HISTORIC AND DESIGN REVIEW COMMISSION
December 15, 2021

HDRC CASE NO:	**2021-537**
ADDRESS:	312 W AGARITA AVE
LEGAL DESCRIPTION:	NCB 3058 BLK 5 LOT 8 W 6 FT OF 9 & E 10 FT OF 7
ZONING:	R-5, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Alan Neff/36square
OWNER:	Perry Balleza
TYPE OF WORK:	Demolition of accessory structure with new construction
APPLICATION RECEIVED:	October 19, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Katie Totman

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval:

1. Demolition the existing rear accessory structure.
2. Construct a 2-story garage located at the rear of the property.

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 4, Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

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

C. RELATIONSHIP OF SOLIDS TO VOIDS
i. Window and door openings—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. Façade configuration— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

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

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

siding.
ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION
i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING
i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-ofway.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. Energy efficiency—Design additions and new construction to maximize energy efficiency.
ii. Materials—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. Building elements—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. Roof slopes—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN
i. Building orientation—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district. ii. Solar access—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS
i. Location—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. Mounting (sloped roof surfaces)—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. Mounting (flat roof surfaces)—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: 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.
- 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or

metallic manufacturer's color is not allowed, and color selection must be presented to staff.

FINDINGS:

a. The primary structure located at 312 W Agarita is a 2-story residential structure constructed circa 1948. The home features wood lap siding, a prominent brick chimney on the front façade, metal casement windows, and a pedimented entryway. The property features a 1-story rear accessory structure of wood construction with sliding garage doors. The property is contributing to the Monte Vista Historic District.

b. DEMOLITION WITH NEW CONSTRUCTION – The applicant is requesting approval for the demolition of the rear accessory structure and is requesting to replace the structure with a 2-story garage. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.

c. CONTRIBUTING STATUS – The existing rear accessory structure is a 1-story, two-bay auto structure that may have been constructed circa 1950-51 based on Sanborn map research. A rear accessory structure matching the footprint of the existing rear accessory structure first appears on the Sanborn Map in 1951. The structure is of wood construction with wood siding, a side gable shingle roof, wood sliding garage doors, and two wood windows. Staff finds that the structure is contributing to the district.

d. DESIGN REVIEW COMMITTEE SITE VISIT - Members of the Design Review Committee (DRC) made a site visit to the property on November 23, 2021. The Committee members discussed the condition of the existing accessory structure, its feasibility for reuse, the scale of surrounding existing rear accessory structures, and the design and materials of the proposed new structure.

Findings related to request item #1:

1a. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

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 provided one cost estimate of $208,428.57 for the rehabilitation of the existing structure and one cost estimate of $189,357.14 for the demolition of the structure with new construction.]

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;

[In addition to the above cost estimates, the homeowners have expressed that the existing accessory structure is not functional, does not meet their spatial needs, and requires significant repair.]

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.

[This is not applicable to the current owner.]

1b. LOSS OF SIGNIFICANCE – The applicant may provide to the Historic and Design Review Commission additional information which may show a loss of significance in regard 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 or 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 existing rear accessory structure shows evidence of minor wood rot in areas along the slab foundation, termite damage on the interior of one of the garage doors, and wood rot at one of the windowsills. The applicant shared with staff that there was a recent water leak in the garage that caused damage.

1c. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.

Findings related to request item #2:

2a. SETBACKS & ORIENTATION – The applicant has proposed to construct a rear garage in place of the existing rear accessory structure. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the new garage at the rear of the property abutting the rear alley, which reflects that of the historic structure currently on the site. Staff finds that the proposed orientation and setback of the new garage are consistent with the design guidelines.

2b. SCALE & MASS – The applicant has proposed a 2-story garage structure with a side gable roof. The proposed structure will measure approximately 22’-8” in height at the roof peak and approximately 16’ at the second-floor roof plate. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings and rear accessory structures. The primary structure on this lot is 2-stories as is the neighboring structure to the east and is approximately 28-feet tall. The applicant has provided examples of neighboring rear accessory structures with their corresponding heights which range from 13-feet to 30-feet in height. Although the existing accessory structure is 1-story, staff finds that the scale of the proposed structure may not visually compete with the primary structure on the lot or nearby historic structures. Staff finds the proposal generally consistent with the Guidelines.

2c. FOOTPRINT – The applicant has proposed a footprint of approximately 765 square feet for the new accessory structure. According to the Historic Design Guidelines, new accessory structures should be no larger in plan than 40 percent of the principal historic structure footprint. The total square footage of the primary historic structure is approximately 1,306. As proposed, the accessory structure exceeds the recommended 40 percent threshold. Staff recommends that the footprint and overall massing be reduced to be more consistent with the Guidelines.

2d. ROOF FORM – The applicant has proposed a side gable roof form. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the existing rear accessory structure is a side gable roof form. Staff finds the proposal appropriate.

2e. MATERIALS – In the submitted elevation drawings, the applicant notes that the new garage will feature materials comparable to those found on the primary historic structure. This includes an asphalt shingle roof, wood siding, wood garage and pedestrian doors, and four-over-four vinyl clad wood windows. The existing accessory structure features wood lap siding and an asphalt shingle roof. Staff finds that the proposed materials are generally consistent with the Guidelines apart from the windows. The proposed windows should be consistent with staff's standard stipulations as noted in the above references.

2f. ARCHITECTURAL DETAILS – Per the Historic Design Guidelines, new accessory structures should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Proposed architectural details include a pediment over the first-floor entrance door and shutters on the windows. Any shutters included in the design should be functional and installed with appropriate hardware.

RECOMMENDATION:

Item 1: Demolition of the accessory structure
Staff does not recommend approval of request item 1 based on findings a through c and 1c.

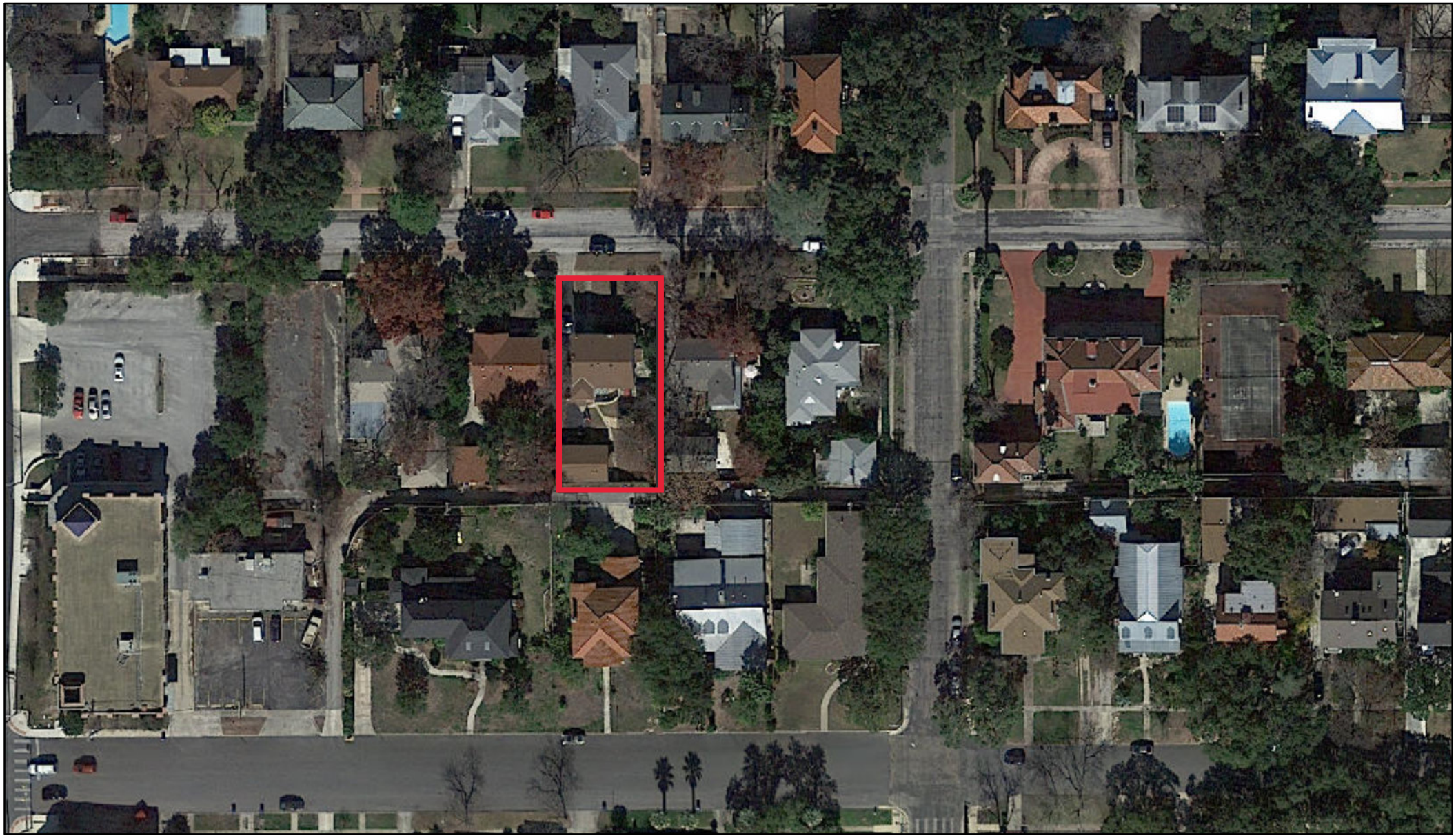
If the HDRC finds that there is unreasonable economic hardship or, failing that, finds a loss of significance has occurred and approves the requested demolition, then staff makes the following recommendations regarding the requested new construction:

Item 2: New construction of a rear accessory structure.
Staff does not recommend approval of request item 2, the construction of a rear accessory structure, based on findings 2c.

Staff recommends the following items be addressed prior to receiving a recommendation for approval:

i. That the applicant reduces the proposed footprint and overall massing to be consistent with the Guidelines.
ii. That the applicant installs fully wood garage doors or doors with a design that mimics wood construction as noted in their plans and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness (COA).
iii. That the proposed windows meet the standard window stipulations noted in the above references. Final window specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness (COA).
iv. That any shutters included be functional and installed with appropriate hardware.

City of San Antonio One Stop



December 10, 2021

User drawn lines

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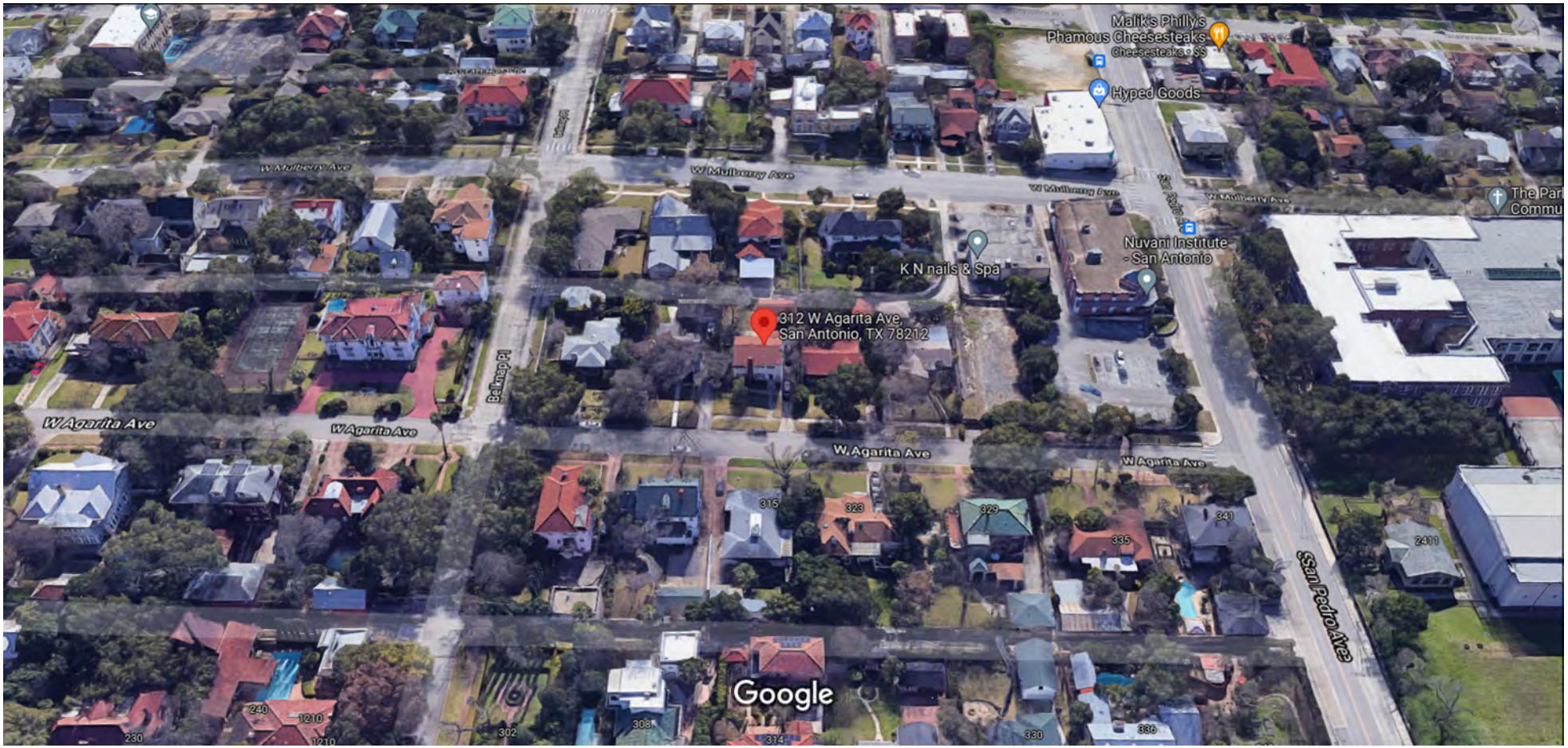
Google Maps 312 W Agarita Ave



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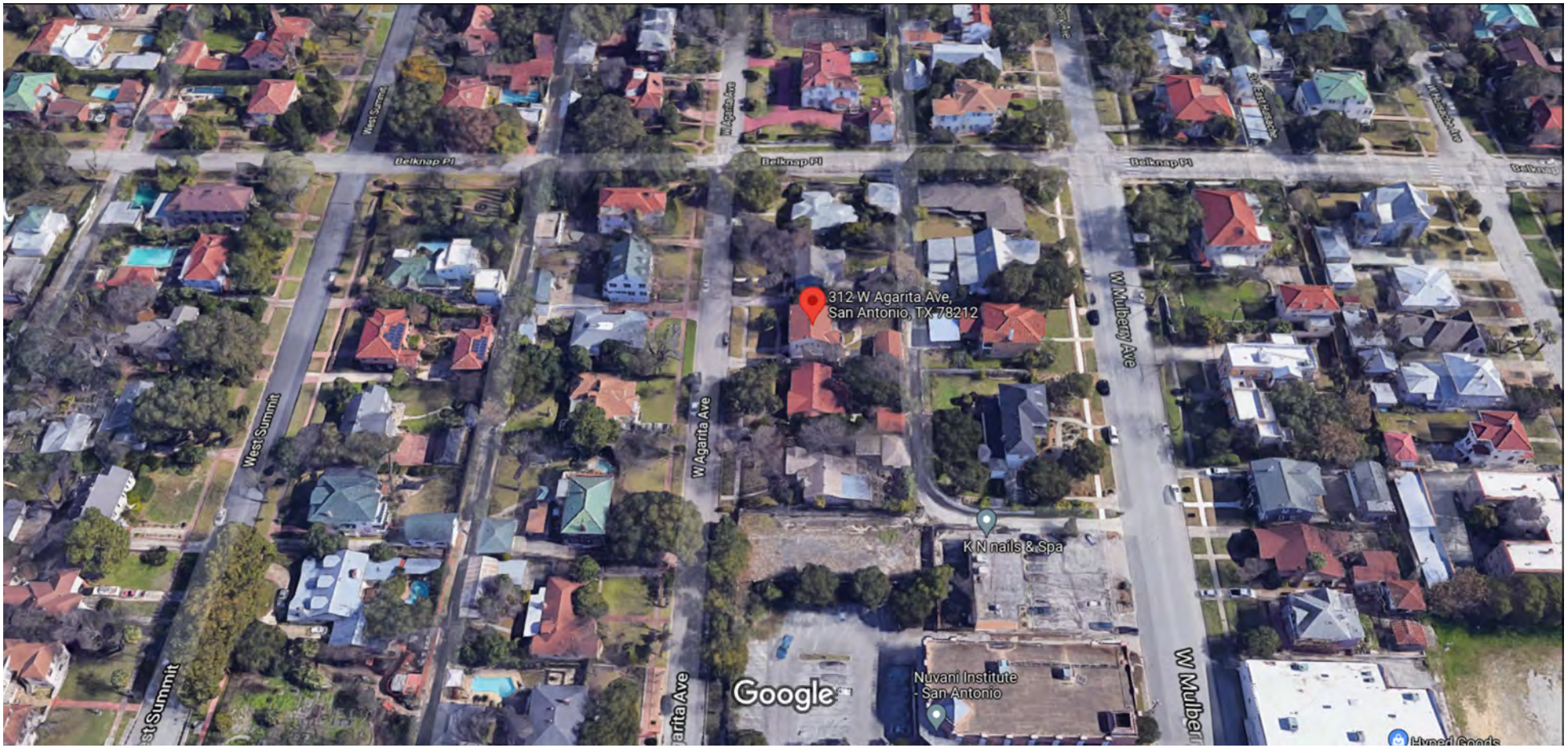

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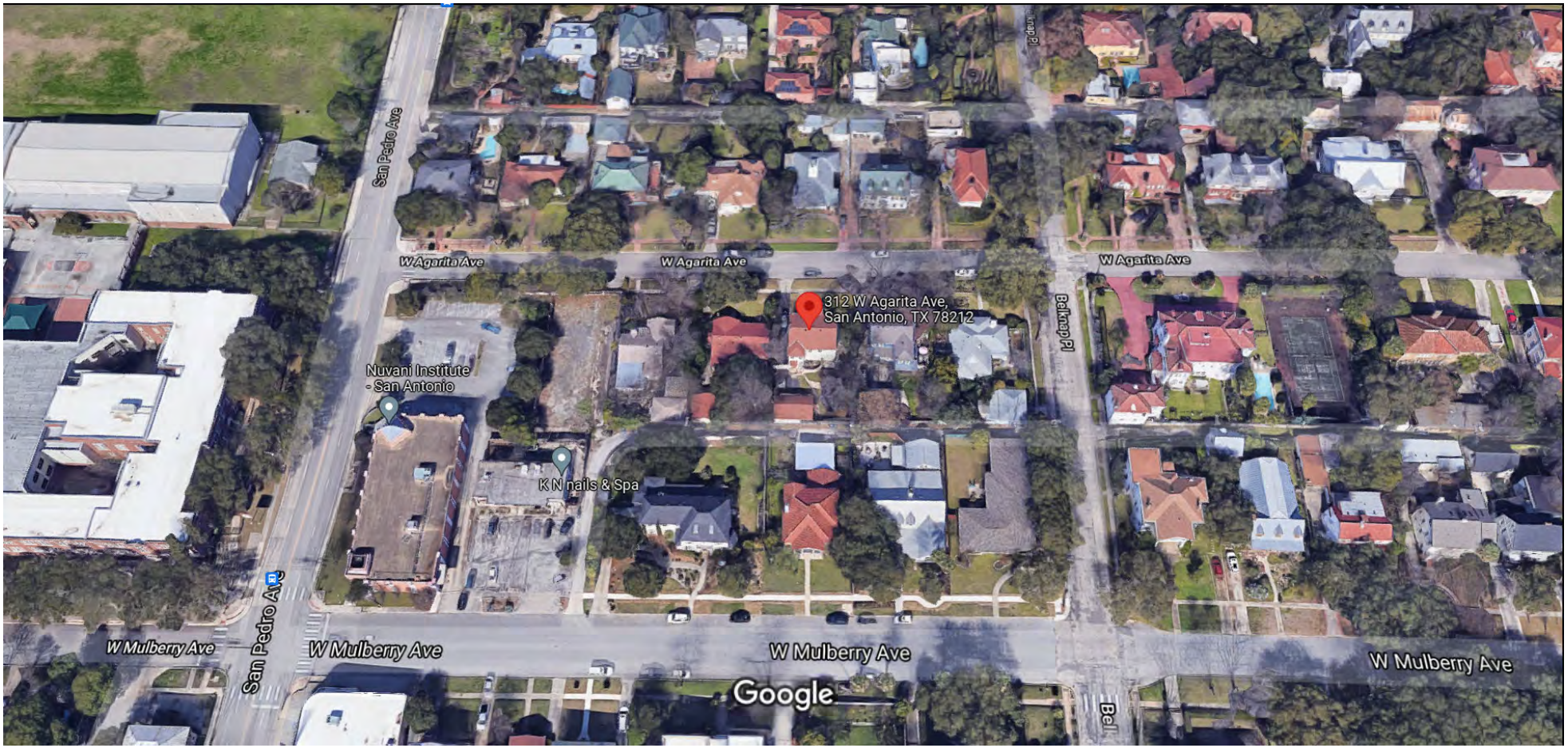
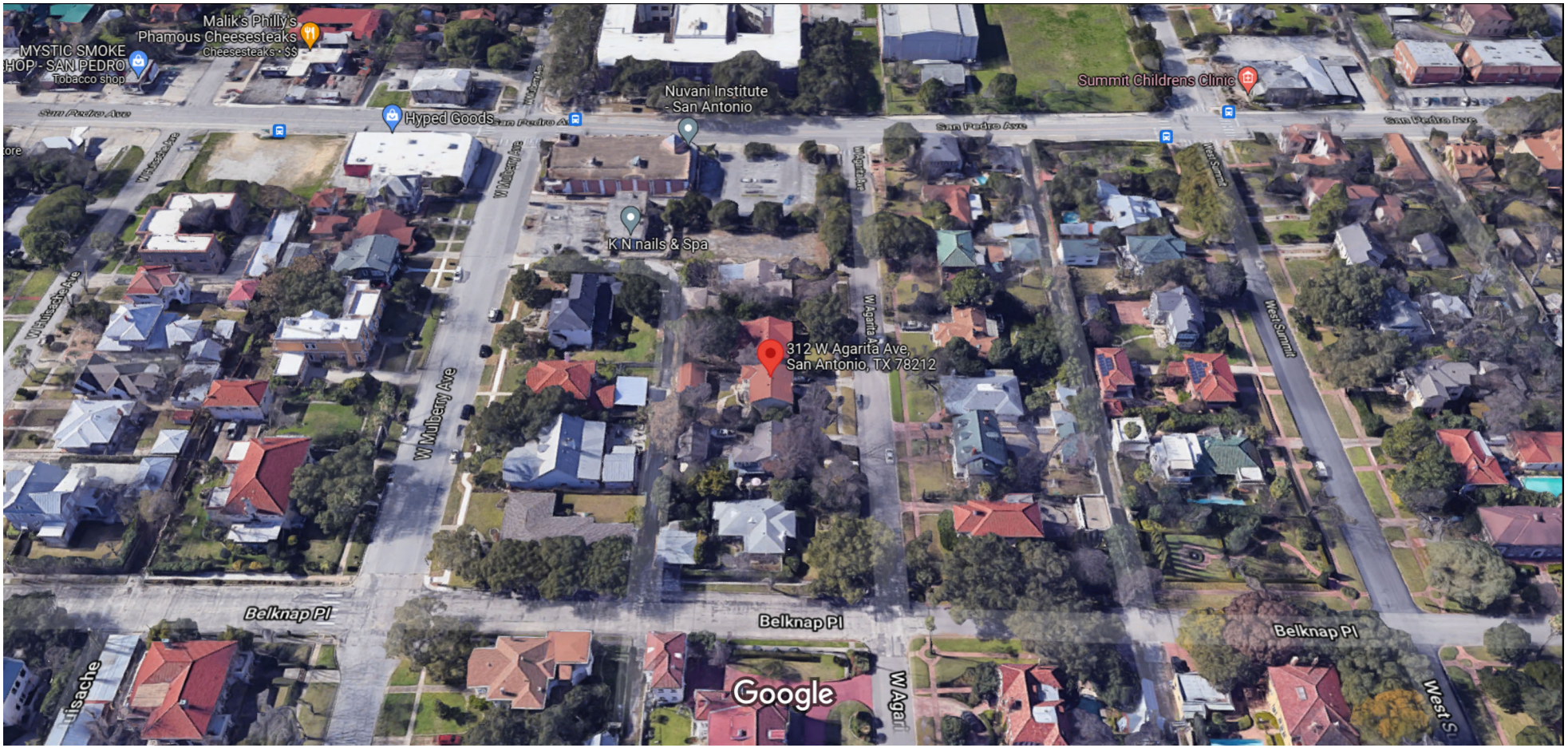
Google Maps 312 W Agarita Ave



Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft

Google Maps 312 W Agarita Ave



Imagery ©2021 Google, Imagery ©2021 CAPCOG, CNES / Airbus, Maxar Technologies, Map data ©2021 50 ft


312

308 W AGARITA ST

312 W AGARITA ST

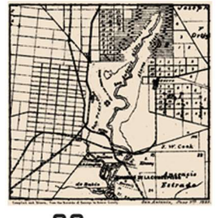
318 W AGARITA ST

STREET CONTEXT


City of San Antonio
ORGANIC MATERIAL

GARAGE AND APARTMENT **MAIN HOUSE**

312 W AGARITA ST



EXISTING APARTMENT AND GARAGE

312 W AGARITA ST

36 square

SOUTHEAST CORNER OF REAR YARD

312 W AGARITA ST

1951 Sanborn Map

TEX. ..037

SAN ANTONIO, VOL.

77

72

110

Scale of feet

NOT PAVED

W. SUMMIT AV.

(QUEENSBOROUGH CT.)

BELKNAP PL.

NOT PAVED

73

BREEDEN AV.

NOT PAVED

83

W. AGARITA AV.

SAN PEDRO AV.

W. MULBERRY AV.

NOT PAVED

MARK TWAIN JUNIOR HIGH SCHOOL

AUDITORIUM PLASTERED WALLS

MANUAL TRAINING STEEL BEAMS CONC. FL.

Fire Proof Constrn. CONC. FR. FLS. & RF. BR. CURTAIN WALLS. BUILT 1930

RECREATION BLDG

1797

1798

3264

3058

CONSTRUCTION PROPOSAL

BlueRock Construction Group | 319 Probandt, Ste 2 | San Antonio, TX 78204

210-385-2080 | 210-386-0240 | daniel@bluerockcg.com steven@bluerockcg.com

CUSTOMER
Balleza Residence

ESTIMATE NO
C-1021

DATE
9/1/2021

ADDRESS
312 W Agarita Ave.

CITY/STATE/ZIP
San Antonio, TX 78212

PHONE
214.232.1138

E-MAIL
pballeza@me.com

PROJECT
Garage/Apartment

PREPARED BY:
Daniel Garcia

ATTENTION

PAYMENT TERMS
See details

DUE DATE

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	**Demo and New Build**		**$189,357.14**
	Demo Existing Garage and Foundation		
	Excavate as Needed for New Foundation		
	Pour New Engineered Foundation		
	Framing Material for New Two-Story		
	Framing Labor		
	Install New Low-E Windows		
	Install Exterior Lap Siding		
	Intall 30-Year Asphalt Shingle Roof		
	Rough-in, Top Out, and Fixture Set for Electrical		
	Rough-in, Top Out, and Fixture Set for Plumbing		
	Rough-in, Top Out, and Start Up for Mechanical		
	Inspections for All Trades and Framing		
	Install Batt Wall Insulation and Ceiling Blow-in		
	Install All Sheetrock, Tape, Float, Texture		
	Install New Doors, Trim, and Shelving		
	Install New Tile Flooring		
	Install Cabinets and Countertops		
	Bathroom Wall Tile Around Tubs		
	Paint All Interior and Exterior		
	Install New Standard Garage Door		
	Fuel, Deliveries, General Labor, Project Management, Disposal Fees		
	Final Cleanup and Debris Hauloff		
	Exclusions: Additional Design Required by City, Unforeseen Site Conditions, Permit Fees, Sinks, Faucets, Light Fixtures		
	Payment Based Off Percent Complete		

SUBTOTAL	**$189,357.14**
Tax Rate	**0.00%**
TOTAL	**$189,357.14**

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Sign Here to Accept Quote:

Homeowner Approval Date

CONSTRUCTION PROPOSAL

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PROJECT
Garage/Apartment

PREPARED BY:
Daniel Garcia

ATTENTION

PAYMENT TERMS
See details

DUE DATE

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	**Demo and Renovate Existing**		**$208,428.57**
	Demo Existing Garage Doors, Roof Structure, Siding, Windows, etc.		
	Pour New Addition Foundation		
	Frame New Addition, Second Story, and Staircase		
	Reframe Existing Structure to Structurally Support Second Story		
	Frame and Pour Concrete Stem Walls for First Floor		
	Rough-in Main Electrical Service Underground to Addition		
	Rewire Existing Structure		
	Rough-in Mechanical and Plumbing		
	Install Salvaged Siding, Install New Siding to Match as Close as Possible. Match not Guaranteed.		
	Install Batt Wall Insulation		
	Install All Sheetrock, Tape, Float, Texture		
	Install New Doors and Trim		
	Install New Flooring		
	Install Cabinets and Countertops		
	Finsih Out Bathroom		
	Paint All Interior and Exterior		
	Install New Shingle Roof		
	Fuel, Deliveries, General Labor, Project Management, Disposal Fees		
	Final Cleanup and Debris Hauloff		
	Exclusions: Additional Design Required by City, Unforeseen Site Conditions, Permit Fees, Sinks, Faucets, Light Fixtures		
	Payment Based Off Percent Complete		

SUBTOTAL	**$208,428.57**
Tax Rate	**0.00%**
TOTAL	**$208,428.57**

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Sign Here to Accept Quote:

Homeowner Approval Date

36 square 829 dakota st., san antonio, texas 78203 210-416-2343 alan@36square.org

July 27, 2021

To: The Historic and Design Review Commission and the Office of Historic Preservation
From : Alan Neff, RA, LEED AP

Project: 312 W Agarita Ave
San Antonio, Texas 78212

Re: Application for Certificate of Appropriateness

This project consists of the demolition of the existing garage and accessory dwelling unit to be immediately replaced with a new construction design that better serves the needs of the homeowners.

Proposed Demolition of the existing Accessory Dwelling Unit/ Garage:
The existing accessory dwelling unit and garage is not functional for the homeowners. The garage doors do not easily open and their cars do not fit within the existing garage. The very small efficiency apartment unit does not meet the spatial needs of the homeowners, requires significant repair, and does not possess a kitchen. The demolition of the accessory structure will allow for the new construction.

1. Existing garage/ accessory dwelling unit to be demolished (North facade)

2. Existing garage/ accessory dwelling unit to be demolished (East facade)

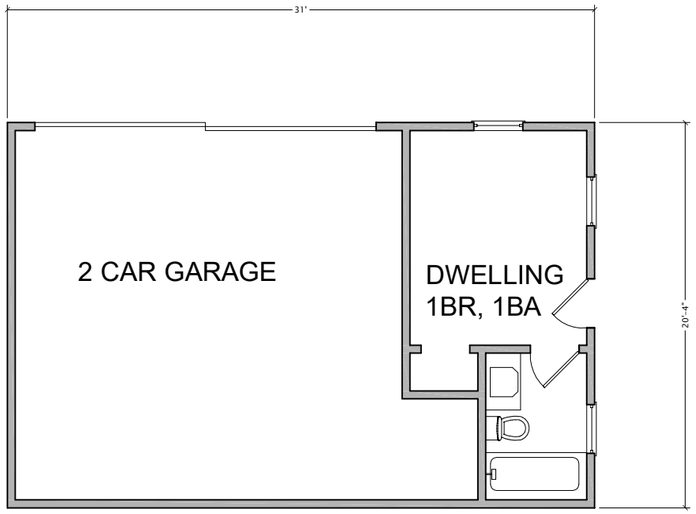
Exterior Siding/ Paint Color:
The exterior siding and paint colors will match the existing main house.

Garage Doors: Overhead Door Company Model 3260, 4x4, Paint Grade
Two separate 8'-0" wide garage doors with 4 horizontal sections and 4 raised panels in each section. The image below shows a stain grade wood door. I am proposing a painted door to minimize its impact from views from the street.

Front Door: Andersen Residential Entry Door: Straightline 102, Divided glass panes
There is one front door on the casita. The entry surround will be similar to the front entry of your main house, but will be slightly smaller in size. The front door will be solid wood, painted, and will have glass panes for light to the stairwell.

Exterior Windows: Andersen Windows: 200 Series Double Hung Window, White Vinyl Exterior, Clear Pine interior.
There are two different sized windows in the project. One is smaller for bathrooms, kitchen, and garage. I am proposing that the bottom and top sash both look like the top sash in this photo with 4 divided glass panes. This will closely resemble your main house windows but in a more modern window system.
The windows will open from the bottom and top, be solid wood, with an exterior vinyl cladding for durability. The interior will be clear sealed pine from the factory.

Roof: The roof of the accessory dwelling unit will consist of an asphalt shingle that will match the main house in appearance and color.



DEMOLITION NOTES:
EXISTING GARAGE/ ACCESSORY DWELLING UNIT TO BE DEMOLISHED. REMOVE ENTIRE STRUCTURE AND CONCRETE FOUNDATION TO 4 FEET BELOW GRADE.
PROTECT ALL UTILITIES FOR MAIN HOUSE AND ACCESSORY STRUCTURE.
COORDINATE UTILITIES SERVICES WITH GOVERNING AGENCIES.
NO WORK SHALL OCCUR WITHOUT DEMOLITION PERMIT, HDRC/ HPO APPROVAL, AND OTHER REGULATORY APPROVAL.

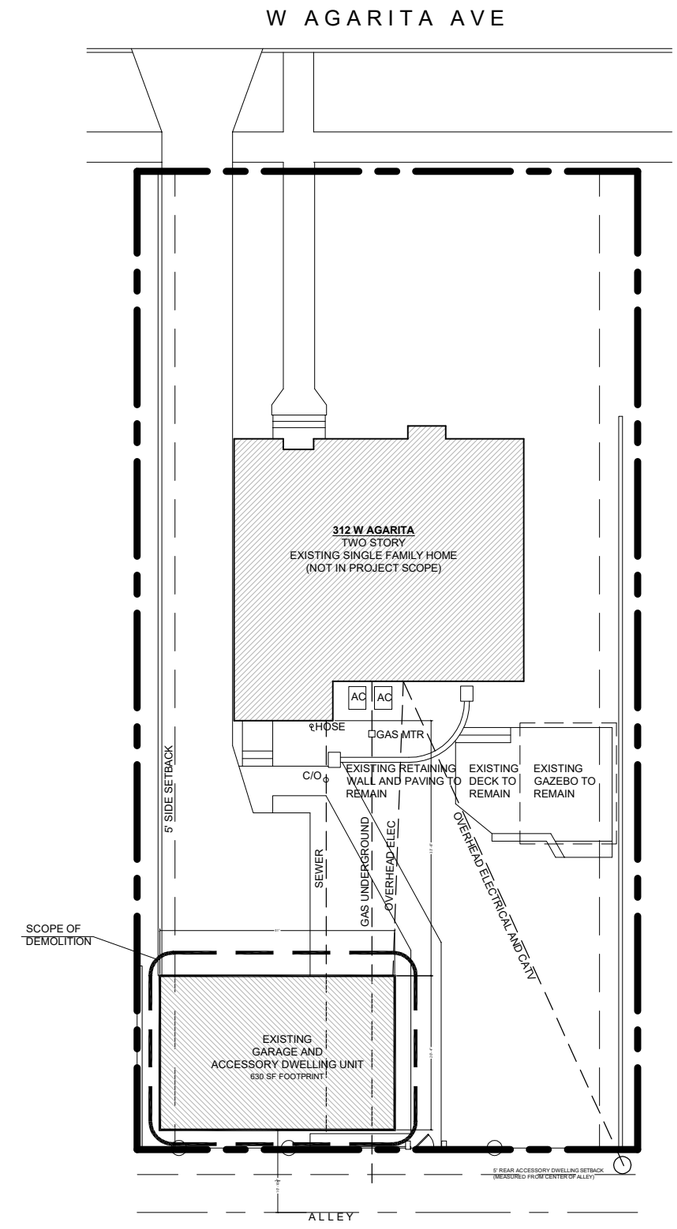
SQUARE FOOTAGE BREAKDOWN

	BLDG	LIVABLE
1ST FLR	630 SF	106 SF

LIVABLE ADU		FOOTPRINT EXISTING HOUSE		RATIO: ADU/ MAIN HOUSE
106 sf	/	1,306 sf	=	8%

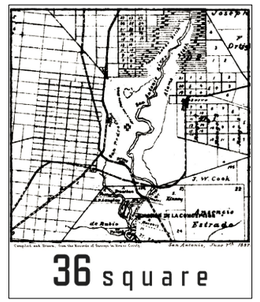
NORTH

01 DEMOLITION FLOORPLAN
SCALE 1/8" = 1'-0"



NORTH

02 EXISTING SITE PLAN
SCALE 1" = 20'-0"



ALAN NEFF ,RA, LEED AP
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SAN ANTONIO, TX 78203
210-416-2343
ALAN@36SQUARE.ORG

NOT FOR CONSTRUCTION, BIDDING, OR REGULATORY APPROVAL
ALAN NEFF, RA, LEED AP
REGISTERED ARCHITECT STATE OF TEXAS #22140

JULY 27, 2021

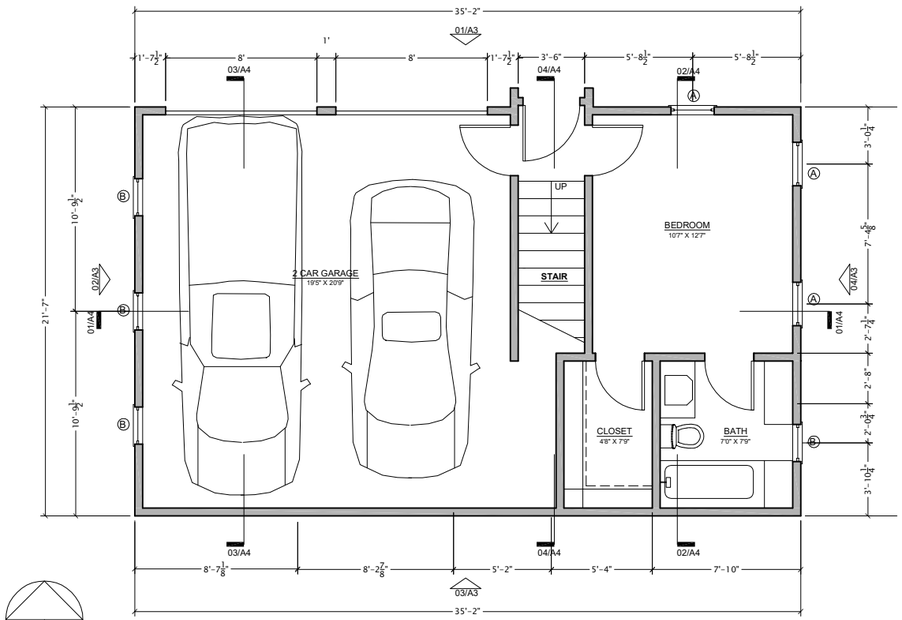
CLIENT
PERRY BALLEZA AND
CHRISTINA MARKELL- BALLEZA

PROJECT
GARAGE/ ACCESSORY DWELLING @
312 W AGARITA AVE,
SAN ANTONIO, TX 78212

DRAWN BY
ALAN NEFF, RA, LEED AP

ISSUE
HDRC APP 07-27-2021

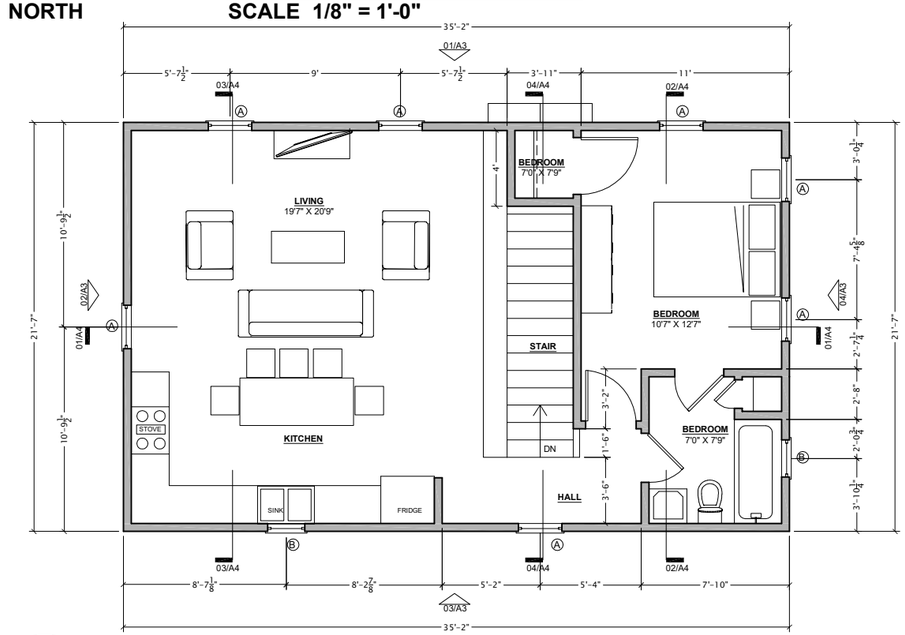
A1



NORTH

01 1ST FLOOR PLAN

SCALE 1/8" = 1'-0"



NORTH

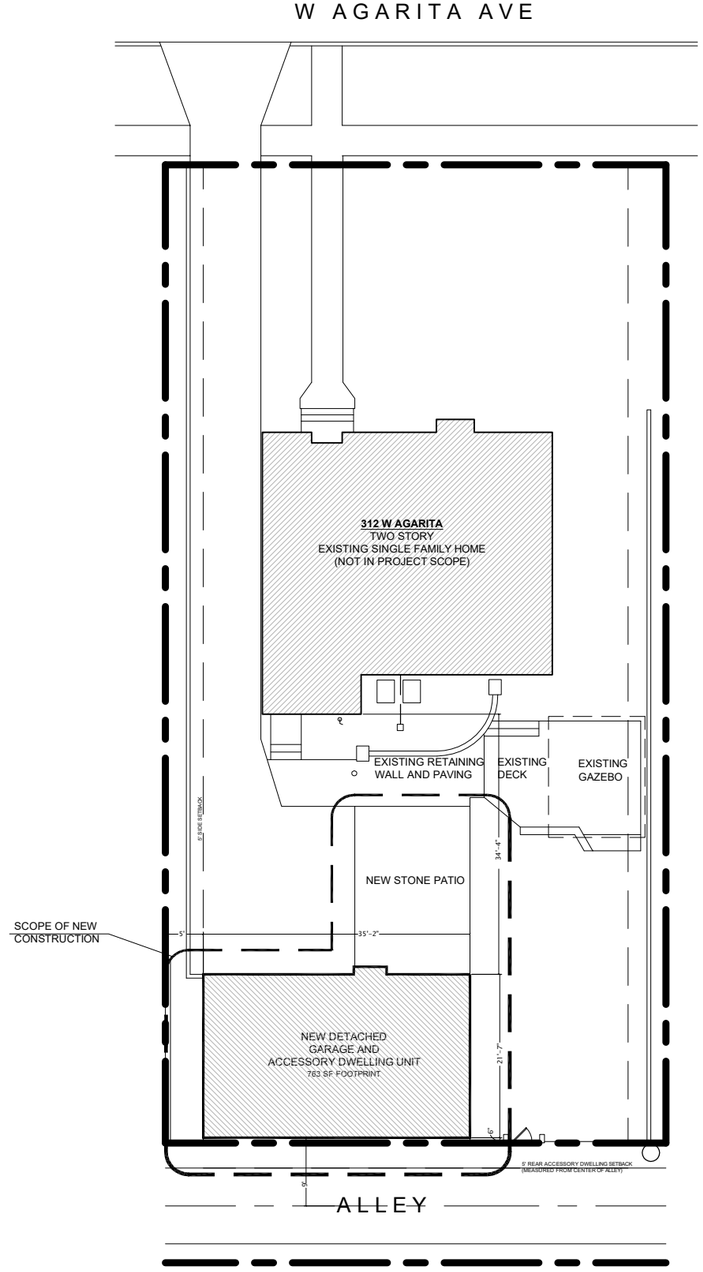
02 2ND FLOOR PLAN

SCALE 1/8" = 1'-0"

SQUARE FOOTAGE BREAKDOWN

	BLDG	LIVABLE
1ST FLR	765 SF	133 SF
2ND FLR	759 SF	519 SF
TOTAL	1,524 SF	652 SF

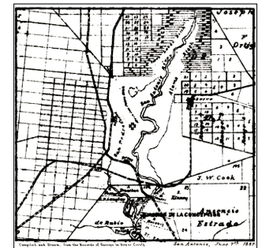
LIVABLE ADU		FOOTPRINT EXISTING HOUSE	RATIO: ADU/ MAIN HOUSE
652 sf	/	1,306 sf	= 49.9%



NORTH

03 PROPOSED SITE PLAN

SCALE 1" = 20'-0"



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ISSUE
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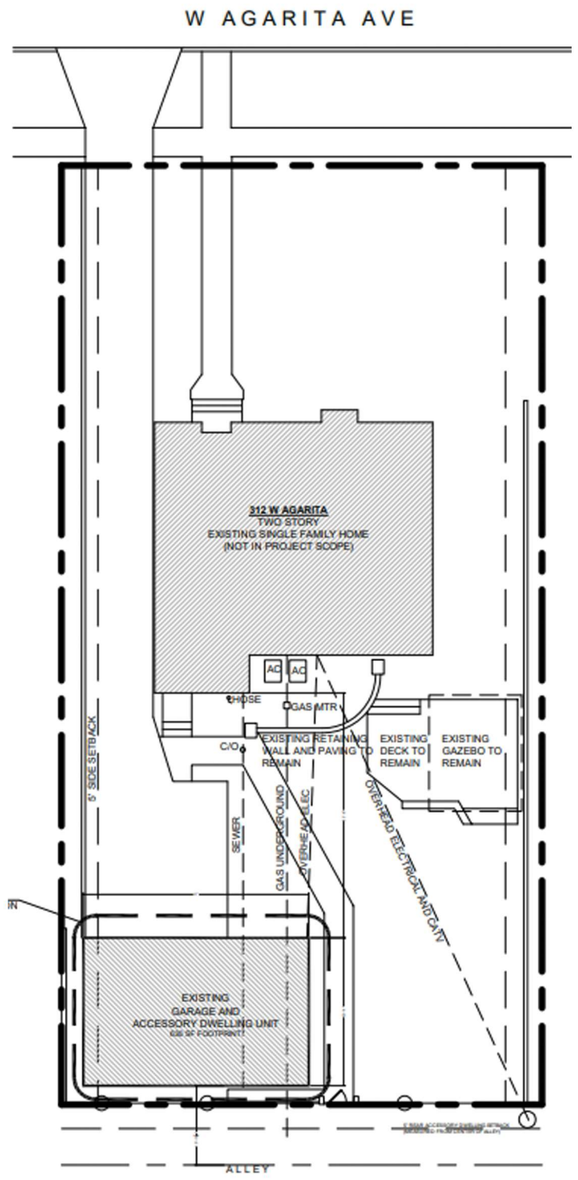
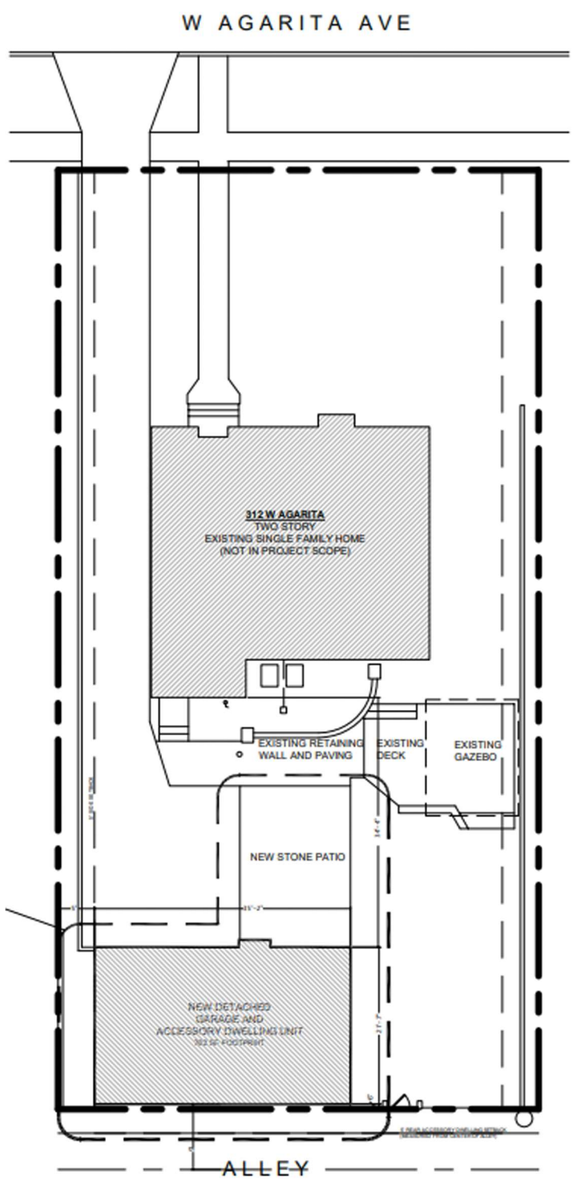
A2

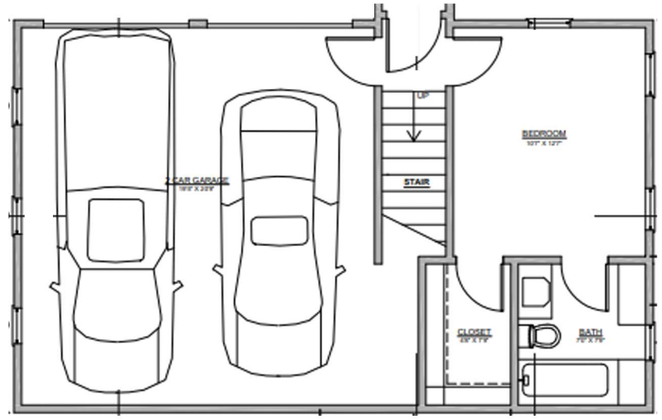


EXISTING

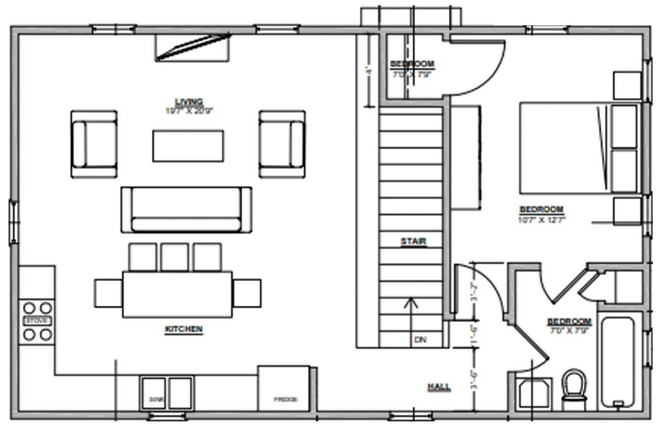


PROPOSED

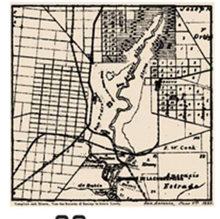
OVERALL SITEPLANS



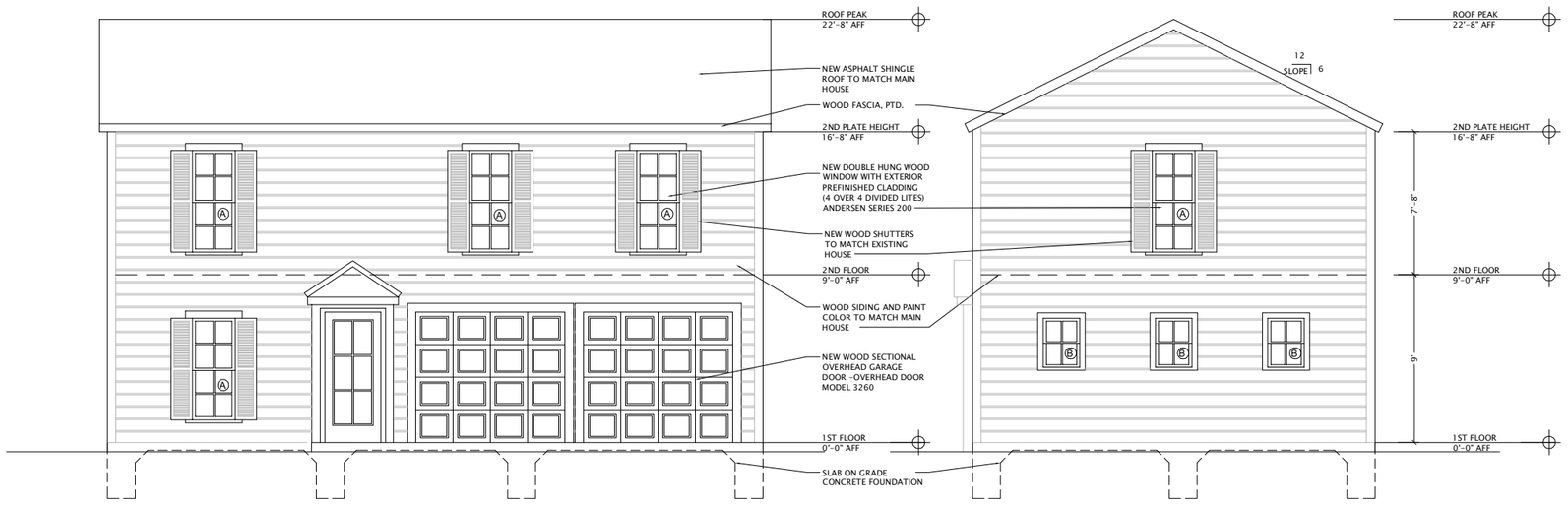
FIRST FLOOR



SECOND FLOOR



36 square

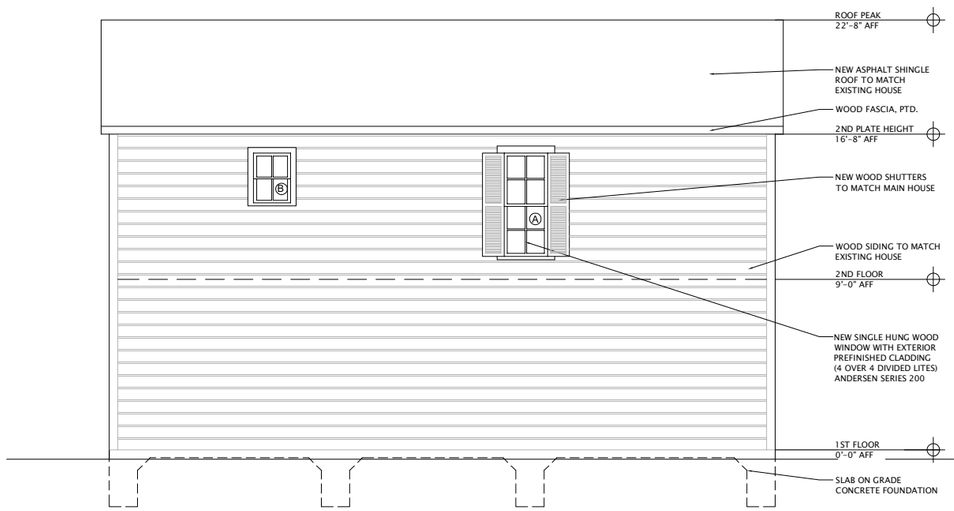


01 NORTH ELEVATION

SCALE 1/8" = 1'-0"

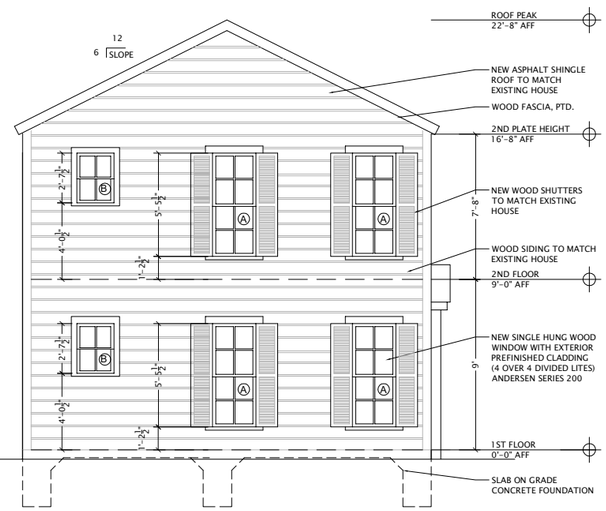
03 WEST ELEVATION

SCALE 1/8" = 1'-0"



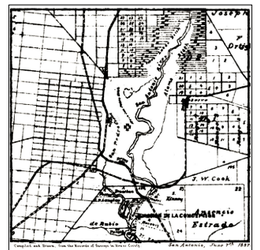
02 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



04 EAST ELEVATION

SCALE 1/8" = 1'-0"



ALAN NEFF ,RA, LEED AP
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JULY 27, 2021

CLIENT
PERRY BALLEZA AND CHRISTINA MARKELL- BALLEZA

PROJECT

GARAGE/ ACCESSORY DWELLING @
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DRAWN BY
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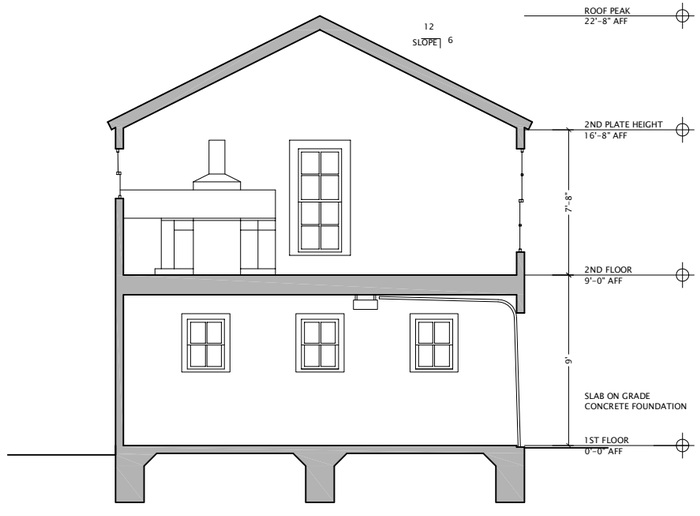
ISSUE
HDRC APP 07-27-2021

A3

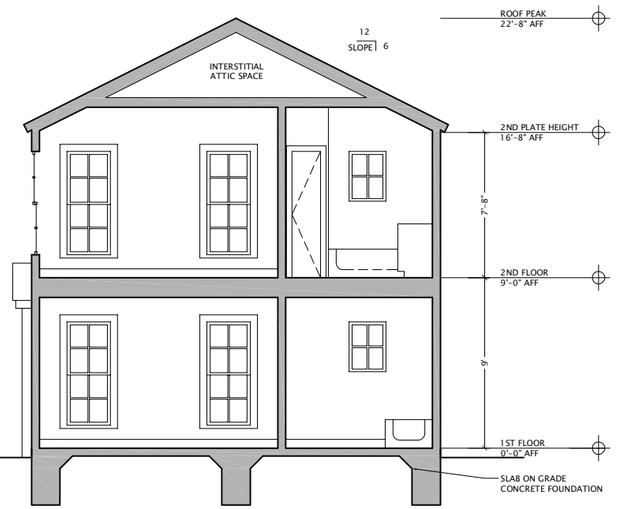
01 BUILDING SECTION

SCALE 1/8" = 1'-0"



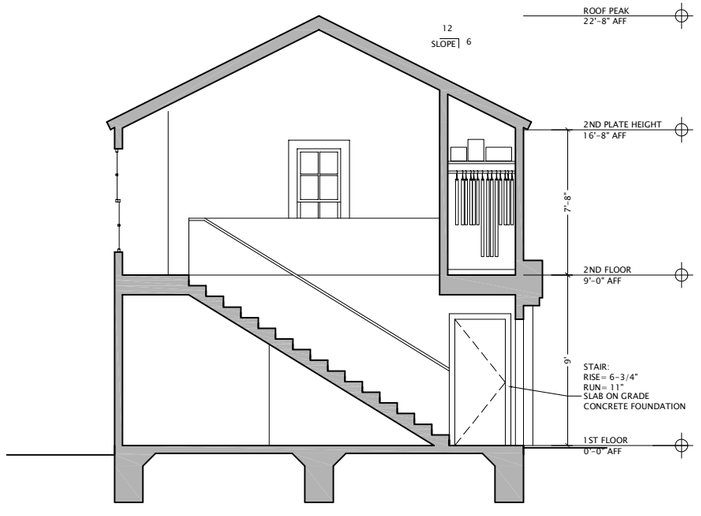
02 BUILDING SECTION

SCALE 1/8" = 1'-0"



03 BUILDING SECTION

SCALE 1/8" = 1'-0"



04 BUILDING SECTION

SCALE 1/8" = 1'-0"

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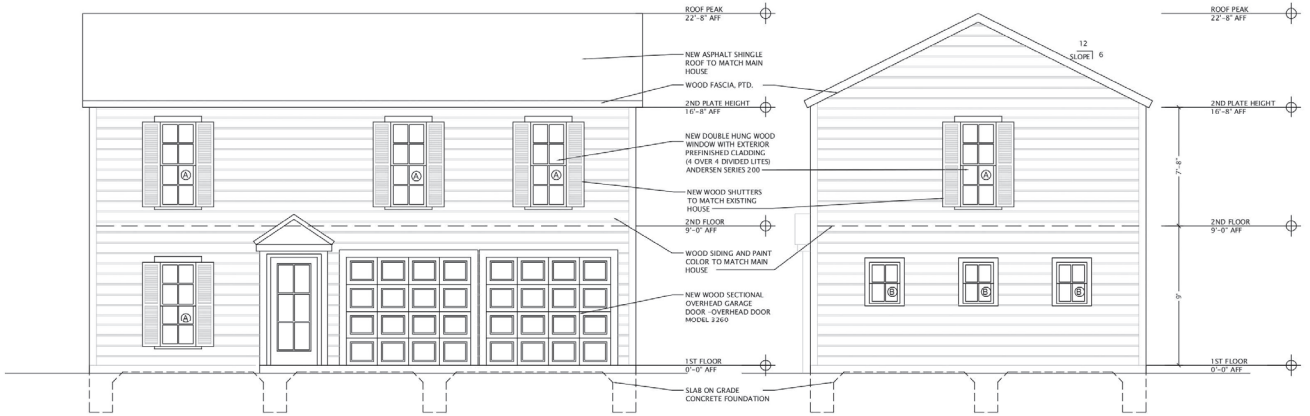
A4

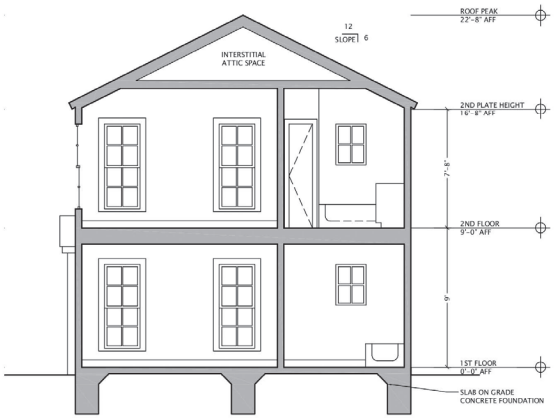


NORTH ELEVATION

SCALE 1/8" = 1'-0"

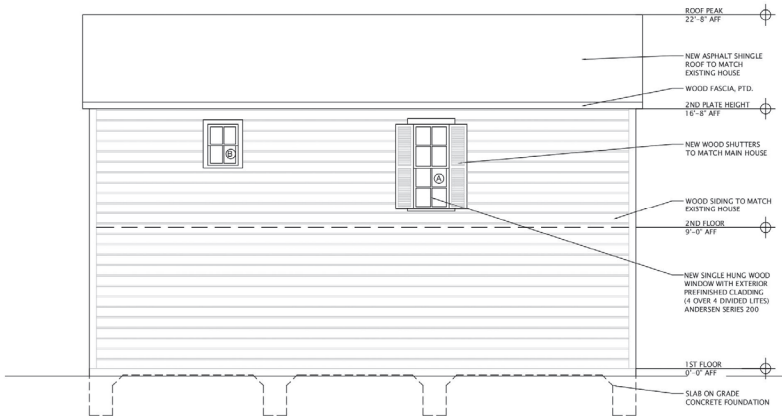
WEST ELEVATION

SCALE 1/8" = 1'-0"



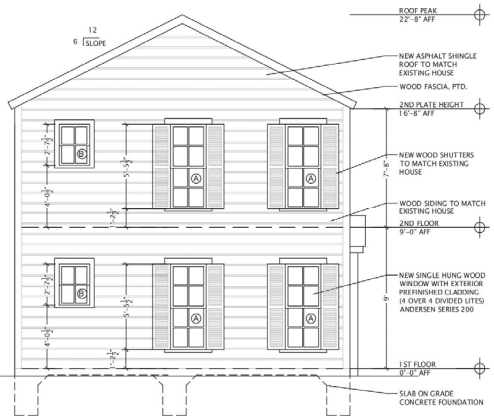
BUILDING SECTION

SCALE 1/8" = 1'-0"



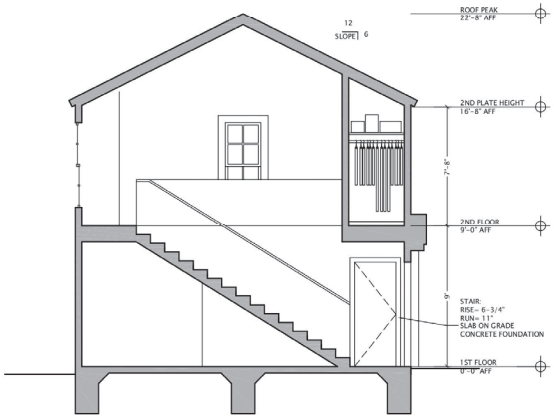
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



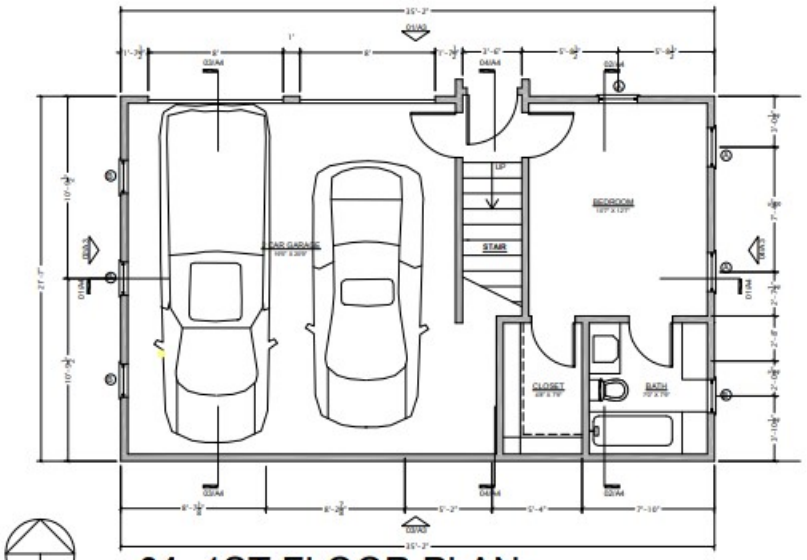
BUILDING SECTION

SCALE 1/8" = 1'-0"

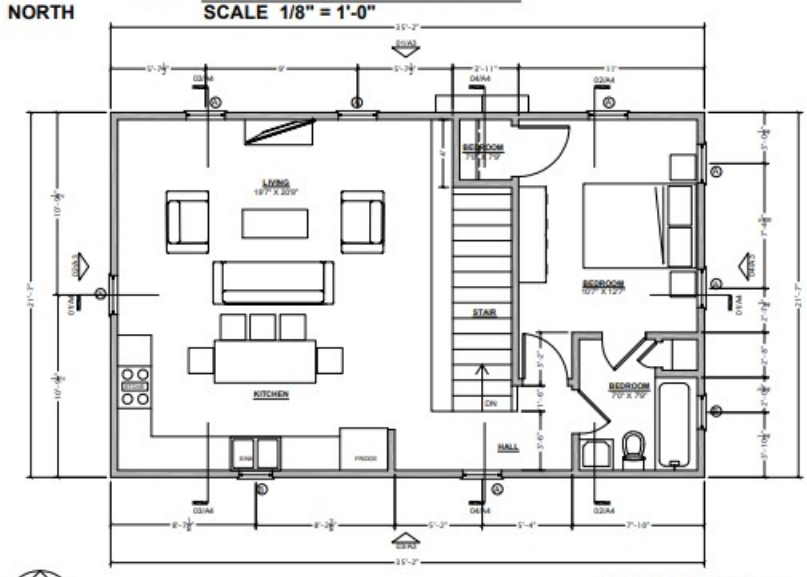
Proposed New Construction of an Accessory Dwelling Unit/ Garage:

The following is a narrative with representative images to illustrate the exterior materials of the proposed Accessory Dwelling Unit.

The following are the First and Second Floor Plans for the proposed accessory dwelling unit/ garage.



01 1ST FLOOR PLAN
SCALE 1/8" = 1'-0"



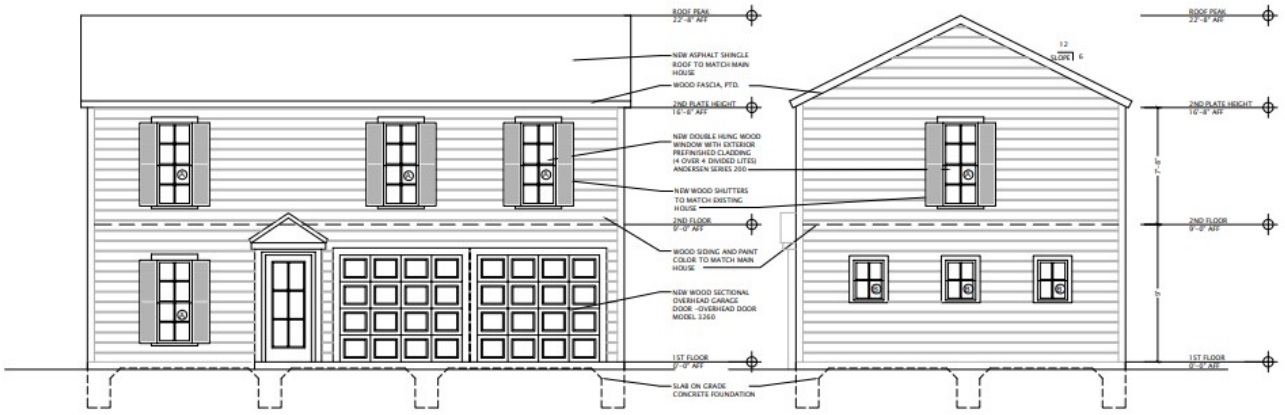
02 2ND FLOOR PLAN
SCALE 1/8" = 1'-0"

SQUARE FOOTAGE BREAKDOWN

	BLDG	LIVABLE
1ST FLR	765 SF	133 SF
2ND FLR	759 SF	519 SF
TOTAL	1,524 SF	652 SF

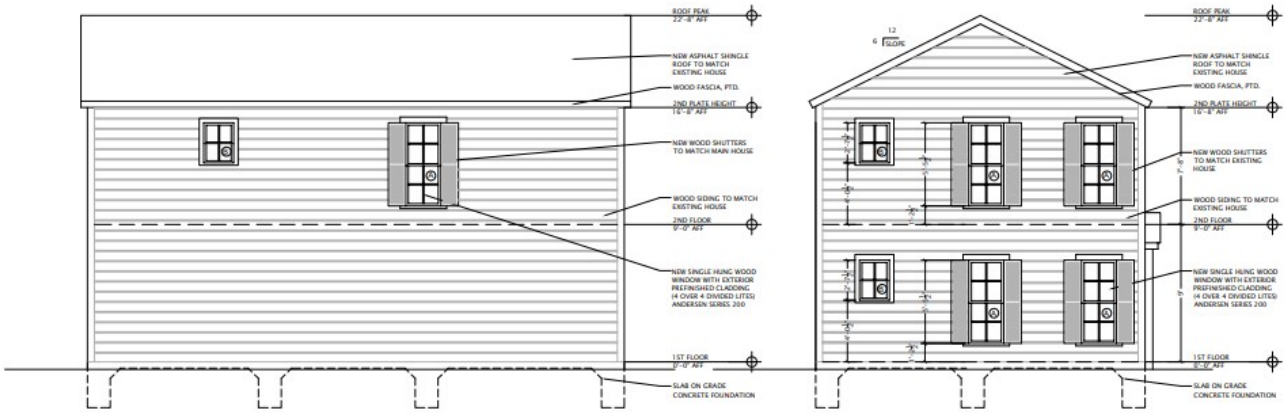
LIVABLE	FOOTPRINT	RATIO:
ADU	EXISTING HOUSE	ADU/ MAIN HOUSE
652 sf /	1,306 sf	= 49.9%

The following are Exterior Building Elevations for the proposed Accessory Dwelling Unit/ Garage structure.



01 NORTH ELEVATION
SCALE 1/8" = 1'-0"

03 WEST ELEVATION
SCALE 1/8" = 1'-0"



02 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

04 EAST ELEVATION
SCALE 1/8" = 1'-0"

HEIGHT OF ADJACENT DWELLINGS/ ADU’S

ALLEY BETWEEN W AGARITA AND W MULBERRY

SUBJECT PROPERTY

2 STORY RESIDENCE OR ADU/GARAGE

1 STORY RESIDENCE OR ADU/GARAGE

CONTEXT OF 2 STORY DWELLINGS/ ADU'S

312 W AGARITA ST

36 square