HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2023

HDRC CASE NO:	**2023-327**
ADDRESS:	1023 N PINE ST
LEGAL DESCRIPTION:	NCB 522 BLK 15 LOT 1 TO 18
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Brian Sowell/WestEast Design Group, LLC
OWNER:	Cathleen Crabb/CITY OF SAN ANTONIO
TYPE OF WORK:	Demolition of four (4) structures and conceptual review of a schematic plan
APPLICATION RECEIVED:	July 26, 2023
60-DAY REVIEW:	Not applicable
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting:

1. A Certificate of Appropriateness for approval to demolish four (4) structures at the Ella Austin campus.
2. Conceptual approval of schematic 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 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 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 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco
A. MAINTENANCE (PRESERVATION)
i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition

when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs
A. MAINTENANCE (PRESERVATION)
i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)
i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting
A. MAINTENANCE (PRESERVATION)
i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement 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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

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

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

6. 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 finished. 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.
B. NEW FENCES AND WALLS
i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select 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. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.
C. PRIVACY FENCES AND WALLS
i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design
A. PLANTINGS
i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.
B. ROCKS OR HARDSCAPE
i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.
C. MULCH
Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
D. TREES
i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes
A. PLANTING STRIPS
i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.
B. PARKWAYS AND PLANTED MEDIANS
i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.
C. STREET ELEMENTS
i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing
A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.
B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. Non-Residential and Mixed Use Streetscapes
A. STREET FURNITURE
i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.
ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.
B. STREET TREES
i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.
C. PAVING
i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.
D. LIGHTING
i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).
ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.
iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).
iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.
v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

7. Off-Street Parking
A. LOCATION
i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN
i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance
A. HISTORIC FEATURES
i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.
B. ENTRANCES
i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.
C. DESIGN
i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

a. The complex addressed as 1023 N Pine is commonly known at the Ella Austin Community Center. The primary historic structure at 1023 N Pine was constructed circa 1923 as the Ralph Waldo Emerson Junior High School and contributes to the Dignowity Hill Historic District. The property currently operates as the Ella Austin Community Center including the Ella Austin Youth Garden abutting N Olive. With 2022 Bond and TIRZ funding, the applicant is requesting a Certificate of Appropriateness for approval to demolish four (4) structures on the campus and has provided a schematic design for the proposed replacement plans. Three (3) of the structures proposed for demolition were constructed circa 1985 and in 1998. The remaining structure proposed for demolition was constructed in 1932.
b. 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 September 21, 2023, as required by the Unified Development Code.
c. The loss of a landmark is an irreplaceable loss to the quality and character of San Antonio. Demolition of any landmark or contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. For full demolition of primary structures, the UDC requires clear and convincing evidence supporting an unreasonable economic hardship must be presented by the applicant in order for demolition to be considered. The applicant must prove by a preponderance of evidence that:

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

    [The applicant has submitted an Engineer's Letter for the 1932 Physical Culture Building stating that

the building has experienced foundation failure. Repairs would require the foundation to be severely augmented or removed and replaced for an estimated cost of $750,000 to $1,000,000. This estimate does not include the cost of architectural or mechanical upgrades required as a result of the structural work. Additionally, water damage from the roof will require segmenting the steel joists and replacing the roof and the roof decking. The applicant estimates that the completion of all required repairs would total over $2.16 million.]

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 building has been vacant for at least one decade and is not in occupiable condition at this time.]

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 building has been vacant for at least one decade and is not in occupiable condition at this time.]

d. Staff finds that the applicant has demonstrated an unreasonable economic hardship in accordance with the UDC.
e. LOSS OF SIGNIFICANCE – Three (3) of the structures proposed for demolition were constructed circa 1985 and in 1998. The remaining structure proposed for demolition was constructed in 1932. Per the UDC, if the Commission finds that economic hardship has not been met, the applicant may provide to the historic and design review commission additional information which may show a loss of significance.
f. DESIGN REVIEW COMMITTEE – The DRC conducted a site visit to the property on September 13, 2023. The commissioners present reviewed the current condition of the physical culture building which noted substantial settling of the foundation. The commissioners were also interested in understanding the overall configuration and access to the site.
g. DEMOLITION – The applicant is requesting approval for the demolition of four (4) structures on the Ella Austin Campus. The applicant has requested the demolition of the Classroom Building constructed circa 1985 (Building 1), the Site Storage building constructed circa 1985 (Building 2), the Senior Center constructed circa 1998 (Building 3), and the Physical Culture Building constructed in 1932 (Building 4). Staff finds that Buildings 1-3 are not contributing to the campus or the Dignowity Hill Historic District; however, Building 4, the Physical Culture Building, is contributing to the period of significance for the campus. Building 4 features a rectangular plan, brick cladding, decorative brick cornicing and door surrounds, and original divided lite windows that are in repairable condition. 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.
h. REPLACEMENT PLANS – The applicant has submitted a schematic design showing that the proposed replacement plans include site work modifications on the north side of the property along Burleson Street in the location of the existing Physical Culture Building (Building 4) and the construction of an addition on the east side of the existing gym to serve as a new Senior Center. Staff finds that more detailed replacement plans are required to complete the review for new construction.

RECOMMENDATION:

Staff recommends approval of items 1 and 2 based on findings a through h with the following stipulations:

i. That the applicant submits an architectural salvage plan for the 1932 Physical Culture Building to staff for review and approval based on finding g.
ii. That the applicant submits full replacement plans to staff for review prior to returning to the HDRC for final approval based on finding h.

City of San Antonio One Stop

September 29, 2023

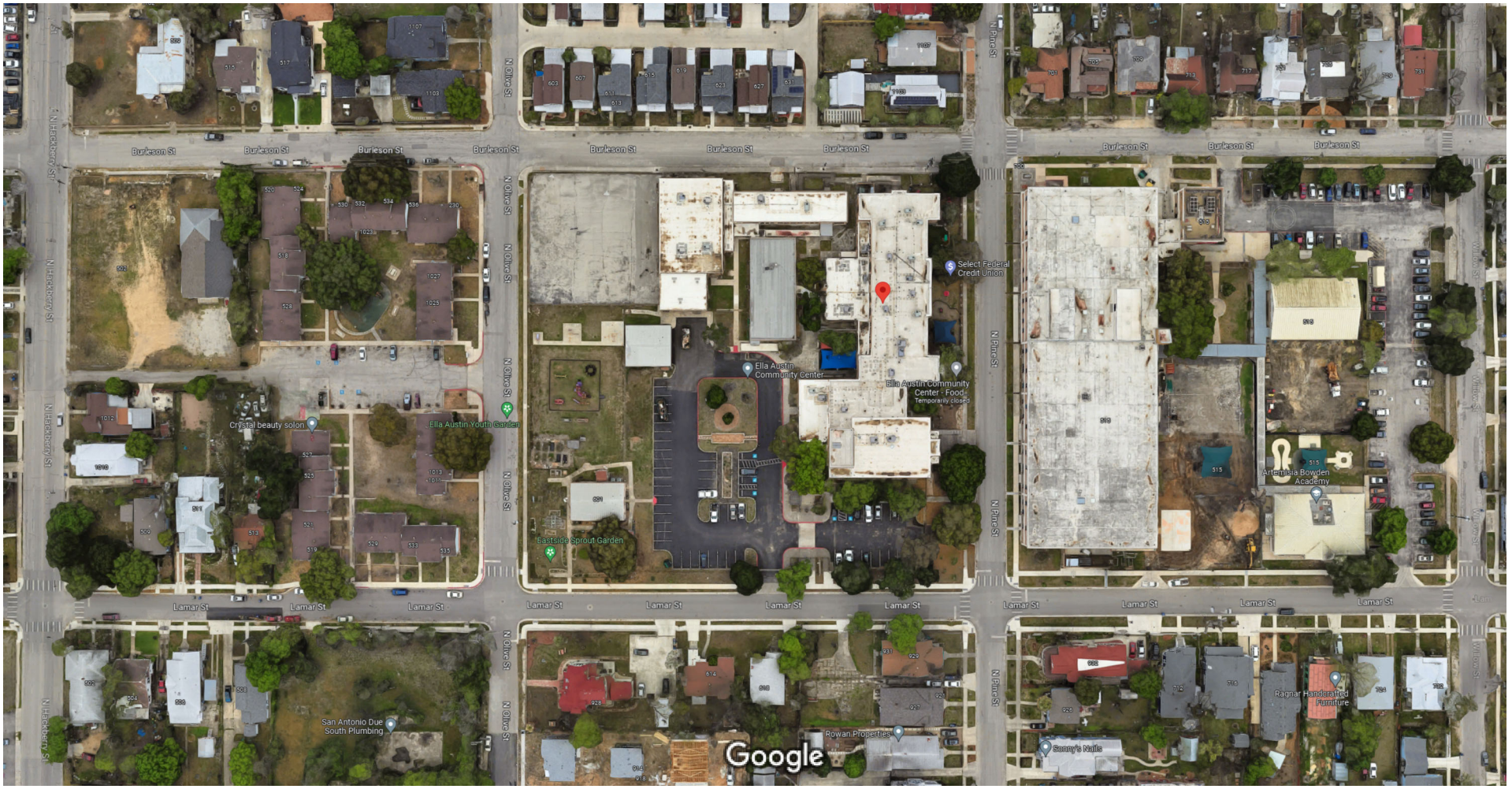
User drawn lines

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

Google Maps 1023 N Pine St



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Google Maps 1023 N Pine St

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Ella Austin Community Center

City of San Antonio

30 June 2023

WestEast Design Group

NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. SCALE FACTOR 1.00017

2) VERTICAL RELIEF WAS MADE FROM AN ON THE GROUND SURVEY, CONTOURS SHOWN HEREON ARE AT 1' INTERVALS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12A.

3) REFERENCED PROPERTY LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD MAP 415 OF 785, COMMUNITY PANEL NO. 48029C0415G, DATED SEPTEMBER 29, 2010.

4) UNDERGROUND SANITARY SEWER LINES ARE SHOWN HEREON PER A COMBINATION OF SAWS SEWER BLOCK MAP 168580, AND FIELD OBSERVED EVIDENCE.

5) UNDERGROUND WATER LINES SHOWN HEREON ARE PER A COMBINATION OF SAWS WATER BLOCK MAP 168580, AND FIELD OBSERVED EVIDENCE.

6) UNDERGROUND GAS PIPELINE SHOWN HEREON IS PER A COMBINATION OF CPS LINEWORK, AND FIELD OBSERVED EVIDENCE.

7) SITE CONTROL MUST BE VERIFIED ON THE JOB AND THE SURVEYOR MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

8) CONTRACTOR SHALL IMMEDIATELY NOTIFY SURVEYOR OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF POINTS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.

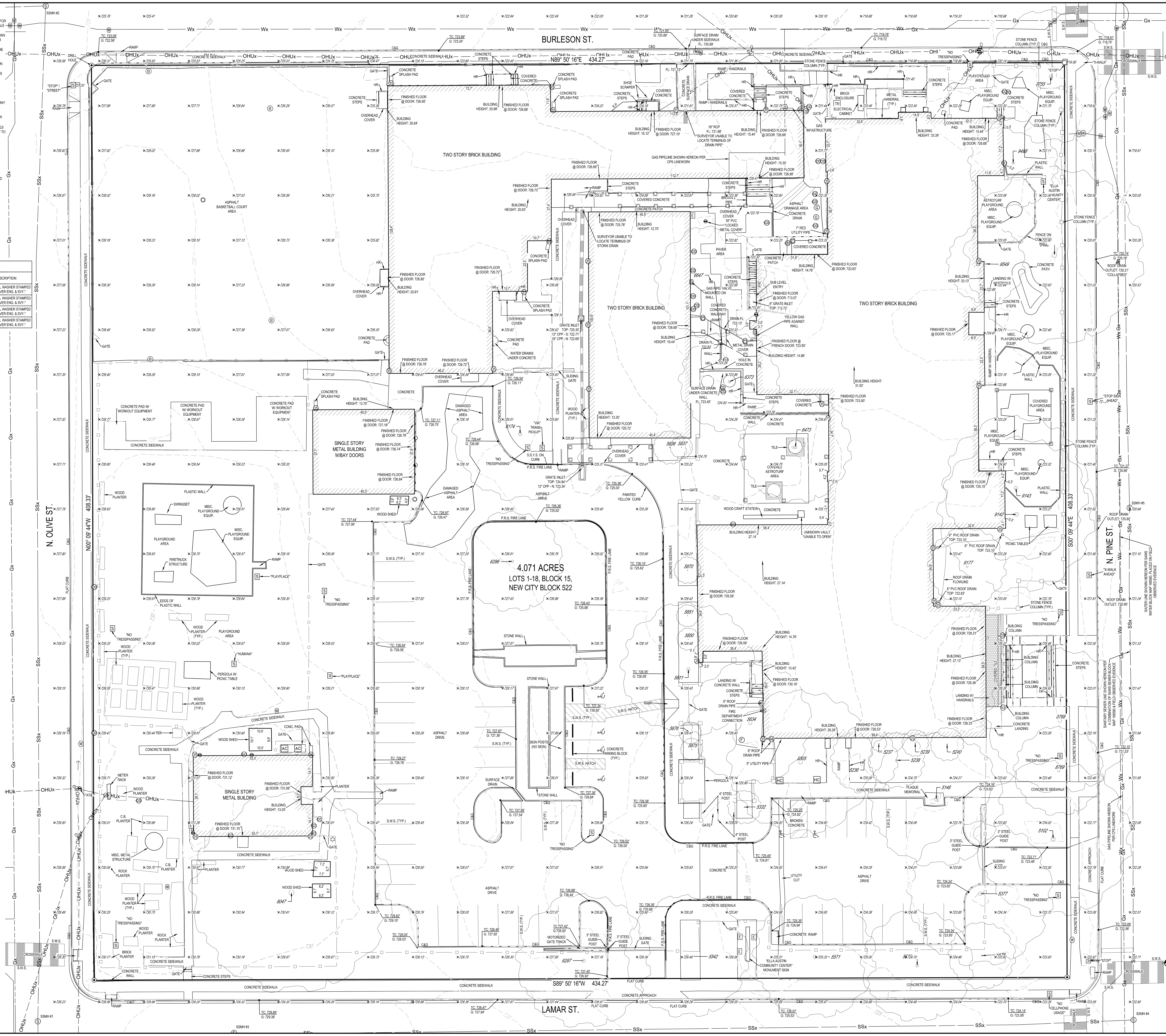
9) THE SURVEYOR ASSUMES NO LIABILITY FOR THE PLACEMENT OF THESE POINTS ON THE GROUND BY OTHERS.

15. "ONE-CALL" SERVICE WAS ORDERED ON 06/23/2022, BELOW ARE THE RESPONSES FROM PROVIDERS THAT WERE NOTIFIED PER RESPONSE FROM "TXGC.TEXAS811.ORG" TO SAID "ONE-CALL" REQUEST, TICKET NO. 2267438641.

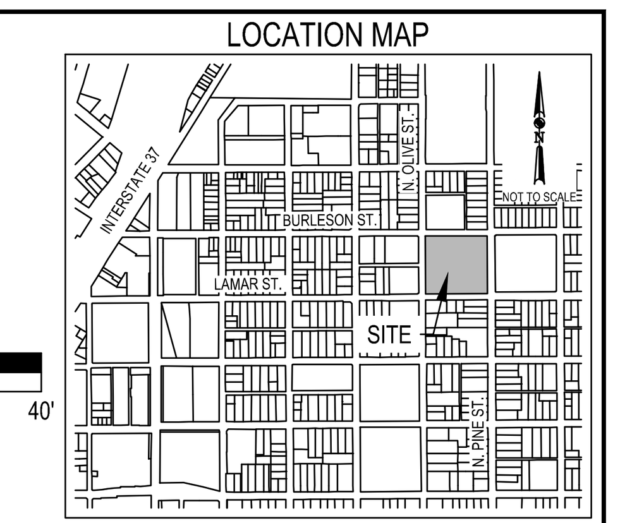
CODE	NAME	RESPONSE
4TS	SPECTRUM	CLEAR
CPSULS	CPS ENGERY	NO RESPONSE
GRAND07	ASTOUND BROADBAND	NO RESPONSE
L3CTX01	CENTURYLINK	CLEAR
MCT	MCI	CLEAR
NXU	NX UTILITIES	LOCATED - NO MARKINGS OVSERVED
TXS1	AT&T	CLEAR
UPN	UNITE PRIVATE NETWORKS LIC	CLEAR

SITE CONTROL

POINT #	NORTHING	EASTING	ELEVATION	RAW DESCRIPTION
10	13705265.03'	2137138.99'	718.56'	PK NAIL W/ METAL WASHER STAMPED "MATKIN HOOVER ENG. & SVY."
11	13705211.42'	2136607.95'	726.80'	PK NAIL W/ METAL WASHER STAMPED "MATKIN HOOVER ENG. & SVY."
12	13704765.70	2136654.40'	729.15'	PK NAIL W/ METAL WASHER STAMPED "MATKIN HOOVER ENG. & SVY."
13	13704814.44'	2137134.49'	722.62'	PK NAIL W/ METAL WASHER STAMPED "MATKIN HOOVER ENG. & SVY."



LOCATION MAP



1023 N. PINE ST SAN ANTONIO, TX 78202

SCALE: 1"=20'

0 10' 20' 30' 40'

EXISTING CONDITIONS SURVEY OF:

LOTS 1-18, BLOCK 15, N.C.B. 522

LEGEND

(TYP.)	TYPICAL FEATURE
C&G	CONCRETE CURB & GUTTER
S.W.S.	SOLID WHITE STRIPE
S.R.S.	SOLID RED STRIPE
P.R.C.	PAINTED RED CURB
C.B.	CINDER BLOCK
R.D.	ROOF DRAIN
HR	HANDRAIL
	HORIZONTAL/VERTICAL CONTROL POINT
	SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
	SET PK NAIL WITH A METAL WASHER STAMPED "MATKIN-HOOVER ENG. & SVY."
S	TRAFFIC SIGN
E	ELECTRIC BOX
E	ELECTRIC METER
	UTILITY POLE
	UTILITY POLE WITH GUY WIRE
	UTILITY POLE WITH ELECTRIC TRANSFORMER
	UTILITY / LIGHT POLE
JB	JUNCTION BOX
W	WATER METER
W	WATER VALVE
	FIRE HYDRANT
FDC	FIRE DEPT. CONNECTION
	LIGHT POLE
	UTILITY STUBOUT / RISER
T	TELEPHONE PEDESTAL
G	GREASE TRAP
G	GAS METER
G	GAS VALVE
	OVERHEAD COVER SUPPORT COLUMN
S	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
	HANDICAP
HC	HANDICAP SIGN
B	BASKETBALL HOOP
F	FLAG POLE
SC	SECURITY CAMERA
—○—○—○	CHAIN-LINK FENCE
—□—□—□	IRON FENCE
— Gx —	GAS
— Wx —	WATER
— SSx —	SANITARY SEWER
-OHUx- -OHUx-	GENERAL OVERHEAD UTILITY
	TREE

SANITARY SEWER MANHOLE TABLE

SSMH #1 (POINT #2878)
T=728.32'
IN - 8" PVC S FL= 724.16'
OUT - 8" PVC N FL= 724.07'

SSMH #2 (POINT #2857)
T=726.67'
IN - 8 PVC S FL= 720.72'
OUT - 8" PVC W FL= 720.62'

SSMH #3 (POINT #2871)
T=729.48'
BOTTOM OF BOX= 723.74'
OUT - 8" PVC E FL= 723.59'

SSMH #4 (POINT #2867)
T=722.78'
IN - 8 PVC S FL= 716.10'
IN - 8 PVC W FL= 716.13'
OUT - 8" PVC N FL= 716.04'

SSMH #5 (POINT #2866)
T=721.01'
IN - 8" PVC S FL= 713.76'
OUT - 8" PVC N FL= 713.75'

SSMH #6 (POINT #2864)
T=724.91'
BOTTOM OF BOX= 720.50'
OUT - 8" PVC E FL= 720.34'
NOT SHOWN HEREON

SSMH #7 (POINT #2865)
T=718.48'
IN - 8 PVC S FL= 711.24'
IN - 8 PVC W FL= 711.21'
OUT - 8" PVC N FL= 711.20'
NOT SHOWN HEREON

TREE TABLE

POINT NUMBER	SPECIES	TRUNK DIA (IN)	SPREAD (FT)	MULTI-TRUNK DIA (IN)
5102	LIVE OAK	21	70	N / A
5146	LIVE OAK	20	60	N / A
5236	AMERICAN ELM	10	30	N / A
5237	CREPE MYRTLE	6.5	7	5" x 3"
5238	AMERICAN ELM	9	25	N / A
5239	CREPE MYRTLE	11	12	4" x 4" x 4" x 3" x 3"
5240	CREPE MYRTLE	15	15	5" x 4" x 4" x 3" x 3" x 3" x 3"
5305	LIVE OAK	22	65	16" x 12"
5332	BUCKTHORN	8	15	5" x 3" x 3"
5377	LIVE OAK	19.5	65	N / A
5542	SO	19	55	N / A
5571	AMERICAN ELM	15	55	N / A
5578	AMERICAN ELM	10	30	N / A
5579	AMERICAN ELM	15.5	50	N / A
5634	SPANISH OAK	22	55	N / A
5675	CREPE MYRTLE	12	10	5" x 5" x 5" x 4"
5676	CREPE MYRTLE	9	10	5" x 4" x 4"
5811	LIVE OAK	21	60	N / A
5850	CREPE MYRTLE	7	10	4" x 3" x 3"
5851	CREPE MYRTLE	9	10	5" x 4" x 2" x 2"
5870	CREPE MYRTLE	11	12	6" x 4" x 3" x 3"
5936	CREPE MYRTLE	11	15	7.5" x 4" x 3"
5937	CREPE MYRTLE	9	10	5.5" x 4" x 3"
6174	AMERICAN ELM	17.5	60	N / A
6286	AMERICAN ELM	14	45	N / A
6287	AMERICAN ELM	14	60	N / A
6373	AMERICAN ELM	15	45	N / A
6473	LIVE OAK	14.5	50	N / A
6647	LIVE OAK	15	50	N / A
8047	LIVE OAK	36	90	N / A
8755	AMERICAN ELM	18	60	N / A
8768	AMERICAN ELM	18	65	N / A
8769	AMERICAN ELM	11.5	40	N / A
9142	SOUTHERN MAGNOLIA	26.5	70	N / A
9143	SOUTHERN MAGNOLIA	25.5	65	N / A
9177	AMERICAN ELM	12	35	N / A
9458	LIVE OAK	25	80	N / A
9498	SOUTHERN MAGNOLIA	18	40	N / A
9549	BIRCH	20	35	9" x 9" x 7" x 6"

STATE OF TEXAS REGISTERED KYLE L. PRESSLER 6528 PROFESSIONAL LAND SURVEYOR

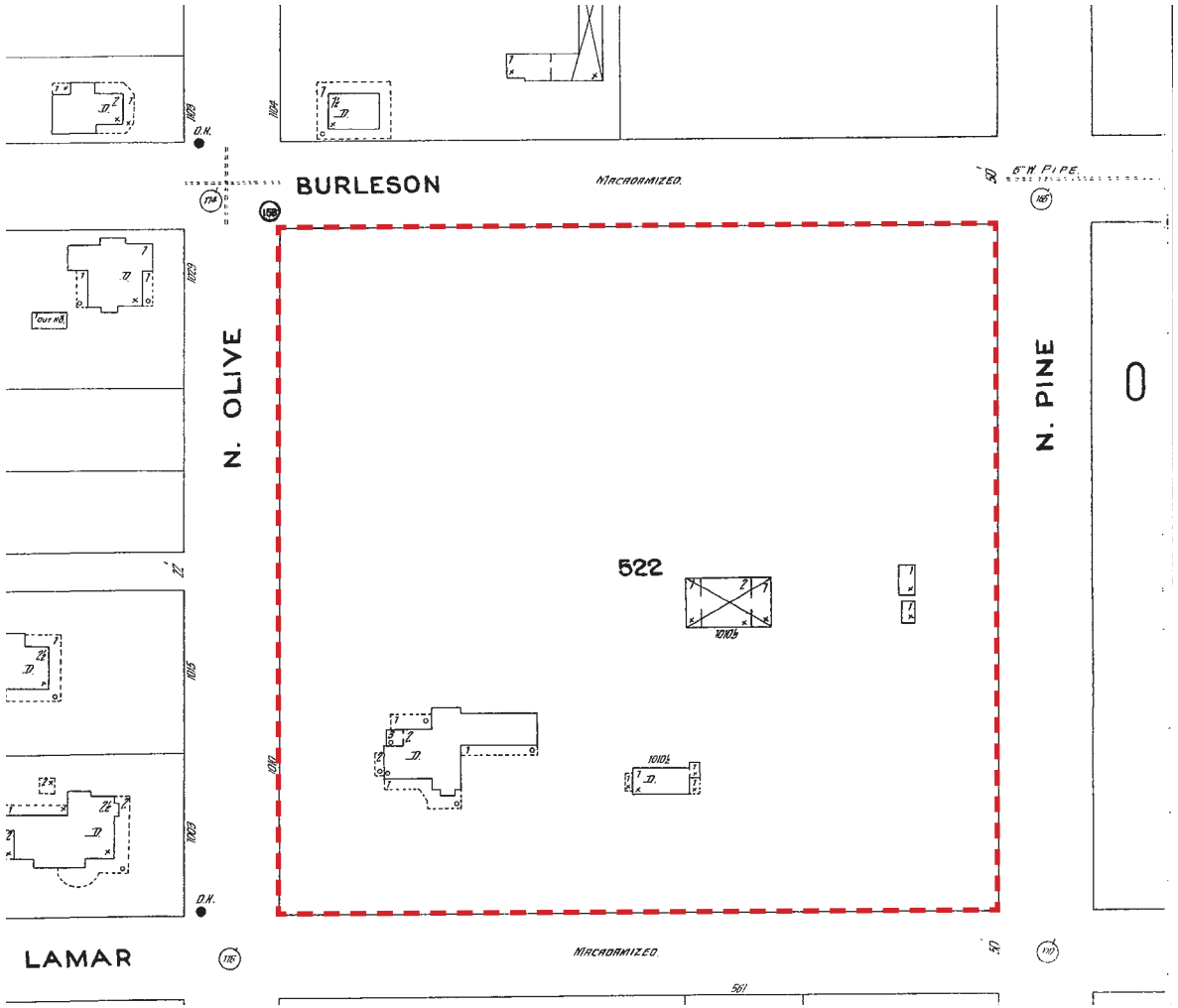
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.
FIELD WORK COMPLETED: JULY JULY 06, 2022.

KYLE L. PRESSLER DATE: JULY 20, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM

JOB NO. 22-4082 - ELLA AUSTIN COMMUNITY CENTER - EX.CONDITIONS

MATKIN HOOVER ENGINEERING & SURVEYING
HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

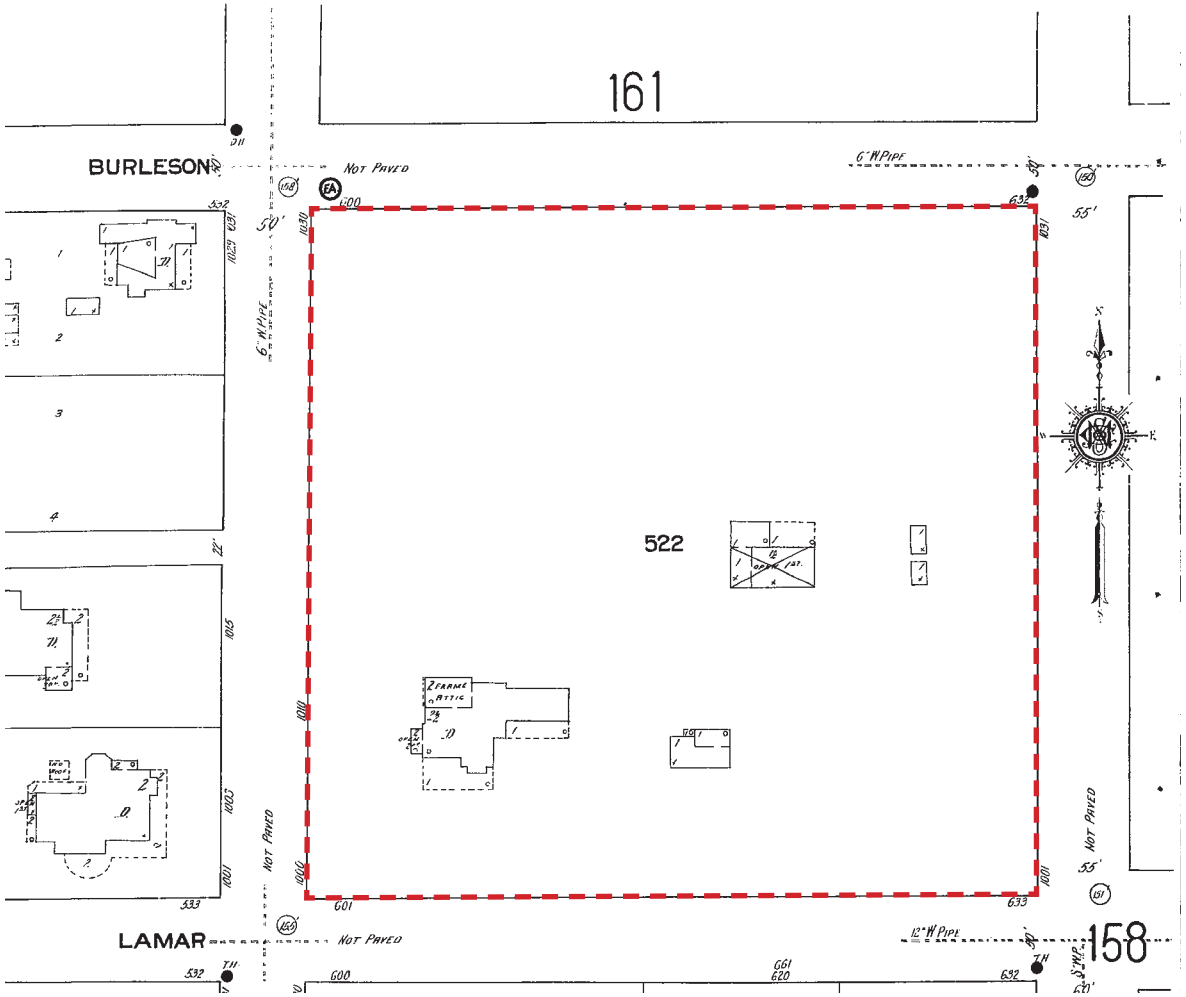
1904



San Antonio Sanborn Fire Insurance Map

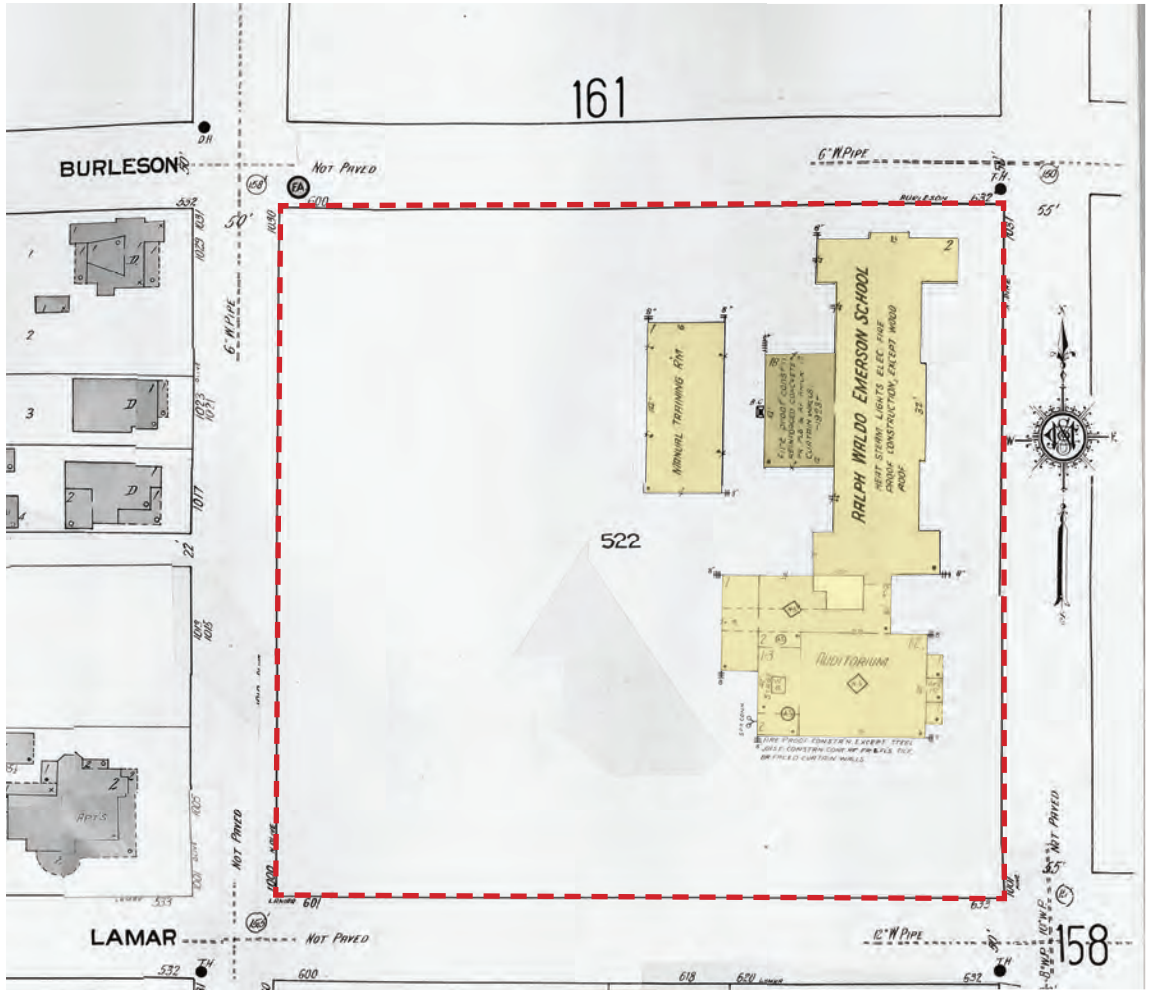
WestEast Design Group

1912



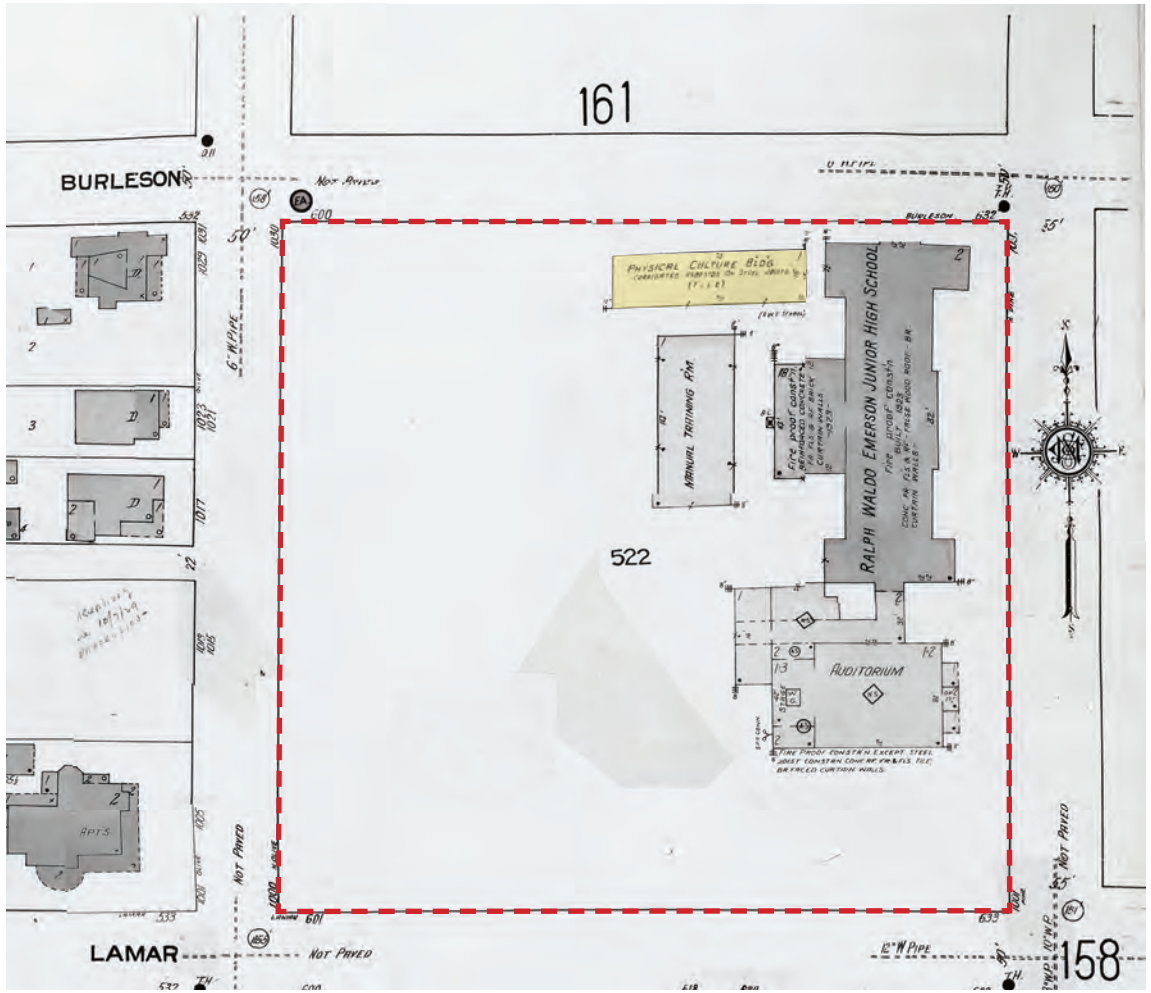
San Antonio Sanborn Fire Insurance Map

1931



- Ralph Waldo Emerson Junior High constructed in 1923.
- Auditorium was contructed in 1930.
- Manual Training Room constructed in 1923.

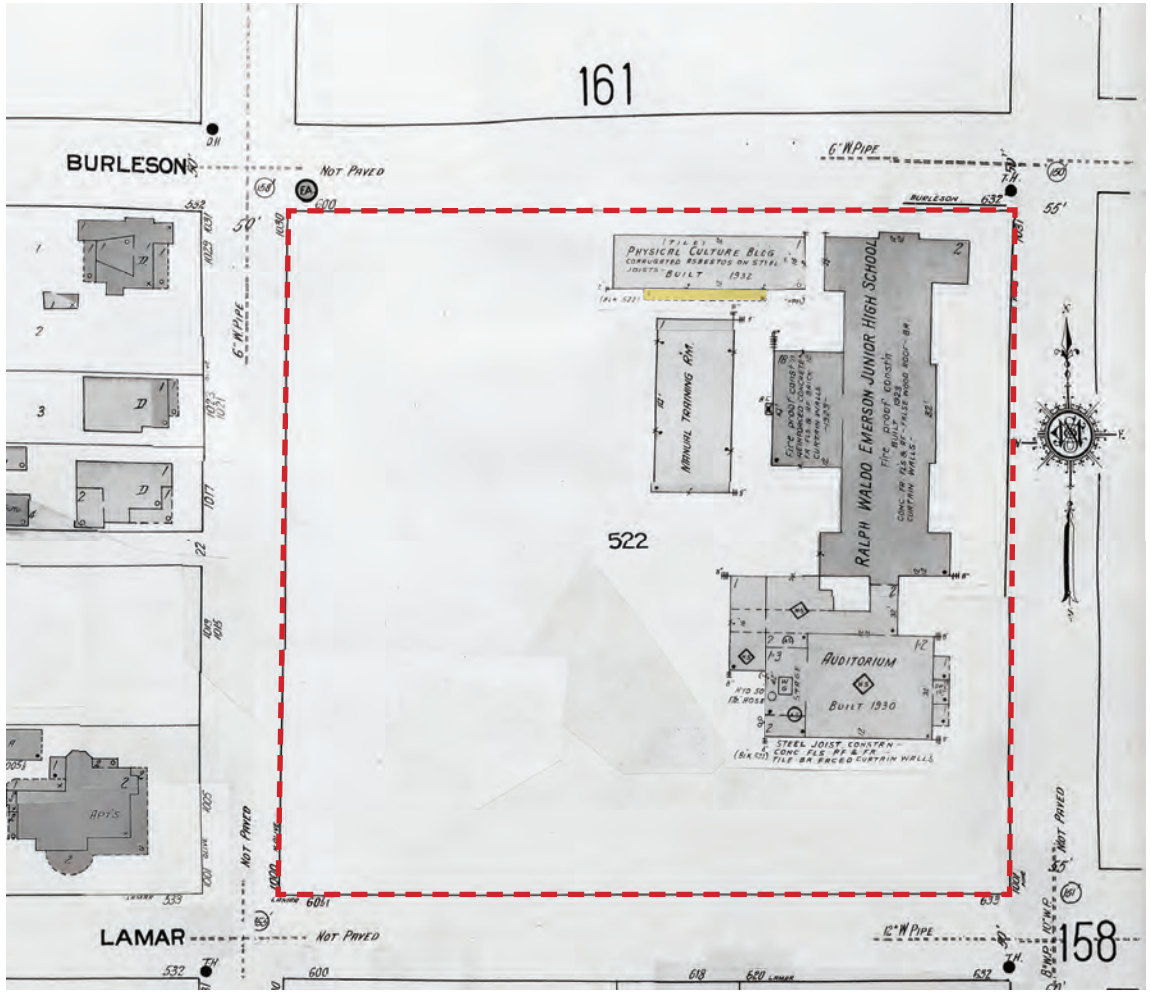
1934



- Physical Culture Building constructed in 1932.

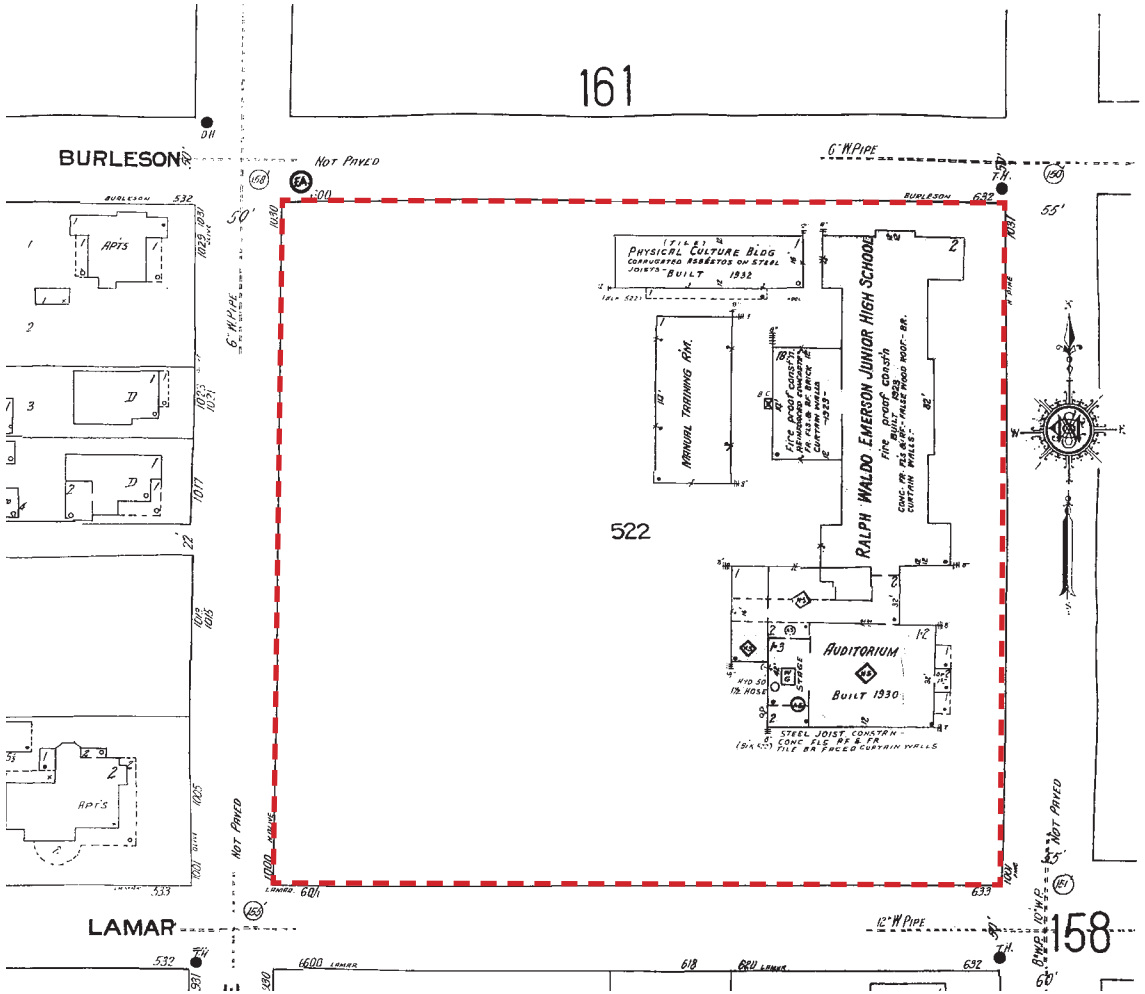
San Antonio Sanborn Fire Insurance Map

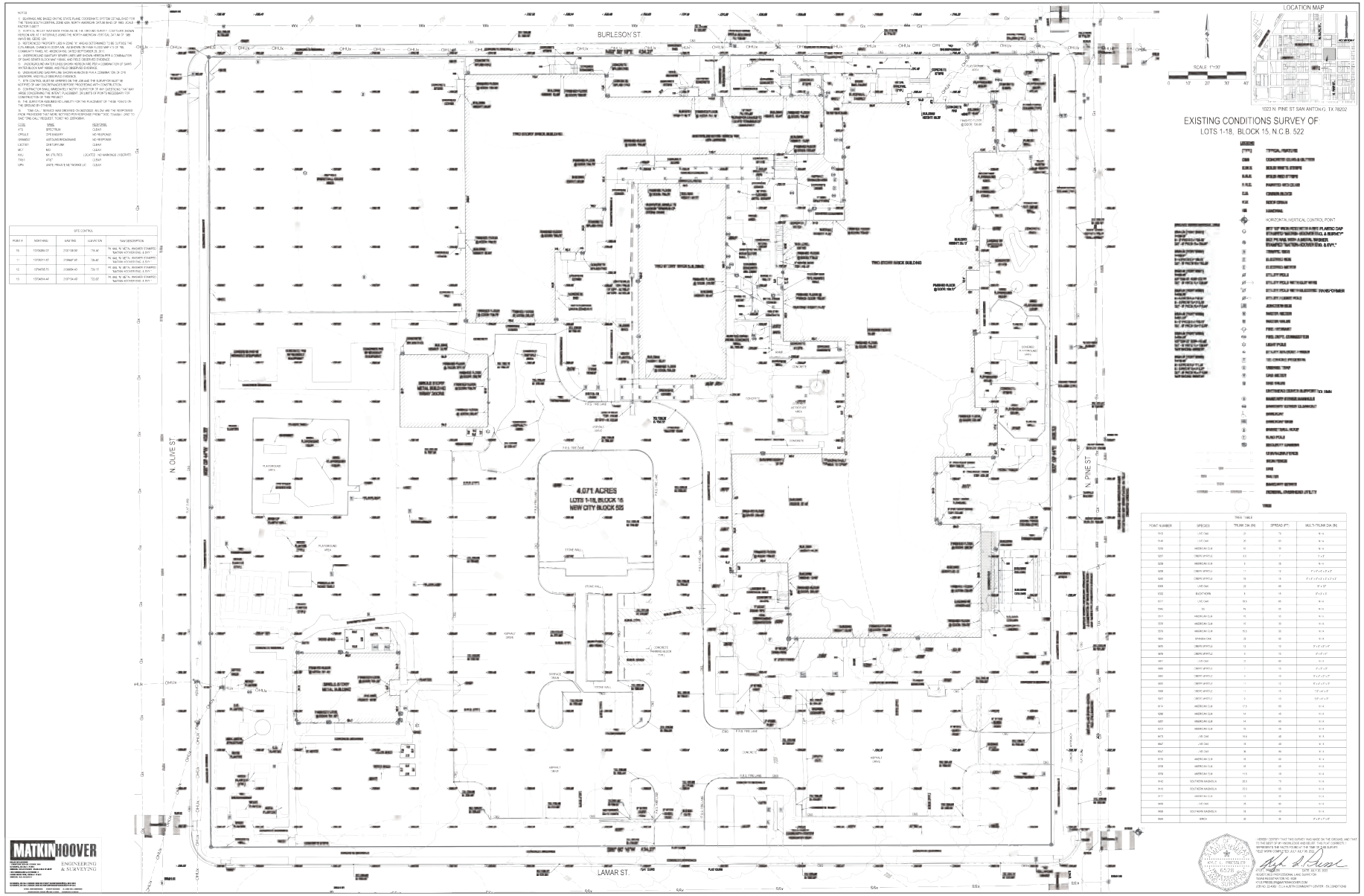
1938



- Shade structure built along south facade of the Physical Culture building.

1951


161
BURLESON
LAMAR
158
522
RALPH WALDO EMERSON JUNIOR HIGH SCHOOL
PHYSICAL CULTURE BLDG
BUILT 1932
MANUAL TRAINING RM.
AUDITORIUM
BUILT 1930
STAGE
APTS
NOT PAVED
6" W PIPE
12" W PIPE



Survey - Existing Site

WestEast Design Group

1923 Ralph Waldo Emerson Junior High School (Childcare and Offices)

1998 Senior Center (The 1923 Manual Training Building burned down in 1997)

1932 Physical Culture Building (Non-Occupied)

Classroom (circa 1985)

Site Storage (circa 1985)

Gymnasium (built between 1955 & 1963)

Aerial Photo - Existing

Gymnasium
(built between 1955 & 1963)

Site Storage (circa 1985)

Classroom Building (circa 1985)

1932 Physical Culture Building (Non-Occupied)

1923 Ralph Waldo Emerson Junior High School (Childcare and Offices)

1998 Senior's Building (1923 Manual Training building burned down in 1997)

Aerial Site Plan - Existing

27 July 2023

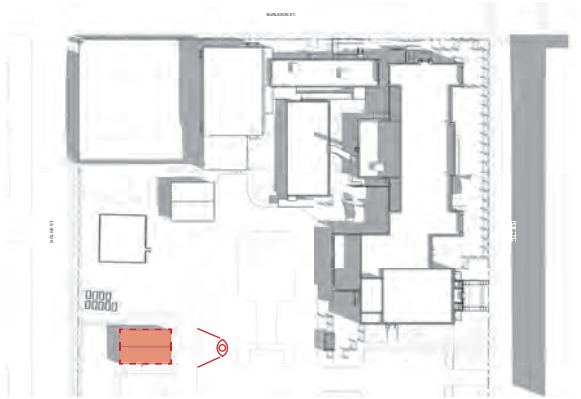
1. Classroom Building (circa 1985)
2. Site Storage (circa 1985)
3. Senior Center (1998)
4. 1932 Physical Culture Building (Non-Occupied)

Proposed Demolition

Classroom Building (Circa 1985)

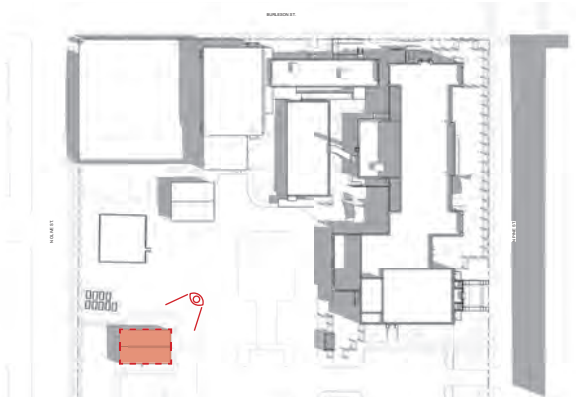
The Classroom building is a pre-engineered metal building located in the Southwest corner of the campus, below the community gardens. Aerial images from Historicaerials.com suggest the building was constructed in 1985.

The building is in poor condition and suffers from many issues including significant leaks



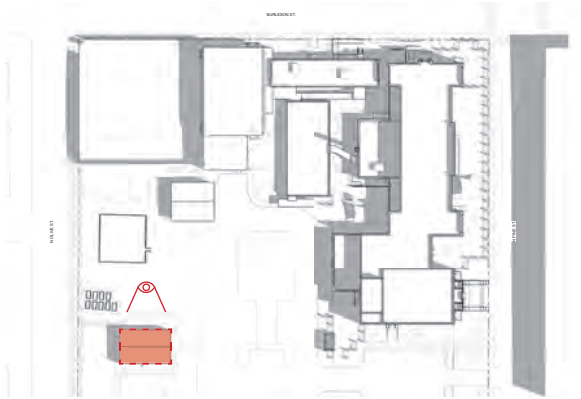
- The building is 1,910 SF.

- It contains several classrooms that have been used for adult education and youth programs.



Classroom Building (Circa 1985)

- Today the building is largely unused due to infrastructural issues including leaks.

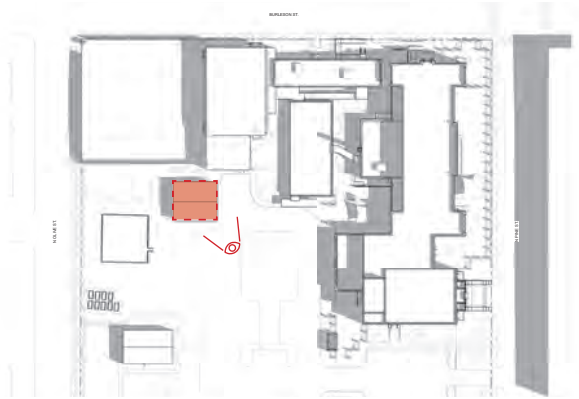


Classroom Building (Circa 1985)

Site Storage (Circa 1985)

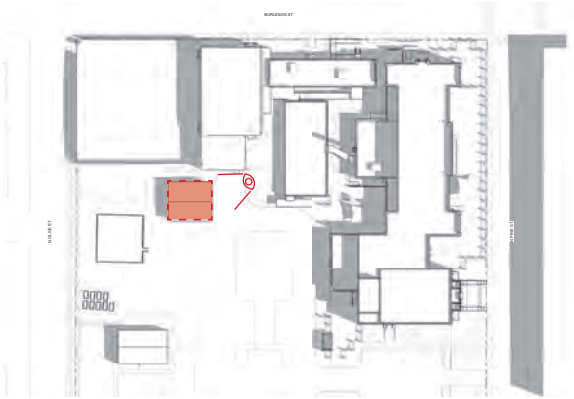
The Site Storage building is a pre-engineered metal building located South of the Gymnasium. Aerial images suggest the building was constructed in 1985

Like the classroom building, the Site Storage building suffers from infrastructural issues including leaks, which have caused corrosion to the structural supports.



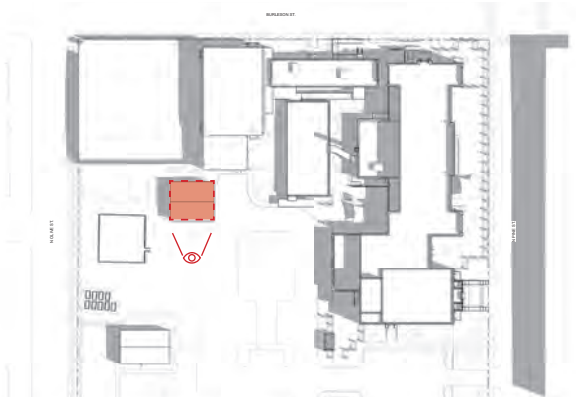
- The existing structure is 1,687 SF.

- The building currently serves as general site storage for equipment to maintain the campus and the community gardens.



Site Storage (Circa 1985)

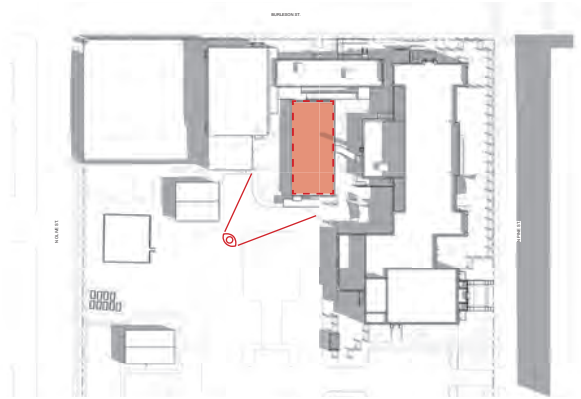
- Rusting is apparent throughout the structure as the result of significant leaks, and the building has reached the end of its servicable life.



Site Storage (Circa 1985)

The Senior Center was constructed in 1998 to replace the 1932 Manual Training Building, which was destroyed by a fire in October of 1997. The current structure occupies the same footprint as the previous building, but is a complete replacement - nothing was salvaged from the fire.

The existing building is roughly 4,600 SF and was designed by Chesney Morales & Associates.

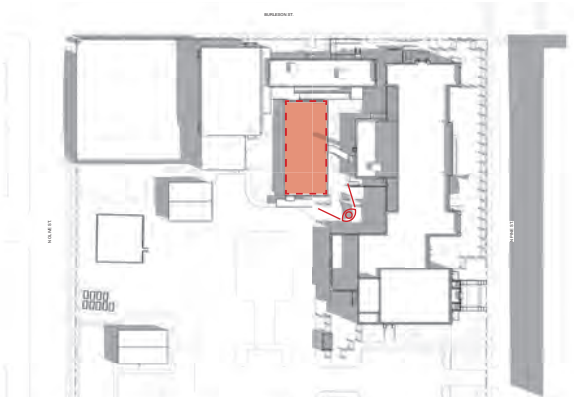


1998 Senior Center

- The building is composed of structural steel with infill metal studs and a brick veneer on top of a slab-on-grade foundation.

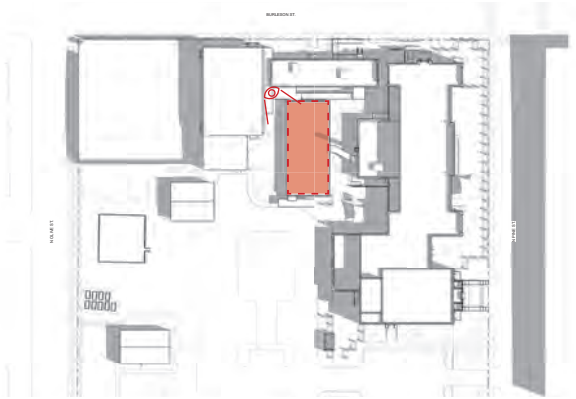
- The layout consists of a large open room access via a ramp and served by a small kitchenette.

- The remainder of the building contains offices, storage, bathrooms, service spaces, and a conference room.



1998 Senior Center

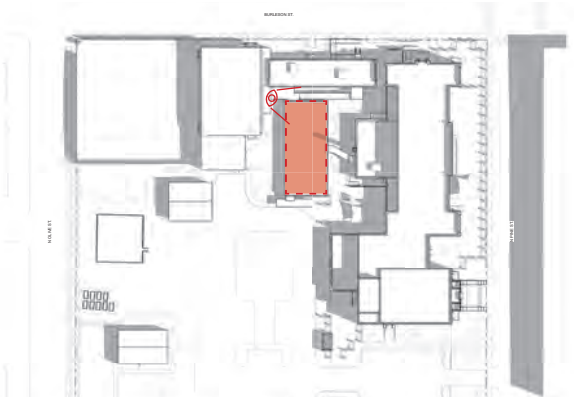
- The senior center historically has hosted various senior activities including nutrition classes, a drop-off/ pick-up site for meals, and wellness check-ups.



1998 Senior Center

- There were no major deficiencies noted in the building assesment, although the general finishes of the building are showing their age.

- The building is served by a drop-off loop in the parking lot. Because the floor level is below grade however, the access is generally poor as navigating a large interior ramp is required to enter the main room.



1998 Senior Center

27 July 2023

Brian Sowell, RA

West East Design Group

200 E. Grayson Street

Suite 206

San Antonio, Texas 78215

June 22, 2023

RE: Fire at Ella Austin Community Center

Senior's Center on or about October/November 1997

Mr. Sowell,

This letter is submitted per your request and confirms the complete destruction by fire of the Ella Austin Community Center Seniors building and its foundation on or about October/November 1997. Cause of the fire was not determined.

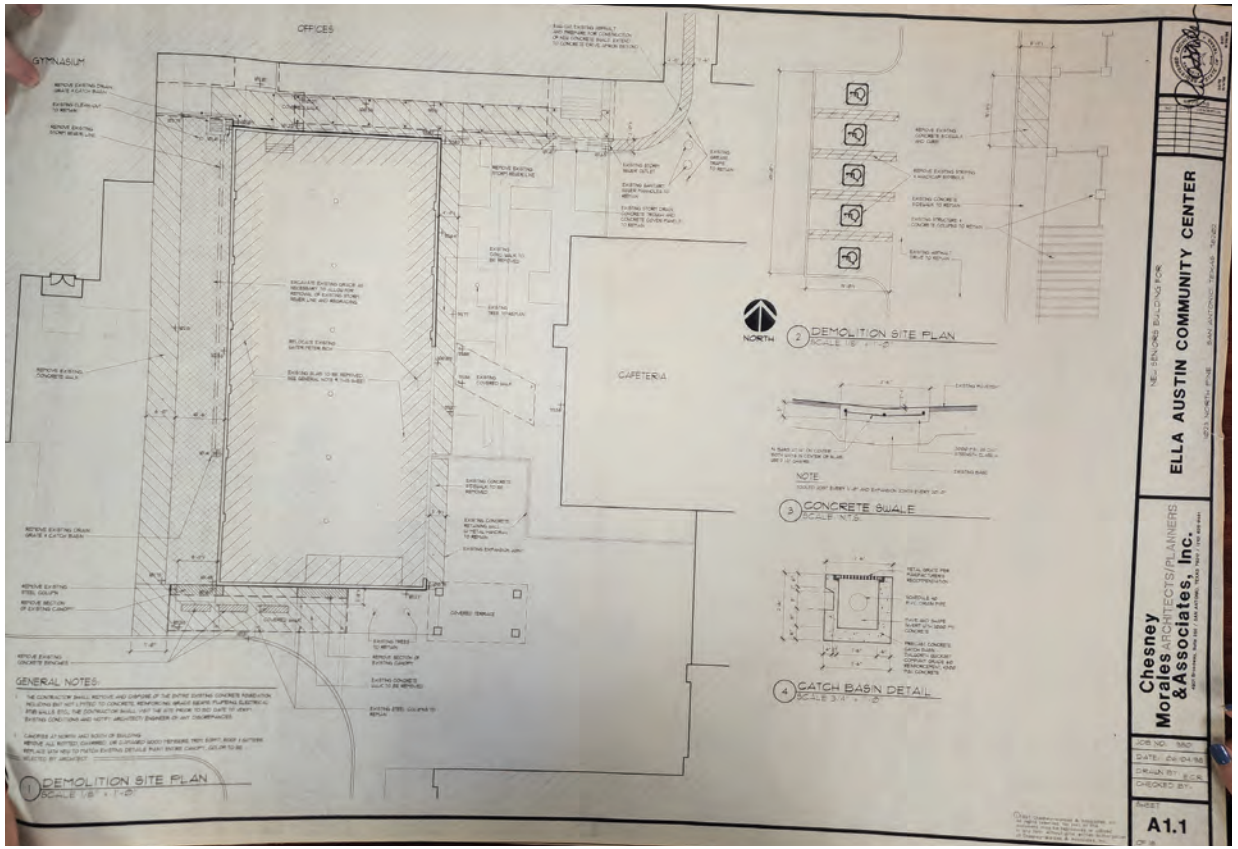
The undersigned was the Chief Executive Officer of Ella Austin Community Center at the time of the fire incident and was on site to witness the final extinguishing of the fire and the eventual design, construction, and acceptance of the existing Senior Center facility (to include the laying of a new foundation) at the same address: 1023 N. Pine Street, San Antonio, Texas 78202

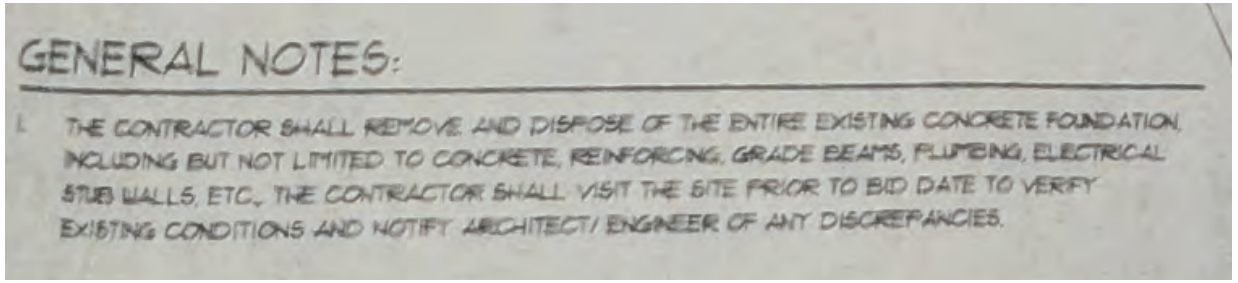
Forward questions on this matter to the undersigned at ahargrove7@gmail.com or

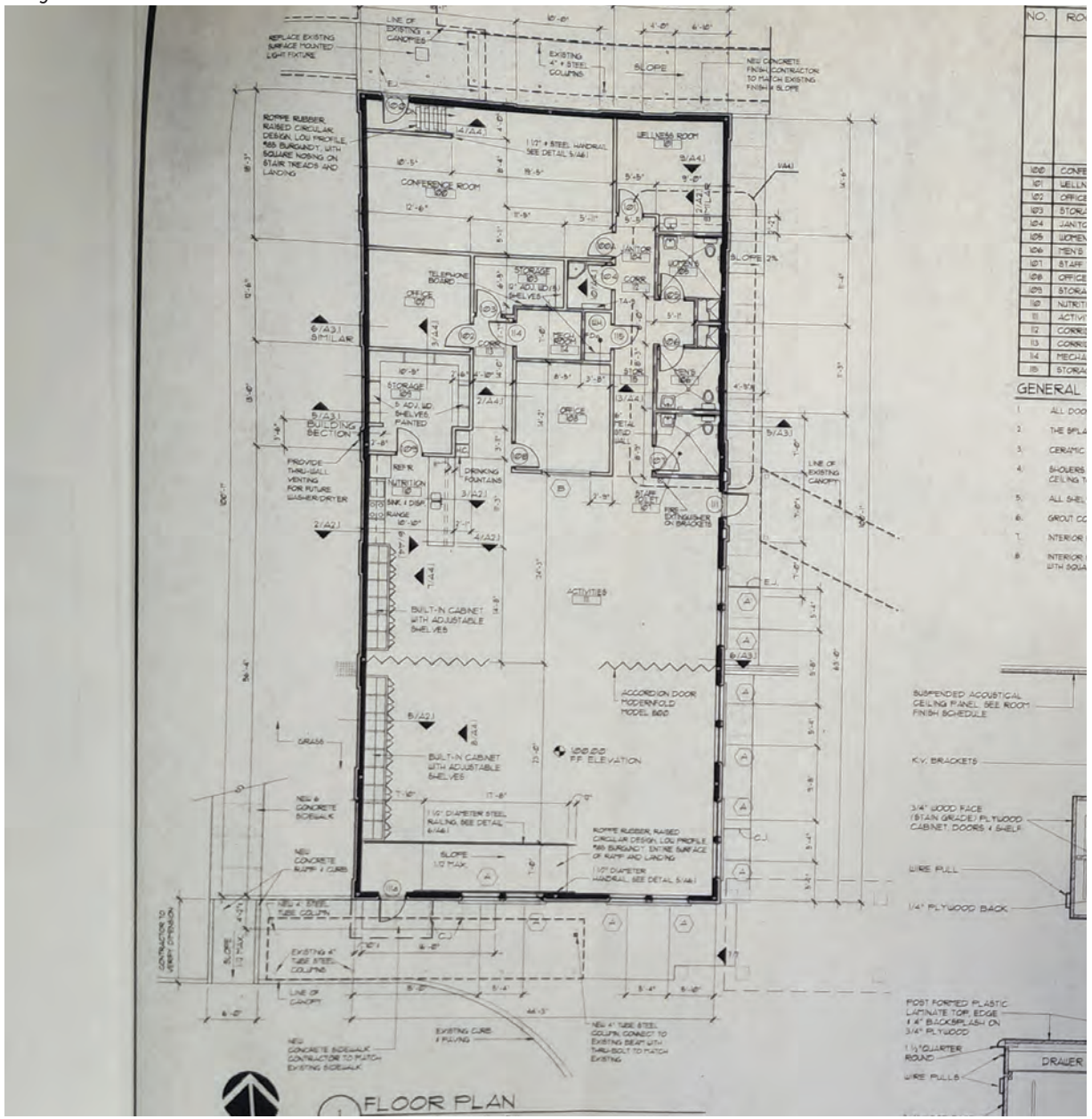
Phone: (210) 378-7453.

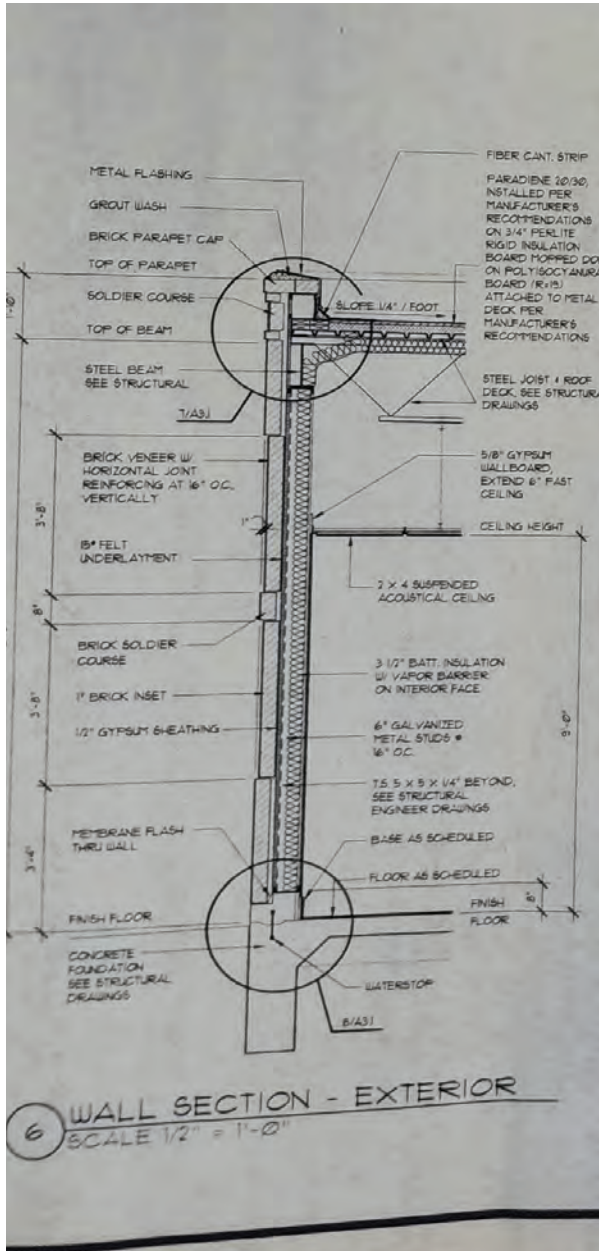
I retired on December 31, 2019 from Ella Austin Community Center.

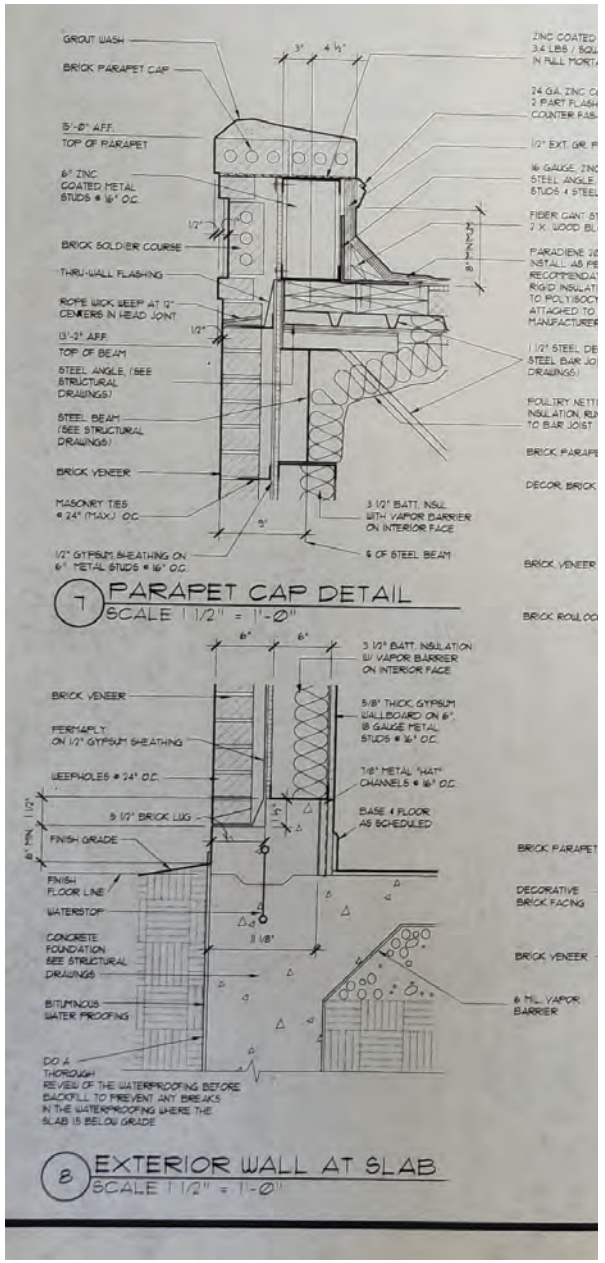
Anthony E. Hargrove

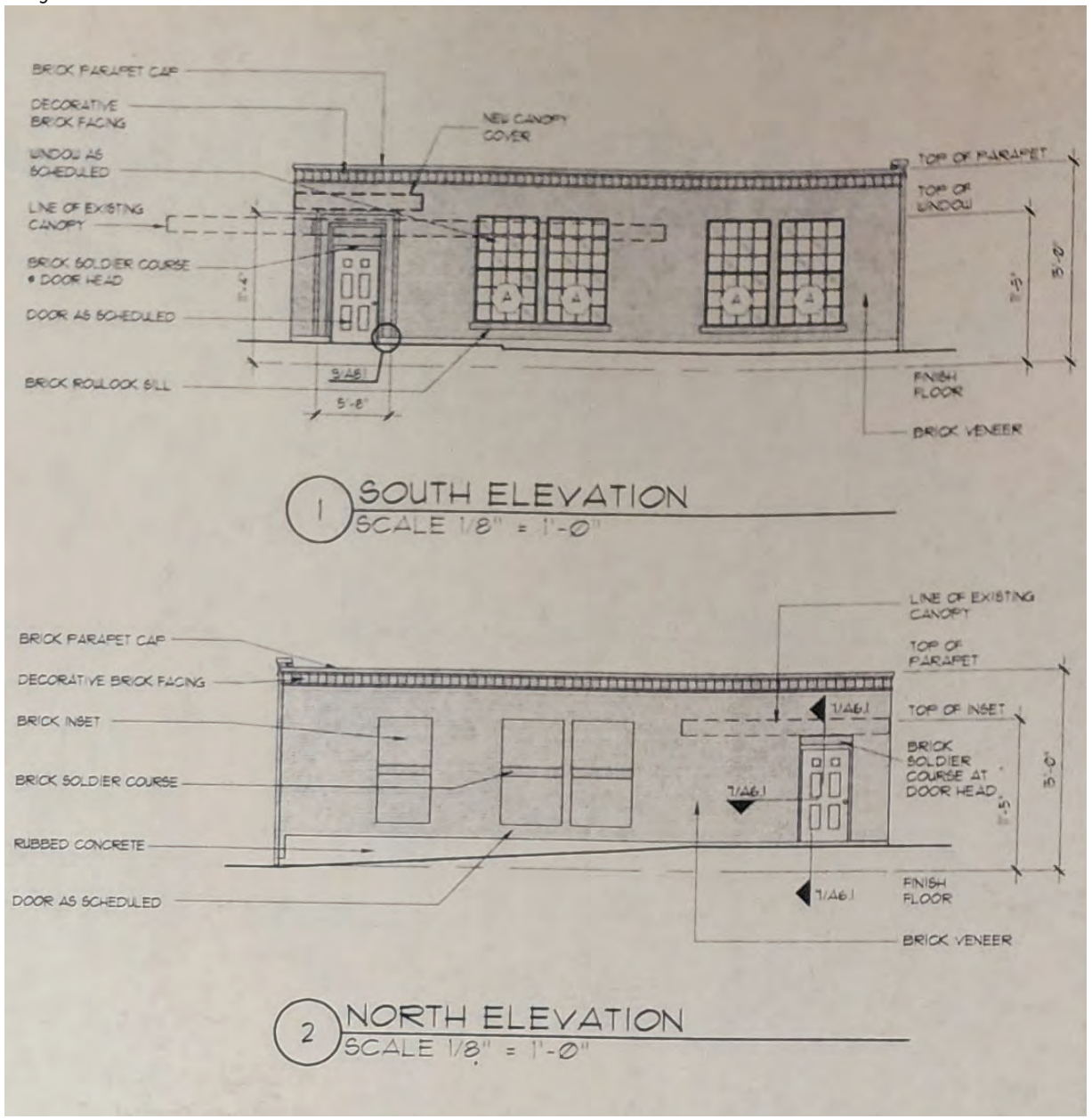


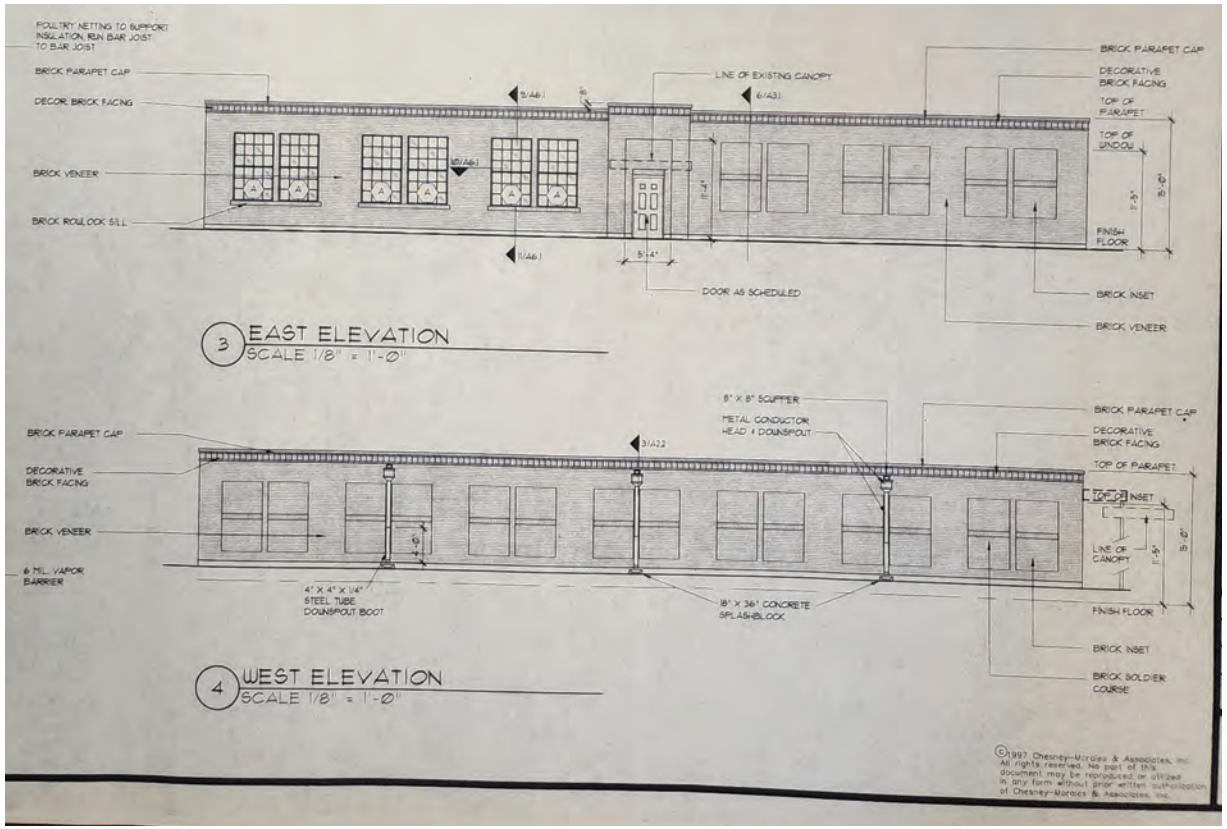



FLOOR PLAN


METAL FLASHING
GROUT WASH
BRICK PARAPET CAP
TOP OF PARAPET
SOLDIER COURSE
TOP OF BEAM
STEEL BEAM SEE STRUCTURAL
BRICK VENEER W/ HORIZONTAL JOINT REINFORCING AT 16" O.C. VERTICALLY
15# FELT UNDERLAYMENT
BRICK SOLDIER COURSE
1" BRICK INSET
1/2" GYPSUM SHEATHING
MEMBRANE FLASH THRU WALL
FINISH FLOOR
CONCRETE FOUNDATION SEE STRUCTURAL DRAWINGS
FIBER CANT. STRIP
PARADIENE 20/30 INSTALLED PER MANUFACTURER'S RECOMMENDATIONS ON 3/4" PERLITE RIGID INSULATION BOARD MOPPED DO ON POLYISOCYANURA BOARD (R=19) ATTACHED TO METAL DECK PER MANUFACTURER'S RECOMMENDATIONS
SLOPE 1/4" / FOOT
STEEL JOIST & ROOF DECK, SEE STRUCTURAL DRAWINGS
5/8" GYPSUM WALLBOARD, EXTEND 6" PAST CEILING
CEILING HEIGHT
2 X 4 SUSPENDED ACOUSTICAL CEILING
3 1/2" BATT. INSULATION W/ VAPOR BARRIER ON INTERIOR FACE
6" GALVANIZED METAL STUDS @ 16" O.C.
T.S. 5 X 5 X 1/4" BEYOND, SEE STRUCTURAL ENGINEER DRAWINGS
BASE AS SCHEDULED
FLOOR AS SCHEDULED
FINISH FLOOR
WATERSTOP
6/A31
WALL SECTION - EXTERIOR
SCALE 1/2" = 1'-0"


GROUT WASH
BRICK PARAPET CAP
5'-0" A.F.F.
TOP OF PARAPET
6" ZINC COATED METAL STUDS @ 16" O.C.
BRICK SOLDIER COURSE
THRU-WALL FLASHING
ROPE WICK WEEP AT 12" CENTERS IN HEAD JOINT
3'-3" A.F.F.
TOP OF BEAM
STEEL ANGLE, (SEE STRUCTURAL DRAWINGS)
STEEL BEAM (SEE STRUCTURAL DRAWINGS)
BRICK VENEER
MASONRY TIES @ 24" (MAX.) O.C.
1/2" GYPSUM SHEATHING ON 6" METAL STUDS @ 16" O.C.
3 1/2" BATT. INSUL WITH VAPOR BARRIER ON INTERIOR FACE
6 OF STEEL BEAM
PARAPET CAP DETAIL
SCALE 1 1/2" = 1'-0"
BRICK VENEER
FERR4PLY ON 1/2" GYPSUM SHEATHING
WEEPHOLES @ 24" O.C.
9 1/2" BRICK LUG
FINISH GRADE
FINISH FLOOR LINE
WATERSTOP
CONCRETE FOUNDATION SEE STRUCTURAL DRAWINGS
BITUMINOUS WATER PROOFING
DO A THOROUGH REVIEW OF THE WATERPROOFING BEFORE BACKFILL TO PREVENT ANY BREAKS IN THE WATERPROOFING WHERE THE SLAB IS BELOW GRADE
3 1/2" BATT. INSULATION W/ VAPOR BARRIER ON INTERIOR FACE
5/8" THICK GYPSUM WALLBOARD ON 6", 18 GAUGE METAL STUDS @ 16" O.C.
7/8" METAL "HAT" CHANNELS @ 16" O.C.
BASE & FLOOR AS SCHEDULED
6 MIL. VAPOR BARRIER
EXTERIOR WALL AT SLAB
SCALE 1 1/2" = 1'-0"





- The Physical Culture Building was constructed in 1932.

- The building is about 3,364 SF.

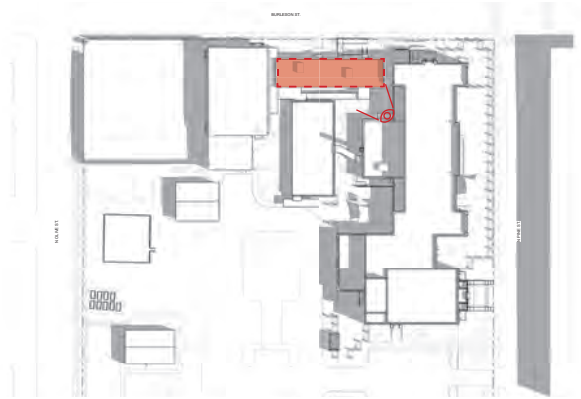
- Today the structure houses a few small offices and classrooms, but the spaces are not occupied.

- This building exhibits some of the worst damage and infastructure issues on the campus.

1932 Physical Culture Building (Gym Annex)

An assessment of the structure was performed by a structural engineer, who produced their findings in a report dated May 19th, 2023. In the report, the Structural Engineer identified significant settling and damage to the existing foundation and slab due to water migration under the slab, creating valleys in the floor slab with differentials exceeding 2”.

The foundation cannot be salvaged and must be replaced in order to make the building usable.



Physical Culture Building (Gym Annex)

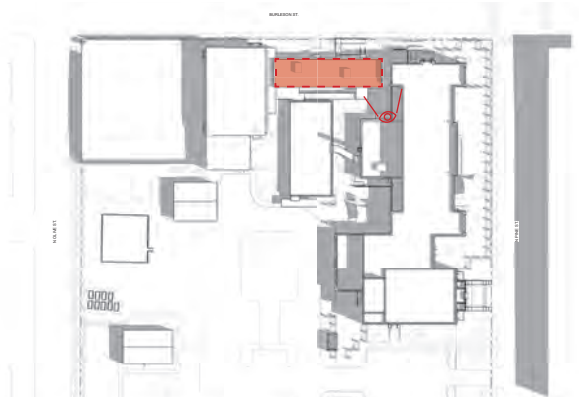
In addition to the foundation issues, the structural engineer identified corrosion on the roof deck and joists due to leaks, and the report suggests that the entire roof structure will have to be replaced, including any damaged joists.

Outside of the structural issues, all the existing windows must be replaced as they have succumbed to rot and damage, and are no longer functional.

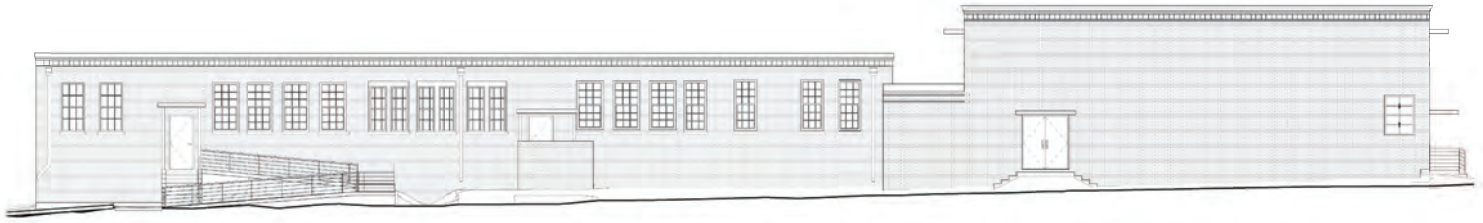
Physical Culture Building (Gym Annex)

The scope of repairs required for the building is such that the entire structure would have to be gutted, and the only portion of the building that could be salvaged are the exterior walls. However, the exterior walls are in poor condition as well, as the settling of the slab has caused cracks to form in the brick joints.

Due to the scope of repairs required, bringing the building into a usable state is not financially feasible and would create a severe economic hardship.



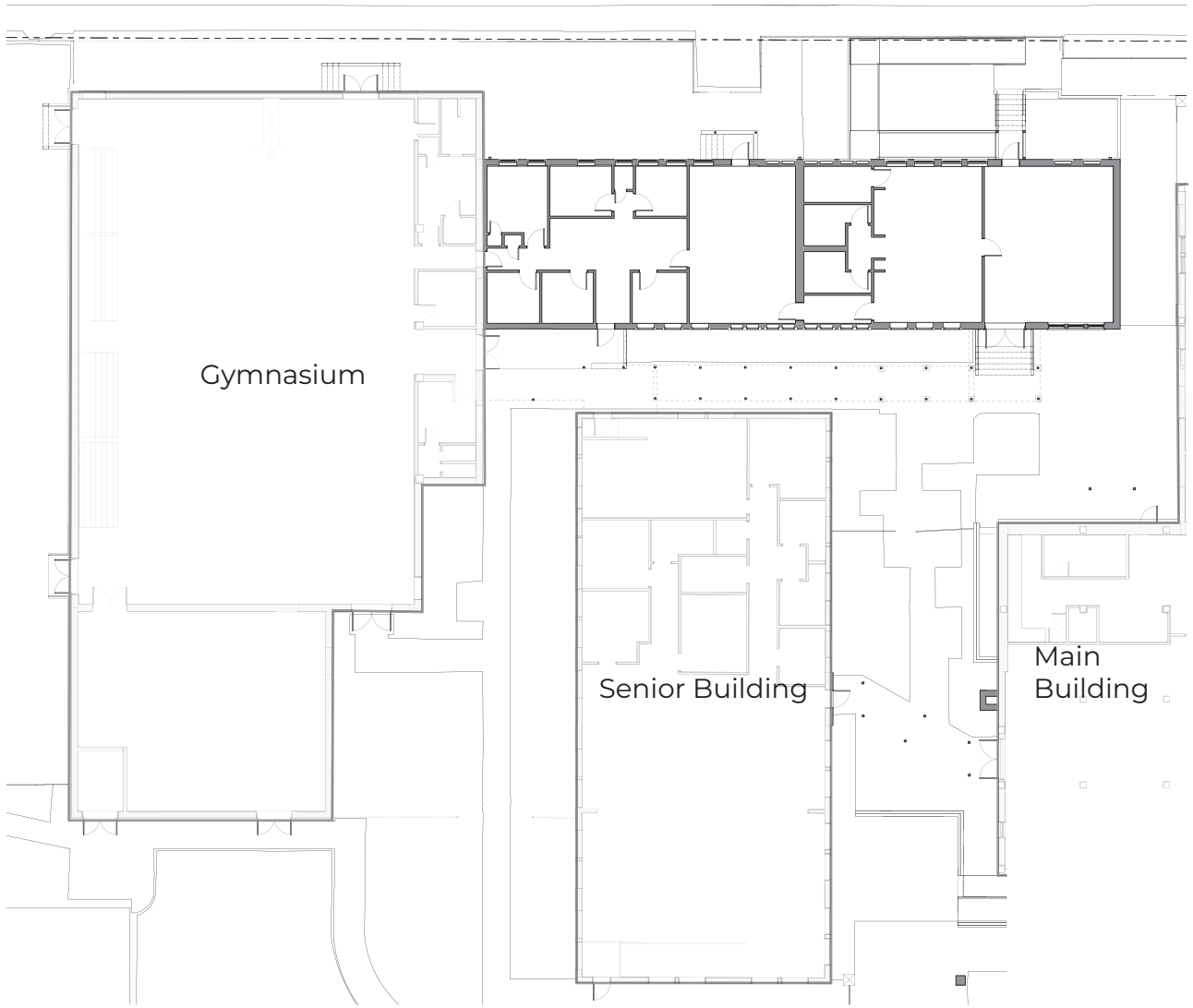
Physical Culture Building (Gym Annex)



North Elevation

South Elevation

East Elevation



Physical Culture Building (Gym Annex) > Existing Floor Plan

LUNDY & FRANKE ENGINEERING

May 19, 2023

WestEast Design Group, LLC
200 E. Grayson Street, Suite 207
San Antonio Texas 78215

ATTN: Mr. Brian Sowell

PROJECT: Ella Austin Community Center
Gym Annex Structural Evaluation

A site visit was made on May 12, 2023, for the purpose of conducting a structural walk-thru and feasibility for the existing building on the Ella Austin Community Center.

OBSERVATIONS

Observations were made by walking around and through the existing structure, paying particular attention to elements which indicate the presence of damage caused by foundation movements or framing malfunctions. We have visually observed the building for signs of structural distress as evidenced by cracks, distortions, etc. No testing or monitoring is planned at this stage; selective demolition and invasive investigation have been provided under separate cover. Inaccessible areas are not addressed in this report. The conclusions reached are based on the limited data obtainable from this method of general observations.

OBSERVATIONS

The campus now known as the Ella Austin Community Center is comprised of multiple buildings built by the San Antonio Independent School district. The buildings on the site are a mixture of concrete and steel structures built at various times. The Gym Annex appears to have been an addition to the Gym. It appears to have elements that indicate that it is a suspended slab on shallow foundations, however there is significant foundation and slab movement that indicates there is soil heaving under the slab. The roof structure is composed of a structural steel frame.

The attached diagrams indicate numerous areas of slab movement. This movement has been long term and is not a structural element that can be reversed. The movement is being caused by extensive water migration under the slab. The expansive soil under the slab has heaved. There are numerous door sticking and out of plumb.

The foundation under this building has failed and is not functioning as it was design. Compared to the other buildings on the campus, this structure is not considered repairable. Repairs would require the foundation to be severely augmented or removed and replaced. We estimate the foundation repairs to be in the range of $750,000 to $1,000,000. This does not include the architectural and mechanical items that

549 Heimer Road, San Antonio Texas 78232 - (210) 979-7900
Texas Board of Registration Firm Registration #3388

would be affected by the structural work.

In addition to the foundation repairs, it was noted that in several locations long term leaks have damaged both the steel joists and the roof decking. The steel will need to be augmented to allow for damaged/missing structural sections and the deck will have to be replaced. This will also result in the roofing material being replaced.

LIMITATIONS

The opinions expressed in the report are limited to matters expressly stated herein and no opinions are implied, or should be inferred, beyond the matters stated. In the formulation of our opinions, we have made and relied upon the assumptions that all statements and representations made to us are true and correct.

The investigation does not include a detailed analytical study of the structural elements beyond the members stated nor does the report address the structural status of framing members which are not exposed to view and are not readily accessible for visual observation, or other areas not mentioned in this report.

Our professional services have been performed with a level of skill and expertise that is usual and customary for professionals engaged in this type of work and is consistent with generally accepted engineering practice.

We appreciate this opportunity to be of service. Please call if you have any questions or if we can be of further assistance.

Sincerely,
LUNDY & FRANKE ENGINEERING, INC.

Shawn J. Franke, P.E. SECB
SJF/sjf

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> “The foundation under this building has failed and is not functioning as it was design. Compared to the other buildings on the campus, this structure is not considered repairable. Repairs would require the foundation to be severely augmented or removed and replaced.”

Estimate Summary

West East Design Group
Budgetary ROM Estimates General
Basic Contract Year - 2024
Ella Austin-Community Center

	Division Summary (MF04)	Amount
	01 - General Requirements	$226,638.54
	02 - Existing Conditions	$99,923.90
	03 - Concrete	$28,992.76
	04 - Masonry	
	05 - Metals	$25,150.00
	06 - Wood, Plastics, and Composites	$772.80
	07 - Thermal and Moisture Protection	$89,107.65
	08 - Openings	$143,702.87
	09 - Finishes	$38,396.59
	10 - Specialties	$5,948.42
	11 - Equipment	$3,335.14
	12 - Furnishings	$3,124.31
	13 - Special Construction	
	14 - Conveying Equipment	
	21 - Fire Suppression	$37,200.00
	22 - Plumbing	$34,337.44
	23 - Heating, Ventilating, and Air-Conditioning (HVAC)	$1,404.74
	25 - Integrated Automation	
	26 - Electrical	$57,581.27
	27 - Communications	
	28 - Electronic Safety and Security	
	31 - Earthwork	$4,589.51
	32 - Exterior Improvements	$9,540.65
	33 - Utilities	$1,673.60
	Bare Total	**$811,420.19**

Totaling Components	Amount
Budgetary Estimates Subtotal	**$811,420.19**
Sales Tax (M & E x *0%*)	$0.00
Budgetary Estimates Labor Burden (L x 40.0%)	$136,716.32
Security Requirments (L x 4%) 01-21-53-60-0140	$13,671.63
Labor Availability, Shortage (5%) 01-21-55-50-0800	$48,090.41
Economic Conditions Unfavorable (0.0%) 01-21-55-50-0200	$0.00
Temp Air and Water Poll., Soil Erosion, & Siltation Control (2.0%)	$20,197.97
Prime Contractor Overhead (10.0%)	$103,009.65
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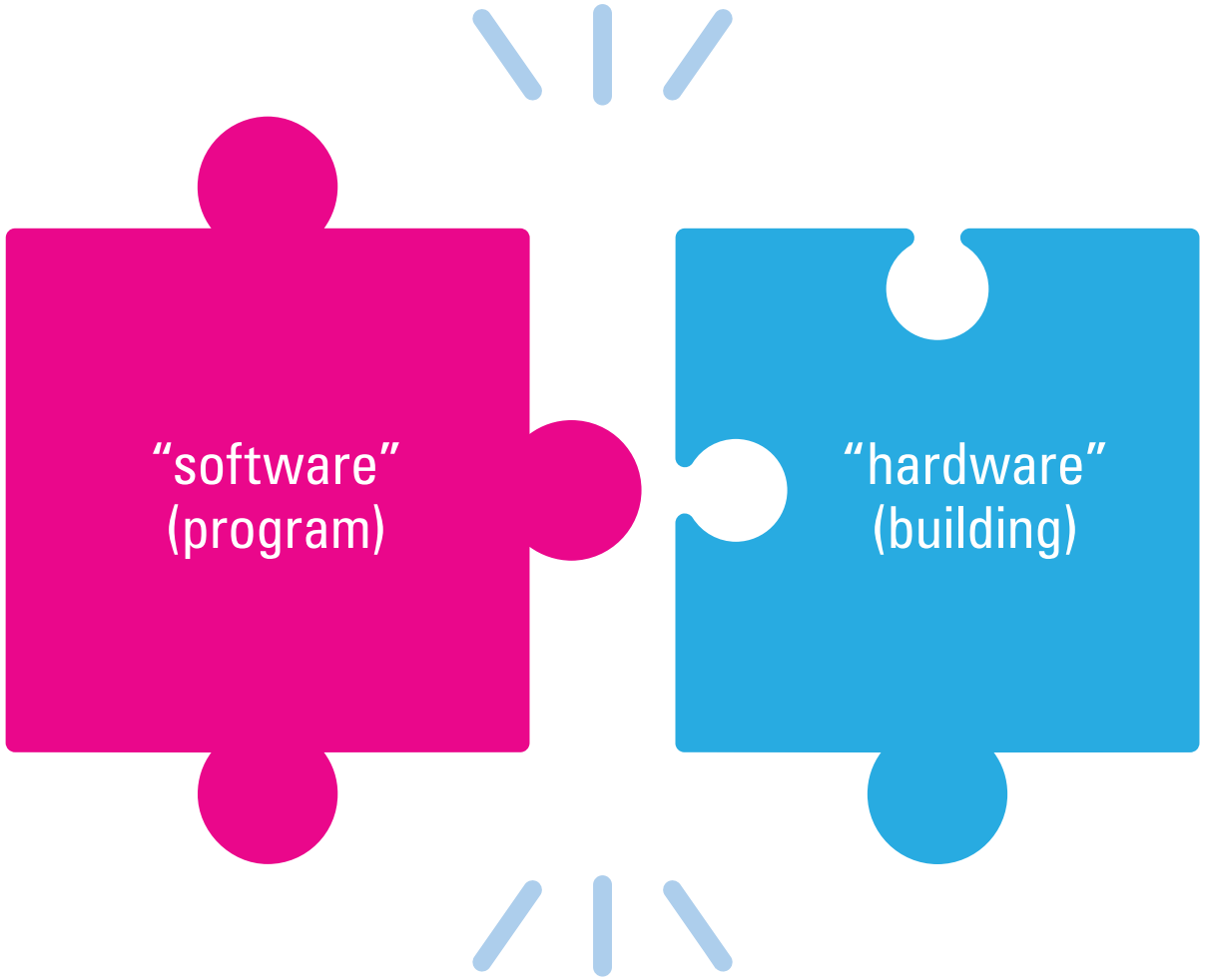
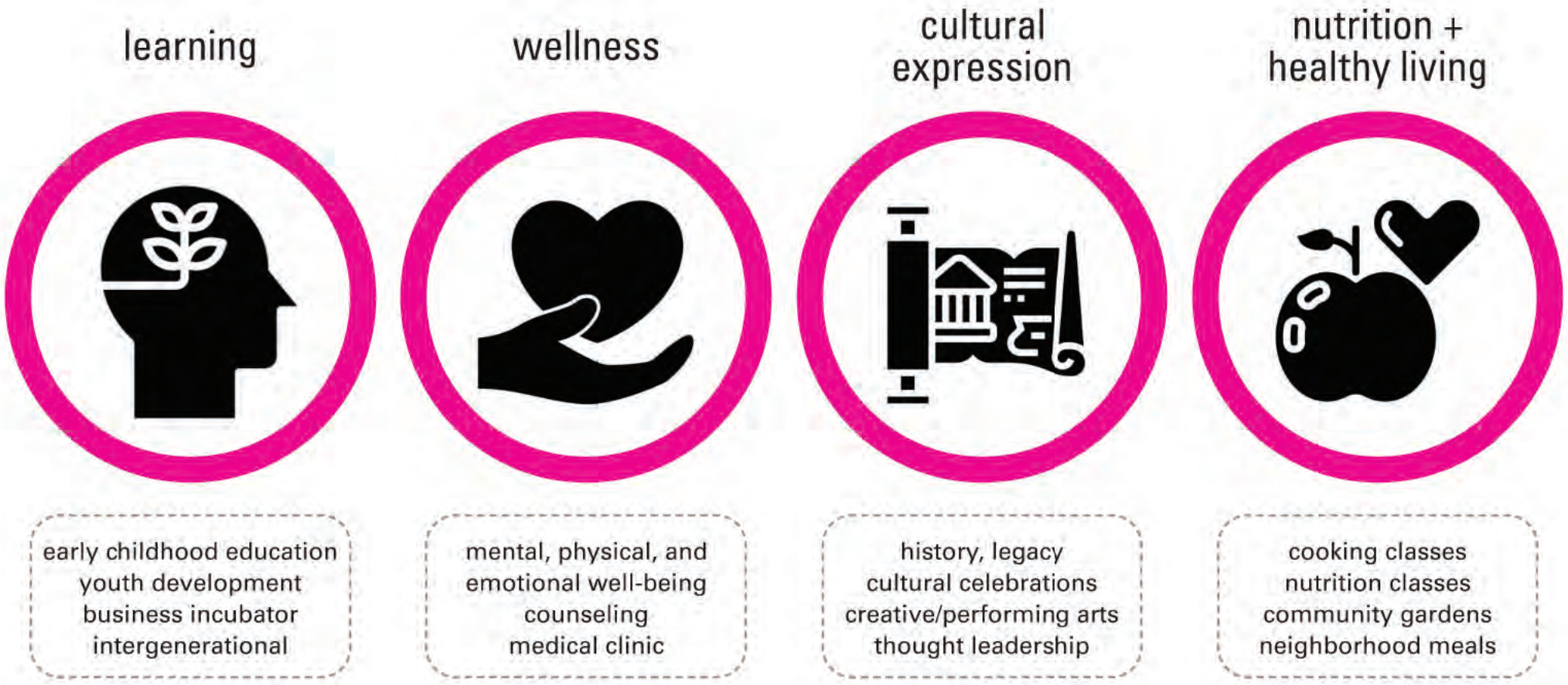
Construction Oversight (7%)	$73,411.26
Design Fees (12%)	$232,027.64
Estimated Material and Labor Totals (No Totaling Components)	
	Bare Cost
Material	$387,638.82
Labor	$341,790.81
Estimate Total: One Building	**$2,165,591.33**

Estimate per Square Foot

3100 $698.58

Proposed Site Plan


“software”
(program)
“hardware”
(building)

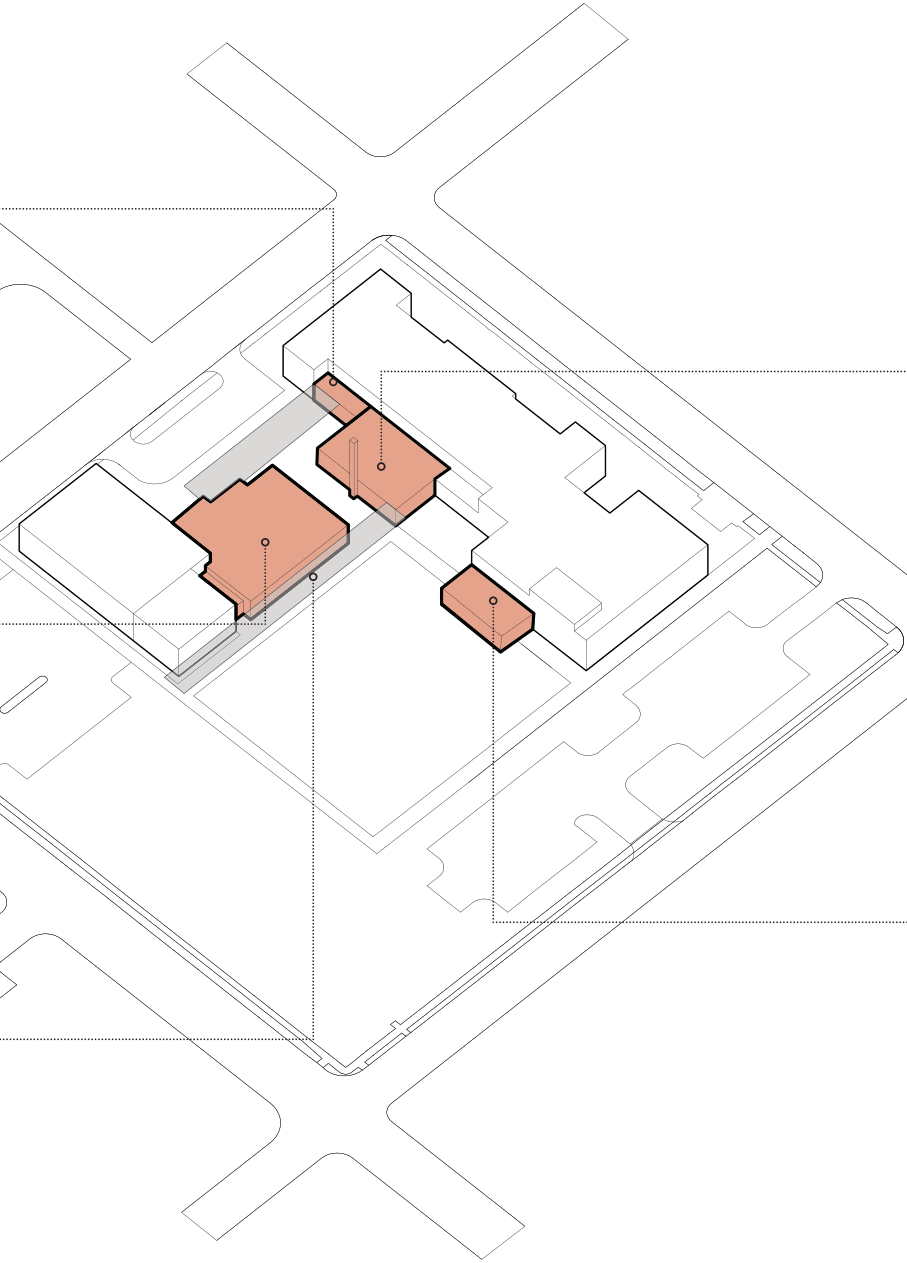

learning
wellness
cultural expression
nutrition + healthy living
early childhood education
youth development
business incubator
intergenerational
mental, physical, and emotional well-being
counseling
medical clinic
history, legacy
cultural celebrations
creative/performing arts
thought leadership
cooking classes
nutrition classes
community gardens
neighborhood meals


resilient infrastructure
regulatory standards
human comfort
dependable WIFI
energy efficiency
low maintenance
building code compliance
ADA accessibility
daycare regulation compliant
parking
natural light
indoor air quality
low VOC materials

childcare entry

senior activities

garden porch



multi-use cafeteria

welcoming lobby

Community Input - Multi-Use Anchors

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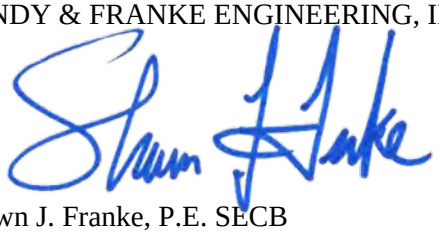
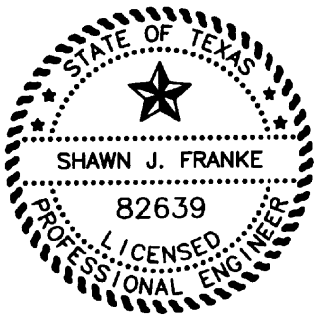




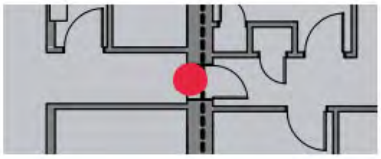
Shawn J. Franke, P.E. SECB
SJF/sjf

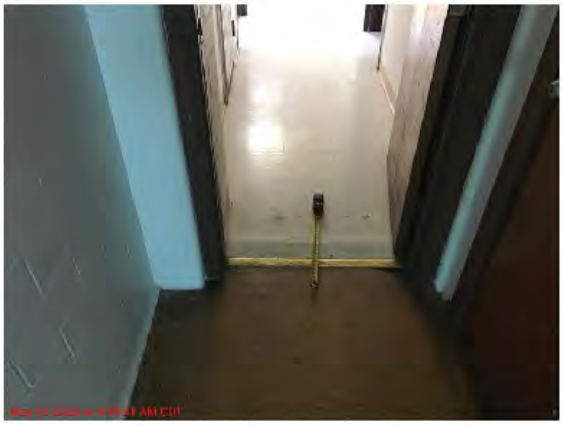

CITY OF SAN ANTONIO
ELLA AUSTIN COMMUNITY CENTER
AX-101
01 - GYM FIRST FLOOR EXIST

Issue #1 – OPEN (1/1) 05/12/2023

Foundational differential 1 1/2" +/- Photo left to right slope of foundation

LOCATION: Transition B/w Gym & Annex
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:





Issue #2 – OPEN (1/1) 05/12/2023

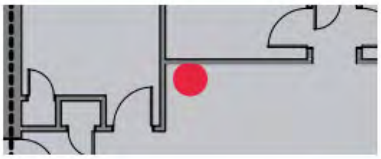
Exterior CMU walls w/ steel joists running plan N/S Foundation sloping in 2 directions photo left to right and far to near photo 2 Drop ceiling removed and view of structure above obstructed in room with duct and insulation

LOCATION: 1st Room Left
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

Issue #3 – OPEN (1/1) 05/12/2023

Heave in middle of corridor. See photo 2 at wall on right side of hall way left end of wall separating from the floor

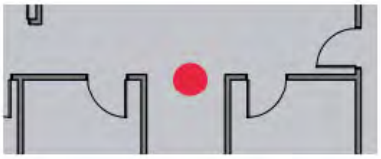
LOCATION: Corridor
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



Issue #4 – OPEN (1/1) 05/12/2023

Drop in slab about 1/2" to 1" from corridor to exit door area at threshold cover

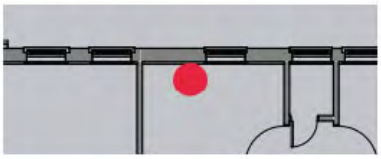
LOCATION: Corridor
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

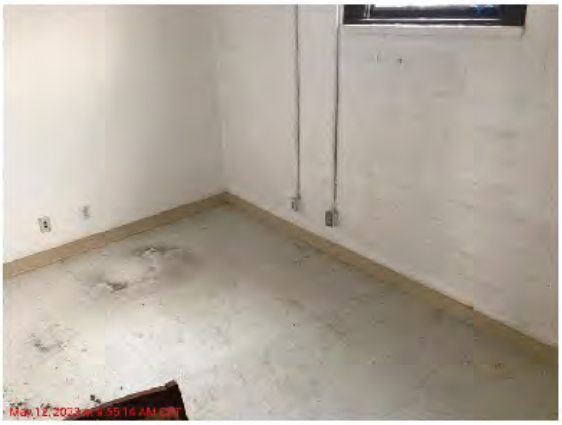


Issue #5 – OPEN (1/1) 05/12/2023

Multiple foundational valleys w/in room from 1/2" approx to 2" + Red masonry 5 1/4-1/2" x 12wide cmu

LOCATION: Room 2 Left
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

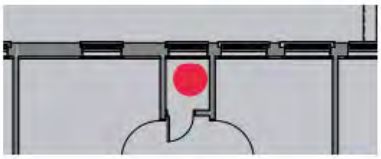




Issue #6 – OPEN (1/1) 05/12/2023

Exposed joist soffit within insulation. Paint on joist peeling, cannot determine if it is steel that is delaminating or rusted.

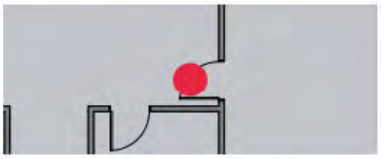
LOCATION: Elec Closet Left
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

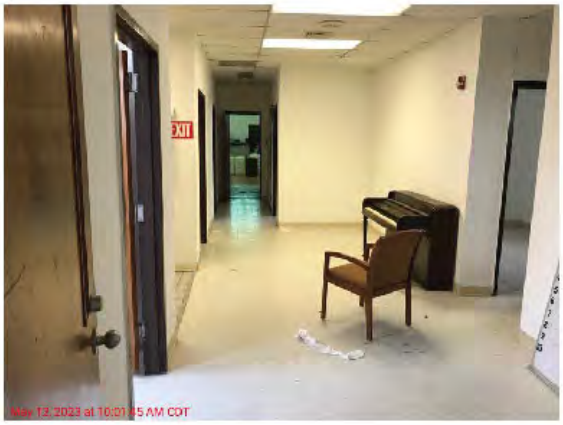


Issue #7 – OPEN (1/1) 05/12/2023

Continued heave photo left to right (plan north to south)

LOCATION: Elec Closet Left
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

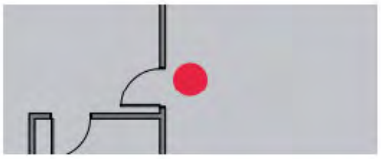




Issue #8 – OPEN (1/1) 05/12/2023

3" + foundational drop/warp

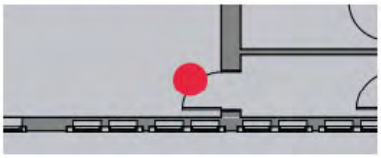
LOCATION: 1st Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



Issue #9 – OPEN (1/1) 05/12/2023

Slope down at threshold from room to corridor Exposed concrete structure about 2 1/2"

LOCATION: 1st Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



Issue #10 – OPEN (1/1) 05/12/2023

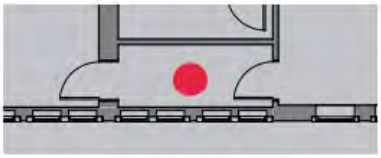
Duct, electrical and insulation obscuring the structural frame above. Known steel joists spanning plan north to south wall to wall no intermediate supports

LOCATION: 1st Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

Issue #11 – OPEN (1/1) 05/12/2023

Slab warped right to left or plan south high plan north low

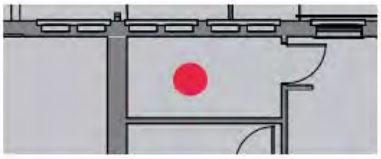
LOCATION: Corridor B/w 1st Large Room & 2nd
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



Issue #12 – OPEN (1/1) 05/12/2023

15-16" deep joists at 3'-6" +/- spacing

LOCATION: Large Electrical Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



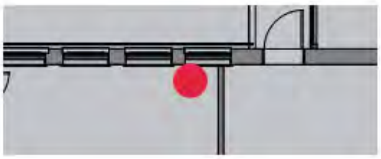
Issue #13 – OPEN (1/1) 05/12/2023

Multiple foundational valleys and heaves

LOCATION: Second Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

Issue #14 – OPEN (1/1) 05/12/2023

LOCATION: Seconds Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

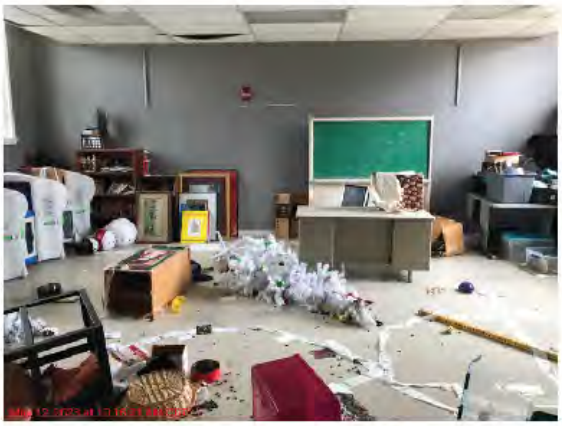


Issue #15 – OPEN (1/1) 05/12/2023

LOCATION: 2nd Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

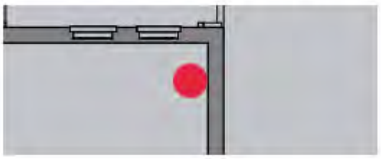
Issue #16 – OPEN (1/1) 05/12/2023

LOCATION: 3rd Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



Issue #17 – OPEN (1/1) 05/12/2023

LOCATION: 3rd Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

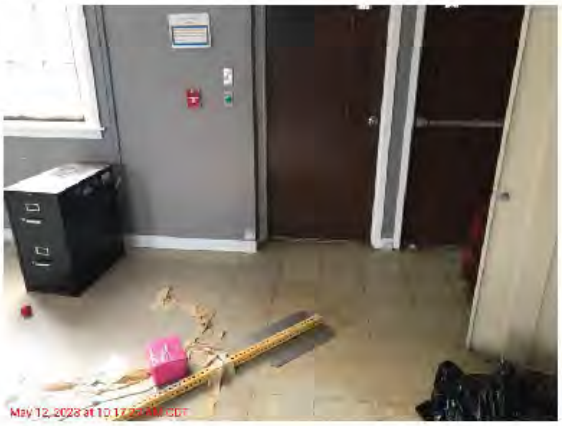


Issue #18 – OPEN (1/1) 05/12/2023

LOCATION: 3rd Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

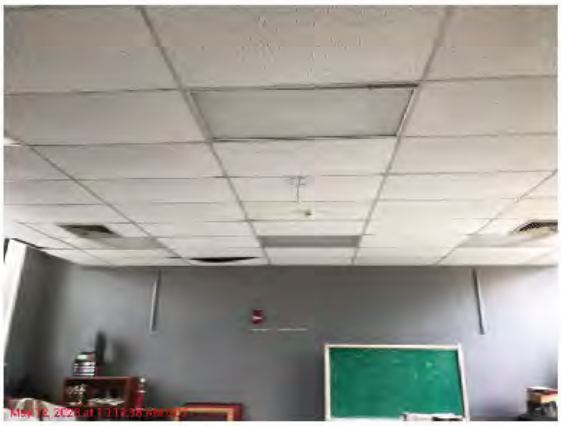
Issue #19 – OPEN (1/1) 05/12/2023

LOCATION: 3rd Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



Issue #20 – OPEN (1/1) 05/12/2023

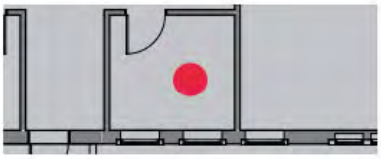
LOCATION: 3rd Large Room
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

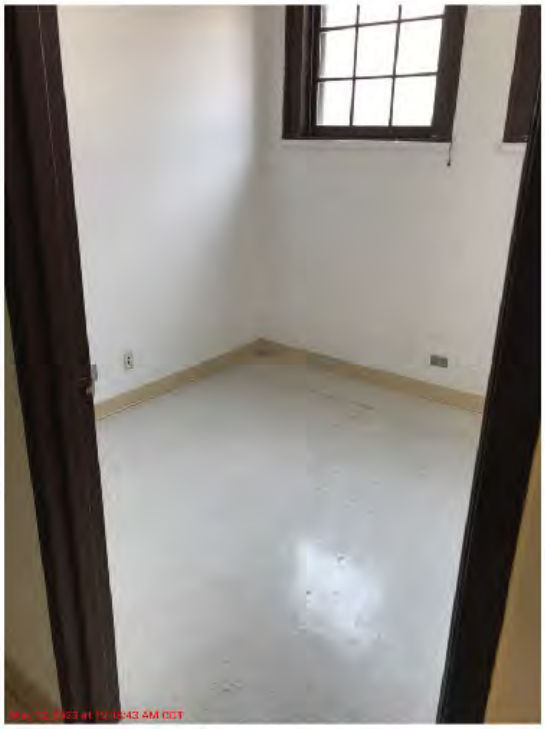


Issue #21 – OPEN (1/1) 05/12/2023

Slopes of 1/2" + into photo plan north to south

LOCATION: 3rd Small Room Right
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

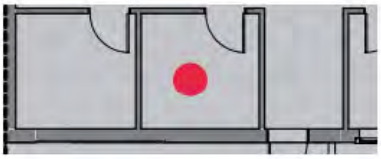




Issue #22 – OPEN (1/1) 05/12/2023

Foundational valley middle of room heave at exterior wall

LOCATION: 2nd Small Room Right
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



Issue #23 – OPEN (1/1) 05/12/2023

Valley in room separation at exterior wall exterior falling

LOCATION: 1st Room On Right
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

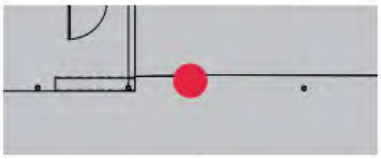
Issue #24 – OPEN (1/1) 05/12/2023

No noticeable cracking in painted brick. exterior standard brick backed by the noted 5 1/4" CMU x 12" w.

LOCATION: Exterior South
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

Issue #25 – OPEN (1/1) 05/12/2023

LOCATION: Exterior South
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



Issue #26 – OPEN (1/1) 05/12/2023

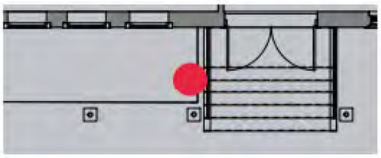
lack of area ways some beam exposed at grade

LOCATION: Exterior South
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

Issue #27 – OPEN (1/1) 05/12/2023

some cracking in brick exterior

LOCATION: Exterior South
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



Issue #28 – OPEN (1/1) 05/12/2023

exposed earth retainers and beam soffit. looks to be post installed(around time of construction completion)

LOCATION: Exterior South
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

Issue #29 – OPEN (1/1) 05/12/2023

LOCATION: Exterior East
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

Issue #30 – OPEN (1/1) 05/12/2023

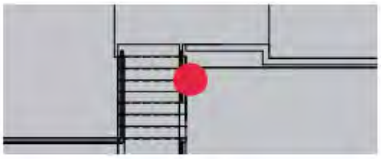
cracking and movement at window headers.

LOCATION: Exterior North
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:

Issue #31 – OPEN (1/1) 05/12/2023

foundation cracking at ramp beam soffit.

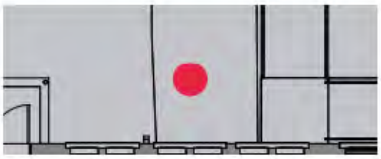
LOCATION: Exterior North
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



Issue #32 – OPEN (1/1) 05/12/2023

culvert to drain opening IN(?) to building crawlspace visual appears to show this. open area way further down building.

LOCATION: Exterior North
PRIORITY: Normal
DUE DATE: No due date
DISCIPLINES:
ASSIGNEE:



WestEast
Design Group

26 July 2023

Brian Sowell, NCARB
Project Manager

T 210.530.0755
brians@westeastdesign.com

Ella Austin Community Center
Application for Certificate of Appropriateness

Historic and Design Review Commission and
Office of Historic Preservation,

The Ella Austin Community Center (affectionately referred to as just "Ella" by locals) is located at 1023 N. Pine Street, in Dignowity Hill on San Antonio's East side. Ella is located in the historic Ralph Waldo Emerson Junior High, which was constructed 100 years ago in 1923. The community center is known for providing a breadth of services to the community including childcare, after-school youth programs, adult education, senior programs, jobs training, gardening and nutrition programs, sports, and office space for various community support services. A more detailed history of the campus and its buildings is included at the end of this narrative. As the campus observes its centennial birthday, the need for significant repair and renovation has significantly limited the services the campus can provide. In response to this issue, in 2022, San Antonio voters approved $11.5 million in bond funding to provide much-needed repairs and upgrades to Ella Austin. The bond was further supplemented by TIRZ funding, resulting in a total investment of $23 million set aside for Ella Austin.

In the spring of 2022, The City of San Antonio commissioned a campus assessment and community engagement process to evaluate the existing infrastructure, determine what improvements the community wished to see occur at Ella Austin, and align the available funding with the community priorities. Through that that process, programmatic and infrastructure priorities were established by the community. These priorities were translated into a conceptual design, which was presented back to the community, receiving overwhelmingly positive reactions through both public meetings and digital surveys.

This application is for the demolition of various existing structures on the site, in order to accommodate the community priorities for facilities and programs that as established and confirmed during the assessment period. These proposed demolitions were highlighted and discussed with the community during public meetings, and received consistent positive feedback due to the improvements the demolitions will allow to occur on site. Note that this application is limited in scope to consider only the proposed demolitions. A future, separate application will be made for improvements to the remaining structures and site. This is due

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San Antonio, Texas 78215

to the fact that the design of the remaining improvements necessarily hinges on approval of the demolition.

The top priorities established through the community engagement process included focus on the childcare, senior's programming, general community support services (non-profit offices), and youth programming. To accommodate these priorities, the design concepts supported by the community included:

- Significantly renovate the original junior-high building to repair and replace failing infrastructure, bring the building up to code, and deliver stellar childcare, officing, and youth programming to the community.
- Replace the existing senior center with an improved senior center accommodating 21st century priorities and interests, in a facility whose design boosts mental and physical health.
- Develop an outdoor courtyard to better connect the campus buildings and activate the exterior with outdoor programming.

In order to accommodate these priorities, the community supported demolishing the following structures, which are the subject of this application:

- Circa 1985 Classroom building
- Circa 1985 Storage building
- 1998 Senior's Building
- 1932 Physical Culture Building

Circa 1985 Classroom Building
This structure is located in the Southwest corner of the property, adjacent the community gardens. The structure is a pre-engineered metal building. Aerial images from Historicaerials.com suggest the building was constructed in roughly 1985. Based on the construction date, building type, and general aesthetics, we are seeking approval for demolition of this structure on the basis that this building has a non-contributing status.

The building is currently unused, as leaks have caused significant damage to the interior of the building, as well as introduced mold. It is the opinion of the architects and engineers who performed the site assessment that the building has outlived its serviceable life.

Demolishing the classroom building will return outdoor space for public use, allow the opportunity to relocate the community gardens to a more prominent location, and generally clean up the site for additional outdoor activities.

Circa 1985 Storage Building
The site storage building is located just south of the existing gymnasium, and is a pre-engineered structure like the classroom building. The same aerial image suggests this structure was built at the same time as the classroom. Similar to the classroom structure, based on the construction date, building type, and general aesthetics, we are seeking approval for demolition of this structure on the basis that this building has a non-contributing status.

The storage building is currently used to store grounds maintenance equipment and materials, as well as equipment and materials for the community garden. The architects and engineers who performed the site assessment noted significant corrosion to the structural members as well as leaks present in the structure, and determined the building has outlived its serviceable life.

Demolishing the storage building will provide greater space for the courtyard, allowing the opportunity to improve the connection from the main building and gym to the playground and outdoor basketball court.

1998 Senior's Building
The existing senior center was built in 1998 to replace the Manual Training Building. While the Manual Training Building was constructed in 1923 alongside the junior high school, a fire in 1997 completely destroyed the original structure. The current senior's building occupies the same footprint as the original Manual Training Building, but is a complete replacement as nothing was salvaged from the fire. This has been confirmed by witnesses to the fire, as well as review of the construction documents from the existing structure. As a result of this complete loss of the historic structure and due to the date of construction for the current building, we are seeking approval for demolition of this structure on the basis of both non-contributing status, and loss of significance.

The building currently provides space for Ella Austin seniors. The structure suffers from an access issue, as the main entry requires all guests to navigate a large ramp to enter the space, which is sub-grade at the entry. The lack of fenestration and experience of walking down the ramp to a sub-grade space creates an environment which feels dark and suppressed. Beyond the emotions the building's interior generates, the structure's location and orientation on the site creates a perimeter of dead, unusable exterior space.

Demolishing the Senior Center allows the opportunity to re-build a new senior center attached to the gym, freeing up space on the site while delivering a high-quality building that celebrates East Side seniors, provides space for the new programs they requested during public meetings, and create an anchor for the new public courtyard.

1932 Physical Culture Building
The Physical Culture Building is a classroom building that was constructed in 1932 and is made of corrugated asbestos on steel joists with a suspended slab. Sometime later between 1955 and 1963, the gymnasium was constructed and attached to the physical culture building. The structure today is in extremely poor condition. A structural engineer performed an assessment of the building and produced a report dated May 19th, 2023 (included in this application). In the report, the Structural Engineer identified significant settling and damage to the existing foundation and slab due to water migration under the building, with differentials in the slab exceeding 2". The foundation cannot be salvaged and must be replaced in order to make the building usable. Leaks in the roof have caused damage to the existing joists. Corrosion can be observed on various joists throughout the structure. This corrosion and the leaks suggest that the entire roof and roof structure require significant repairs or (likely) whole replacement. In addition to the foundation and roof, the existing windows are rotting or have failed. Many windows can be observed with broken members, panes missing or broken, and otherwise in extremely poor condition. All of the windows on the building require replacement. It's clear that a lack of maintenance as well as poor drainage design has resulted in a building that has failed and no longer serves the community.

We are seeking approval for demolition of this building in order to accommodate the programs requested by the Community. Our pursuit of this approval is on the basis of an economic hardship. While funding has been established by the City of San Antonio to renovate Ella Austin via the bond and TIRZ funding, the priorities which have been identified by the community for improvements at Ella Austin will require the entirety of that budget. The facility priorities established by the community are (as stated above) the renovation of the main building, the delivery of a new senior center, and the development of an attractive outdoor courtyard. Cost estimates have been developed for these improvements which indicate they will require the entire budget – there is no funding available to

repair and renovate the physical culture building. Repairing the existing structure is cost-prohibitive, to the point that it may be considered a poor use of public funds. Based on the required repairs, our construction estimate suggests that repairs would total over $2.16M. This represents a cost of $642/SF; which appears to be an obscene premium to pay for the space that would be repaired/regained. Note this estimate was only for the repairs – it does not include renovation/redevelopment of the building to meet any new community program needs.

If funding were redirected from the current budget to repair the Physical Culture Building, it would come at the expense of removing facility upgrades and associated programs which the community set as their key priorities, significantly reducing Ella Austin's ability to serve the community. Diverting funding would therefore result in reducing and limiting services for the underserved, vulnerable populations in Dignowity Hill and the East Side. We believe a rejection would ignore the public comments received during the assessment phase for the project, which included support for demolition of the Physical Culture building in favor of developing a new North entry for the campus and a new Senior center.

Even if funding were available to renovate the Physical Culture building, the structure does not deliver on critical infrastructure that the community has requested. The programmatic priorities of the community – childcare, seniors, and community services – are met by renovating the main building and developing a new senior center. The size and layout of the Physical Culture building is such that it is not well suited to meeting those community priorities, they are better served by using other buildings. At 3,364 SF the building is too small to replace the senior center and poorly located and proportioned to deliver youth programming. Due to the building's elevation, access from the North is extremely convoluted, requiring the navigation of large ramps. The building's attachment to the gymnasium and close proximity to the main building blocks off the northern side of the Ella Austin campus and presents an uninviting face to the community – a face which has become a significant eyesore due to the failed windows and expanse of required concrete ramps.

Demolishing the Physical Culture Building will allow the construction of a new senior center attached to the gym, which is the ideal location for a new Senior Center. By locating the new Senior Center on the North of the site and demolishing the Physical Culture Building, a dedicated drop-off loop can be provided off Burleson street. The drop-off loop would serve both the new senior center, as well as the daycare located in the main building. This would allow the daycare to establish an independent entry from the main lobby, increasing security for the children. In addition to the availability of a drop-off loop, the new senior center's location places in in close proximity to the existing cafeteria. This allows significant cost savings to the overall project to be realized, as the seniors can use the cafeteria for their daily meals. If the Physical Culture Building cannot be demolished, the senior center would have to be located much further away from the cafeteria. This would require the new senior center to include an independent warming kitchen at substantial additional cost to the project, which would risk eliminating other necessary improvements and investments elsewhere.

Removing the Physical Culture Building would improve pedestrian access to the campus from Burleson by allowing re-grading to occur, repairing the drainage issues on site and providing on-grade ADA access to the new senior center. In addition to ADA access, demolition creates the opportunity for a connection to be established from the north to the south of the site, a pedestrian "spine" activating the new courtyard and inviting people in, which in turn helps celebrate the main Junior High building. This move creates a more welcoming environment befitting a community center.

Postponing repairs instead of simply demolishing the building will create a negative impact for the community, as the new Senior Center attached to the gym, a drop-off loop, north connection, and dedicated daycare entry all would no longer be feasible. Because funding is not available to repair

the building, it would remain in its current, unusable state for an indeterminate amount of time, until sufficient funding may be established to repair and renovate the structure. Yet even if the structure were renovated, keeping the building now reduces the quality of the available design strategies for the renovated campus, and increases costs for those improvements. Therefore, we believe demolition of this structure provides the best benefit to the community by providing improved access and space celebrating the historical junior high building, providing the most cost-effective location for the new senior center with superior access, providing the opportunity for a dedicated, secure entry to the daycare, and allowing public funds to be focused on delivering the programs and facilities the community needs most.

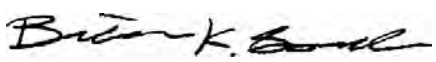
Campus History
Before it became the Ella Austin Community Center, the property at 1023 N. Pine was an avant-garde junior high school. Ralph Waldo Emerson Junior High was one of 8 new concept "junior schools" built in 1923 by the San Antonio school board to provide a transitional school for children before entering high school. In the 1920's there was no such thing as junior high (now known as middle school) in San Antonio. In fact, the concept of Junior High was new to the United States.
In June of 1922, San Antonio voters approved a $2 million bond for a new junior high school system.

To create the best facilities possible, San Antonio school Superintendent Jeremiah Rhodes toured junior high schools in Northeastern cities in July and August of 1922, reporting that most of the schools he observed were merely converted facilities, and poorly suited to their purposes. As a result of his travels, Rhodes advocated for creating buildings that better met the needs of San Antonio students in the Texas climate. He advised local architecture firm Phelps & Dewees (now Garza/Bomberger & Associates), in designing the eight new junior high schools for San Antonio, and in 1923, Ralph Waldo Emerson Junior High opened in Dignowity Hill, becoming the only Junior High school in the City for Black students.

In 1954, the U.S. Supreme Court decision in Brown v. Board of Education required an end to segregation in schools. Emerson Junior High is remembered by many local residents as one of the first desegregated schools. Desegregation ultimately caused nearby high school Wheatley High to close, and in 1972, Emerson Junior High was moved from its pine street campus to the abandoned Wheatly High School campus at 415 Harrison Avenue.

The City of San Antonio acquired the old Junior High building from the ISD in 1976. It's unclear when the facility formally became the Ella Austin Community Center, but some accounts suggest it was converted to the community center in 1983. Since that date it has undergone various additions, repairs, and improvements including the construction of the two pre-engineered metal buildings; the installation of the playground, addition of perimeter fencing, building the existing senior center when the Manual Training Building burnt down in 1997, and most recently various repairs to the roofs. Despite these improvements however, a comprehensive update to the century-old campus has never been implemented, and the current bond project represents the largest single investment in the Ella Austin campus since the Emerson Junior High was constructed in 1923.

Respectfully,



Brian Sowell, NCARB

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Brian Sowell, RA

West East Design Group

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June 22, 2023

RE: Fire at Ella Austin Community Center

Senior's Center on or about October/November 1997

Mr. Sowell,

This letter is submitted per your request and confirms the complete destruction by fire of the Ella Austin Community Center Seniors building and its foundation on or about October/November 1997. Cause of the fire was not determined.

The undersigned was the Chief Executive Officer of Ella Austin Community Center at the time of the fire incident and was on site to witness the final extinguishing of the fire and the eventual design, construction, and acceptance of the existing Senior Center facility (to include the laying of a new foundation) at the same address: 1023 N. Pine Street, San Antonio, Texas 78202

Forward questions on this matter to the undersigned at ahargrove7@gmail.com or

Phone: (210) 378-7453.

I retired on December 31, 2019 from Ella Austin Community Center.

Anthony E. Hargrove