchaser, which would result in a reasonable rate of return; and

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

(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;

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

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

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

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures

and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with

the owner's purchase, financing or ownership of the structures and property;

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

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

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

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements,

or a letter of commitment from a financial institution; and

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

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

B. For income producing structures and property:

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

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

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

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

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the

historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission

may request that an appraisal be made by the city.

(d)Documentation and Strategy.

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

supply

a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials

deemed valuable by the historic preservation officer for other preservation and restoration activities.

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

ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as

landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not

be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan

was approved as a replacement element for the demolished object or structure.

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

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

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

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

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

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to demolish the existing, rear accessory structure at 319 W Lullwood.
- b. CONTRIBUTING STATUS – The rear accessory structure at 319 W Lullwood was constructed circa 1920 and is found on the 1924 Sanborn Map. The structure features both horizontal and vertical wood siding, an asphalt shingle roof and wood windows and doors.
- c. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has provided a cost estimate for the rehabilitation of the rear accessory structure and has noted a cost of \$60,750.60, not including contractor's fees. The applicant has noted that total reconstruction of the rear accessory structure would cost \$54,551.35, not including contractor's fees. The applicant has also noted a loss of structural integrity, potential termite damage, the lack of a foundation, and inadequate framing.
- d. LOSS OF SIGNIFICANCE – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff finds the structure to be in a state of disrepair.

- e. MATERIAL SALVAGE & DECONSTRUCTION – In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or prior to December 31, 1945, are required to be deconstructed if designed historic. This property is subject to the City's deconstruction ordinance and the accessory structure must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). Per the ordinance, the assigned Certified Deconstruction Contractor must complete a Pre-Deconstruction and Post-Deconstruction Form, which require a pre-deconstruction salvage inventory; a final itemized list, with quantities and photos of materials salvaged and their destination (for reuse on site, moved to be sold, donated, etc); documented diversion rate of the overall project; and transaction receipts or weight tickets for all materials taken to a transfer facility, material recovery facility, and/or landfill. Materials should be reused on site, when possible.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulation:

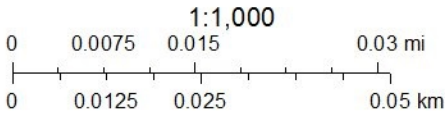
- i. That the applicant comply with the City's deconstruction ordinance and selects a Certified Deconstruction Contractor to complete deconstruction, form submission, and permitting in accordance with UDC Chapter 12, Article II, as noted in finding e.

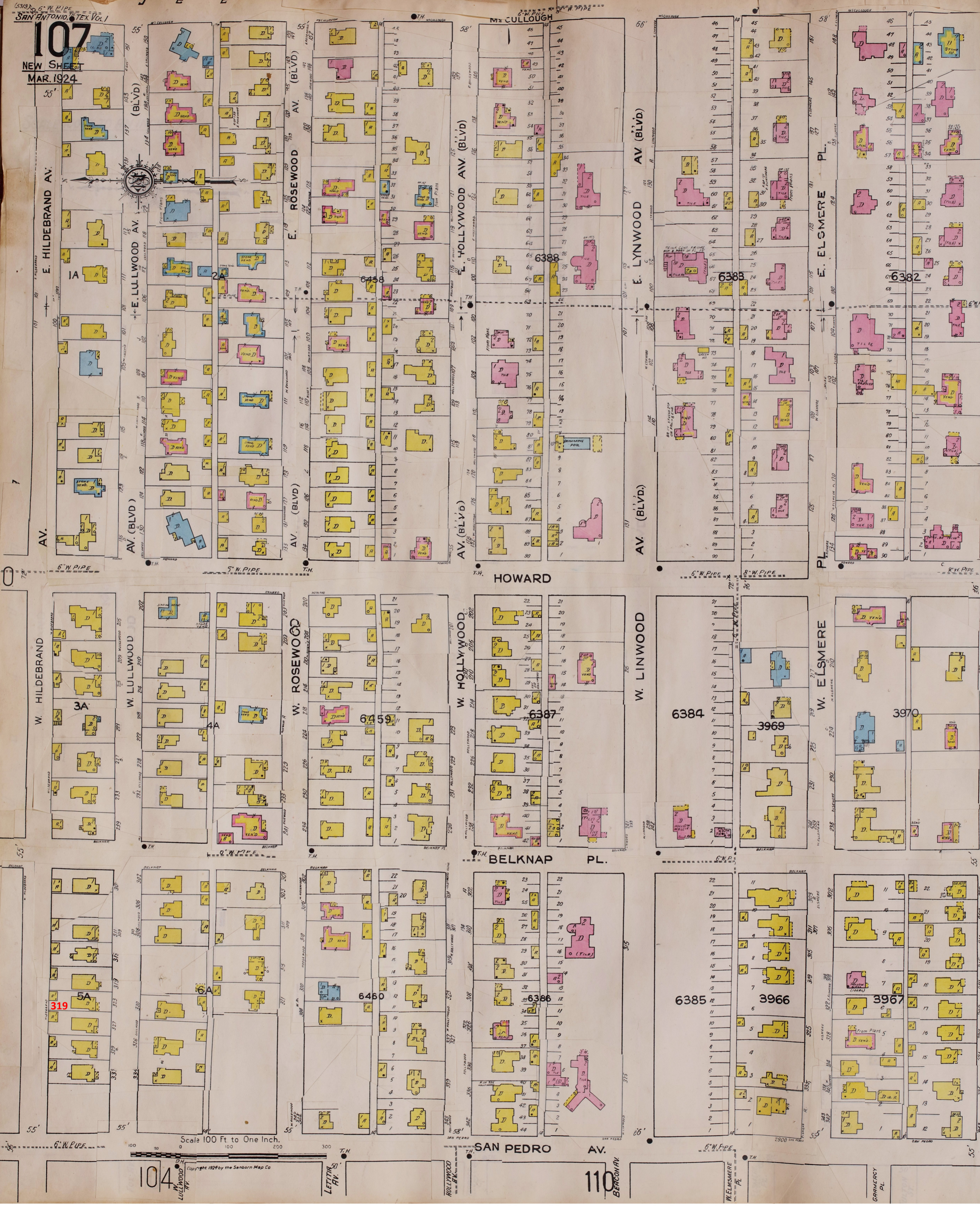
Replacement fencing will require a separate Certificate of Appropriateness and has not been approved as part of this review.

City of San Antonio One Stop



August 24, 2023







TO WHOM IT MIGHT CONCERN

Regarding the rear structure at 319 W. Lullwood, the main concerns about the rear accessory structure are as follows:

- 1) Overgrown vegetation inside of the structure.
- 2) Vermin and other unwanted pests (poisonous snakes and spiders) housing in the structure.
- 3) Attraction for squatters/unwanted guests.
- 4) Unstable structure (not structurally sound).
- 5) Not built with actual walls. It is held up with siding. No telling when this structure could collapse.
- 6) There is no foundation. It's built straight onto the dirt.
- 7) Structure is approximate 2 feet from Hildebrand rd. It may be encroaching onto city property.
- 8) There is no fence or anything to keep it from falling onto Hildebrand rd in the event it collapses.

Dustin Brisco
General Contractor
210-818-5622
Info.dubri@gmail.com

ACCESORY UNIT PROPOSED FOR DEMOLITION

Assigned Request Number:2023-28670
Property Address: 319 W LULLWOOD AVE SAN ANTONIO, TX 78212



South View & Interior conditions.

ACCESORY UNIT PROPOSED FOR DEMOLITION

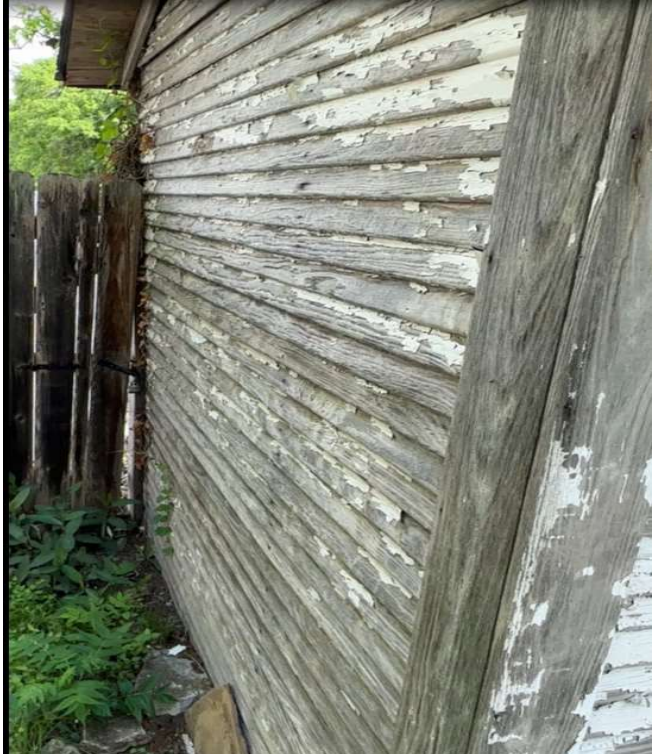
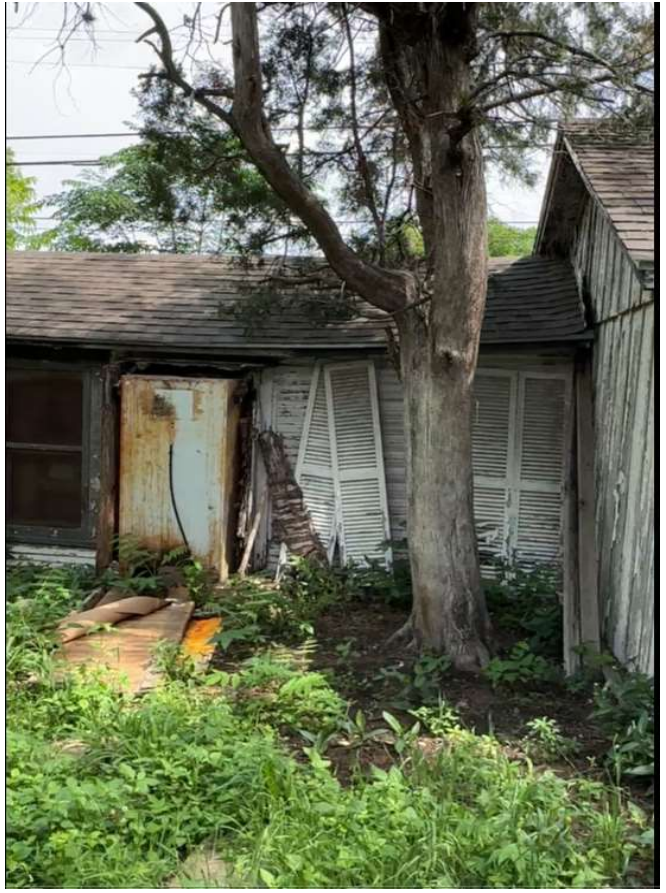
Assigned Request Number:2023-28670

Property Address: 319 W LULLWOOD AVE SAN ANTONIO, TX 78212



NOTES:

- There is observable evidence of possible termites presence.
- Unit does not have any type of foundation
- Floor is cover with fabric carpet like in direct contact with ground
- Roof framing is seated on exterior walls.
- Screen door, window and exterior doors are heavily damaged (most likely beyond repair).
- North side wall is beyond property line boundary with adjacent major SAT street (Hildebrand)
- Walls are not structural (no evidence of Studs)



319 W LULLWOOD ST.
ACCESSORY UNITS BUILD AROUND 1926, NO FOUNDATION PRESENT



EXHIBIT A

July 31, 2023

Submitted by:

DUBRI ENTERPRISES, Inc.
2918 Hillcrest
Balcones Heights, Texas 78201
Business: 2106092656
Business: info.dubri@gmail.com
License Number: H-929215

Project Specifications

319 W Lullwood Ave

Accessory structure Re-built

General Project Contents

PROJECT PREPARATION

- Obtain necessary permits.
- Plans with on-site survey, no consultation.

FRAMING DEMOLITION

- Demolish 400 sq. feet of wood wall framing, 10' high, 2" x 4" 16"oc.

GENERAL DEMOLITION

- Demolish 600 sq. feet of asphalt/fiberglass shingles, to 8/12 slope, 1 layer.

EXCAVATION

- Excavate approximately 30 cu. yds. of average soil.
- Excavate approximately 144 lin. feet of continuous footing 36"D x 18"W.
- Seed, rake, water approximately 342 sq. feet of tall fescue or equivalent.

CONCRETE

- Pour 600 sq. feet of monolithic slab by chute, 4" thick on existing footing.
- Pour 144 lin. feet of monolithic footing(s) by chute, 36"D, 16"W at top, 8"W at bottom.
- Pour 30 lin. feet of additional support footing(s) by chute, 24"D x 12"W.

WALL FRAMING

- Provide and install framing for approximately 1,026 sq. feet of walls with wood 2" x 4", 16"oc, up to 8' tall.
- Provide and install sheathing for approximately 1,026 sq. feet of walls with plywood, 1/2".

ROOF FRAMING

- Provide and install 720 sq. feet of 2" x 10", 16"oc, wood gable roof framing.
- Provide and install 720 sq. feet of plywood sheathing, 5/8".
- Provide and install 600 sq. feet of 2" x 4", 16"oc, ceiling joists.

ROOFING AND GUTTERS

- On gable roof provide and install 720 sq. feet of fiberglass shingles, 3 tab, 225lb, 25 year, over 8/12 slope, with felt.
- Provide and install 90 lin. feet of aluminum drip edge.
- Provide and install 36 lin. feet of aluminum stepflashing on wood sheathing.
- Provide and install 36 lin. feet of continuous ridge vent, shingle over style.
- Provide and install 90 lin. feet of 6" seamless aluminum guttering.
- Provide and install 20 lin. feet of 3" x 4" aluminum downspout.

EXTERIOR DOORS

- Provide and install 1 exterior knob lockset, average quality.
- Provide and install 1 deadbolt, average quality.
- Provide and install 3 lin. feet of exterior wood door sill, 8/4 x 8 deep.
- Provide and install 1 exterior pre-hung 6 raised panel fir/pine door unit, 3-0 x 6-8.
- Provide and install 1 exterior aluminum glass storm door, full view, screen insert.

WOOD WINDOWS

- Provide and install 12 double hung, insulated glass, clad wood windows, 2-4 x 5-2, average grade.

SIDING AND AWNINGS

- Provide and install 1,026 sq. feet of vinyl siding, 10" double 5. Includes necessary trim.
- Provide and install 1,026 sq. feet of tear-proof plastic house wrap.

EXTERIOR TRIM

- Provide and install 126 lin. feet of vinyl fascia, 6".
- Provide and install 90 lin. feet of vinyl soffit, 12".
- Provide and install 12 pairs of molded polystyrene shutters, 18" wide x 5'-3" tall.
- Provide and install 1 vinyl louver vent, gable, 16".

ELECTRICAL

- Provide and install 4 box and duplex outlet sets, open walls, within 10' of power.
- Provide and install 1 ceiling box and wall switch set, finished walls, within 10' of power.
- Provide and install 1 ceiling light in existing box, average grade.
- Provide and install 1 incandescent porch wall fixture in existing box, economy grade.

INSULATION

- Provide and install 1,140 sq. feet of insulation, kraft faced, walls, R-13, 3-1/2" thick x 15" wide, 16"oc.
- Provide and install 600 sq. feet of insulation, foil faced, laid flat, R-30, 9-1/2" thick x 16" wide, 16"oc.

WALL COVERINGS

- Provide and install 1,140 sq. feet of drywall, taped and finished, 1/2".

CEILING COVERINGS

- Provide and install 600 sq. feet of drywall ceiling, taped and finished, 1/2".

INTERIOR DOORS

- Provide and install 1 interior passage set, average grade.
- Create 1 door opening up to 8' in drywall wall, case with pine stain grade.
- Provide and install 1 interior pre-hung fir/pine 6 panel door unit, 2-8 x 6-8.

INTERIOR TRIM, STAIRS AND ACCESSORIES

- Provide and install 144 lin. feet of base shoe mould, oak, 3/8 x 3/4.
- Provide and install 144 lin. feet of pine base, 9/16 x 4-1/4, plain.
- Provide and install 1 concrete slab on grade for steps, 16 to 24 SF.
- Provide and install 1 step on grade, 48" wide.

FLOOR COVERING

- Provide and install 600 sq. feet of plywood subfloor, 3/4".
- Provide and apply 2 coats of lacquer to 600 sq. feet of wood floor.
- Provide and install 600 sq. feet of white oak tongue & groove flooring, select, 3/4 x 2-1/4, unfinished.

EXTERIOR PAINTING

- Paint ext. panel door(s), 2 sides, water based enamel, brush, 2 coats. Includes jamb & trim.

INTERIOR PAINTING

- Paint int. panel door, 2 sides, brush, 2 coats, water based paint. Includes jamb & casing.
- Paint windows(s) and trim, 12 sides, 12 to 22 SF, up to 4 lites, 2 coats (interior).
- Paint 1,140 sq. feet of wall, over smooth finish, latex, roll, 2 coats.
- Paint 600 sq. feet of ceiling, over smooth finish, latex, roll, 2 coats.
- Paint 144 lin. feet of baseboard, plain, up to 4" wide, latex, 2 coats.

Sub-Total is \$54,551.35

Project Cost is \$54,551.35

General contractor's fee: \$5,000.00

Total Cost is \$59,551.35

Alternates

A00 / Accessory Unit

Full Demolition

PROJECT PREPARATION

- Demolition permit fee
- Deliver 2 dumpsters, pickup and dump after 7 days, 30 cubic yards, 4.5 tons.

FRAMING DEMOLITION

- Demolish 600 sq. feet of subfloor, 3/4" plywood sheathing, nailed & glued.
- Demolish 400 sq. feet of wood wall framing, 10' high, 2" x 4" 16"oc.
- Demolish 400 sq. feet of wall sheathing, 1/2" plywood.

GENERAL DEMOLITION

- Demolish 400 sq. feet of wood siding, 6".

PROJECT FINALIZATION

- Clean 600 sq. foot addition.

Cost is \$5,208.50

General Contractor's fee: \$1,000.00

Total Cost is \$6,208.50

PAYMENT SCHEDULE

Standard DUBRI Remodel Project

\$17,865.41 UPON APPROVAL OF ESTIMATE & START DATE.

\$17,865.41 UPON COMPLETION OF 50% OF SCHEDULE WORK

BALANCE DUE UPON COMPLETION OF PROJECT

ACCEPTANCE OF PROPOSAL

Special Note: In the case of owner providing fixtures and other items specified to complete the scope of work there will be additional charges if these items are not available at job site when required.

The prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined in this contract.

Signature_____ Date:_____

Signature_____ Date:_____



ALTERNATE WORK ORDER

August 08, 2023

Submitted to:

INC. DUBRI ENTERPRISES
2918 Hillcrest
Balcones Heights, Tx 78201
Business: (210) 609-2656
Business: info.dubri@gmail.com

Summary

319 W LULLWOOD AVE

Rehabilitation of Rear Accessory Structure

Cost is \$60,570.60

General contractors fee : \$12,000.00

Total Cost is \$72,570.60

Details

PROJECT PREPARATION

- | | |
|--|------------|
| ■ Obtain necessary permits. | \$1,188.00 |
| ■ Install portable toilet. | \$720.00 |
| ■ Load, haul & dump clean construction debris. | \$1,440.00 |

GENERAL DEMOLITION

- | | |
|---|------------|
| ■ Demolish wood fascia, 1" x 6". | \$126.00 |
| ■ Demolish wood soffit, 12". | \$126.00 |
| ■ Remove gypsum drywall from ceiling. | \$504.00 |
| ■ Remove gypsum drywall from wall. | \$2,016.00 |
| ■ Demolish interior space as necessary. | \$1,350.00 |

EXCAVATION

- | | |
|--|------------|
| ■ Excavate pier footing(s) 16"L x 16"W x 36"D. | \$1,008.00 |
|--|------------|

CONCRETE

- Pour pier footing(s). \$888.00

FLOOR FRAMING

- Provide and install 2" x 8", 16"oc, floor joists. \$1,968.00
- Provide and install tongue and groove plywood subfloor, 5/8". \$1,128.00
- Provide and install wood column, 4" x 8". \$1,230.00
- Labor & materials to fabricate custom shore wall supports as required. \$1,512.00

WALL FRAMING

- Replace existing exterior walls with structural braced walls , 16"o.c \$5,292.00

ROOFING AND GUTTERS

- Remove & replace fiberglass shingles. \$1,447.20

EXTERIOR DOORS

- Provide and install wood garage door, includes hardware. \$867.00
- Remove and replace doors & casings. \$486.00

SIDING AND AWNINGS

- Remove & replace wood lap style siding. \$5,940.00

GENERAL PLUMBING

- Sub-contractor budget to update Accessory Unit to code. \$3,696.00

ELECTRICAL

- sub-contractor electrical budget to update unit to code \$10,230.00

WALL COVERINGS

- Provide and install drywall, taped and finished, 1/2". \$6,636.00

CEILING COVERINGS

- Provide and install drywall ceiling, taped and finished, 1/2". \$948.00

INTERIOR TRIM, STAIRS AND ACCESSORIES

- Provide and install pine base, 7/16 x 3-1/2, plain. \$590.40
- Remove and replace window & casing. \$558.00

FLOOR COVERING

- Provide and install tongue and groove OSB subfloor, 5/8". \$1,128.00

EXTERIOR PAINTING

- Stain smooth wood siding. \$1,620.00

INTERIOR PAINTING

- Paint over smooth wall. \$4,200.00

PROJECT FINALIZATION

- Budget for cleaning. \$1,728.00