

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2023-495
ADDRESS: 134 E MULBERRY AVE
LEGAL DESCRIPTION: NCB 1702 BLK 6 LOT 9, W25 FT OF 10
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Charles Gonzalez/GONZALEZ LINDA LOPEZ & CHARLES
OWNER: Charles Gonzalez/GONZALEZ LINDA LOPEZ & CHARLES
TYPE OF WORK: Demolition of a designated structure (accessory); conceptual review of new construction (accessory)
APPLICATION RECEIVED: November 15, 2023
60-DAY REVIEW: January 14, 2024 (Applicant requested to postpone from December 20, 2023)
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to demolish a detached one-story garage.

The applicant requests conceptual approval of a new detached one-story garage.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

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

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

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

b) Unreasonable Economic Hardship.

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

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

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

landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

c) 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, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

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

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

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

d) Documentation and Strategy.

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

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

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

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

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

0—2,500 square feet	= \$2,000.00
2,501—10,000 square feet	= \$5,000.00
10,001—25,000 square feet	= \$10,000.00
25,001—50,000 square feet	= \$20,000.00
Over 50,000 square feet	= \$30,000.00

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 Roof 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

- i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

7. Designing for Energy Efficiency

A. BUILDING DESIGN

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

B. SITE DESIGN

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

C. SOLAR COLLECTORS

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

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 134 E Mulberry includes a two-story Tudor Revival and a single-story garage with attached living area, both built c. 1924. The property first appears in city directories in 1924 as 130 E Mulberry; it first appears on Sanborn Fire Insurance maps in 1931, with a detached garage with a smaller footprint that corresponds to the tallest side-gabled roof form of the existing detached structure. The shed-roofed additions to the garage occurred after 1951. The house is stucco-clad masonry with a side-gabled composition shingle roof with front-facing chimney, a front-facing gable over the front door, and primarily one-over-one wood windows. The detached garage is clad in wood board-and-batten siding, and the primary side-gabled roof is clad in composition shingle. A shed roof on the east elevation covers a small living area and porch. The west end of the garage has a screened in area under a shed roof. A modern paneled garage door faces north toward the rear of the house. The front yard is surrounded by a low stone wall. The house and detached garage contribute to the Monte Vista historic district.
- b. **DEMOLITION OF DETACHED ACCESSORY STRUCTURE:** The applicant requests approval to demolish the detached rear one-story garage. In general, accessory structures contribute to the character of historic properties and the historic development pattern within an historic district.
- c. **CONTRIBUTING STATUS:** As noted in finding a, the garage appears to be original to the property; it appears on the 1931 Sanborn Fire Insurance map, with a footprint consistent with the footprint presently found on site. Shed-roofed additions occurred after 1951. Staff conducted a site visit on December 5, 2023, and observed that the existing structure does not feature a foundation in the garage area, but appears to be structurally sound. The structure is contributing to the district, though the west shed-roofed addition with the screened in area is noncontributing to the structure.
- d. **UNREASONABLE ECONOMIC HARDSHIP:** In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of

demolition. The applicant has provided a cost estimate for renovation of the existing rear accessory structure of \$80,980.

- e. **LOSS OF SIGNIFICANCE:** In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural, or archaeological significance, qualities, or features which qualified the structure or property for such designation. The applicant provided annotated photographs of the garage noting sloping roofs, rotting supports, lack of foundation, and general wear to the structure.
- f. **DECONSTRUCTION:** Should the HDRC approve demolition of the existing detached garage, it is subject to the City's deconstruction ordinance and must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or before 1920 or 1945 are required to be deconstructed, depending on location. On January 1, 2025, the ordinance will automatically expand to include residential structures up to eight units. The year-built threshold will be raised from 1920 to 1945 anywhere within the City limits, and from 1945 to 1960 for properties designated historic or located within a Neighborhood Conservation District. For ordinance details and a list of Certified Deconstruction Contractors, please visit www.sareuse.com/deconstruction.
- g. **CONCEPTUAL APPROVAL OF NEW CONSTRUCTION OF ACCESSORY STRUCTURE:** The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing primary structure on the lot features a footprint of 1,940 square feet and two stories in height. The proposed accessory structures feature a total footprint of approximately 674 square feet, or approximately 34% of the primary structure's footprint. Accessory structures on the block are predominately single story, though some two-story accessory structures are present in the neighborhood. Staff finds the proposed general massing conforms to historic design guidelines, but that the applicant should provide measured drawings that illustrate the height of the proposed detached structure in relation to the primary structure to illustrate that the accessory roof is subordinate to the roof of the primary structure.
- h. **ORIENTATION & SETBACKS:** The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- i. **ARCHITECTURAL DETAILS (Materials):** The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant proposes a composition shingle roof, stucco cladding, and one-over-one windows to match the primary structure. The forms of pedestrian doors and garage doors are generally appropriate, but a divided-bay garage is more appropriate for the south elevation. Staff finds the structure's architectural details generally appropriate, but that pedestrian doors should be made of wood, garage doors should be wood or wood-look, and the south side of the garage should feature a divided bay configuration.

RECOMMENDATION:

Staff does not recommend approval of item 1, demolition of the existing detached garage, based on findings a through e. Staff recommends that the applicant further explore retention or incorporation of the existing structure into the proposed project.

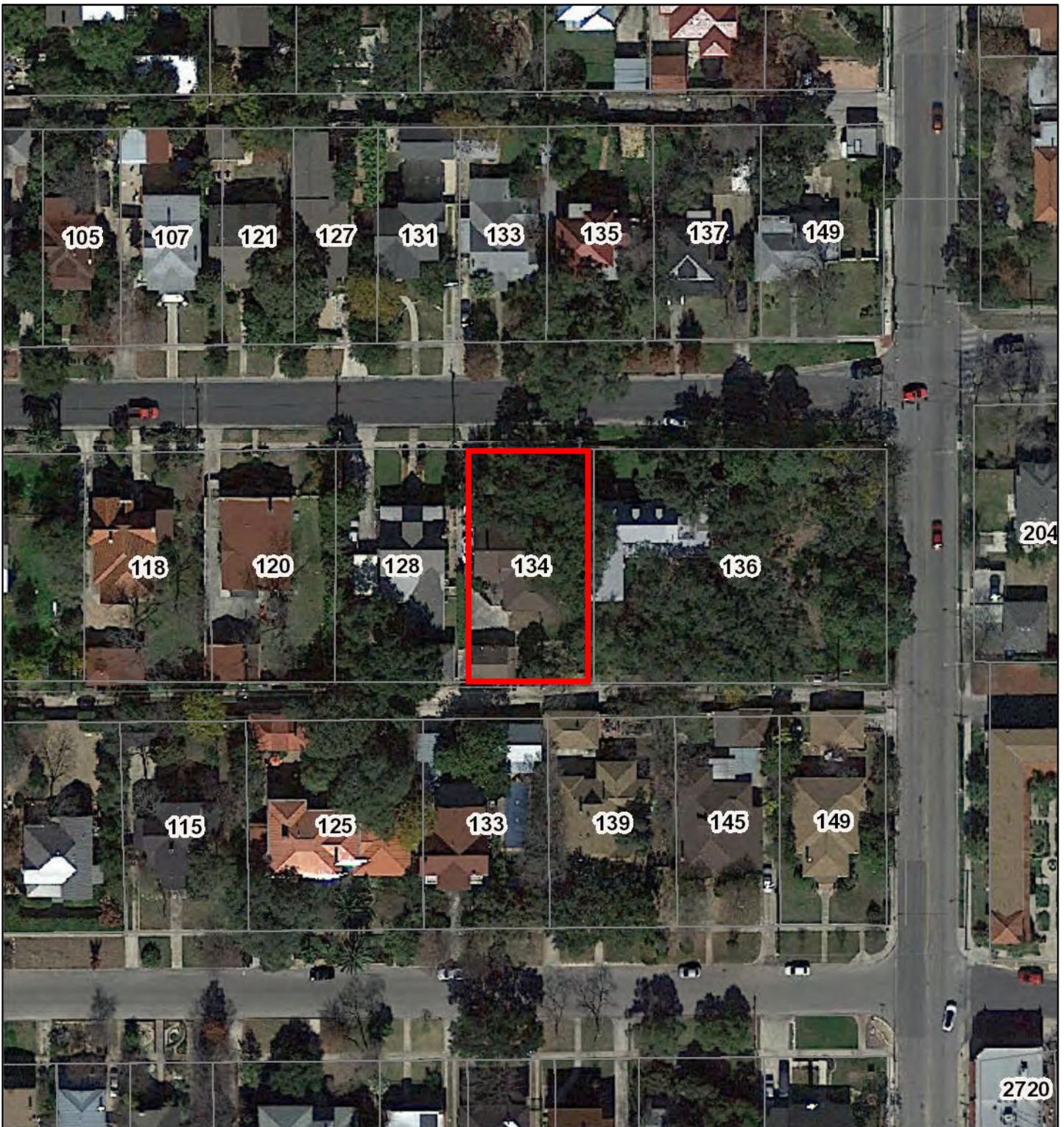
Should the commission find that the conditions required for approval of demolition have been met, staff recommends the following stipulations for item 2, conceptual approval of the construction of a new detached one-story garage:

- i. That salvaged materials be used in the new construction of the accessory structure to the fullest extent possible.
- ii. That the applicant proposes a roof form subordinate to that of the primary structure, as noted in finding f.
- iii. That all pedestrian doors are of wood construction.
- iv. That all garage doors are wood or wood-look.
- v. That the south elevation feature a divided garage bay configuration.
- vi. That the applicant installs a fully wood window product that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2)

inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- vii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

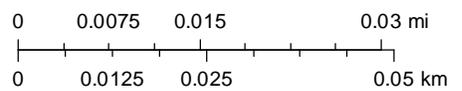
City of San Antonio One Stop



December 14, 2023

1:1,000

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|---|---------------------------|---|--------------------------|
|  | CoSA Addresses |  | Recorded Plats |
|  | Community Service Centers |  | Preliminary Plats |
|  | Pre-K Sites |  | COSA City Limit Boundary |
|  | CoSA Parcels | | |
|  | BCAD Parcels | | |



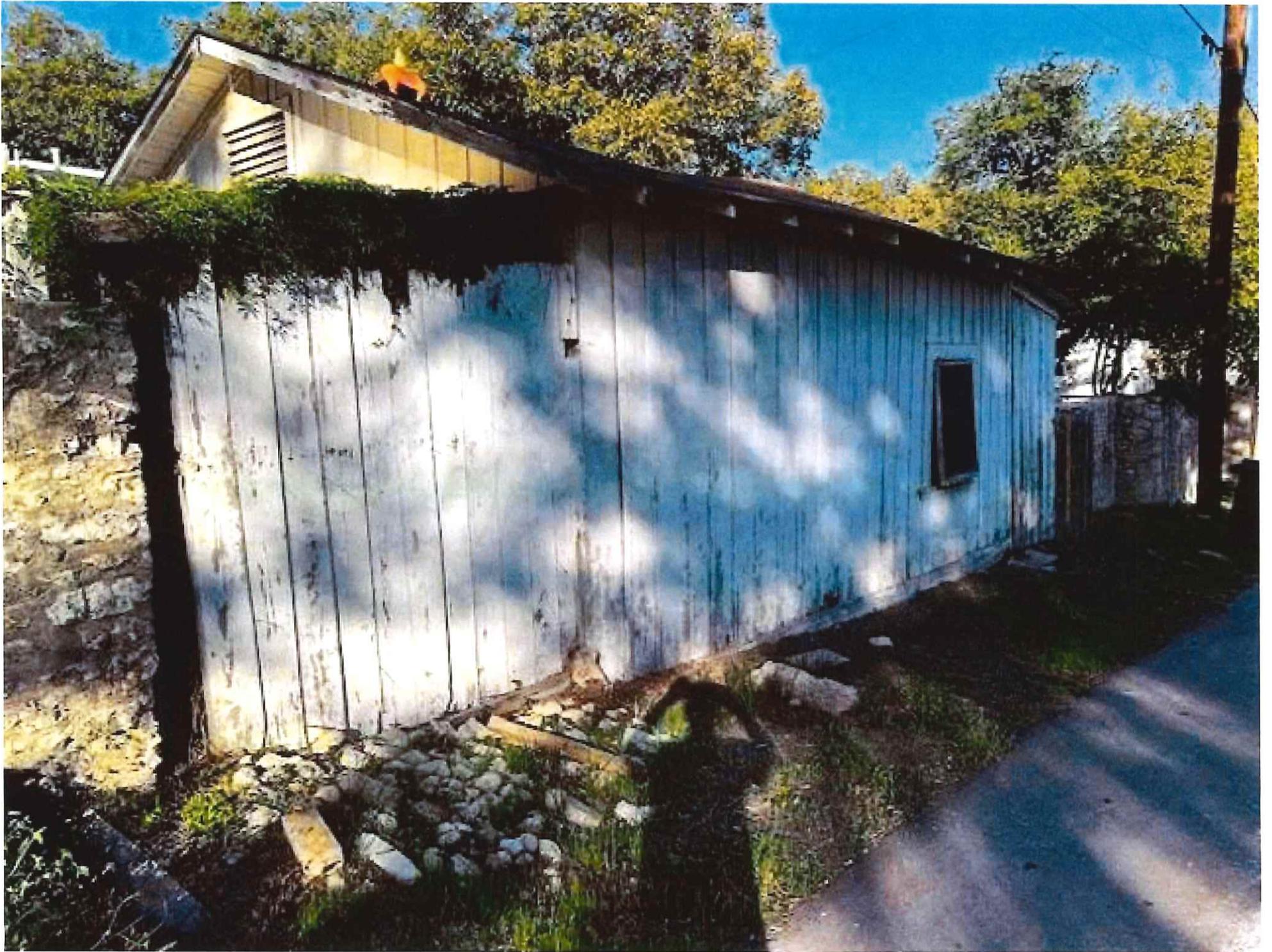
LOSS OF SIGNIFICANCE

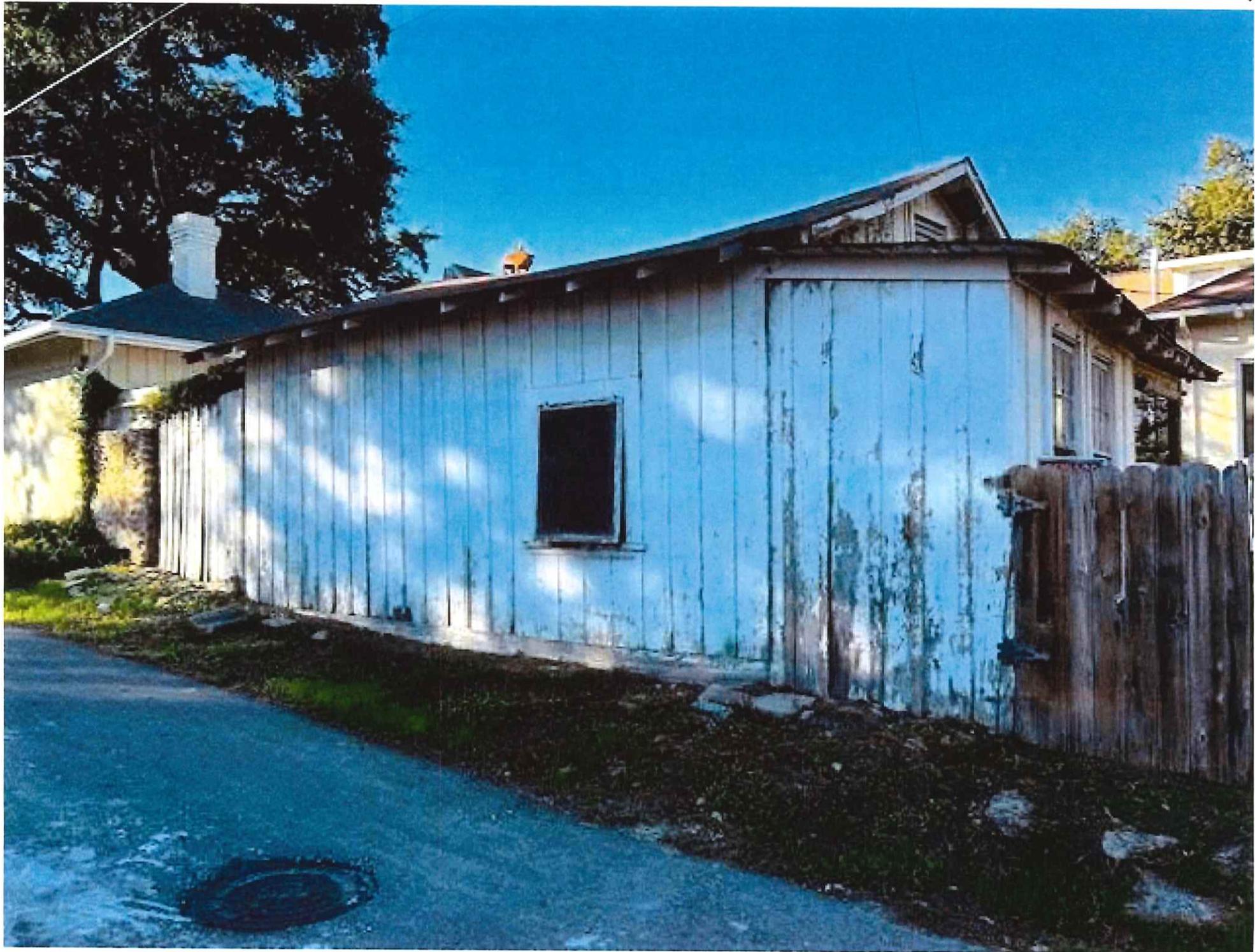
134 E. Mulberry
Garage Building
Exterior/Interior Photos

1. North side (sloping roof/rotting supports)
2. East side (roof separation and rotting exterior)
3. South side (alley)
4. South side (alley)
5. Garage entrance (sloping roof/rotting supports/
added structure on west side)
6. Garage entrance close-up (no foundation/rotting
supports)
7. Garage floor without foundation/west side walls
lacking supports)
8. Garage ceiling (support beam added due to previous
collapse)
9. West side wall of garage (lack of support beams)
10. East side wall and door to ante room
11. Ceiling to side room attachment to the garage
12. Sink/commode to side room attachment to the
garage
13. Area next to sink/commode



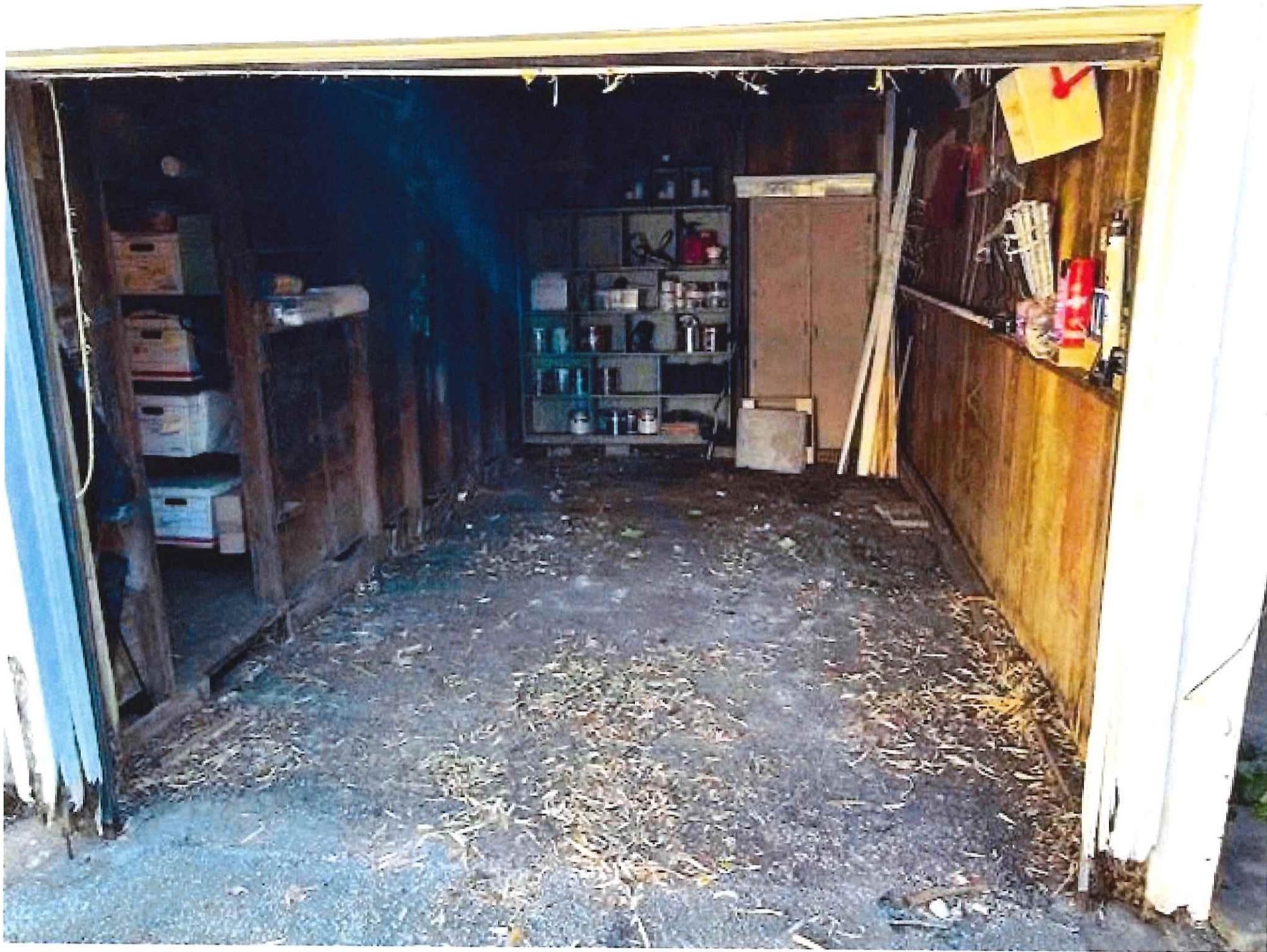


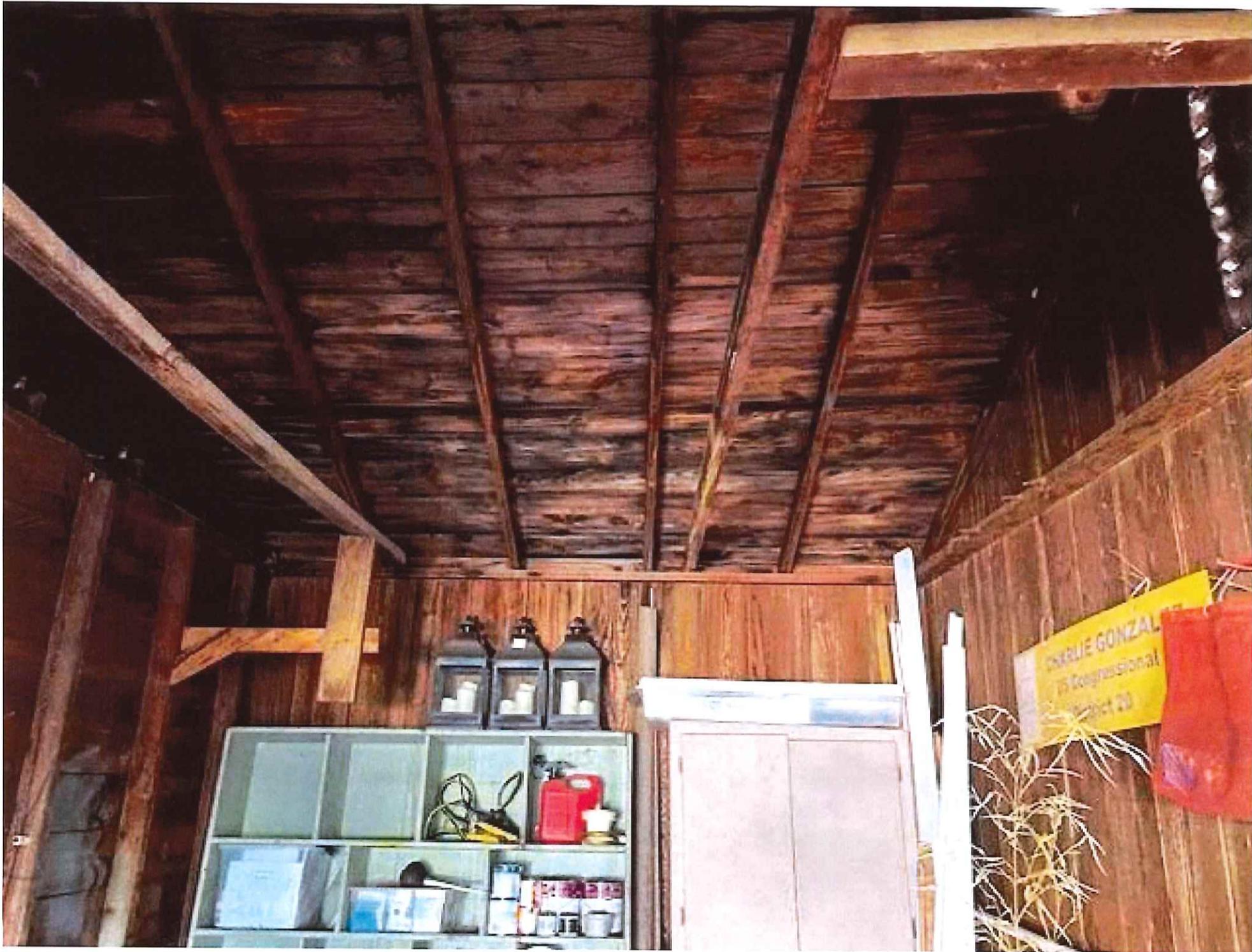








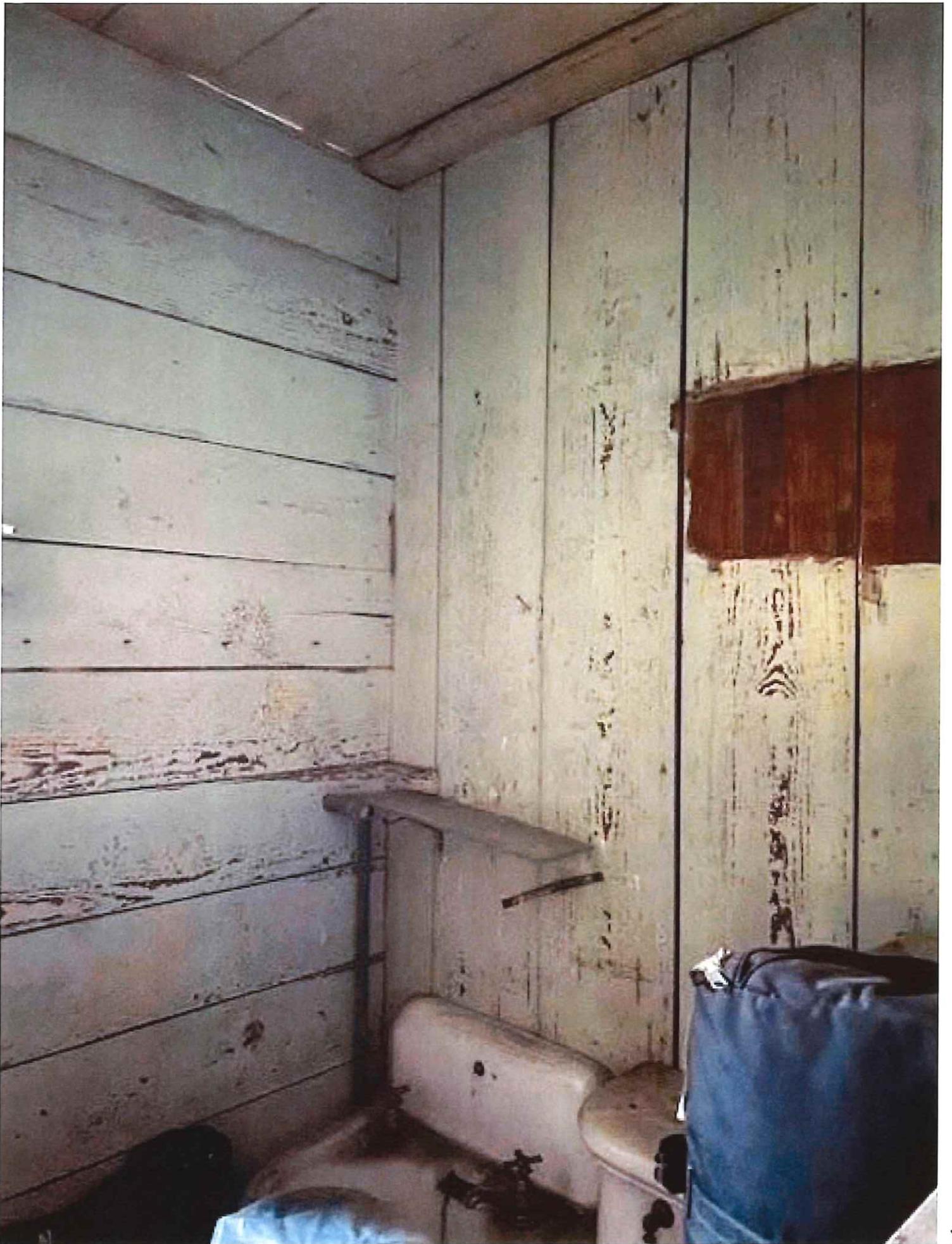


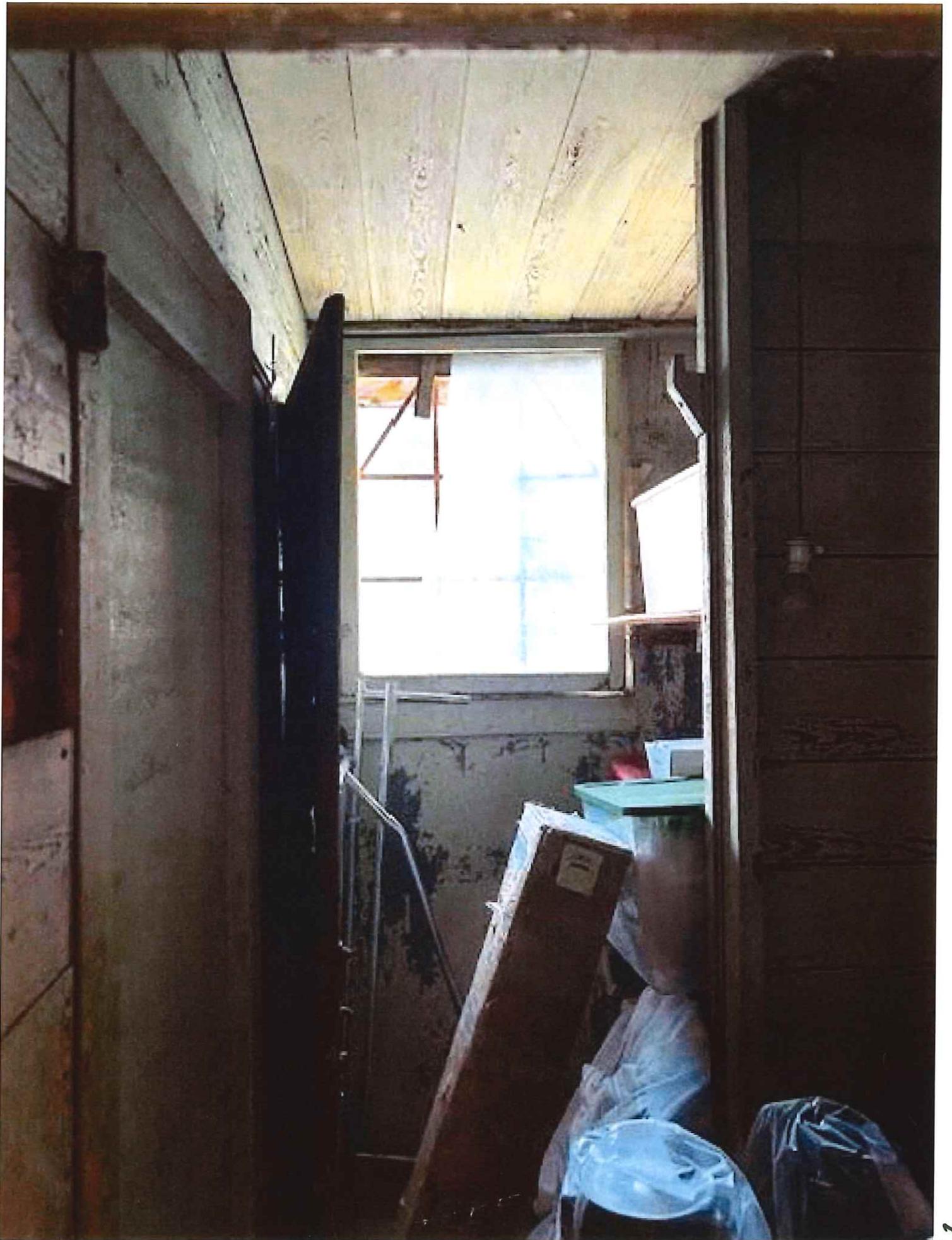










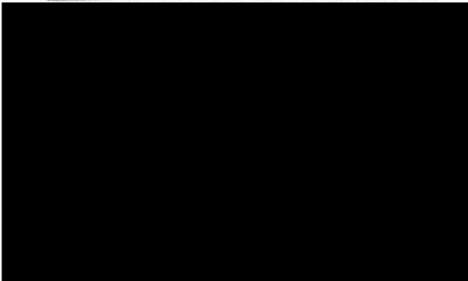




Economic Of Hardship

Your logo here

Owner information

Name Charlie Gonzales
Address 
City, State ZIP
Phone
Email
Project name Economic of Hardship

Contractor information

Company AE General Contracting
Name Alberto Encinia
Address 
City, State ZIP
Phone
Email
Completion date _____

Scope of work

- Will have to demo asphalt shingles and haul away due to roof decking warping.
- Will have to demo roof decking due to rafters warping and not up to city code.
- Will have to demo ceiling joist due to broken and rotted joist and to replace bottom plates
- Will have to demo siding due to demo of rotted 2x4 walls.
- Will have to demo bottom plates due to rotted bottom plates.
- Will remove water, sewer, and gas before demo of slab.
- All material have to be removed in order to repair rotted and twisted existing materials.
- Will have to demo concrete and haul away.
- This building is not sound.
- Will have to install rebar and pour concrete foundation.
- Will have to build 2x4 walls, 2x6 ceiling joist, and 2x6 rafters.
- Will install 1/2 inch osb for roof decking and exterior wall sheathing.
- Will install shingles to match existing home.
- Will install stucco to match existing house.
- Will install windows and exterior doors.
- Will install electrical, mechanical, and plumbing.
- Will install insulation, drywall, tape, float, texture, and paint.
- Will install electrical, mechanical, and plumbing fixtures.
- Will install vynel, base boards, interior doors, cabinets, and countertops.

Resolution

We can not repair rotted wood without replacing. We can not repair twisted wood with outout replacing. We can not repair bowed wood with out replacing.

Company proposal

We, AE General Contracting, propose the above scope of work, to be completed by Completion date(tbd) for the amount of [REDACTED]

Submitted by A.E General Contracting

Date

Owner acceptance

I, Charlie Gonzales, do accept the above scope of work, proposed to be completed for the amount of \$80,980.00

Submitted by Charlie Gonzales

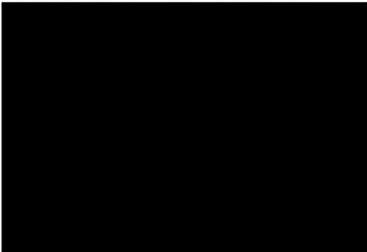
Date

Economic Of Hardship

Your logo here

Owner information

Name Charlie Gonzales

Address 

City, State ZIP _____

Phone _____

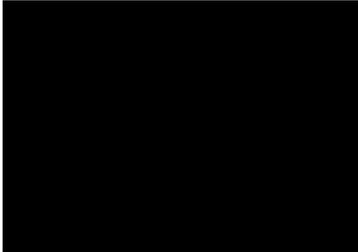
Email _____

Project name Economic of Hardship

Contractor information

Company AE General Contracting

Name Alberto Encinia

Address 

City, State ZIP _____

Phone _____

Email _____

Completion date _____

Scope of work

1. Will have to demo foundation and install new foundation (existing foundation has 2 levels and existing concrete foundation is cracked and unlevelled).
2. Will have to replace all new bottom plates (existing rotted plates are rotted away and missing).
3. Will need to add new ceiling joist and ceiling rafters (ceiling rafters are crowned and not up to code. ceiling joist are overspanned and not at correct on center spacing).
4. Will have to replace siding (siding is rotted through out).
5. Will have to replace roof decking and shingles.

Resolution

In order to remove foundation and install a new foundation we will have to raise home off the existing foundation. The existing west wall opening up due to lack of frame support and is ready to fall. All bottom plates are rotted. If most of supporting wood is rotted, any attempt to raise home will not work. The building will pull apart to collapse. There is no possible solution to save this building.

Company proposal



Submitted by A.E General Contracting

Date _____

Owner acceptance

**PROPOSED SITE PLAN
WITH
FOOTPRINT AND ELEVATIONS**

GRAPHIC SYMBOLS

ELECTRICAL

LED STRIP LIGHTING	TELEVISION STRING LIGHTS	HALOGEN WALL MOUNTED FIXTURE
SWITCH	TELEVISION OUTLET	CEILING MOUNT SPOT LIGHT
DIPPER SWITCH	SATELLITE TELEVISION TELEPHONE LINE INTERCOM	FLUORESCENT LIGHT FIXTURE
THREE WAY SWITCH	SPEAKER OUTLET	WALL MOUNT FLOOR LT. FIXTURE
FOUR WAY SWITCH	SMOKE DETECTOR	TRACK MOUNT FIXT.
DUPLEX OUTLET 1/2 AUTOLED	THERMOSTAT	WALL MOUNT EXHAUST FAN
FLOOR OUTLET	ELECTRICAL PANEL	CEILING MOUNT EXHAUST FAN
CEILING OUTLET	WALL SWITCH DOORSWITCH	WALL MOUNT EXHAUST FAN
CEILING OUTLET WITH SWITCH	WALL SWITCH	WALL MOUNT EXHAUST FAN
220 VOLT DUPLEX	CHIMNEY	WALL MOUNT EXHAUST FAN
DUPLEX OUTLET MOUNTED TO NEIGH RELIABLE	KEY SWITCH	WALL MOUNT EXHAUST FAN
WATERPROOF DUPLEX	RECESSED MOUNT CLG. FIXTURE	WALL MOUNT EXHAUST FAN
JBOX DUPLEX OUTLET	WALL MOUNT FIXTURE	WALL MOUNT EXHAUST FAN
TELEPHONE FLOOR OUTLET	PULL CHAIN LIGHT	WALL MOUNT EXHAUST FAN
TELEPHONE FLOOR OUTLET	RECESSED CEILING FIXTURE	WALL MOUNT EXHAUST FAN
	RECESSED EYEBALL FIXTURE	WALL MOUNT EXHAUST FAN
	HALOGEN RECESSED CEILING FIXTURE	WALL MOUNT EXHAUST FAN
		WALL MOUNT EXHAUST FAN

PLUMBING

WATER HEATER	WATER SOFTNER
SHOWER HEAD	HOSE BIB/Faucet
COLD WATER TO REFR.	HOT & COLD WATER
FLOOR DRAIN	GAS LINE (GAS KEY TIGHTEN) VALVE
SECURITY SYSTEM PANEL	SECURITY SYSTEM
SECURITY SYSTEM	SECURITY SYSTEM
SECURITY SYSTEM	SECURITY SYSTEM
SECURITY SYSTEM	SECURITY SYSTEM

MISC.

SECURITY SYSTEM	SECURITY SYSTEM

TABLE OF CONTENTS

B1	SITE PLAN PLAN NOTES/ REVISIONS
B2	FLOOR PLAN ROOF PLAN ELECTRICAL PLAN WINDOW & DOOR SCHEDULE/ EXTERIOR ELEVATIONS
B3	INTERIOR ELEVATIONS/ THERMAL ENVELOPE LOCATIONS
B4	OVERHANG DETAIL/ WALL SECTION WINDOW DETAIL

LEGAL DESCRIPTION

NCR 120, BLK 9, LOT 9

SQUARE FOOTAGE TABULATIONS

LIVING	210 SF
GARAGE	451 SF
TOTAL COVERED AREA	669 SF

PLAN NOTES

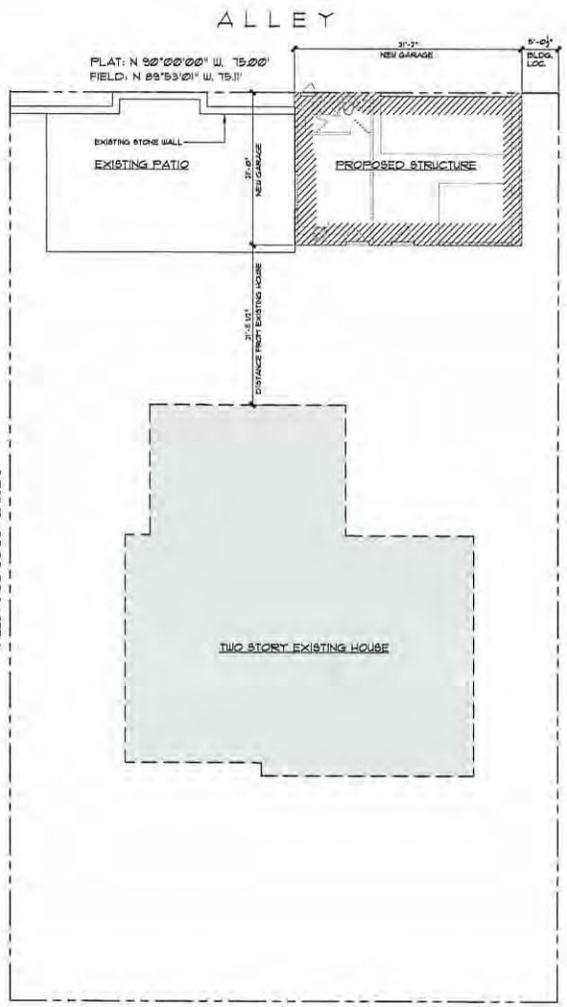
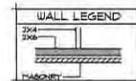
- SCALE: DO NOT SCALE DRAWINGS. THESE ARE CONCEPTUAL PLANS. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE DESIGNER OF RECORD PRIOR TO FABRICATION AND ERECTION.
- CONCRETE: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE COMPLIANCE WITH SAID CODES.
- JOB SITE: PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT JOB SITE AND NOTIFY OWNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR ADDITIONAL ACTIONS. NO CHANGES TO PLANS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE DESIGNER. REPORT ANY DISCREPANCIES TO THE DESIGNER.
- DIMENSIONS: ALL DIMENSIONS ARE TO FACE OF STUD WALLS OR MASONRY FOUNDATION. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- PLAN REVIEW: THESE PLANS ARE CONCEPTUAL IN NATURE AND THEREFORE SHALL BE REVIEWED BY STRUCTURAL AND MECHANICAL ENGINEERS PRIOR TO CONSTRUCTION. ALL SHOP DRAWINGS SHALL BE PREPARED AND REVIEWED BY AN ENGINEER PRIOR TO FABRICATION AND ERECTION. NO SITE INSPECTION HAS OCCURRED. THE OWNER IS RESPONSIBLE FOR ALL SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO: OREGINATION, DRAINAGE, SOIL BEARING, WIND LOADS AND OTHER SUBSURFACE CONDITIONS.
- CHANGES OR MODIFICATIONS TO PLANS: ANY PRIOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE CONTRACTOR'S RESPONSIBILITY FOR THE QUALITY AND COMPLETION OF THIS PROJECT. DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETION OF ANY CHANGES ATTEMPTED. PLEASE REMEMBER THAT EVEN A SIMPLE CHANGE TO ONE AREA OF A HOME CAN GREATLY AFFECT MANY OTHER AREAS IN THE HOME AND ONLY A QUALIFIED PROFESSIONAL IS EQUIPPED TO FULLY UNDERSTAND THE IMPLICATIONS OF ANY CHANGE OR MODIFICATION.

GENERAL NOTES:

- ESCAPE/ RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 SQ. FT. CLEAR NET OPENING AND MIN. CLEAR OPENING HEIGHT OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE MAX. 44" ABOVE FLOOR.
- CROSS VENTILATION AT ENCLOSED ATTICS
- ELECTRICAL CONTRACTOR TO LOCATE IEV OUTLET WITHIN 30" OF A/C COMPRESSOR (IF NOT IN SPLIT).
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER.

NOTES:

- FINAL HOUSE PLACEMENT BY BUILDER.
- VERIFY ALL ELEVATIONS AND SETBACKS PRIOR TO SLAB POUR.
- GRADES ARE ESTIMATED ONLY. ALL SLAB EXPOSURE GREATER THAN 24" SHALL RECEIVE BRUCCO FINISH.
- TOP OF SLAB ELEVATION BY QUALIFIED ENGINEER.
- GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM STRUCTURE.



E. MULBERRY AVE.

1

SITE PLAN

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



NORTH

Generated by REScheck-Web Software Compliance Certificate

Project: 134 E. MULBERRY AVE.
 Energy Code: 2023 IECC
 Location: San Antonio, Texas
 Construction Type: Single-Family
 Project Type: New Construction
 Conditioned Floor Area: 212 sq ft
 Glazing Area: 121 sq ft
 Climate Zone: 3 (644 HDD)
 Permit Date: [blank]
 Permit Number: [blank]
 Construction Site: 134 E. MULBERRY AVE, SAN ANTONIO, TX 78212
 Owner/Agent: [blank]
 Designer/Contractor: [blank]

Compliance: Passes with UA Trade-off
 Compliance: 4.8% Better Than Code
 This report is valid for 90 days from the date of issuance. The license to use this report is non-transferable.
 REScheck does not provide an estimate of energy use or cost relative to a performance level.
 Data generated by REScheck are not to be used for any other purpose. The information generated by REScheck is for informational purposes only and does not constitute a warranty.

Envelope Assemblies

Assembly	Area (sq ft)	U-factor	Req. U-factor	Pass/Fail	Req. U-factor	Pass/Fail
Ceiling 1: Flat Ceiling or Sloped Truss	212	0.08	0.08	0.08	7	6
Wall 1: Insulated Frame, 16" o.c.	749	0.09	0.09	0.09	28	28
Door 1: Glass SHGC 0.33	20	0.31	0.40	0.40	6	6
Window 1: Metal Frame Double Pane with Low-E SHGC 0.33	25	0.31	0.40	0.40	8	10
Floor 1: Ins-On-Grade Unheated (Insulation Depth: 6")	84	0.08	0.08	0.08	0	0

Additional Efficiency Package(s)

Required	Proposed	Description	Credits
1	1	Efficient HVAC Performance	1.0

Project Title: 134 E. MULBERRY AVE. Report date: 11/05/23
 Date Issued: [blank] Page 1 of 2

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2023 IECC requirements in REScheck Version: REScheck v10.0 and to comply with the necessary requirements listed in the REScheck report. Contact: [blank]

Robert Ramos - Designer 11/05/23
 Name - Title Signature Date

Project Notes: HVAC SEER VALUE WILL BE 14

REScheck COMPLIANCE CERTIFICATE

2

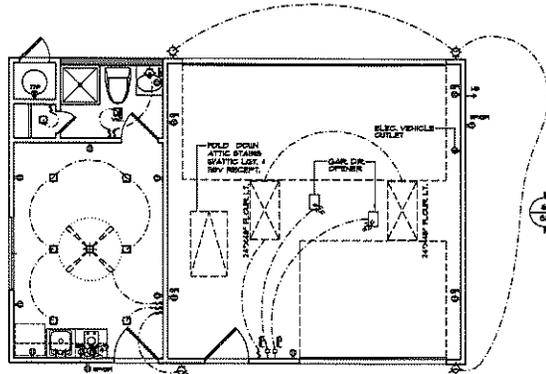
A NEW DETACHED GARAGE/ CASITA FOR
 134 E. MULBERRY AVE.
 SAN ANTONIO, TX 78212

A.E. SECURE INVESTMENTS CORPORATION
 1729 S.W. 34 TH. ST.
 SAN ANTONIO, TX. 78237
 (210) 454-8756
 REG. BUILDER # 369360

DRAWN BY	RR
DATE	11-01-23
REVISIONS	BY

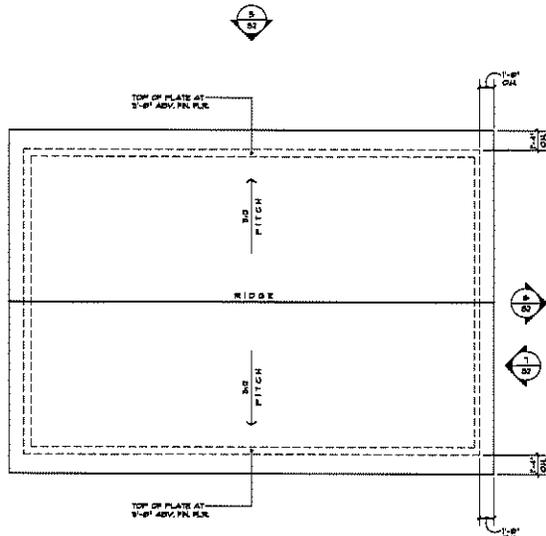
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S1



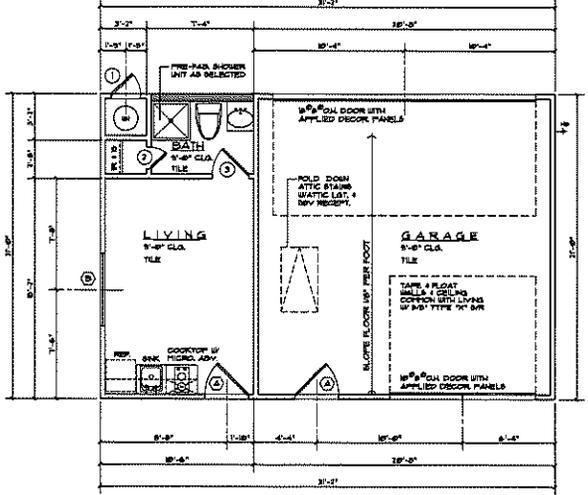
3 ELECTRICAL PLAN

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



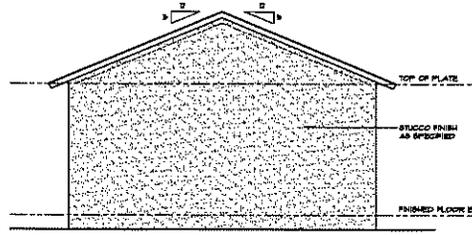
2 ROOF PLAN

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



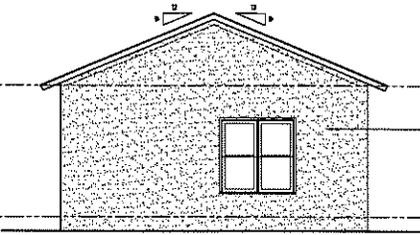
1 FLOOR PLAN

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



6 WEST ELEVATION

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

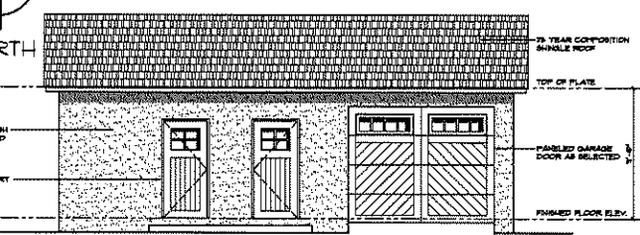


5 EAST ELEVATION

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

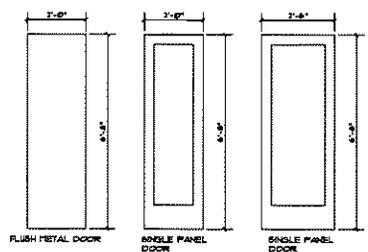


NORTH



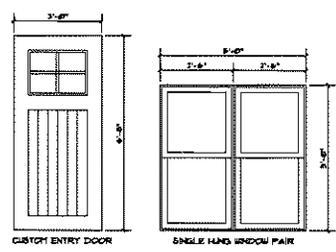
4 NORTH ELEVATION

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



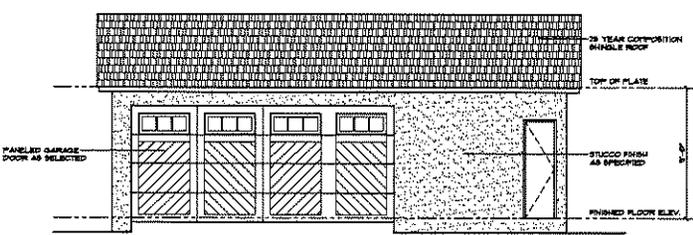
9 DOOR SCHEDULE

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



8 WINDOW/DOOR SCHEDULE

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



7 SOUTH ELEVATION

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

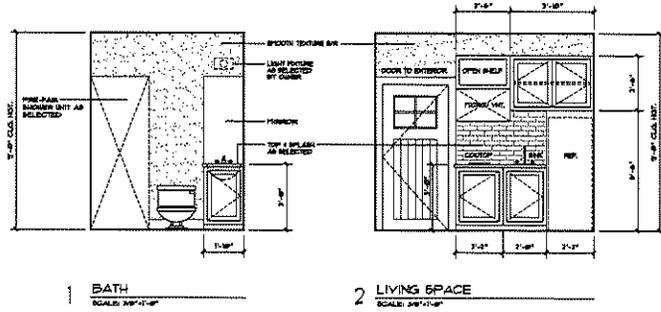
A NEW DETACHED GARAGE/CASITA FOR
134 E. MULBERRY AVE.
SAN ANTONIO, TX 78212

A.E. SECURE INVESTMENTS CORPORATION
729 S.W. 34 TH. ST.
SAN ANTONIO, TX. 78237
(210) 454-8756
REG. BUILDER # 36960

DRAWN BY	RR
DATE	8-07-23
REVISIONS	BY

SHEET NUMBER

S2



1 BATH
SCALE: 3/8"=1'-0"

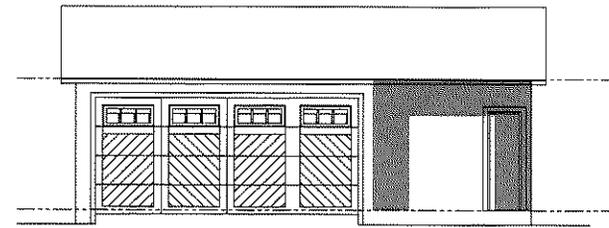
2 LIVING SPACE
SCALE: 3/8"=1'-0"

INTERIOR ELEVATIONS

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

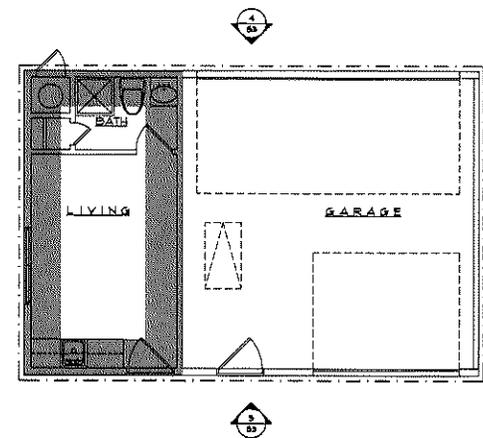
THERMAL ENVELOPE LEGEND

- = LOCATION OF THERMAL ENVELOPE
- = LOCATION OF DUPONT/ TYVEK/ HOME WRAP CONTINUOUS AIR BARRIER (OR EQUAL)



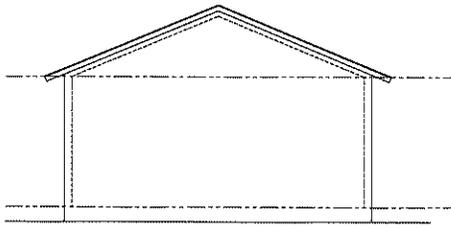
4 SOUTH ELEVATION THERMAL ENVELOPE LOCATION

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



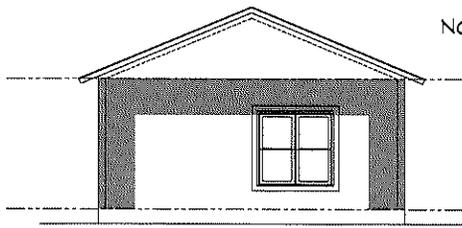
3 THERMAL ENVELOPE LOCATION FLOOR PLAN

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



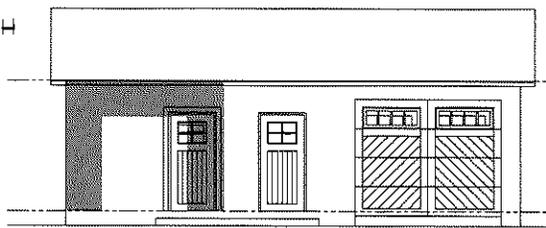
7 WEST ELEVATION THERMAL ENVELOPE LOCATION

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



6 EAST ELEVATION THERMAL ENVELOPE LOCATION

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



5 NORTH ELEVATION THERMAL ENVELOPE LOCATION

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

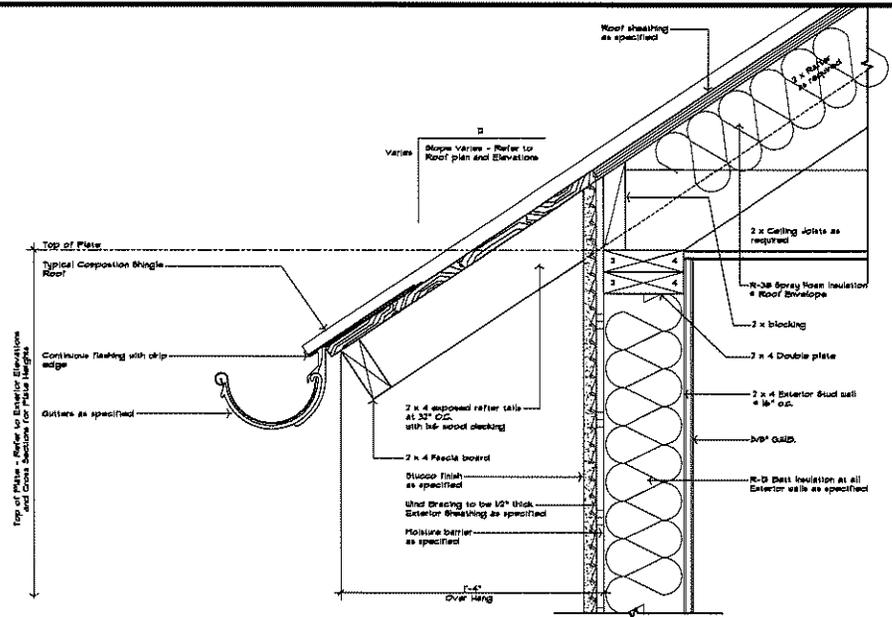
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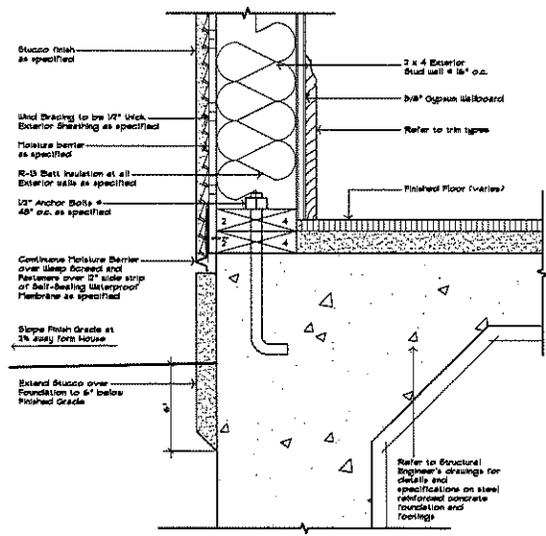
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R.R.	
DATE	
8-07-23	
REVISIONS	BY

SHEET NUMBER

S3



1 EAVE AND OVERHANG DETAIL
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"

A NEW DETACHED GARAGE / CASITA FOR
134 E. MULBERRY AVE.
SAN ANTONIO, TX 78712

A.E. SECURE INVESTMENTS CORPORATION
729 S.W. 34 TH. ST.
SAN ANTONIO, TX. 78237
(210) 454-8756
REG. BUILDER # 36960

DRAWN BY	
RJR	
DATE	
5-07-23	
REVISIONS	BY

SHEET NUMBER
S4

Materials list

A.E General Construction

For: 134 E. Mulberry Ave. San Antonio, Texas. 78212

DESCRIPTION	Materials
Item #1	2x4 Studs Walls
Item #2	2x6 Yellow pine for joist and rafters
Item #3	Y2" OSB plywood for wind bracing + sheathing
Item #4	Y2" OSB for roof decking
Item #5	Asphalt shingles to match main home
Item #6	Stucco siding to match main home
Item #7	Windows to doors approved by historic
Item #8	5/8 Fine rated ceiling dry wall
Item #9	Y2 drywall for walls
Item #10	Concrete foundation



Dec 5, 2023 2:34:15 PM
134 East Mulberry Avenue
San Antonio
Bexar County
Texas



Dec 5, 2023 2:34:19 PM
134 East Mulberry Avenue
San Antonio
Bexar County
Texas



Dec 5, 2023 2:35:04 PM
134 East Mulberry Avenue
San Antonio
Bexar County
Texas



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