

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-045
ADDRESS: 926 LAMAR ST
LEGAL DESCRIPTION: NCB 1655 BLK C LOT 21 495-123753-203
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Bryan Sory
OWNER: Bryan Sory
TYPE OF WORK: Demolition of Accessory Structure
APPLICATION RECEIVED: January 12, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting approval for the demolition of the rear accessory structure.

APPLICABLE CITATIONS:

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

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

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

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

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

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

(b) Unreasonable Economic Hardship.

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

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question

(i.e., the current economic climate). When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:

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

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

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

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

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

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

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

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

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

(c) Loss of Significance.

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

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

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

(d) Documentation and Strategy.

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

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

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

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

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

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

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

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

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

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

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.
(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

Historic Design Guidelines, Chapter 4, 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 principal historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The primary structure located at 926 Lamar is a 1-story, single-family residence constructed circa 1950 in the Minimal Traditional style with midcentury influences. The structure first appears on the 1951 Sanborn map. The structure features a low-sloping, cross-gabled roof, a low-to-grade concrete slab foundation with an inset porch and wood lap siding. The property previously featured a 1-story rear accessory structure that appeared on the 1951 Sanborn map and featured a front gable roof, a garage door opening, and wood lap siding. The property is contributing to the Dignowity Hill Historic District.
- b. COMPLIANCE – The applicant previously received HDRC approval on December 18, 2019, for the deconstruction and reconstruction of the rear accessory structure. The request came to the HDRC as a violation for work without approval in the deconstruction of the rear accessory structure and the application of salvaged siding material to the front façade of the primary structure. The work was stopped after 75% of the siding has been removed and the structural elements were intact. The HDRC approved the deconstruction of the structure with the stipulation that every effort be made to reconstruct the accessory structure accurately based on submitted drawings. Per the application materials and site visit for Historic Tax Certification and Verification submitted on December 14, 2021, and the site visit conducted on January 10, 2022, staff observed that the rear accessory structure had not been reconstructed. The applicant is requesting approval of these scopes of work that were completed prior to approval so that the property will be eligible for the Substantial Rehabilitation Tax Incentive.

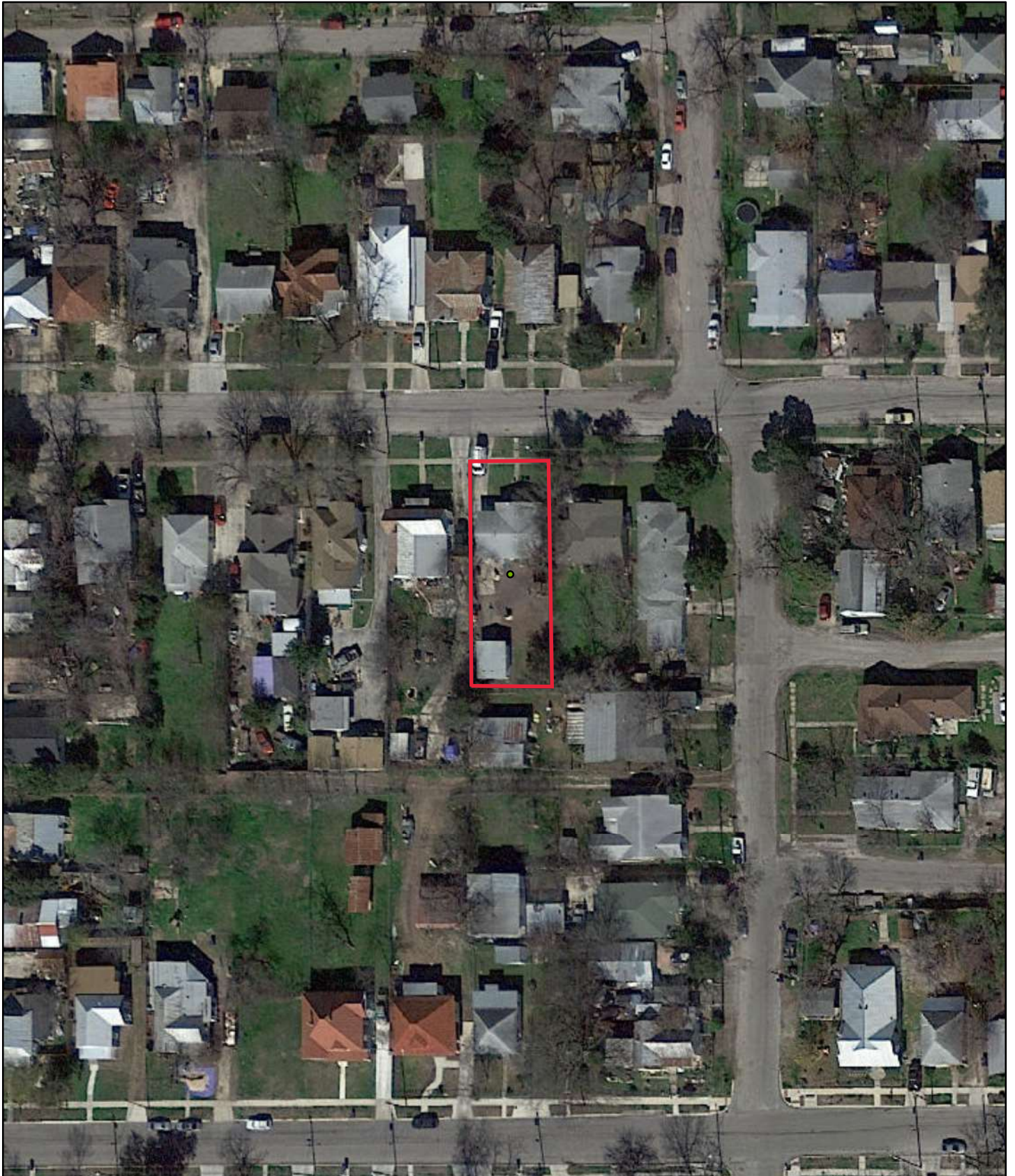
- c. DEMOLITION – The applicant is requesting approval to demolish the rear garage structure only. The applicant has proposed not to reconstruct the rear garage structure and has proposed to install a rear shed structure at the rear property line. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- d. CONTRIBUTING STATUS – The previously existing rear accessory structure was a 1-story accessory structure that appeared on the 1951 Sanborn map and featured a front gable roof, a garage door opening, and wood lap siding. The structure is contributing to the district.
- e. The applicant has proposed to demolish the existing rear garage structure. As noted in finding c, staff finds this structure to be contributing to the Dignowity Hill Historic District and finds its full demolition to be inappropriate. Staff finds that the HDRC approval for deconstruction was contingent on the reconstruction of the rear accessory structure and that the structure should be constructed per the plans submitted for HDRC Case No. 2019-716.
- f. 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.
- g. ADMINISTRATIVE APPROVAL – The request for the installation of a rear shed structure is eligible for administrative approval and does not require review by the HDRC.
- h. HISTORIC TAX CERTIFICATION & VERIFICATION - The applicant is requesting Historic Tax Certification and Verification. There are scopes of work that were completed without HDRC or OHP approval. The applicant is seeking approval for the previously unapproved scopes of work to qualify for the Substantial Rehabilitation Tax Incentive. Once the property is in compliance, the applicant is eligible to return to the HDRC to request Historic Tax Certification and Verification.

RECOMMENDATION:

Staff recommends approval of the demolition based on findings a through h with the following stipulation:

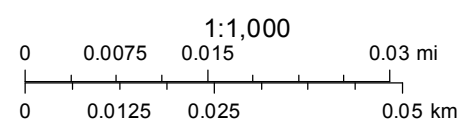
- i. That the property is not be eligible for the Substantial Rehabilitation Tax Incentive unless the rear accessory structure is reconstructed per HDRC approval for HDRC Case No. 2019-716.

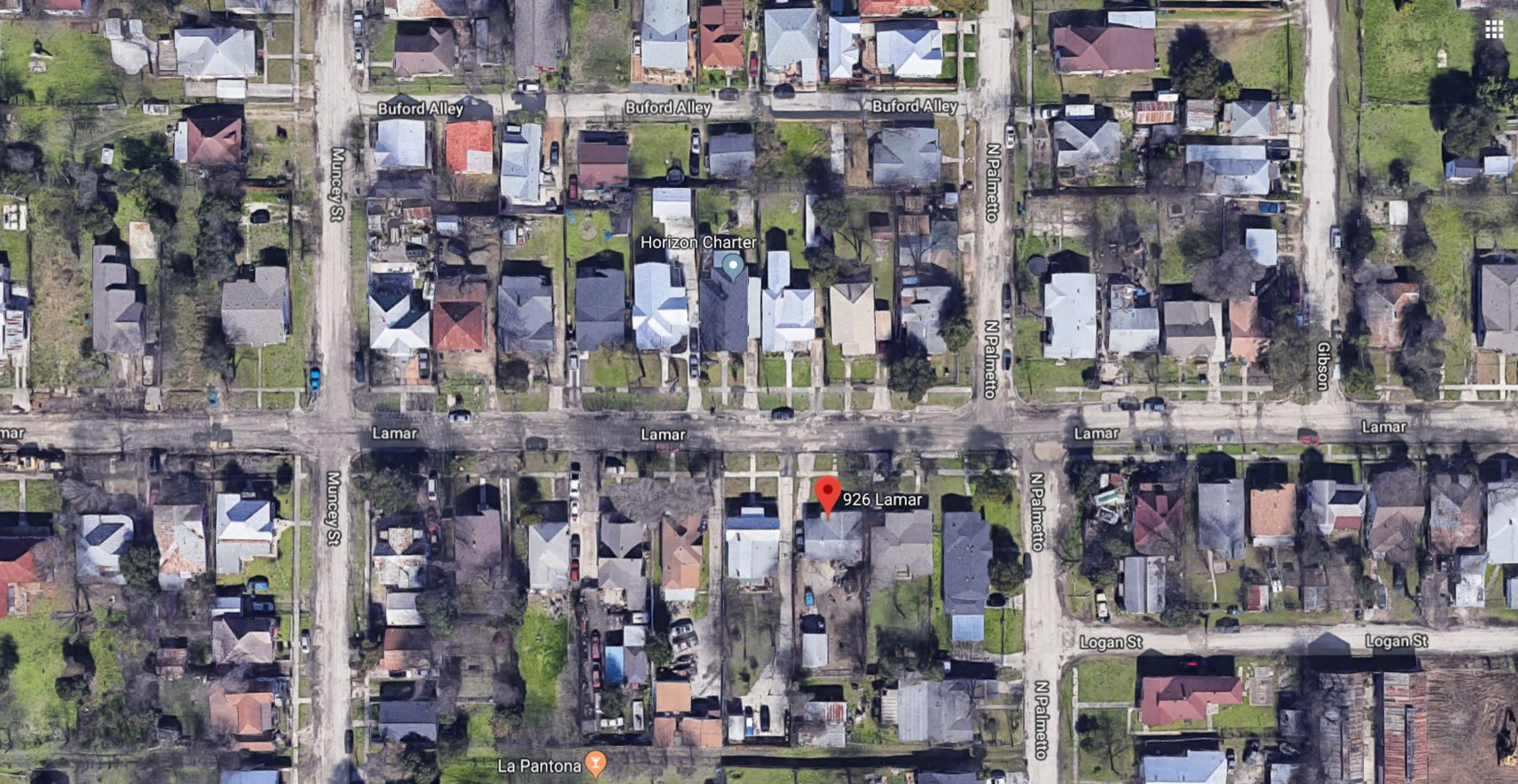
City of San Antonio One Stop



January 28, 2022

— User drawn lines





Buford Alley

Buford Alley

Buford Alley

Muncey St

N Palmetto

N Palmetto

Gibson

Horizon Charter

Lamar

Lamar

Lamar

Lamar

926 Lamar

Muncey St

N Palmetto

N Palmetto

Logan St

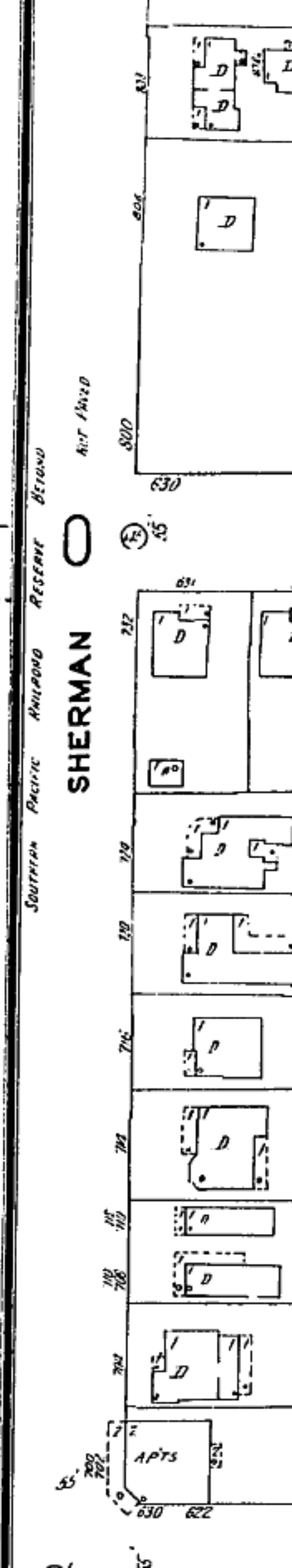
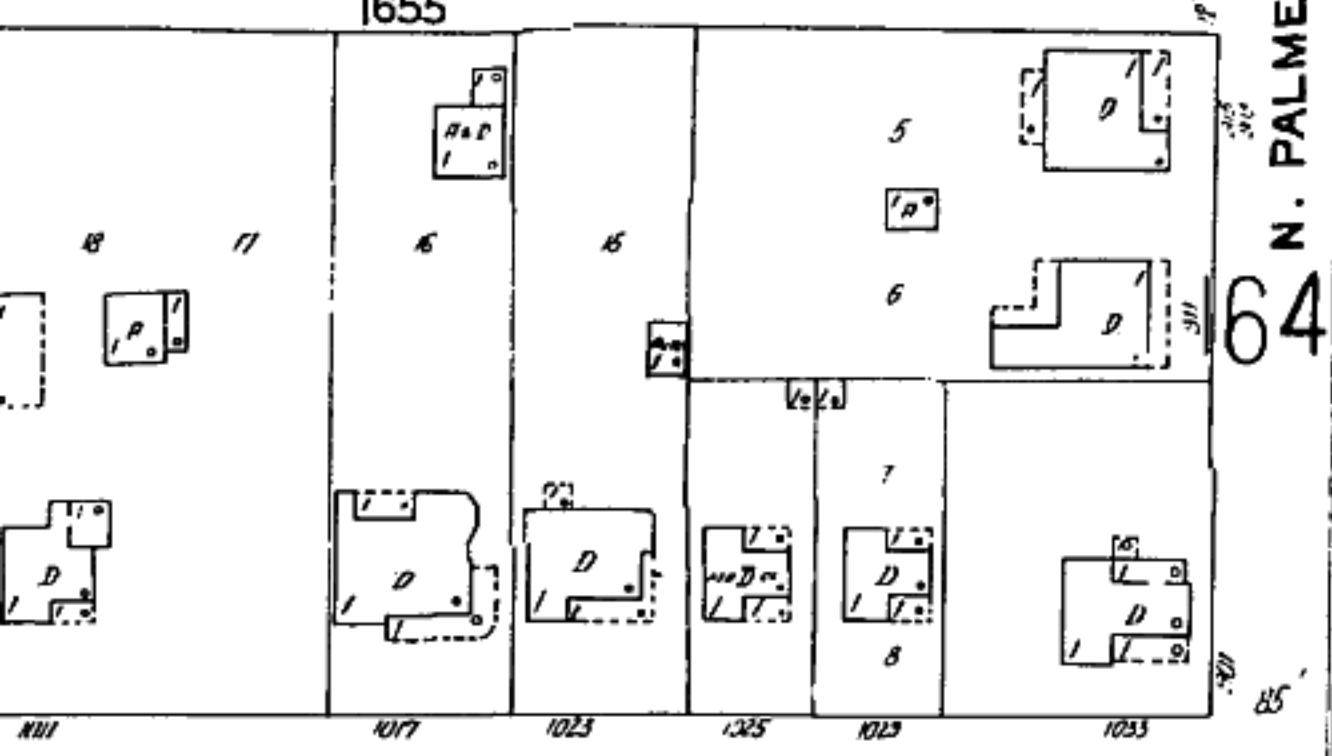
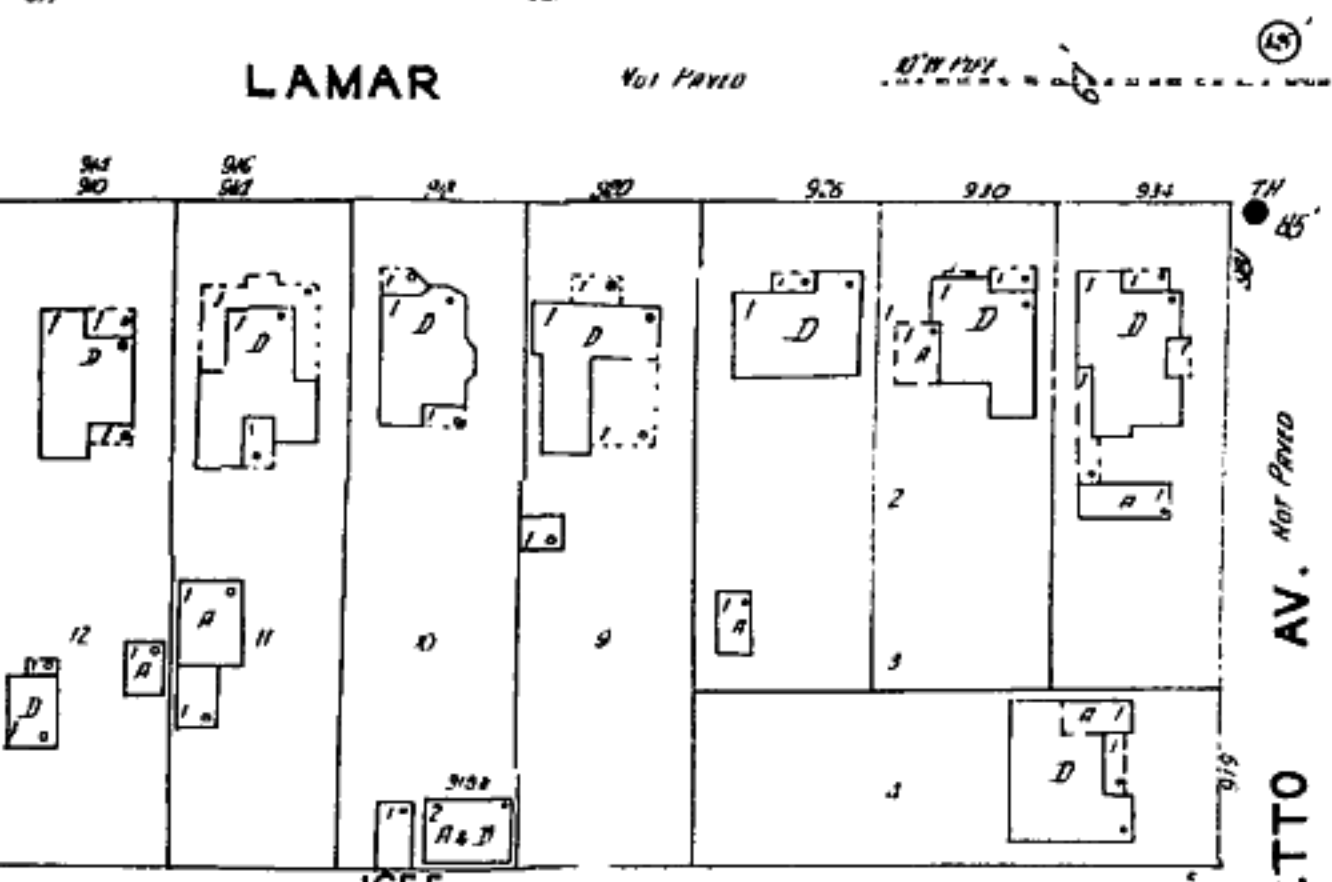
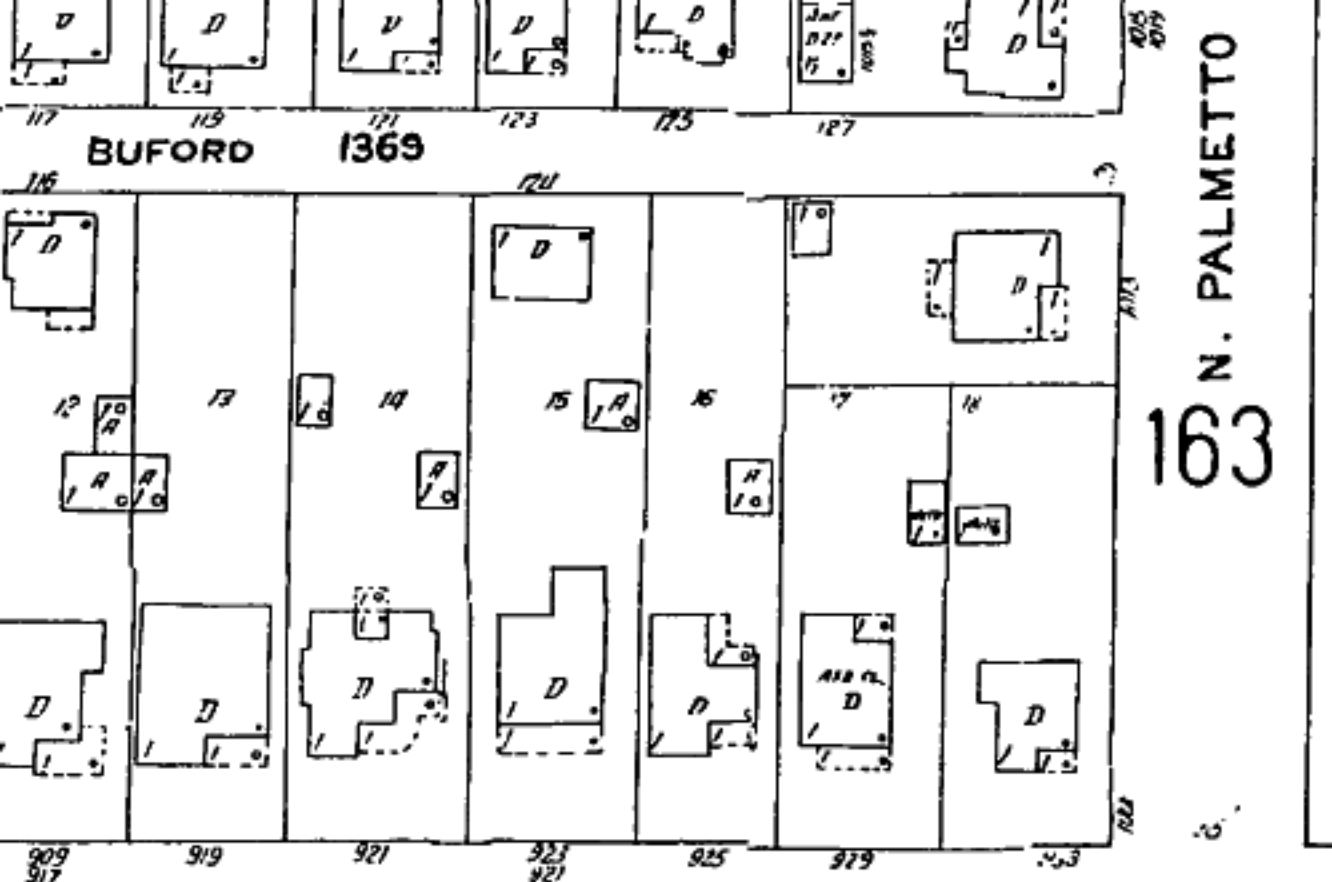
Logan St

La Pantona



926 Lamar

La Pantona







October 30, 2019 at 3:34 PM
926 Lamar St
San Antonio TX 78202
United States



October 30, 2019 at 3:35 PM
926 Lamar St
San Antonio TX 78202
United States





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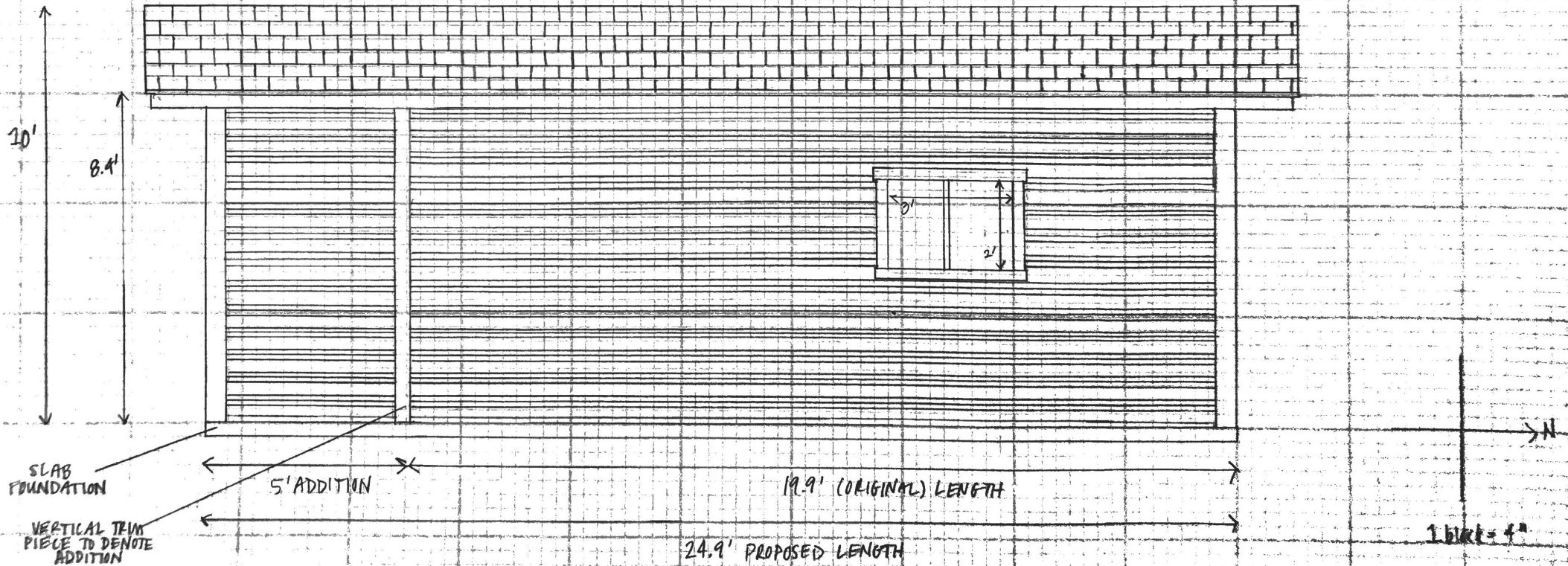








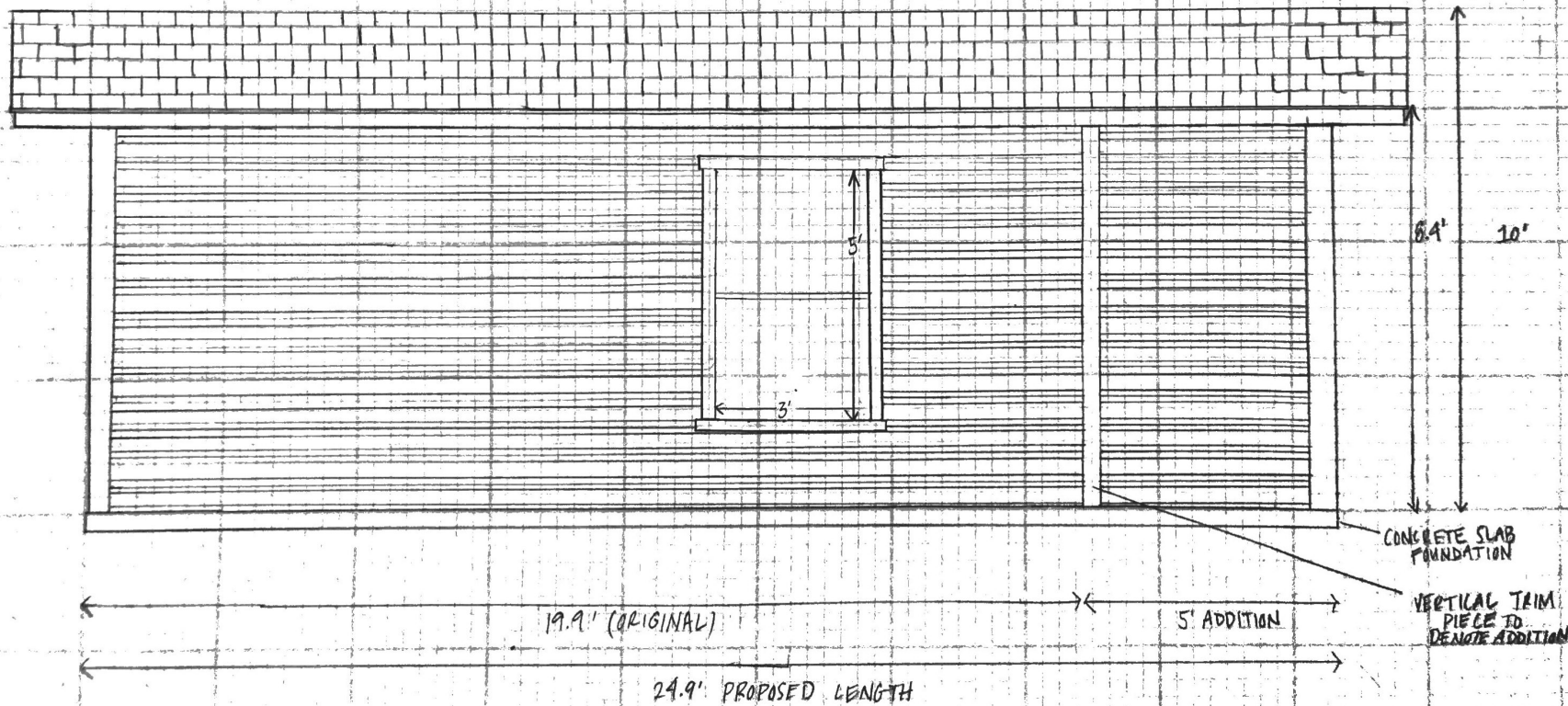
EAST ELEVATION



West El.

Looking East
West Face

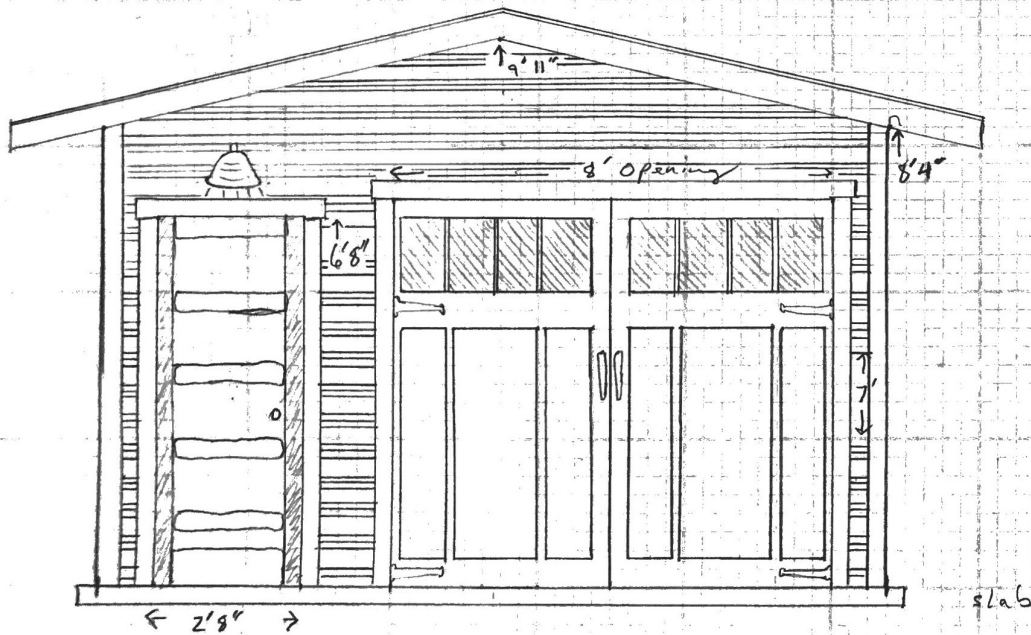
Measures
Siding/
Window = House



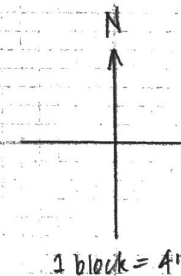
1 block = 4"

NORTH ELEVATION

Front & Rear
 FW $14' 4 \frac{13}{16}"$
 RW $14' 4 \frac{13}{16}"$
 Side Orig $19' 10 \frac{13}{16}"$
 With All $24' 10 \frac{13}{16}"$
 Garage Opening $7'$ High
 $8'$ Wide
 Door $6' 8"$ (H)
 Opening $2' 8"$ (V)
 Apex $9' 11"$ to bottom
 side to Eave = $9' 4"$
 1 Block = $4"$



* Rear El. => ① Match Siding Pattern
 ② No openings
 ③ Same Dimensions



HISTORIC AND DESIGN REVIEW COMMISSION

December 18, 2019

HDRC CASE NO: 2019-716
ADDRESS: 926 LAMAR ST
LEGAL DESCRIPTION: NCB 1655 BLK C LOT 21 495-123753-203
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Bryan Sory/Stillwell Group Investments, LLC
OWNER: Bryan Sory/Stillwell Group Investments, LLC
TYPE OF WORK: Deconstruction/reconstruction of rear accessory structure
APPLICATION RECEIVED: November 25, 2019
60-DAY REVIEW: January 24, 2020
CASE MANAGER: Huy Pham
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to deconstruct the rear accessory structure and reconstruction with a rear addition and side elevation fenestration modifications.

APPLICABLE CITATIONS:

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

FINDINGS:

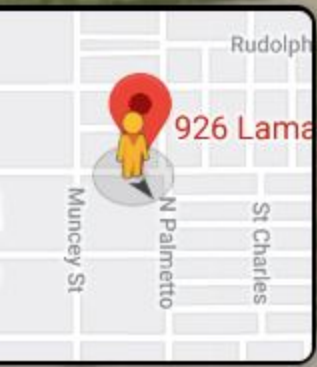
- a. The primary historic structure at 926 Lamar was constructed circa 1950 in the Minimal Traditional style with Mid-Century Modern influence and first appears on the 1952 Sanborn map. The one-story single-family structure features a low sloping, cross-gabled roof, a low-to-grade concrete slab foundation with an inset porch, and wood lap siding. The structure contributes to the Dignowity Hill Historic District.
- b. **ACCESSORY STRUCTURE** – The applicant has proposed to deconstruct and reconstruct the rear accessory with a rear addition and new window openings on the side elevations. The accessory structure appears on the 1952 Sanborn map and contributes to the Dignowity Hill Historic District. The one-story, front-facing gabled structure features a garage door opening with missing garage door flanked by a traditional wood door, wood lap siding with 117 profile alternating with 4 inch 105 profile, and a slow slope composition shingle roof, measuring 14.4’ wide, 19.9’ in depth, and 10’ tall.
- c. **DECONSTRUCTION** – The applicant has proposed to deconstruct the rear accessory structure, saving salvageable materials including wood lap siding and whole structural lumber. The applicant has submitted an engineer’s report citing general deterioration beyond repair. Staff finds that deconstructing the outbuilding with the intent for an in-kind reconstruction is generally consistent with the Guidelines for Exterior Maintenance and Alterations 9.Bii and iii.

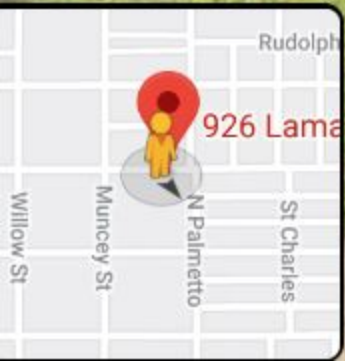
- d. **RECONSTRUCTION** – The applicant has proposed to reconstruct the rear accessory structure by using the salvaged materials from deconstruction, matching in location, orientation, size, materials, and configuration, and to include a new poured concrete slab foundation. The applicant has submitted accurate measured drawings and photo-documentation to ensure an accurate reconstruction is in compliance with the Guidelines for Exterior Maintenance and Alterations 9.Bii and iii.
- e. **ACCESSORY ADDITION** – The applicant has proposed to construct a rear addition to the reconstructed rear accessory structure. The addition would extrude the accessory structure 5 feet toward the rear, feature matching siding and roof and a vertical trim piece to distinguish between new and old forms. Staff finds that the addition is minimally visible from the public right-of-way and generally consistent with the Guidelines for Additions.
- f. **ACCESSORY FENESTRATION** – The applicant has proposed to install two new window openings on the reconstructed rear accessory structure: a 2' x 3' sliding window on the east elevation facing the interior yard and 3' x 5' sash window on the west elevation facing the fence. Staff finds that the proposed window sizes and configuration should relate to that of the primary historic structure, which may require modifying the proposed sliding window. The new windows should adhere to the *Standard Specifications for Windows in Additions and New Construction* and specifications should be submitted to staff prior to installation.
- g. **COMPLIANCE** – On December 6, 2019, the applicant disclosed to staff that their contractors had begun deconstruction and applied salvageable siding material to the front façade of the primary structure. The applicant was cooperative with the Stop Work Order and provided additional photographs documenting the systematic deconstruction and sorting of salvageable materials. At this time, the approximately 75% of the siding has been removed and the structural elements remain.

RECOMMENDATION:

Staff recommends approval based on findings b through g with the following stipulations:

- i. That every effort shall be made to salvage as much historic material as possible. When salvaged materials have been exhausted, new elements should match in materials, size, and configuration.
- ii. That every effort shall be made to reconstruct the accessory structure accurately, based on the submitted drawings including details of the door, garage door, siding, trim, and roof.
- iii. That the proposed window sizes and configuration relate to those of the primary historic structure, which may require modifying the proposed sliding window.
- iv. That the new windows shall adhere to the *Standard Specifications for Windows in Additions and New Construction* and specifications shall be submitted to staff for review and approval prior to purchase and installation.





Subject: Addition/Conversion of garage structure on 926 Lamar

1. Deconstruct and reconstruct the structure.
2. Pour new pad to alleviate engineer's report, submitted, and accommodate an additional 5 feet aft (south).
3. 105/117 pine siding to match current pattern and approved paint color
4. Retain openings per existing structure. 5 panel door can be saved. Garage door to be replaced with one in the style of image003.png, recommended by staff.
5. Shingles that match current roof(3- tab asphalt)
6. 3000 psi concrete foundation
7. 2 new windows requested. West Elevation 3'x5' and East Elevation 2'x3', both matching the dimensions of windows on main house. Depicted in renderings 2019-11-25 07-55.pdf.

Materials

1. 105/117 pine on garage in 'thick-thin-thin' pattern to be salvaged if possible. Roughly the bottom third will not be salvageable due to rot, reference engineer's report 'Lamar Carport Inspection Report'.

Note:

1. In the annotated site plan, overlaid on current survey, img_0857.jpg, we indicated an extension aft of 4.25' due to set back distance concerns. Subsequent site measurements indicate that such concerns are unfounded and a full 5 feet aft is desirable, both for the additional square footage and construction simplicity.
 - a. In the elevations, we have shown 5 feet, which is the official request.
 - b. This note is to alleviate confusion between the incorrectly drawn site plan and correctly drawn elevations.

Huy Pham (OHP)

From: Bryan Sory <bryan@stillwell.group>
Sent: Thursday, December 12, 2019 12:33 PM
To: Huy Pham (OHP)
Cc: Logan Nichols; keenon Allen
Subject: [EXTERNAL] Intent for siding

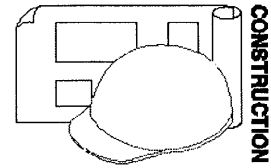
Huy,

If possible, pls add the following statement to the file for the ADU on 926 Lamar:

Project Manager will ensure the reuse of all non-deteriorated, non-asbestos siding from the ADU and Main Structure. Where siding on the main structure is deteriorated, siding removed from the ADU will be first applied to the main structure in places where it is a match, ie consistent with the rest of the siding on the main structure. The remaining siding removed from the ADU, if undamaged, will be applied to the most prominent faces of the ADU, those being the North and East elevations.

Best Regards,
Bryan Sory

IDRISS ENGINEERING SERVICES
Suhail T. Idriss, P.E.
322 Kickapoo Creek Lane
Georgetown, TX 78633-2040
Voice 281.804.4728--Facsimile 281.554.7397



31 October 2019

SUBJECT: Site investigation, visual inspection and structural assessment of the carport-storage building located at: 926 Lamar, San Antonio, TX 78202-1229

To Whom It May Concern:

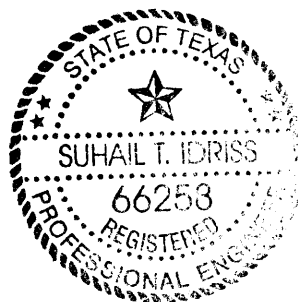
1. The subject inspection and structural assessment have been conducted by the undersigned on 29 October 2019.
2. The structure is a one-story, wood frame. The foundation of the structure is a concrete slab on grade.
3. The structure was built in 1980 according to the records of Bexar Central Appraisal District.
4. The cracks of more than 1/8" wide on the foundation slab were visible.
5. The walls were separated from the foundation. Due to the cracks, the weight of the concrete slab, and water undermining the slab, a 6 inch height difference between the slab perimeter and its middle were verified.
6. Repairing the structure is cost prohibitive. Therefore, demolishing the structure is recommended.

The presentation of findings in this document are based solely on professional engineering principals, judgments, and opinion.

Sincerely,

A handwritten signature in black ink, appearing to read 'Suhail T. Idriss'.

Suhail T. Idriss, P.E.
Idriss Engineering Services, Inc.
Texas Firm Registration Number F-2428



CF: IES/F



THE FOLLOWING PHOTOS WERE SUBMITTED ON
12/9/2019 OF DECONSTRUCTING THE REAR
ACCESSORY STRUCTURE PRIOR TO APPROVAL.



Trash pile

















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