

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2023

HDRC CASE NO: 2023-359
ADDRESS: 518 E PARK AVE
LEGAL DESCRIPTION: NCB 397 BLK 28 LOT E 40 FT OF 5 & W 23 FT OF 6
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Mychal Krause/Mychals Designs LLC
OWNER: Michael Stein/STEIN MICHAEL P
TYPE OF WORK: Demolition of a designated structure (accessory); new construction of a two-story accessory; hardscaping
APPLICATION RECEIVED: December 21, 2023
60-DAY REVIEW: February 19, 2024
CASE MANAGER: Jessica Anderson
REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Demolish the existing one-story accessory structure.
2. Construct a new two-story accessory structure with roof deck.
3. Add a 19.5' concrete connection from the existing driveway to the proposed two-story accessory structure.
4. Add a gravel parking area at the rear of the property.

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 2, Exterior Maintenance and Alterations

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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

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.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

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

FINDINGS:

- a. The property at 518 E Park is a two-story Colonial Revival-style residence built c. 1926. The house is located on a block bound to the north by E Park Ave, the east by Kendall St, the south by E Evergreen St, and the west by Gillespie St; the block is split by an east-west alley. The property first appears on Sanborn Fire Insurance maps in 1931, along with the existing detached garage. The house features wood lap siding and a composition shingled split-gambrel roof with a screened porch over a porte cochere on the east side of the house. Windows are one-over-one with six-over-six wood window screens on the front elevation. The front door features a fanlight and side lites and is set under a Federal-style roof and porch entry with round, tapered columns. The ribbon driveway leads under the porte cochere to the one-story detached garage. The two-bay garage has an end-gabled composition shingle roof and is clad in wood lap siding to match the house. The garage features sliding doors with six-lite windows. The structure has small room on the west end with a modern door and what appear to be modern windows on the west elevation. The rear of the garage has a single historic-age door and evidence of infilled fenestration. The property, including both structures present, contributes to the Tobin Hill Historic District.
- b. **DESIGN REVIEW COMMITTEE:** On December 20, 2023, the HDRC referred the request to a Design Review Committee site visit. On January 10, 2024, the applicant, owner, staff, and members of the DRC met on site to discuss the request. Notes are included in the full case file.
- c. **DEMOLITION OF DETACHED GARAGE:** 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.
- d. **CONTRIBUTING STATUS:** As noted in finding a, the detached garage appears to be original to the property. It appears on the 1931 Sanborn Fire Insurance map, where it features a footprint consistent with the footprint presently found on site.
- e. **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 provided an estimate of \$64,783.95 to renovate the existing accessory structure. The estimate is included in this case file.

- f. **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 an engineer's letter dated December 14, 2023, that states, "Based on our observations of the existing framing and the proposed demolition process, it appears that the sequence of demolition could allow for the existing framing to provide stability during the demolition process. It is therefore our opinion that the building may be demolished in the manner described, and that the framing should remain stable and should not require special bracing or reinforcement." A second letter from the engineer, also dated December 14, 2023, states, "The foundation has failed significantly. Repair of the foundation is not recommended due to the unsafe condition of the superstructure."
- g. **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.
- h. **CONSTRUCTION OF TWO-STORY ACCESSORY STRUCTURE:** The applicant proposes to construct a two-story accessory structure with a footprint of approx. 833 square feet. 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 1,628 square feet and two stories in height. The proposed two-story accessory structure features a total footprint of approx. 833 square feet, or 51% 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 footprint of the two-story accessory structure generally appropriate.
- i. **TWO-STORY ACCESSORY STRUCTURE (HEIGHT):** The applicant proposes to construct a two-story accessory structure with roof deck, with 10' floor plates and a height of 28'2" overall, and provided a drawing illustrating that the proposed accessory structure is 6'8" below the existing primary structure. Historic Design Guidelines for New Construction 5.A.i says to design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the height of the structure generally appropriate.
- j. **TWO-STORY ACCESSORY STRUCTURE: ORIENTATION AND 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.
- k. **TWO-STORY ACCESSORY STRUCTURE: ARCHITECTURAL DETAILS:** The applicant has proposed siding and roofing to match the primary structure. Historic Design Guidelines for New Construction 5.A.iii says 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. The applicant proposed doors that are generally appropriate, but did not provide manufacturer's specifications. A wood or clad-wood product would be appropriate. Staff finds the details generally appropriate, but that the applicant should submit material information about the doors for staff review.
- l. **TWO-STORY ACCESSORY STRUCTURE: WINDOWS:** The applicant proposes to install Jeld-Wen W-2500 aluminum-clad wood windows. Historic Design Guidelines for New Construction 5.A.iv says to 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. The primary house features one-over-one windows. On the proposed accessory structure, 18 windows are one-over-one, two are fixed clerestory windows, and one is a fixed picture window. Staff finds that the window product proposed is appropriate, but that the applicant should simplify the number of styles of windows on the structure and replace the fixed windows with one-over-one windows as proposed elsewhere on the structure.

- m. **TWO-STORY ACCESSORY STRUCTURE: ROOF DECK:** The applicant proposes a roof deck accessed via an exterior staircase from the second floor. Historic Design Guidelines for New Construction 5.A.iii says to 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. Though the roof deck is generally appropriate, staff finds the exterior staircase does not conform to guidelines. The applicant should propose a simplified design in keeping with the period of construction of the main house.
- n. **DRIVEWAY:** The applicant proposes to extend and expand the existing concrete driveway to meet the proposed two-story accessory structure. Staff finds this generally appropriate.
- o. **PARKING PAD:** The applicant proposes to add a gravel parking pad next to the proposed one-story shed. Staff finds this generally appropriate.

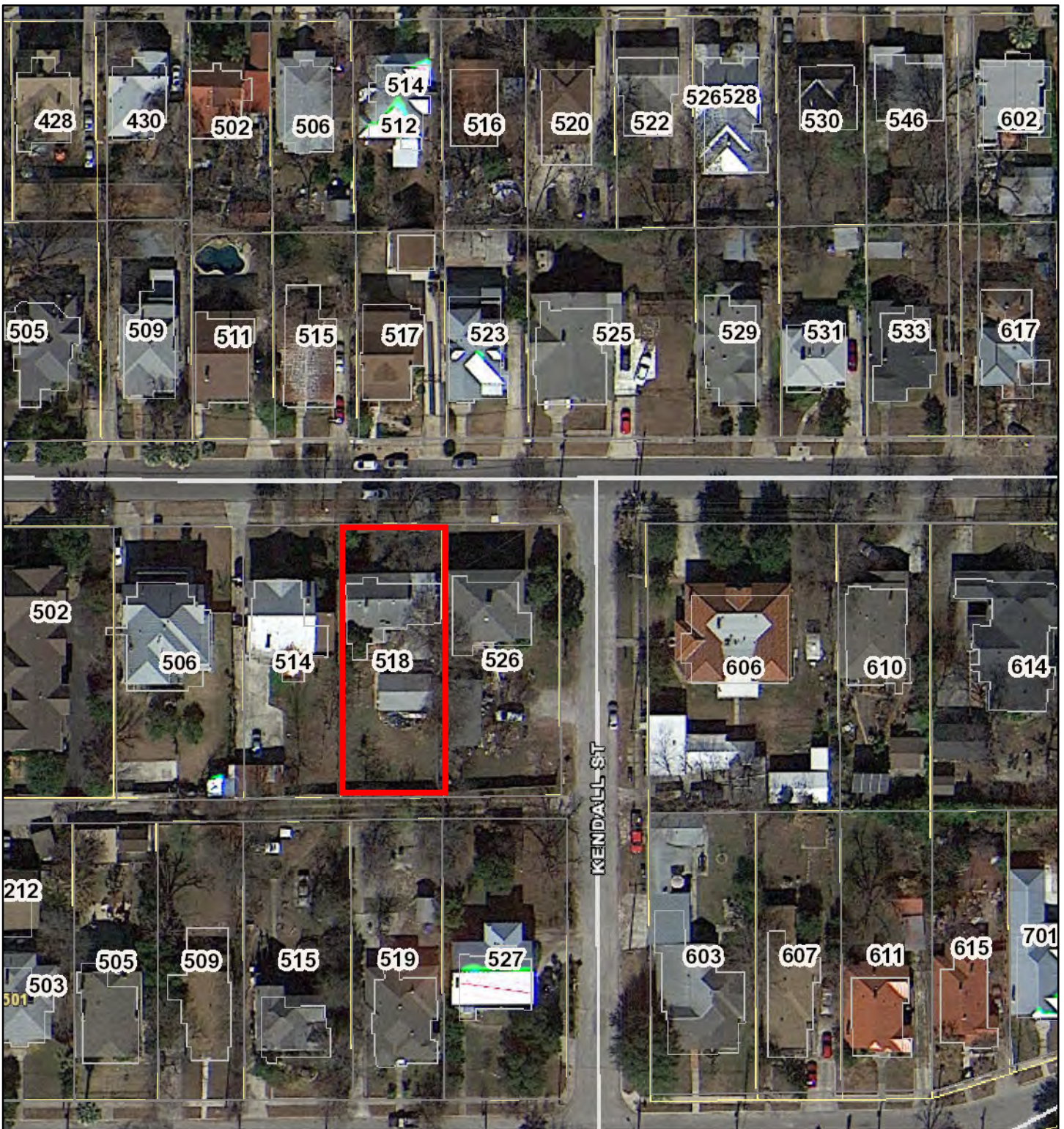
RECOMMENDATION:

Staff does not recommend approval of item 1, demolition of the detached rear one-story garage, based on findings b through g. Staff recommends that the applicant further explore retention or incorporation of the existing structure into the proposed accessory structures.

Should the commission find that the conditions required for approval of demolition have been met, staff recommends approval of items 2 through 4, based on findings h through i, with the following stipulations:

- i. That salvaged materials be used in the new construction of the two-story accessory structure to the fullest extent possible.
- ii. That the applicant simplifies the number of styles of windows on the two-story accessory structure by replacing the fixed windows with one-over-one windows as proposed elsewhere on the structure, as noted in finding l.
- iii. That the applicant proposes an alternative to the exterior staircase, as noted in finding m.
- iv. That the applicant proposes wood or clad-wood doors, as noted in finding k.
- v. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

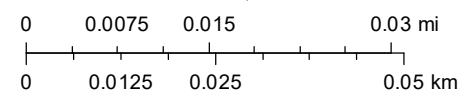
City of San Antonio One Stop



September 14, 2023

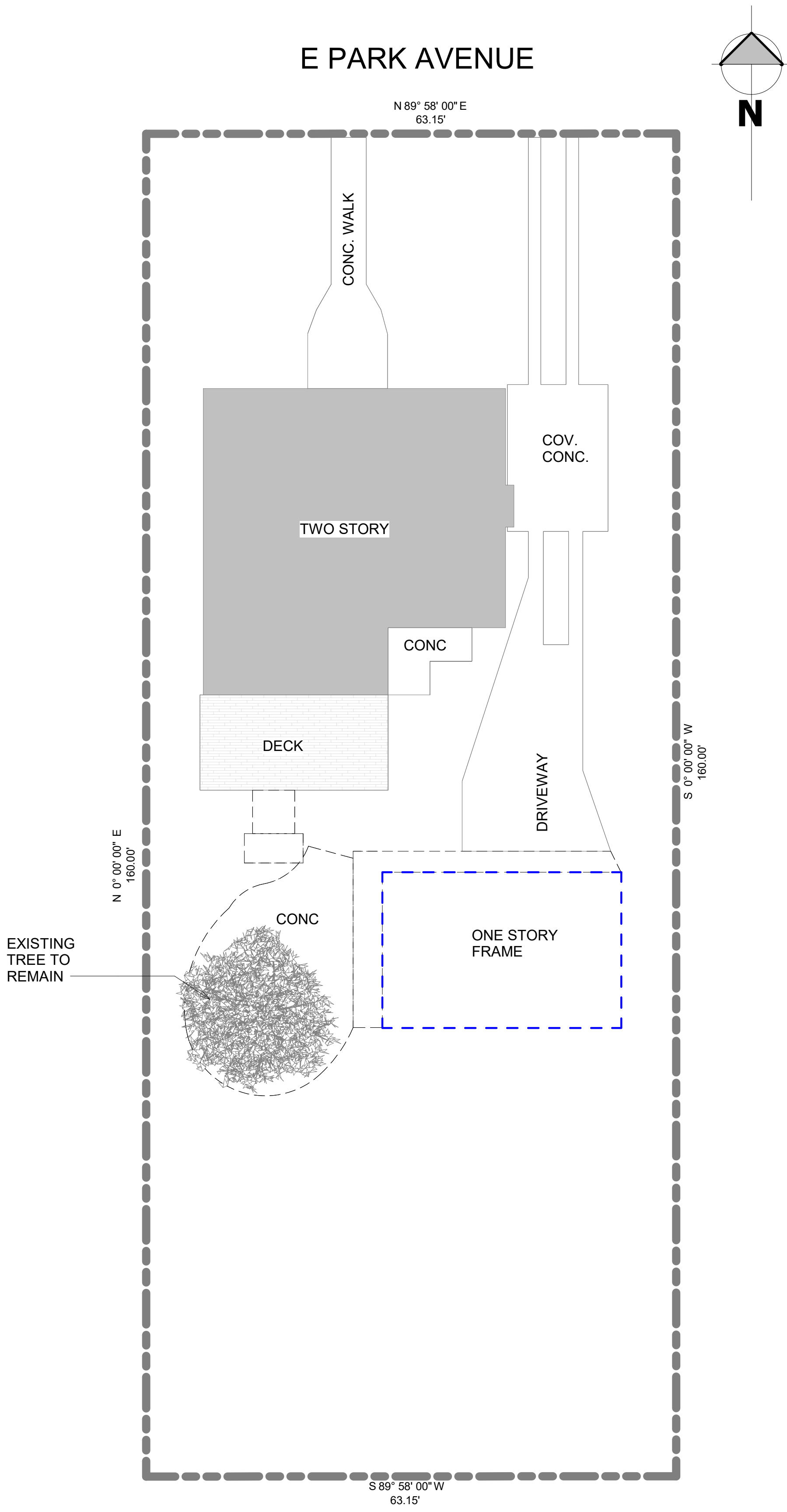
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- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- COSA City Limit Boundary

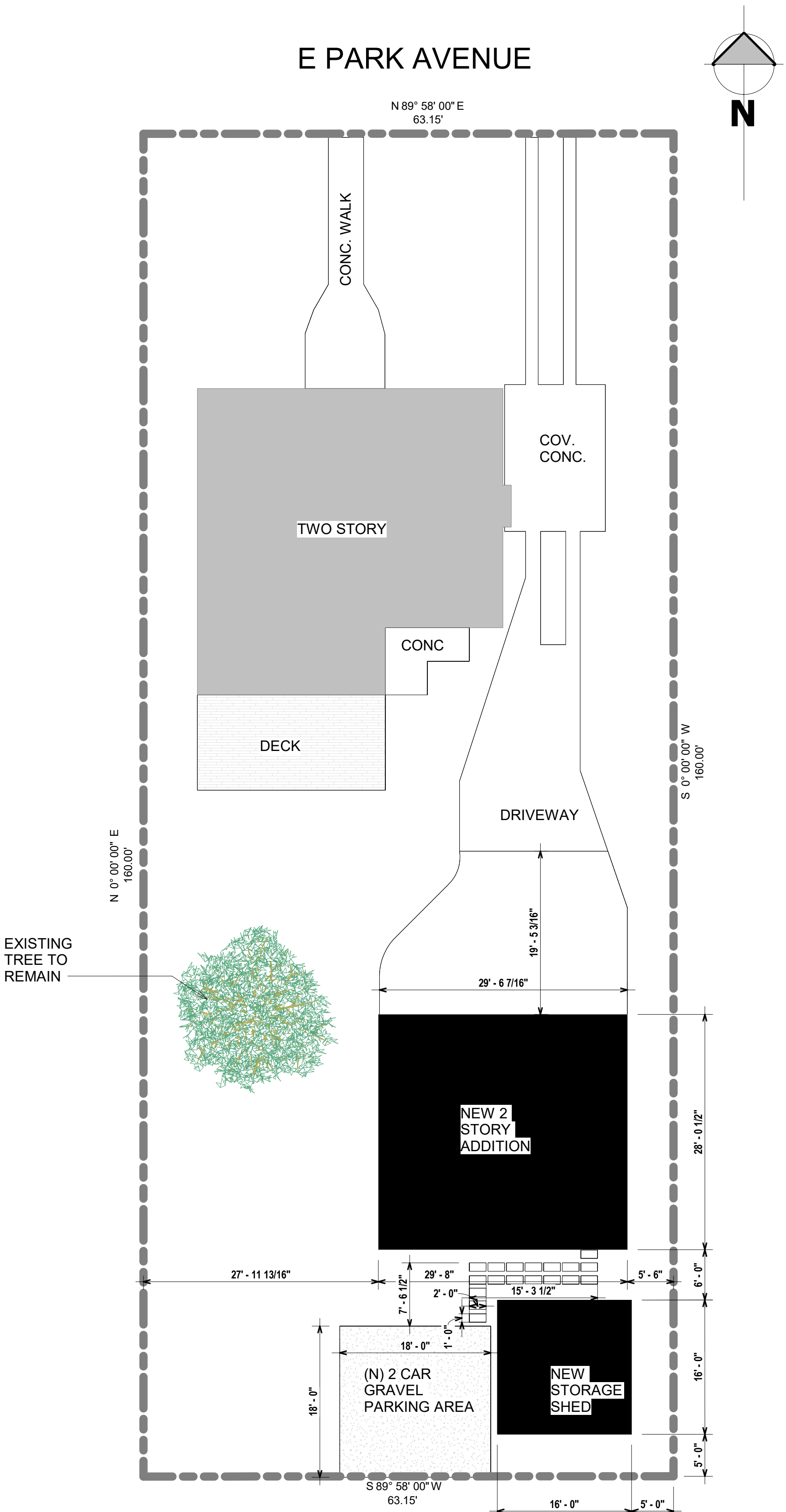


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1 SITE- EXISTING
1" = 10'-0"



2 SITE- PROPOSED
1" = 10'-0"

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



OWNER:
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ADDRESS:
518 E. Park Avenue
San Antonio, Texas 78212

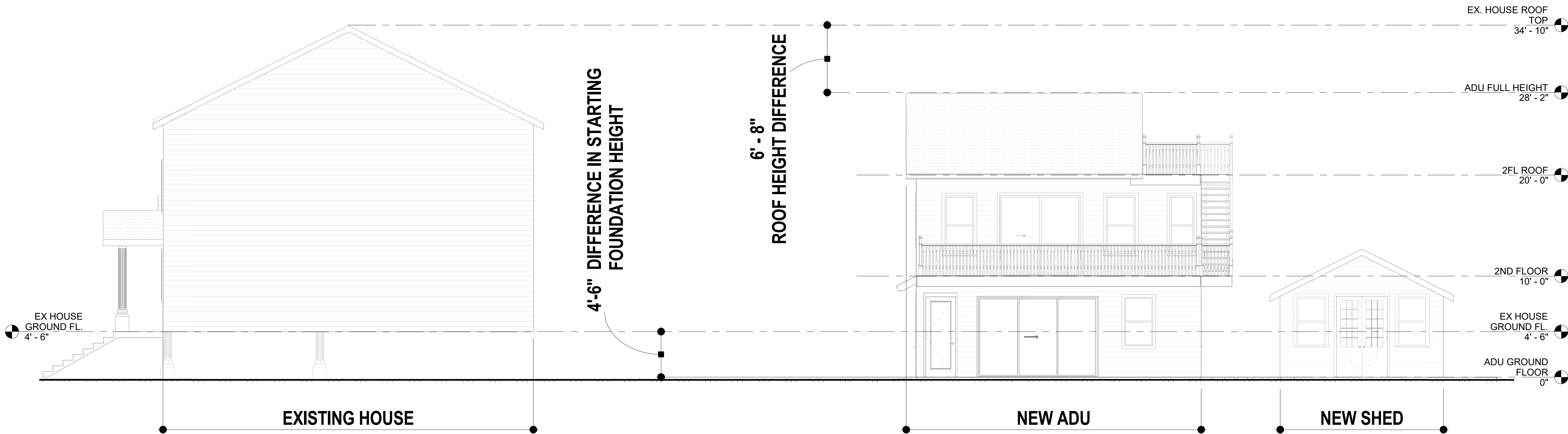
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1 FULL SITE ELEVATION
3/16" = 1'-0"



2 STREET SITE VIEW
3/16" = 1'-0"

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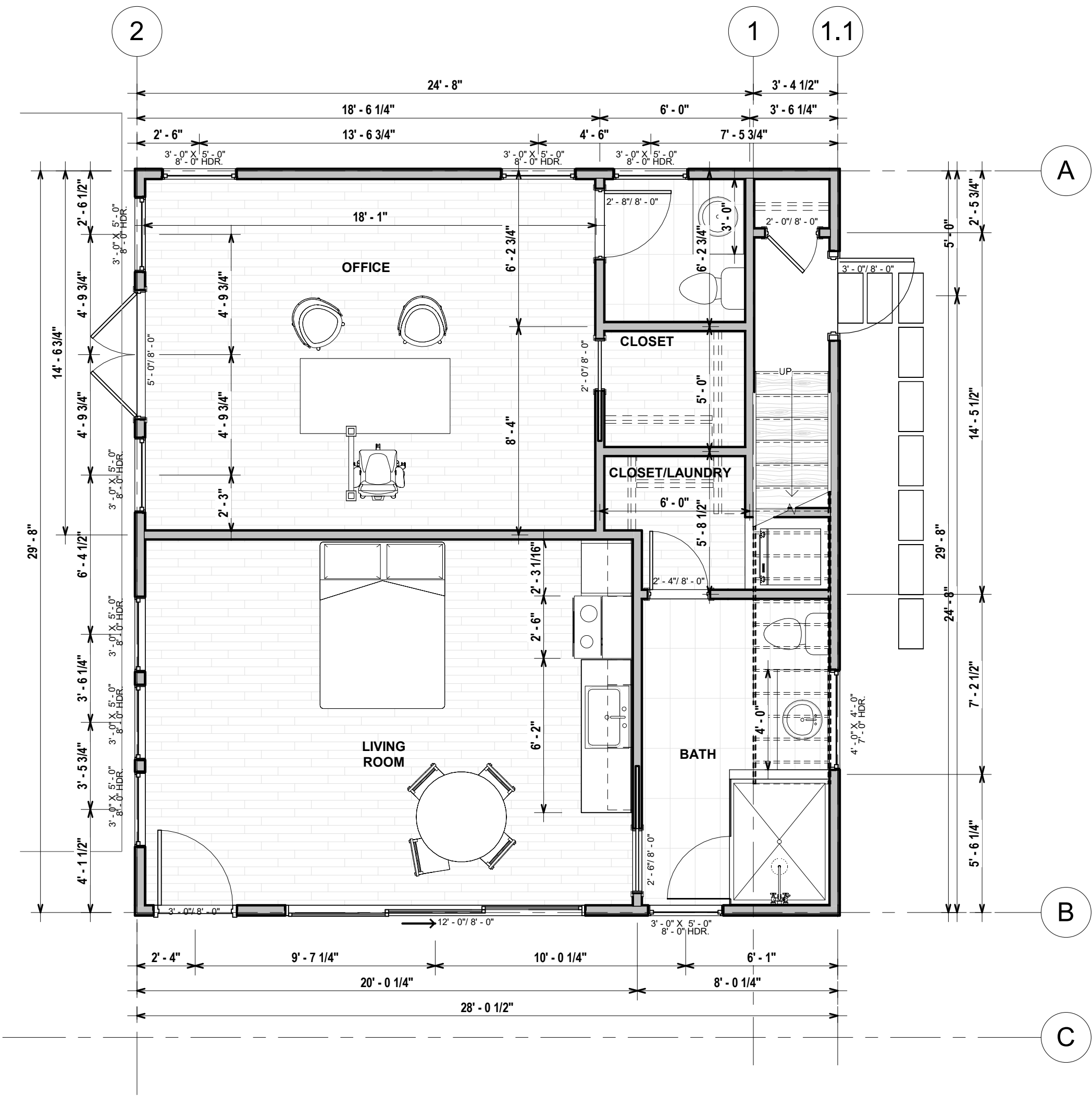
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518 E. Park Avenue
San Antonio, Texas 78212

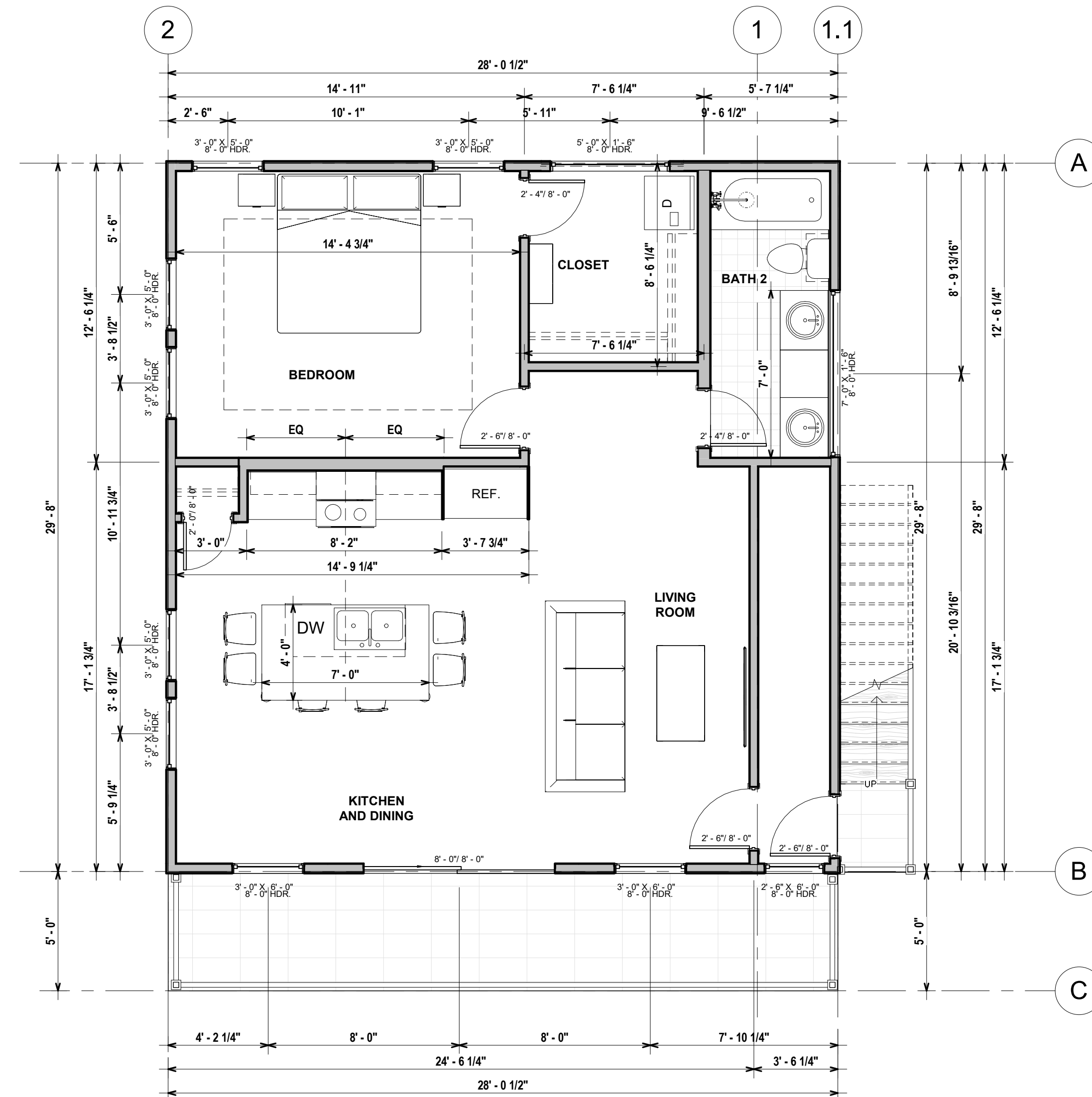
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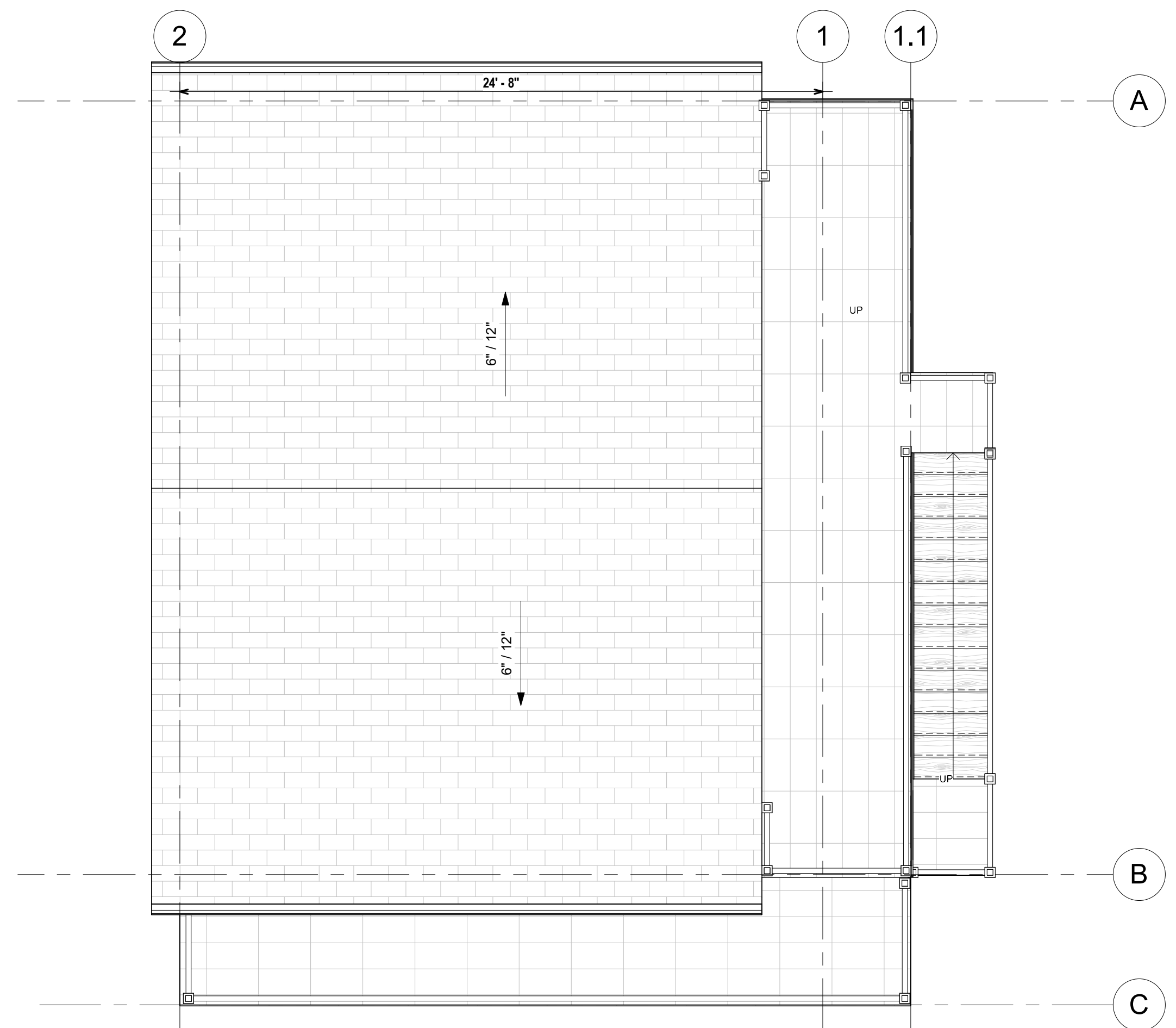
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1 1ST FLOOR
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

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GROSS BUILDING AREA	
Name	Area
CONDITIONED	
1ST FLOOR	784 SF
2ND FLOOR	501 SF
CONDITIONED: 2	1285 SF
UNCONDITIONED	
STAIRS/ ENTRY	48 SF
STORAGE	0 SF
ROOF TERRACE	173 SF
SHED	229 SF
BALCONY	143 SF
UNCONDITIONED: 5	592 SF
Grand total: 7	1878 SF

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OWNER:

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San Antonio, Texas 78212

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TEL: 210 412 4643



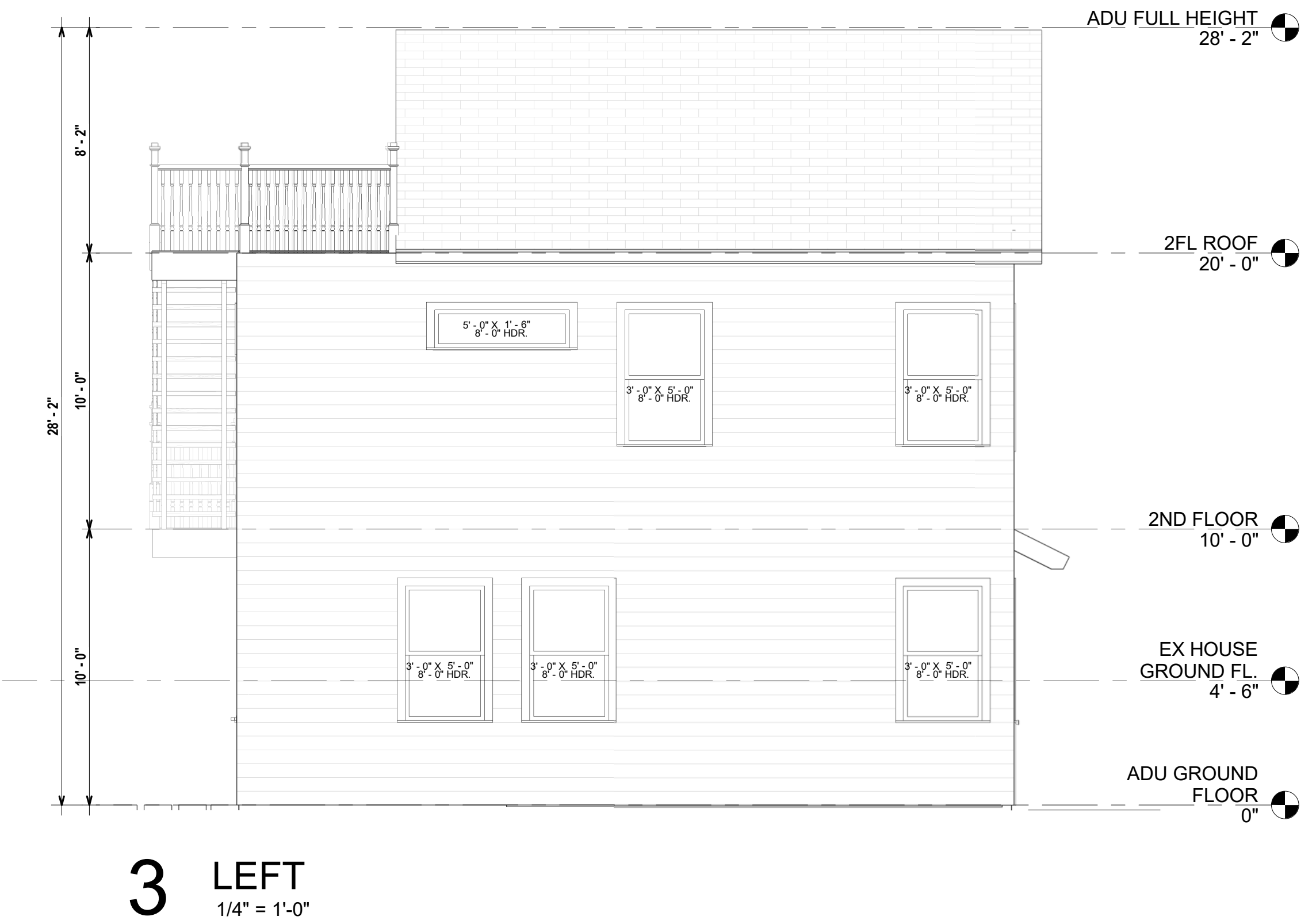
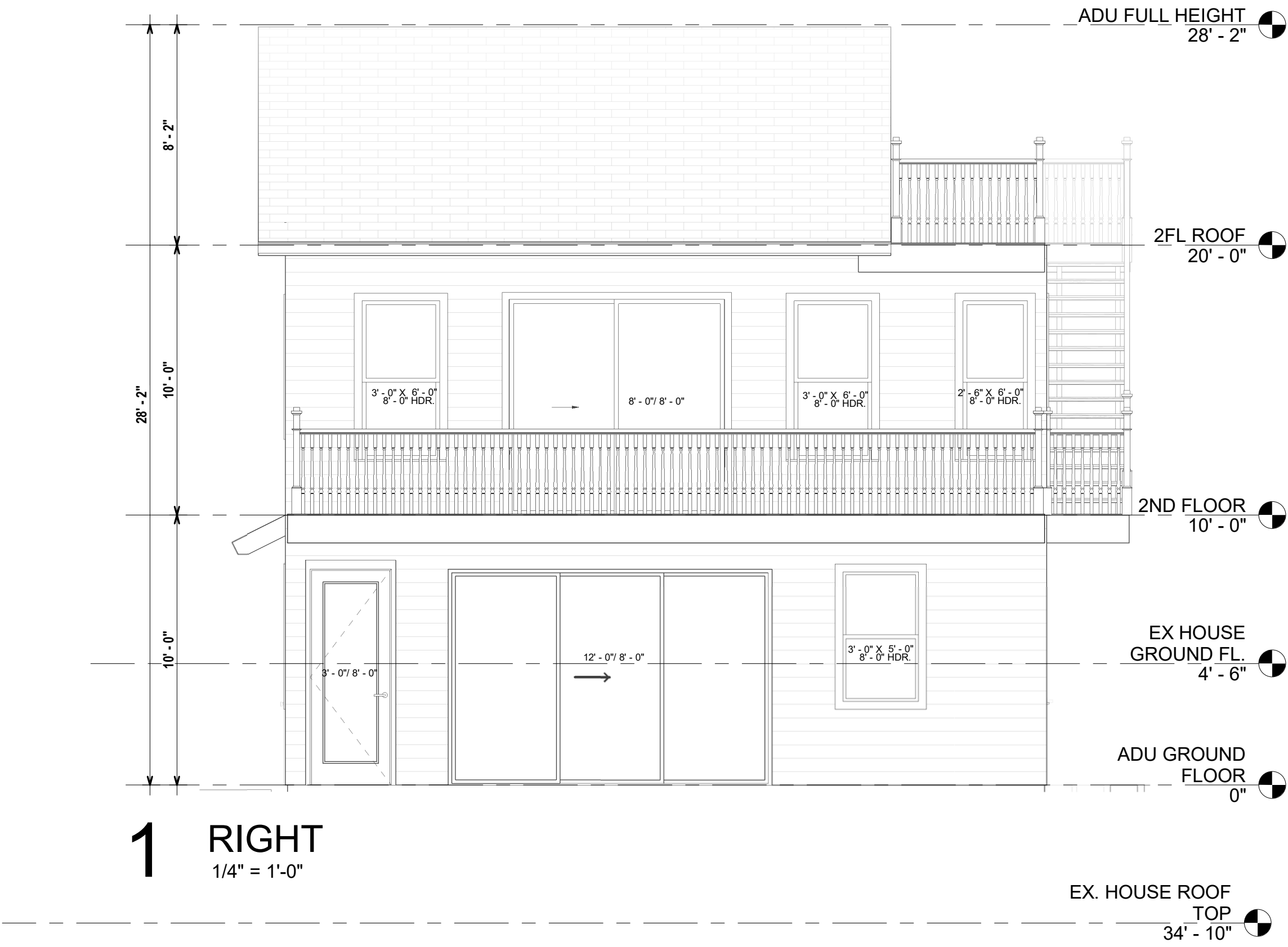
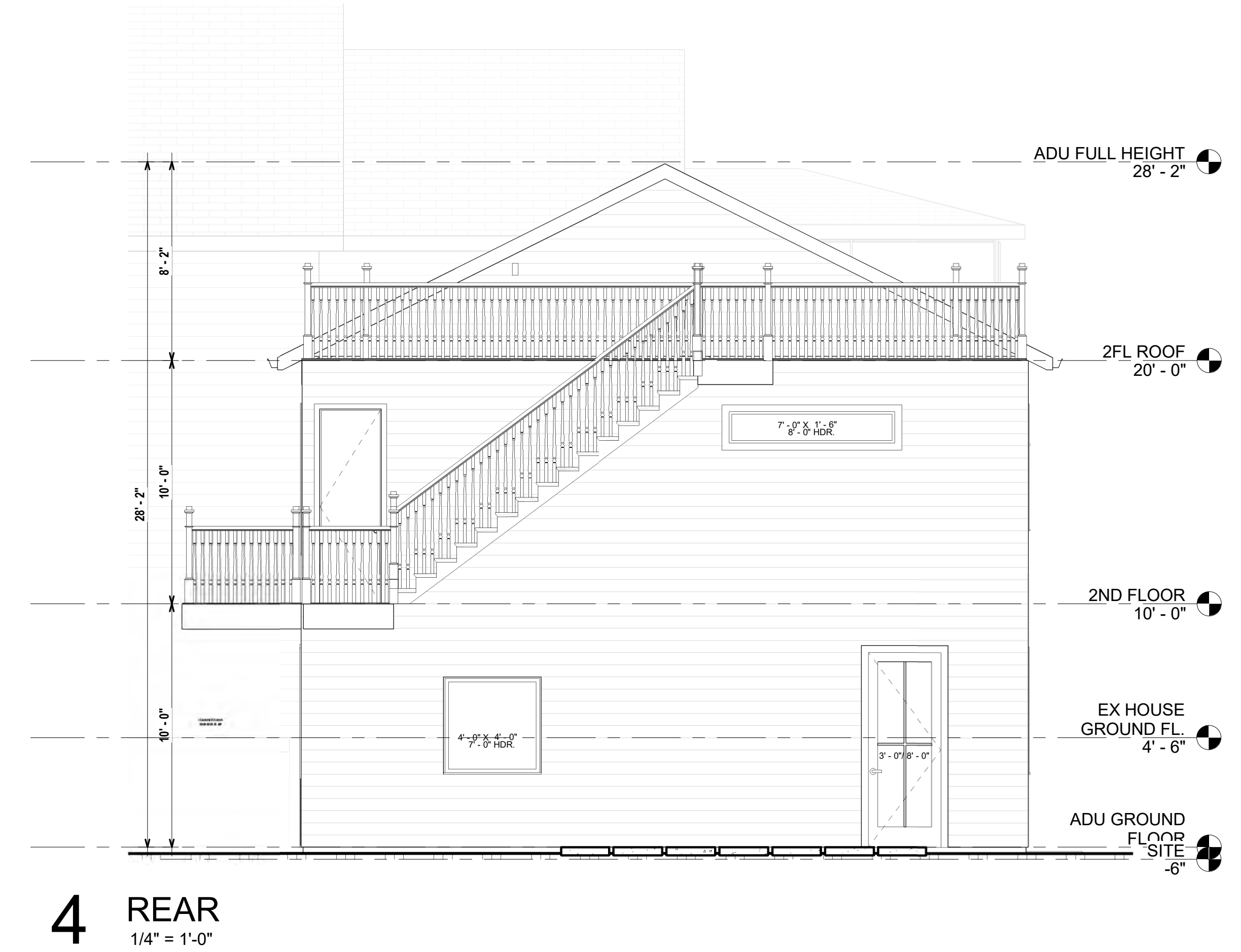
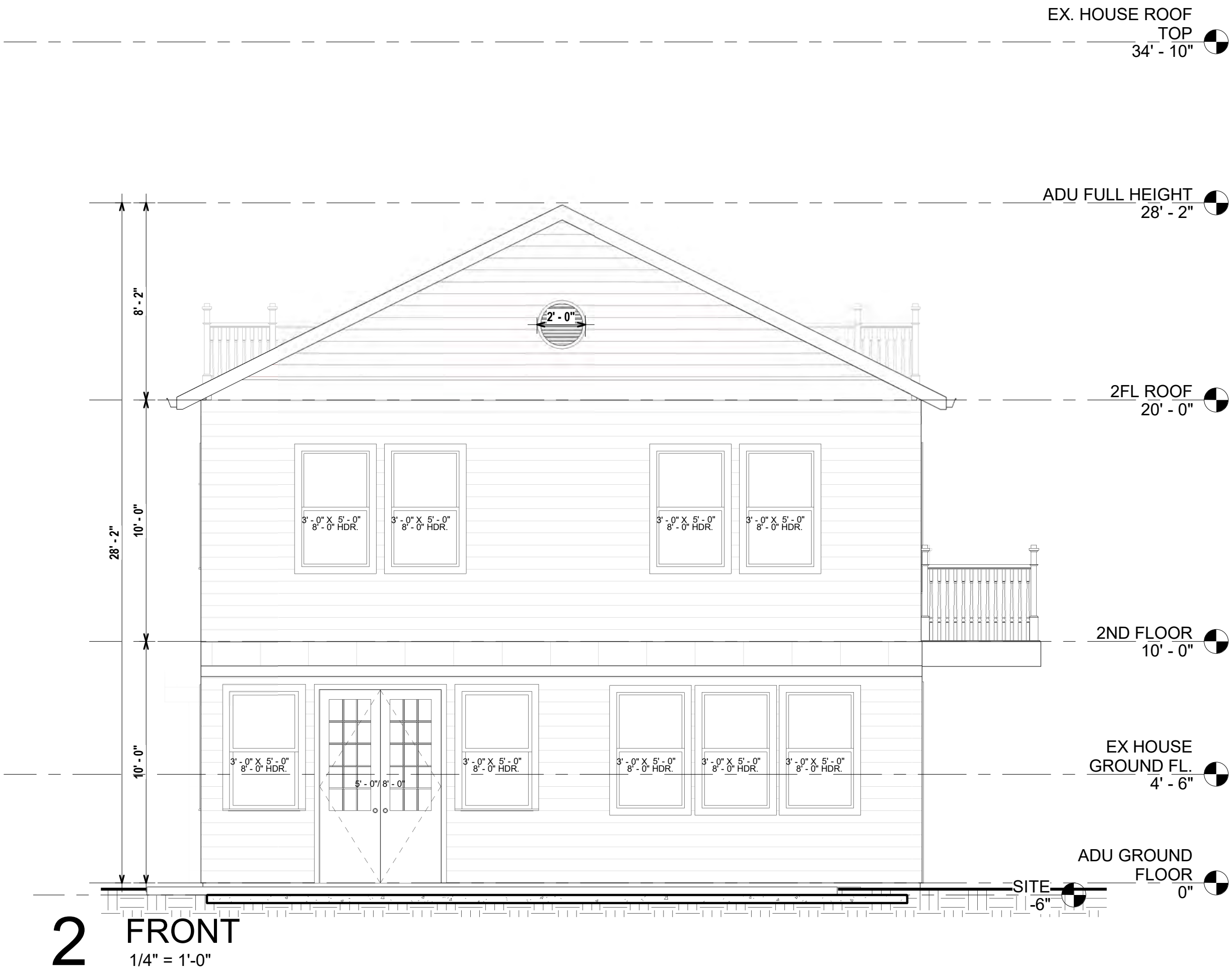
OWNER:
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ADDRESS:
518 E. Park Avenue
San Antonio, Texas 78212

DRAWN	RMH
CHECKED	MKB
REVISED	RMH

PROJECT	DD-XXXX
DATE	08/2023

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OF



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Mychal's Designs

■ ■ ■

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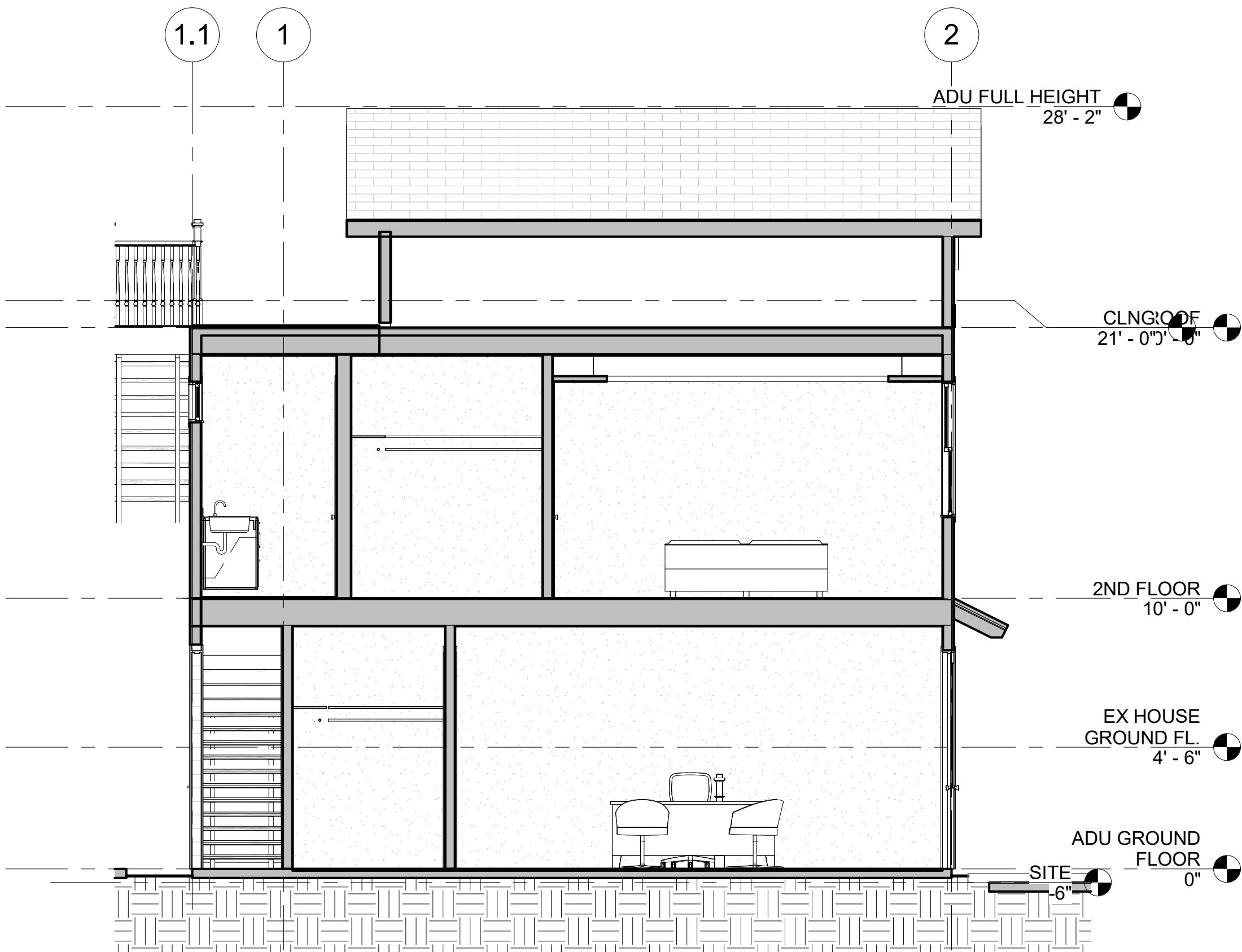
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ADDRESS:
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San Antonio, Texas 78212

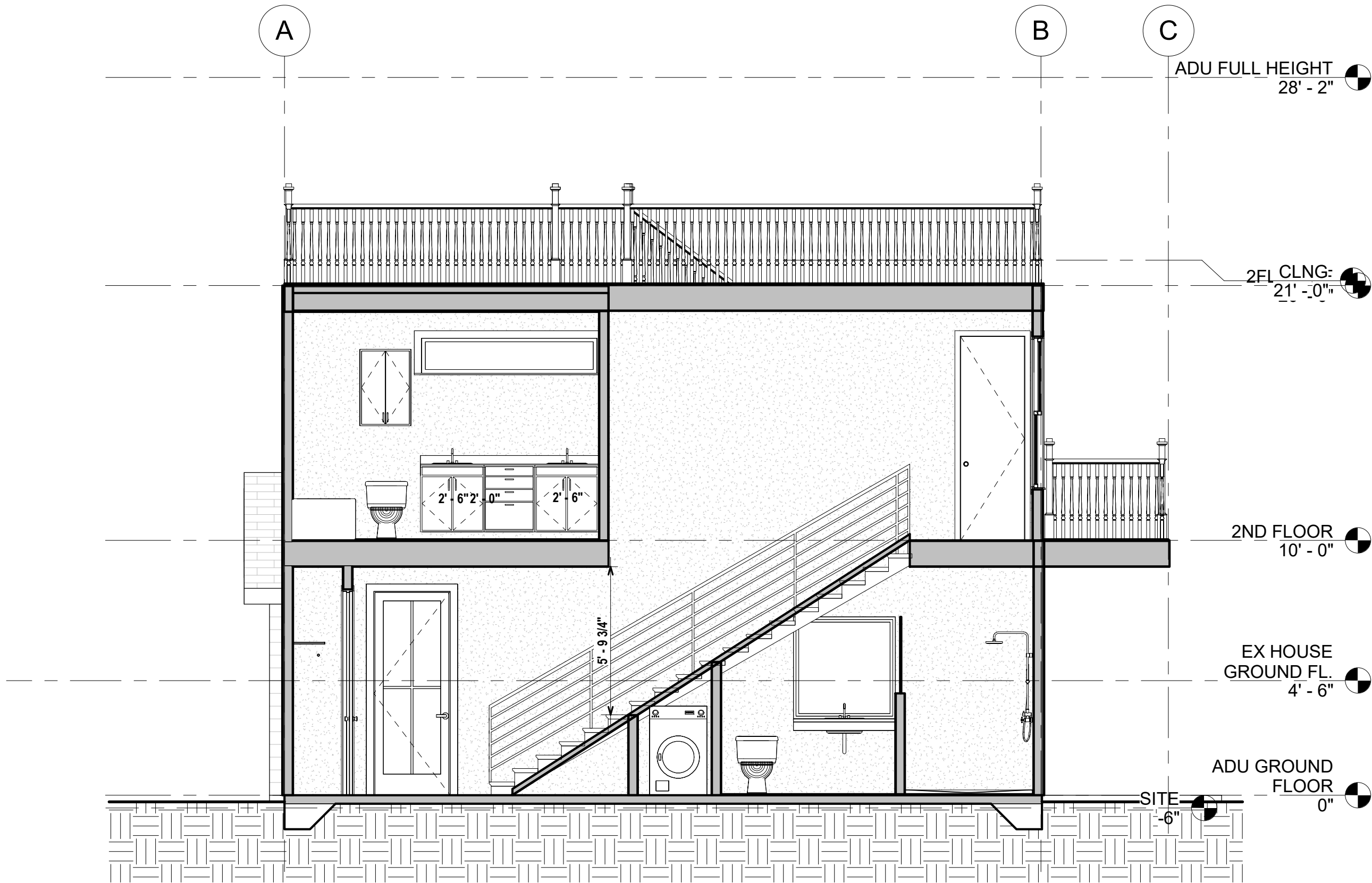
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DATE
08/2023

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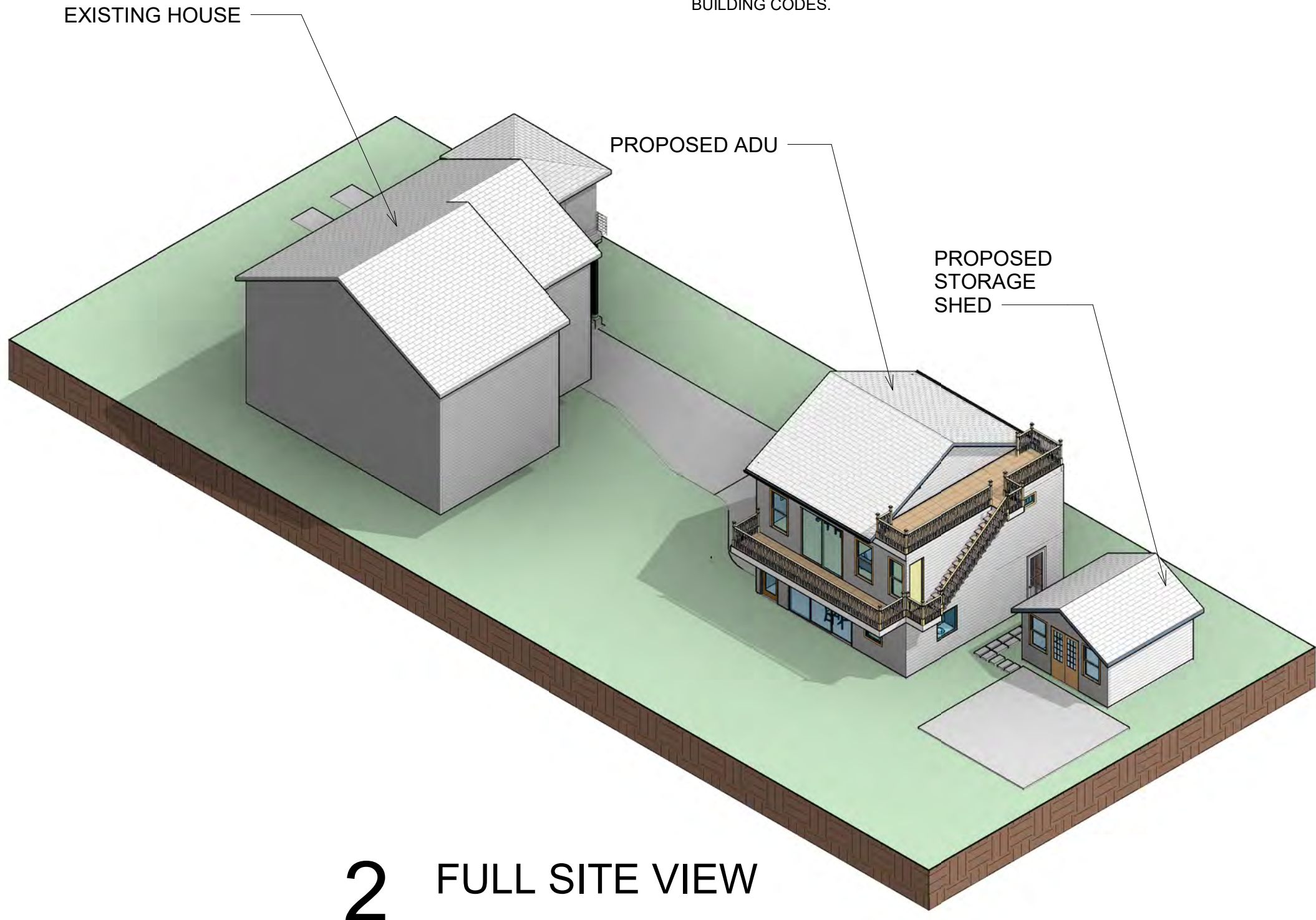


1 Section 2
1/4" = 1'-0"

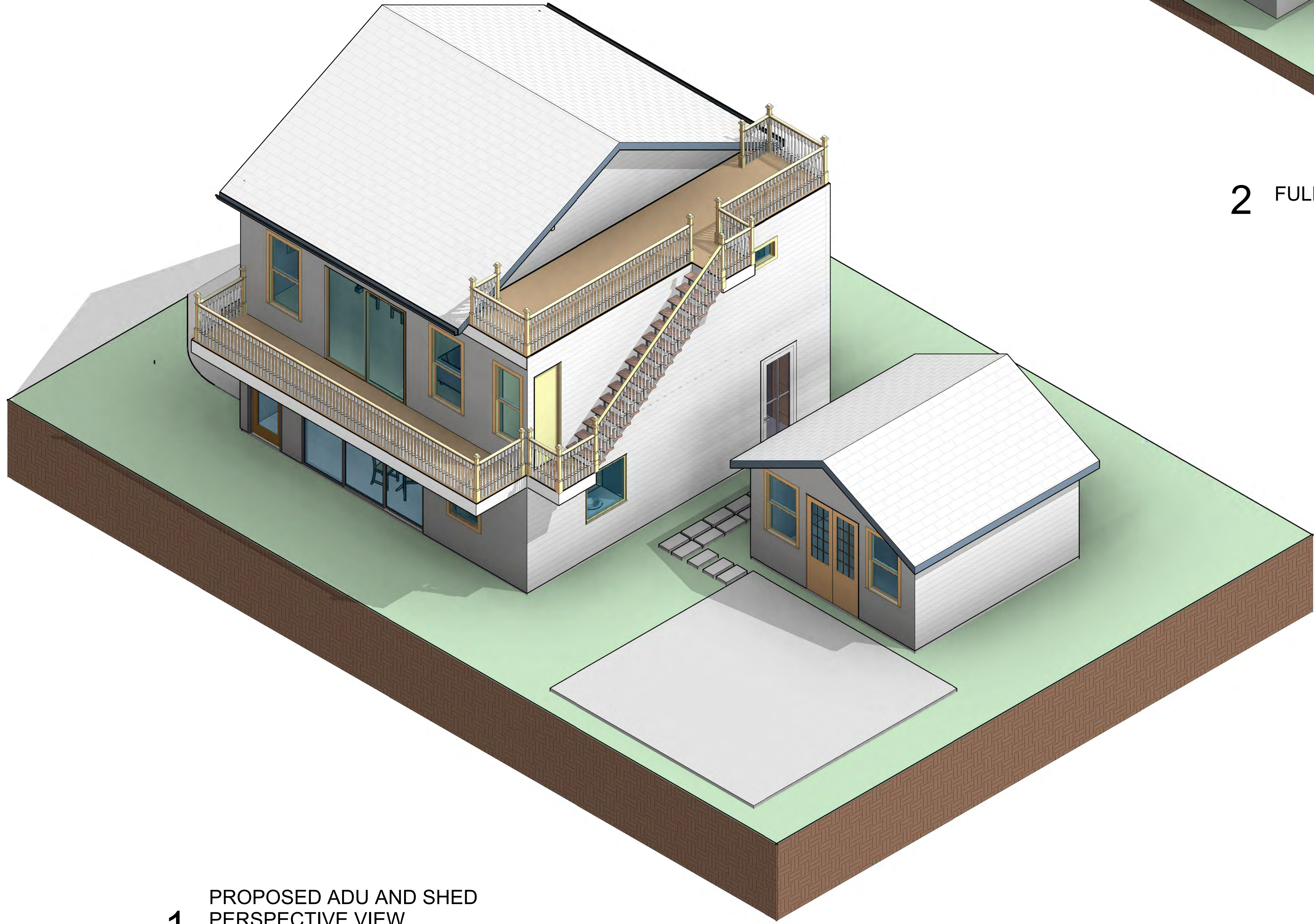


2 Section 3
1/4" = 1'-0"

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VERIFY THAT THE CONSTRUCTION OF THIS STRUCTURE MEET ALL LOCAL
BUILDING CODES.




2 FULL SITE VIEW



1 PROPOSED ADU AND SHED
PERSPECTIVE VIEW

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



OWNER:
.

ADDRESS:
518 E. Park Avenue
San Antonio, Texas 78212

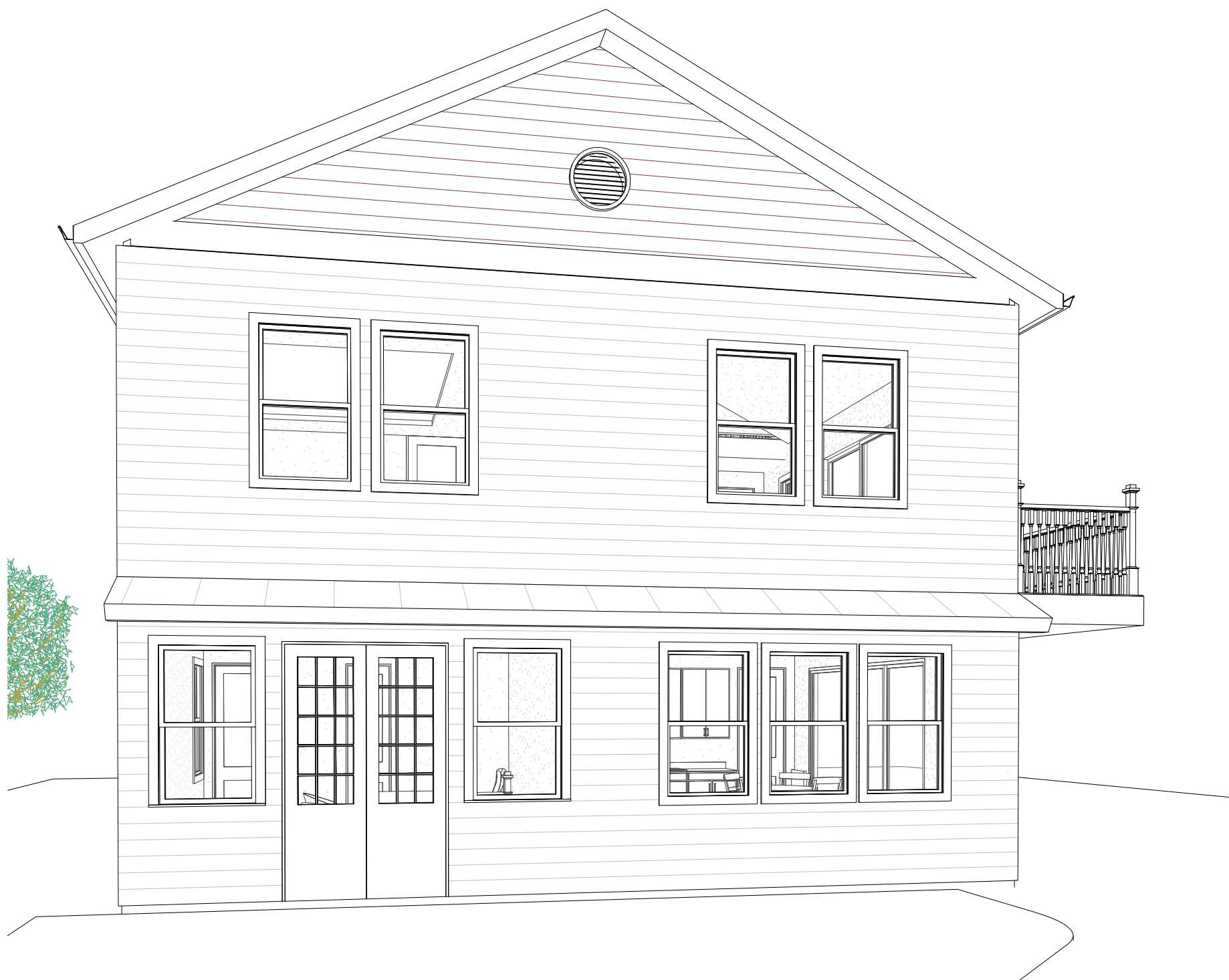
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08/2023

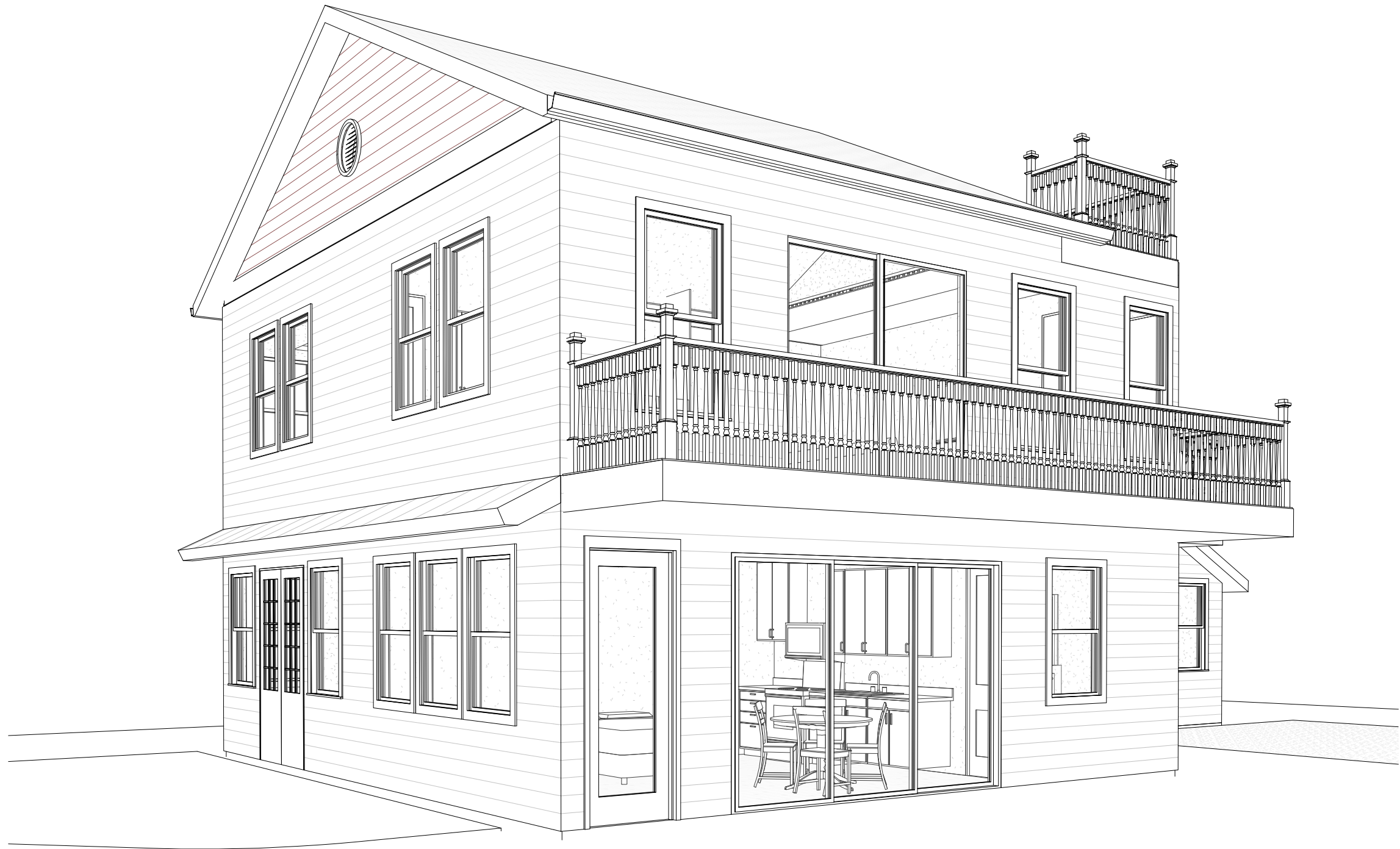
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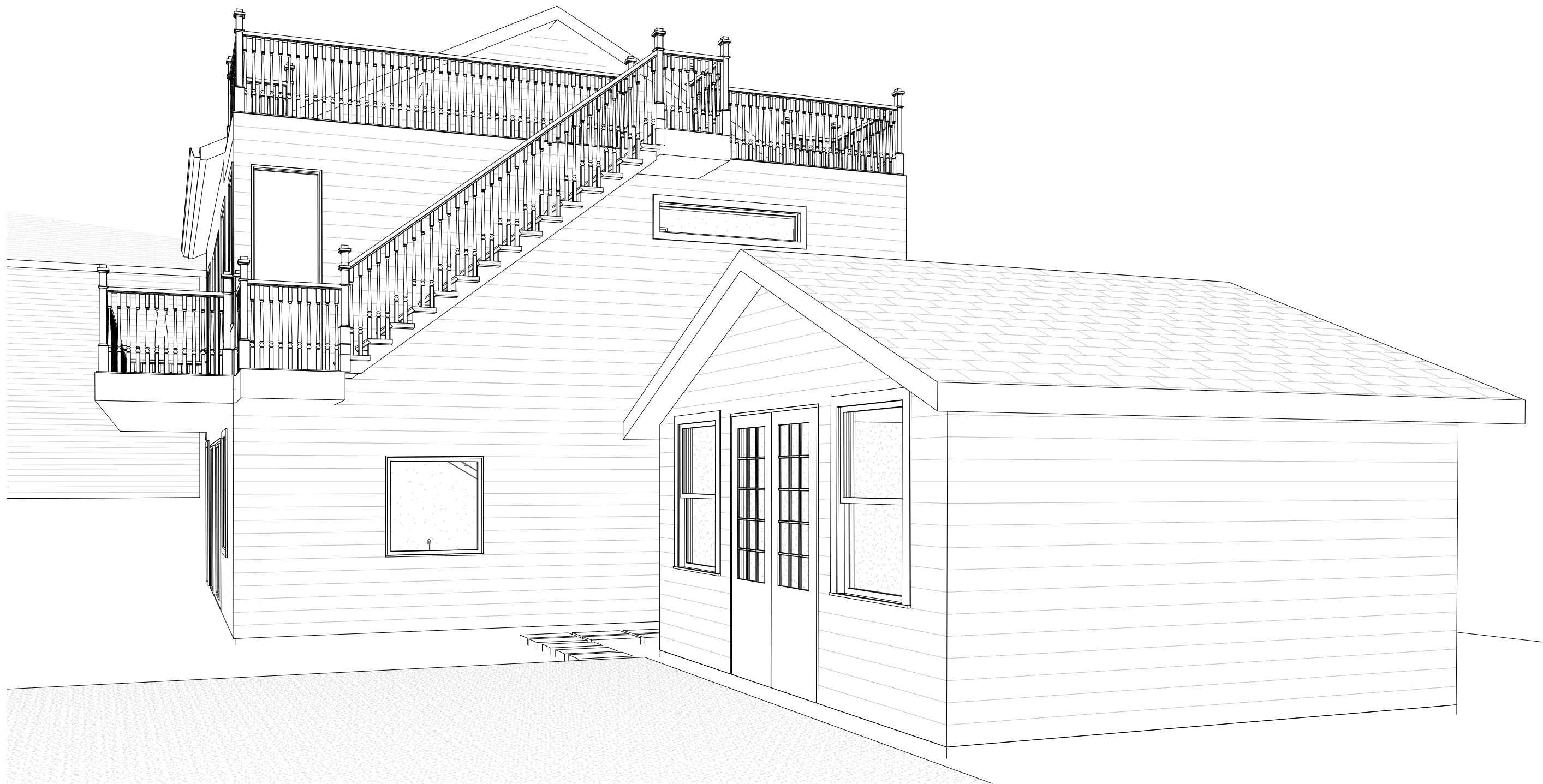
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1 VIEW 1



2 VIEW 2



3 VIEW 3

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



OWNER:
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08/2023

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A6
OF

Jessica L. Anderson (OHP)

From: Michael P. Stein <[REDACTED]>
Sent: Tuesday, January 9, 2024 5:44 PM
To: Jessica L. Anderson (OHP)
Cc: Edward Hall (OHP); Mychal Krause
Subject: Re: [EXTERNAL] 518 E. Park Ave. - Plans
Attachments: 518 E. Park ADU - footprint & height analysis (1-8-24).pdf; 518 E. Park Ave ADU - responses to 12-20-2023 OHP recommendations (1-8-24).pdf

Hi Jessica,

In follow up to the updated plans that Mychal submitted yesterday, here are a few requests:

1. **518 E Park ADU - footprint & height analysis (1-8-24):** In our updated application package, please include this document (attached) in place of the "Footprint Notes (12/1/23)" document that was part of the previous version of our application. The updated document includes the height of the primary structure, which was not included in the previous document.
 - 1.
 2. **518 E. Park Ave ADU - responses to 12-20-2023 OHP recommendations (1-8-24):** In our updated application package, please add this document (attached) for reference.
 - 1.
 3. **Loss of significance/structural integrity:** In the previous version of our application, the OHP report prepared for our Dec. 2023 HDRC meeting included this comment under Findings (f): "The applicant reports, 'We are not sure that the structure, even with bracing, can withstand being lifted so we can redo the foundation.'" Our statement at the time was provided without the benefit of a formal evaluation by a licensed structural engineer, which we have since obtained. As a result, please replace the original statement with an appropriate reference to the engineer's evaluation – i.e., "The foundation has failed significantly. Repair of the foundation is not recommended due to the unsafe condition of the superstructure. My professional recommendation is that this structure should be condemned as unsafe for use and should be demolished in a safe manner."
- [Aside from the updates/replacements referenced above, please be sure to include all other documents and photos that were in the previous version of our application.]
- 4.
 5. **E. Park Ave. neighbor submissions:** At our upcoming HDRC meeting, when public statements are announced, please be sure that HDRC is informed of the 15 neighbor statements (included with the previous version of our application) along with any other public statements that may be received.
 6. **Economic hardship:** In previous communication on the topic of demolition, you had indicated: "Regarding economic hardship: Applicants typically illustrate economic hardship via a contractor's letter outlining the cost to demolish the structure and construct a new accessory vs the cost to

rehabilitate the existing structure." Could you please elaborate on how a comparison of these two cost estimates would or would not illustrate economic hardship? Specifically, please provide examples (real or fictitious) that illustrate how this pair of cost estimates would be analyzed – e.g., one example that would support demolition as a result of economic hardship and one example that would not.

Let us know if you have any questions.

Thanks for your help with our application.

Michael

Michael P. Stein
518 E. Park Ave.

From: Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov>

Sent: January 8, 2024 3:10 PM

To: Mychal Krause <[REDACTED]>; Edward Hall (OHP) <Edward.Hall@sanantonio.gov>; Michael P. Stein <[REDACTED]>

Subject: RE: [EXTERNAL] 518 E. Park Ave. - Plans

Mychal,

Received—I've added it to the case file.

See you tomorrow at 4:15 PM for the DRC site visit.

Thanks,
Jessica

From: Mychal Krause <[REDACTED]>

Sent: Monday, January 8, 2024 1:52 PM

To: Jessica L. Anderson (OHP) <Jessica.Anderson@sanantonio.gov>; Edward Hall (OHP) <Edward.Hall@sanantonio.gov>; Michael P. Stein <[REDACTED]>

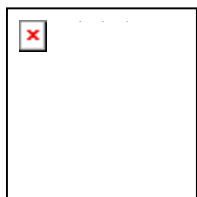
Subject: [EXTERNAL] 518 E. Park Ave. - Plans

Here are the updated plans.

Let me know if you have any questions.

--

All the best,
Mychal



Mychal's Designs
[REDACTED]

OHP RECOMMENDATION (12/20/2023) ** Responses from applicant (1/8/2024).

Staff does not recommend approval of item 1, demolition of the detached rear one-story garage, based on findings b through g. Staff recommends that the applicant further explore retention or incorporation of the existing structure into the proposed accessory structures. **** See evidence in support of demolition due to economic hardship and loss of significance/structural integrity: engineer's evaluation; property owner's statement, neighbor feedback.**

Should the commission find that the conditions required for approval of demolition have been met, staff recommends approval of items 2 through 5, construction of one two-story and one one-story accessory structure, based on findings h through r, with the following stipulations:

- i. That salvaged materials be used in the new construction of the two-story accessory structure to the fullest extent possible. **** Agreed. See demolition plan.**
- ii. That the applicant reduce the mass and scale of the two-story accessory consistent with the guidelines including reduction of the footprint to not exceed 50% of that of the primary, and a reduction in height. **** Agreed. ADU footprint is less than 50% of primary footprint and height has been reduced. See updated plan. Note primary-ADU height differential and limited street-view visibility of ADU.**
- iii. That the second-floor and roof deck railing should feature wood posts and top rails, as noted in finding k. **** Agreed. See updated plan.**
- iv. That the applicant simplifies the number of styles of windows on the two-story accessory structure by replacing the fixed windows with one-over-one windows as proposed elsewhere on the structure, as noted in finding l. **** Agreed. See updated plan.**
- v. That the applicant proposes a simplified design for the roof deck stairs that is in keeping with the period of construction of the main house, as noted in finding m. **** Agreed. See updated plan.**
- vi. That the applicant proposes wood or clad-wood doors for both accessory structures, as noted in findings k and p. **** Agreed. See updated plan.**
- vii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable. **** Agreed.**

518 E. Park - Footprint & Height Analysis

Footprints			
	Footprint (SF)	% of House Footprint	% of Lot Area
Lot	10,080	-	-
House	1,628	-	16.2%
ADU	812	49.9%	8.1%
Shed	256	15.7%	2.5%

**** ADU and shed footprints comply with size guidelines relative to house and lot.
(Note limited street-view visibility of ADU and shed.)**

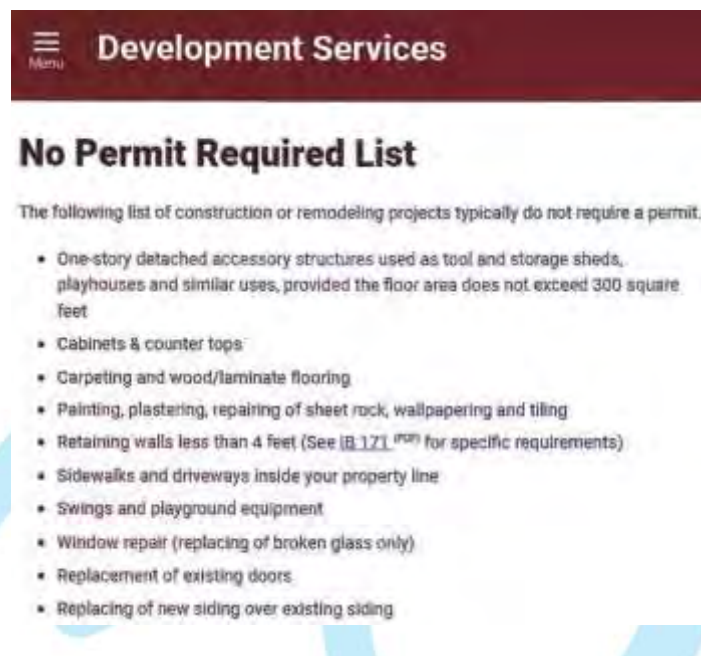
Heights	
	Height
House	30' 4"
House-ADU Ground Differential	4' 6"
House from ADU Ground	34' 10"
ADU	28' 2"
House-ADU Roof Ridge Differential	6' 8"

**** ADU roof ridge will be 6' 8" below house roof ridge.
(Note limited street-view visibility of ADU.)**



NOTES – 01/10/24

In talking to Michael I could not remember if I had sent you anything on the shed or not so I figured I had better reach out to you so that there were no surprises.



We have done sheds before and thought that this shed would fall under the normal guidelines as listed above. We were working on it a couple days when I decided I had better check with you guys and make sure. Sure enough, it turned out that you needed to approve the shed as well even though it didn't require permits.

As soon as I received this news I stopped the work and the partially completed shed has been sitting untouched since then.

Just wanted to give you the heads up.



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

December 20, 2023

HDRC CASE NO: 2023-359
ADDRESS: 518 E PARK AVE
LEGAL DESCRIPTION: NCB 397 BLK 28 LOT E 40 FT OF 5 & W 23 FT OF 6
HISTORIC DISTRICT: Tobin Hill
APPLICANT: Mychal Krause/Mychals Designs LLC - 831 S Flores St
OWNER: Michael Stein/STEIN MICHAEL P - 518 E PARK AVE
TYPE OF WORK: Foundation/skirting, Garage/carport, Roofing, Painting, New Construction of Accessory Building, New Construction of Accessory Building (Shed)

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Demolish the existing one-story accessory structure.
2. Construct a new two-story accessory structure with roof deck.
3. Construct a new one-story shed on a concrete slab foundation.
4. Add a 19.5' concrete connection from the existing driveway to the proposed two-story accessory structure.
5. Add a gravel parking area at the rear of the property.

FINDINGS:

a. The property at 518 E Park is a two-story Colonial Revival-style residence built c. 1926. The house is located on a block bound to the north by E Park Ave, the east by Kendall St, the south by E Evergreen St, and the west by Gillespie St; the block is split by an east-west alley. The property first appears on Sanborn Fire Insurance maps in 1931, along with the existing detached garage. The house features wood lap siding and a composition shingled split-gambrel roof with a screened porch over a porte cochere on the east side of the house. Windows are one-over-one with six-over-six wood window screens on the front elevation. The front door features a fanlight and side lites and is set under a Federal-style roof and porch entry with round, tapered columns. The ribbon driveway leads under the porte cochere to the one-story detached garage. The two-bay garage has an end-gabled composition shingle roof and is clad in wood lap siding to match the house. The garage features sliding doors with six-lite windows. The structure has small room on the west end with a modern door and what appear to be modern windows on the west elevation. The rear of the garage has a single historic-age door and evidence of infilled fenestration. The property, including both structures present, contributes to the Tobin Hill Historic District.

b. **DEMOLITION OF DETACHED GARAGE:** 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. **SITE VISIT:** OHP staff was unable to perform a site visit to view the condition of the detached rear one-story garage proposed for demolition.

d. **CONTRIBUTING STATUS:** As noted in finding a, the detached garage appears to be original to the property. It appears on the 1931 Sanborn Fire Insurance map, where it features a footprint consistent with the footprint presently found on site.

e. **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 provided an estimate of \$64,783.95 to renovate the existing accessory structure. The estimate is included in this case file.

f. **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 reports, "We are not sure that the structure, even with bracing, can withstand being lifted so we can redo the foundation."

g. **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.

h. **CONSTRUCTION OF TWO-STORY ACCESSORY STRUCTURE:** The applicant proposes to construct a two-story accessory structure with a footprint of approx. 812 square feet, plus a one-story shed with a footprint of 256 square feet. 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 1,628 square feet and two stories in height. The proposed two-story accessory structure features a total footprint of approx. 812 square feet, or 49.9% of the primary structure's footprint. Including the proposed 256-square-foot shed brings total square footage to 1,068, or 65.6% 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 height and general massing of the two-story accessory structure do not conform to historic design guidelines.

i. **TWO-STORY ACCESSORY STRUCTURE (HEIGHT):** The applicant proposes to construct a two-story accessory structure with 11' floor plates and a height of 30' overall. Historic Design Guidelines for New Construction 5.A.i says to design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the height of the structure does not conform to guidelines.

j. **TWO-STORY ACCESSORY STRUCTURE: ORIENTATION AND 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.

k. **TWO-STORY ACCESSORY STRUCTURE: ARCHITECTURAL DETAILS:** The applicant has proposed siding and roofing to match the primary structure. Historic Design Guidelines for New Construction 5.A.iii says 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. The applicant proposed doors that are generally appropriate, but did not provide manufacturer's specifications. The applicant should submit material information about the doors for staff review. A wood or clad-wood product would be appropriate. The applicant also proposes a metal cable fence for the second floor and roof deck. Staff finds this generally appropriate, but that the railing should feature wood posts and top rails.

l. **TWO-STORY ACCESSORY STRUCTURE: WINDOWS:** The applicant proposes to install Jeld-Wen W-2500 aluminum-clad wood windows. Historic Design Guidelines for New Construction 5.A.iv says to 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. The primary house features one-over-one windows. On the proposed accessory structure, 18 windows are one-over-one, two are fixed clerestory windows, and one is a fixed picture window. Staff finds that the window product proposed is appropriate, but that the applicant should simplify the number of styles of windows on the structure and replace the fixed windows with one-over-one windows as proposed elsewhere on the structure.

m. **TWO-STORY ACCESSORY STRUCTURE: ROOF DECK:** The applicant proposes a roof deck accessed via an exterior spiral staircase from the second floor. Historic Design Guidelines for New Construction 5.A.iii says to 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. Though the roof deck is generally appropriate, staff finds the spiral staircase does not conform to guidelines. The applicant should propose a simplified design in keeping with the period of construction of the main house.

n. **CONSTRUCTION OF A ONE-STORY SHED:** The applicant proposes to construct a one-story shed on a concrete slab foundation with a footprint of 256 square feet, plus a second two-story accessory structure with a footprint of approx. 812 square feet. 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 1,628 square feet and two stories in height. The proposed shed features a total footprint of 256 square feet, or approximately 16% 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 height and general massing of the one-story shed conform to historic design guidelines.

o. **SHED: ORIENTATION AND 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.

p. **SHED: ARCHITECTURAL DETAILS (MATERIALS):** The applicant has proposed siding and roofing to match the primary structure. Windows on the primary elevation of the shed are one-over-one aluminum-clad wood, with fixed clerestory windows on

other elevations. The double doors on the primary elevation have six lites; the applicant did not specify the material. Staff finds the proposed materials generally appropriate. The applicant should submit material information about the doors for staff review. A wood or clad-wood product would be appropriate.

q. DRIVEWAY: The applicant proposes to extend and expand the existing concrete driveway to meet the proposed two-story accessory structure. Staff finds this generally appropriate.

r. PARKING PAD: The applicant proposes to add a gravel parking pad next to the proposed one-story shed. Staff finds this generally appropriate.

RECOMMENDATION:

Staff does not recommend approval of item 1, demolition of the detached rear one-story garage, based on findings b through g. Staff recommends that the applicant further explore retention or incorporation of the existing structure into the proposed accessory structures.

Should the commission find that the conditions required for approval of demolition have been met, staff recommends approval of items 2 through 5, construction of one two-story and one one-story accessory structure, based on findings h through r, with the following stipulations:

- i. That salvaged materials be used in the new construction of the two-story accessory structure to the fullest extent possible.
- ii. That the applicant reduce the mass and scale of the two-story accessory consistent with the guidelines including reduction of the footprint to not exceed 50% of that of the primary, and a reduction in height.
- iii. That the second-floor and roof deck railing should feature wood posts and top rails, as noted in finding k.
- iv. That the applicant simplifies the number of styles of windows on the two-story accessory structure by replacing the fixed windows with one-over-one windows as proposed elsewhere on the structure, as noted in finding l.
- v. That the applicant proposes a simplified design for the roof deck stairs that is in keeping with the period of construction of the main house, as noted in finding m.
- vi. That the applicant proposes wood or clad-wood doors for both accessory structures, as noted in findings k and p.
- vii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

COMMISSION ACTION:

Referred to a committee.



Shanon Shea Miller
Historic Preservation Officer



Board of Directors:

Alfonso Robalin, President
Eric Trevino, Vice-President
Rick Schell, Treasurer
Lisa McCorquodale Robalin
Paula Starnes
Laura Wills

Statement of the Tobin Hill Community Association

HDRC Hearing December 20, 2023

Item No. 20

HDRC CASE NO: 2023-359

518 E. Park Ave. – Demolition of a designated structure (accessory); new construction of a two-story accessory; new construction of a one-story accessory; hardscaping

The Historic Preservation Committee have reviewed the plans and staff recommendations for the request for demolition and new construction at 518 E. Park Avenue. We agree with the case officer that the existing historic garage should not be demolished, but that an addition could be made which would incorporate the garage. We are also concerned about the footprints of the two proposed structures. We believe the footprint of the project should not exceed 50% of the footprint of the main structure. And we agree with the other staff recommendations, in particular concerning fenestration and the spiral staircase.

We are proud of our historic district and we realize that change is inevitable, but we believe it can come about with careful matching of new structures to the character and aesthetic of the existing neighborhood. Thank you for your consideration.

Frederica Kushner
Tobin Hill Community Association
Historic Preservation Committee
210-223-2814
405 E. Myrtle St., 78212

The Tobin Hill Community Association (THCA) is recognized by the City of San Antonio as the neighborhood organization representing Tobin Hill. Its mission is to facilitate implementation of the Tobin Hill Neighborhood Plan; protect the Tobin Hill Historic District and other historic buildings; and improve quality of life through the collaboration of those who live, work, and contribute to the social fabric in Tobin Hill. Its membership is open to all home owners, renters, and businesses.



December 20, 2023

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Agenda Item No. 20 – 518 E Park Ave.

Historic District: Tobin Hill

HDRC Case No. 2023-359

The Conservation Society of San Antonio supports the recommendations of the Office of Historic Preservation Staff regarding the property at 518 E Park Avenue in the Tobin Hill Historic District. The original garage should not be demolished and any accessory dwelling unit should be less than half the size of the historic house.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Kathy Krnavek, President



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 10 January 2024, 4:15 PM

HDRC Case #: 2023-359

Address: 518 E Park

Meeting Location: on site

APPLICANT: Mychal Krause

DRC Members present: Jeff Fetzer, Monica Savino, Roland Mazuca

Staff Present: Jessica Anderson, Edward Hall

Others present: Michael Stein (owner), Jose Villarreal (structural engineer)

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Demolish the existing one-story accessory structure.
2. Construct a new two-story accessory structure with roof deck.
3. Add a 19.5' concrete connection from the existing driveway to the proposed two-story accessory structure.
4. Add a gravel parking area at the rear of the property.

COMMENTS/CONCERNS:

Savino stated she is less concerned about loss of the existing accessory structure and than about the size of the proposed two-story ADU in relation to the accessory pattern in the neighborhood. Fetzer shared concern about the third-floor balcony overlooking neighbors' yards, that they might feel spied on. Krause stated he used a drone to determine there is a good view of downtown, thus proposed a roof deck. Fetzer said that a 10' ceiling height on the second floor of the accessory is excessive. ADUs and rear structures are typically smaller in scale; suggested an 8' ceiling height. Savino asked about the foundation height—Krause stated it's about 24", which Savino stated makes the structure cumulatively very high. Krause asked for more feedback about the roof deck. Savino stated she wished the stairs were interior. Fetzer suggested using interior roof space rather than introducing a third floor and suggested they try to keep everything internal to the volume.

Staff gave the applicants a deadline of noon on Thursday, January 11, for updated plans if they want to incorporate DRC feedback. Alternately, staff shared they could postpone to the next hearing on Wednesday, February 7, if they would like additional time to revise.

OVERALL COMMENTS:

- Concerns about overall height and mass of proposed ADU.
- Concerns about exterior staircase and third-floor balcony.





EXTERIOR PHOTOS – 08/15/23

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

MAIN HOUSE:



EXISTING GARAGE TO BE TAKEN DOWN:





AREA FOR STORAGE SHED:













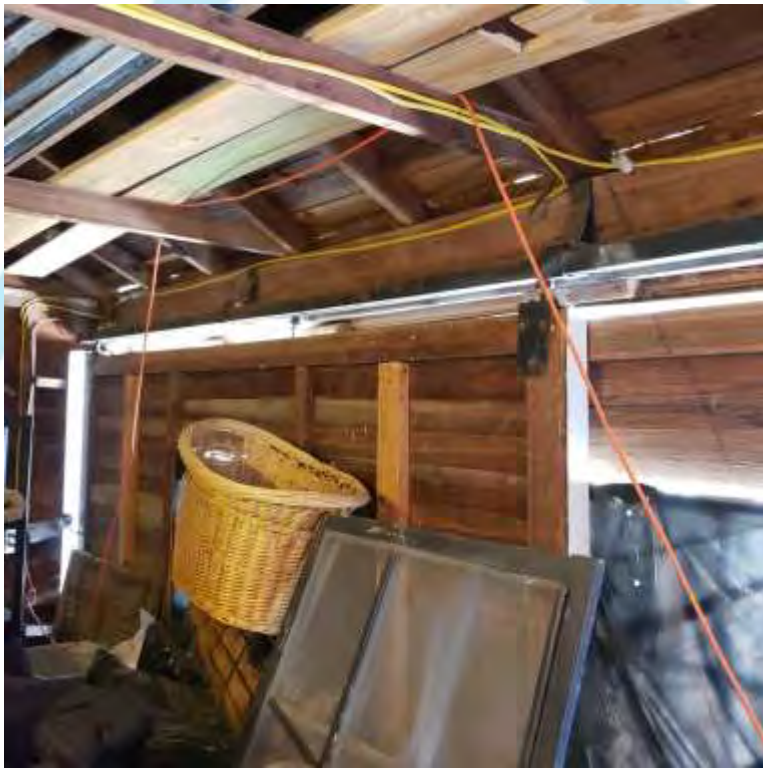
















win

518 E Park Ave - Garage
Statement of Economic Hardship
from Property Owner

Garage: (*noun*) A portion of a residential building or detached accessory building utilized for the purpose of parking cars and storage of personal items.

- Based on the typical definition of a garage, our garage is not a garage. Due to its dilapidated and worsening condition, it is unsuitable for either parking a vehicle or storing personal items.
- The concrete foundation is severely broken and heaving, making it unsuitable for parking a vehicle and impossible to place shelving and equipment in a level position.
- The garage lets water in whenever it rains, causing damage to items placed on the ground.
- The sliding door is stuck in an open position and cannot be closed. We use a tarp to cover the gap, which creates an unsightly view in our yard and from the street (as confirmed by neighbor feedback) and represents a significant security risk for items being stored inside.
- Raccoons, possums, and other animals routinely enter the garage, creating a mess and causing damage to items that are stored inside.
- The BCAD 2022 appraised value for the garage was \$15,910. This was based on the BCAD's assumption that the garage was in "good" condition. When the BCAD determined the current condition of the garage, they reduced the 2023 appraised value to \$7,937.
- Cost estimates for restoring the garage to a functional condition (if it were even possible to do so) are over \$65,000. It would be unreasonable to spend this amount of money for this purpose, especially given that, based on the BCAD appraisal, a rehabilitated garage would carry an approximate value of only \$16,000.
- Due to the lack of functionality and security of the garage, and limited closet/storage space in our house, we have had to move many of our personal items into an off-site paid storage unit until we can create a suitable storage alternative on our property, which is why we plan to construct a shed.
- While the initial assumption is that the garage is technically considered a contributing structure on the property, given its current condition and loss of structural integrity, it is no longer contributing to our property either historically or functionally.
- Given the excessive cost necessary to rehabilitate the garage and the likelihood that such rehabilitation may not even be possible, the most reasonable option is to demolish it and build a shed (designed in accordance with OHP guidelines) as a secure, functional, economical, and more aesthetically appealing alternative for storage of our personal items.



Michael P. Stein, property owner

12/11/2023

Date

December 14, 2023

Mr. Krause
Mychal's Designs

Property to be Demolished: Detached Garage at 518 E. Park Ave., San Antonio, Texas 78212

Property Legal Description: NCB 397 BLK 28 LOT E 40 FT OF 5 & W 23 FT OF 6

Dear Mr. Krause

The building referenced above is scheduled for complete demolition by Mychal's Designs. Drawings of the existing structural framing have not been provided for our use. The date of the original construction of the building is approximately 1925. A qualified representative from our office has visited the site to observe the visible condition of the existing structure.

Based on our understanding, the building is framed as follows: detached garage of wood framing with slab-on-grade foundation. The walls and roof are all of wood construction.

As indicated in the contractor's Demolition Work Plan, the proposed demolition process includes and the safe collapse of the roof. All utilities are reportedly capped off and abandoned.

Safety measures by the contractor shall be employed before, during, and after demolition to protect the public and adjacent properties. Safety during demolition remains the sole responsibility of the demolition contractor. All demolition activities are to be performed under the direct supervision of a qualified demolition contractor.

Based on our observations of the existing framing and the proposed demolition process, it appears that the sequence of demolition could allow for the existing framing to provide stability during the demolition process. It is therefore our opinion that the building may be demolished in the manner described, and that the framing should remain stable and should not require special bracing or reinforcement.

This letter is based on professional engineering judgment under the conditions and restrictions described in this document. Please be advised that this report is based on only one site observation. An exhaustive analysis was not made and hidden, or unforeseen conditions may exist which affect the stability of the framing. The demolition contractor should notify the demolition engineer upon encountering such conditions. No guarantees or warranties are either expressed or implied, and no responsibility is assumed for hidden or unknown conditions that might affect the demolition.

If you have any questions, please call me at 210-725-6100.

Very Respectfully,

José I. Villarreal, P.E., MSCE
Villarreal Design Group, F12109



December 14, 2023

To Whom It May Concern:

Subject: Structural Evaluation of Detached Garage at 518 E. Park Ave., San Antonio,
Texas 78212

As a licensed Professional Engineer in the State of Texas, I was requested to evaluate the structural integrity of the property at the subject address. The investigation was conducted on November 30, 2023. The following are my findings from the building study.

1. This is a wood framed detached garage without a sound foundation.
2. The foundation has failed significantly. Repair of the foundation is not recommended due to the unsafe condition of the superstructure.
3. The siding shows evidence of extreme distress and deterioration. This is an indication of large movements of the building framing.
4. While repair is theoretically possible, the structure would require complete disassembly and reconstruction.
5. My professional recommendation is that this structure should be condemned as unsafe for use and should be demolished in a safe manner.

If you have any questions, please call me at 210-725-6100.

Very Respectfully,

José I. Villarreal, P.E., MSCE
Villarreal Design Group, F12109





**518 E. PARK AVE.
SAN ANTONIO, TEXAS 78212
DEMOLITION PLAN**

TABLE OF CONTENTS

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1. PROJECT AND SITE DESCRIPTION

Mychal's Designs, LLC, hereto known as "Contractor" has prepared this Demolition Plan for the purpose of providing a detailed description of demolition procedures which will be implemented during the onsite activities at GARAGE REMOVAL at 518 E. Park Ave., San Antonio, TX 78212.

Contractor is the General Contractor under Paid Claims, GARAGE REMOVAL at 518 E. Park Ave., San Antonio, TX 78212 will undergo a Complete demolition.

2. GENERAL WORK ACTIVITY OVERVIEW

All work covered in this demolition plan will be conducted in a sequential manner, with some activities overlapping and conducted concurrently with others.

2.1 WORK HOURS

Demolition activity shall be conducted between the hours of 8 a.m. to 5 p.m. Monday thru Friday.

2.2 EQUIPMENT /MATERIAL STAGGING AND PARKING

Vehicle and equipment parking will initially be located along the designated area yet to be determined by owner and general contractor, however, staging and parking may occur in other areas of the site during the course of demolition activities.

3. SAFETY PLAN

Contractor shall consider safety and the prevention of accidents an integral part of its operation. Under Federal, State and local laws, Contractor is responsible to provide a safe working environment, and to protect life, health and safety of its employees and subcontractors personnel. Although providing safe working conditions is a primary management responsibility; safety accident prevention can be accomplished only through coordinated efforts of all employees and subcontractor personnel. If the task or service being undertaken cannot be done safely, Contractor shall discontinue work until the proper controls can be established.

Additionally Contractor will require its subcontractors to hold similar meeting covering their respective portions of the work. These meetings are designated to discuss the projected work schedule and prepare each worker for any potential hazards associated with daily work activities.

4. EQUIPMENT

4.1 Equipment used in demolition activities will include skid steer, Excavator, a 40 yard waste container.

4.2 PERSONNEL

The Contractor team is made up of an integrated group of laborers, equipment operators, foremen and experienced supervisors. All members have training and experience in the safe and efficient deconstruction of mechanical components and buildings. The project oversight will be designated to Project Superintendent, Mr. Mychal Krause.

5. DEMOLITION SEQUENCE OF OPERATIONS

This section describes how demolition will be conducted. Demolition will be evaluated on a daily basis and modifications to the plan will be made as necessary based on the situations that arise. Contractor procedures will limit the use of labor to the most controlled and safe conditions. Request for Information (RFIs) will be issued as needed if questions or scope issues arise during the course of demolition activities. Field activities related to any RFIs will not occur until an appropriate answer has been approved or resolved.

5.1 PRE-DEMOLITION ACTIVITIES

Prior to the commencement of the 518 E. Park Ave. Garage Demo , a thorough walk-through and evaluation of the building will be conducted in order to confirm that all appropriate measures have been completed ensuring that the project area is ready for demolition activities. All M.E.P. make-safe needs to be performed prior to the start of demolition. A coordination meeting will be held with all M.E.P contractors.

5.2 DETAILED DESCRIPTION OF DEMOLITION PROCESS

- Demo existing garage structure
- Remove existing concrete slab foundation
- Removal of all debris

6. MATERIAL RECYCLING AND DEMOLITION DEBRIS DISPOSAL

During demolition Contractor shall separate usable wood and siding to be reused in the proposed ADU.

6.1 RECYCLABLE MATERIALS

- Wood – Framing & bracing
- Siding – Siding that is in good condition

6.2 NON-RECYCLABLE MATERIALS

- Concrete – Covell Gardens Landfill

7. POST DEMOLITION ACTIVITIES

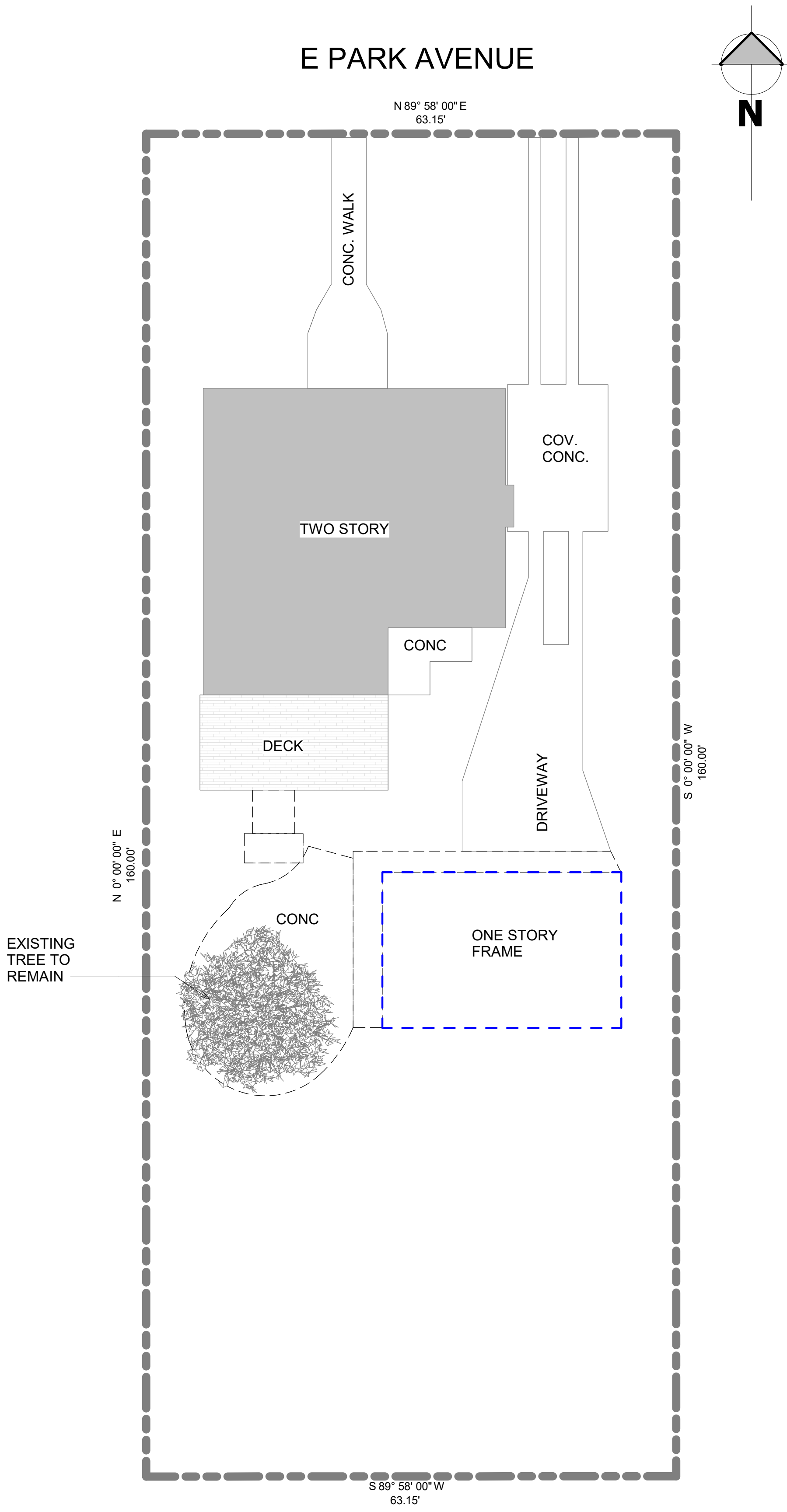
Upon completion of the project, Contractor will ensure that all demolition requirements have been met. A post demolition walkthrough will be scheduled accordingly.

POINT OF CONTACT

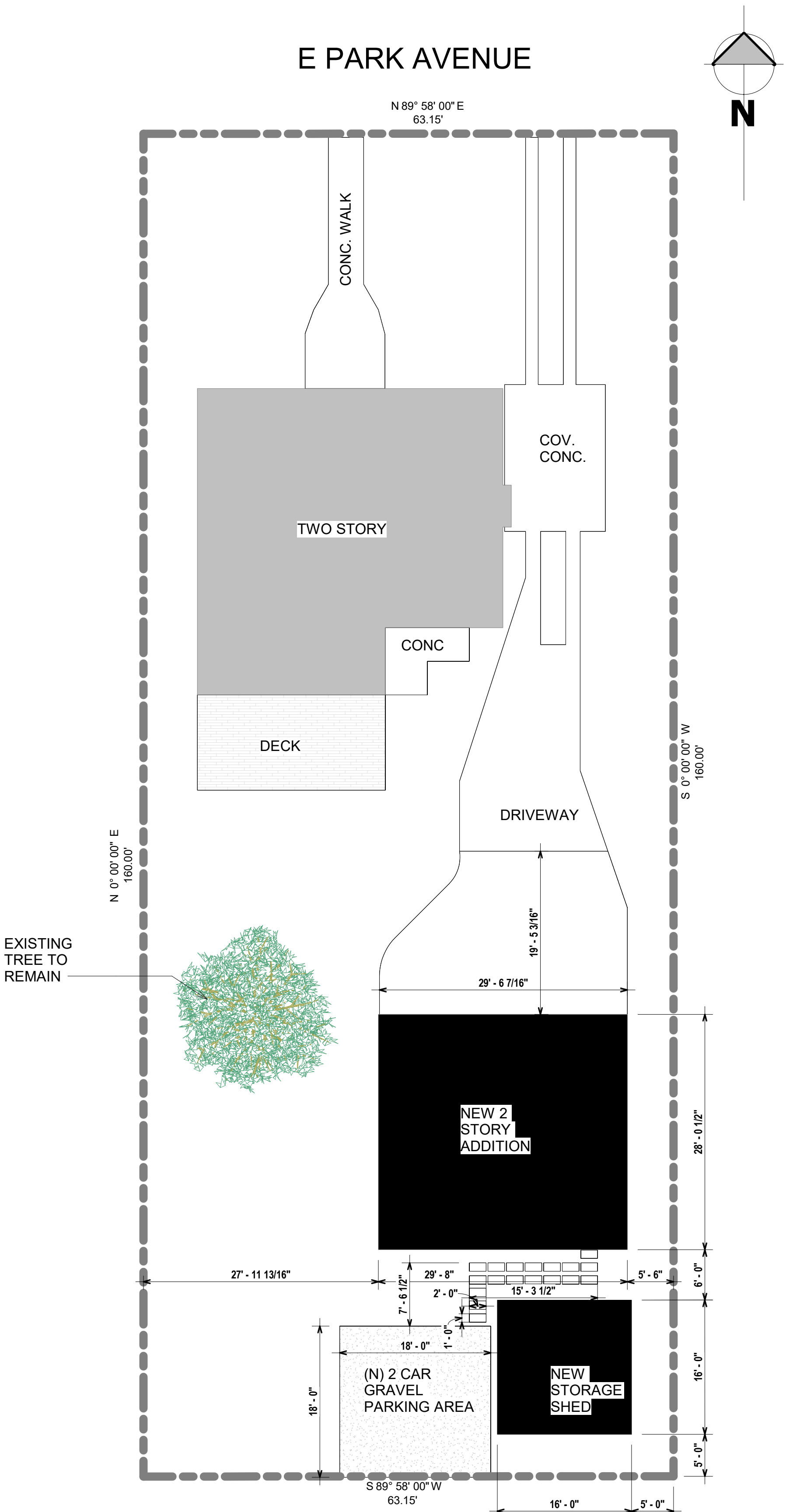
Mr. Mychal Krause – Project Manager
(210) 412-4643 Mobile
mychalsdesigns@gmail.com

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1 SITE- EXISTING
1" = 10'-0"



2 SITE- PROPOSED
1" = 10'-0"

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



OWNER:
.

ADDRESS:
518 E. Park Avenue
San Antonio, Texas 78212

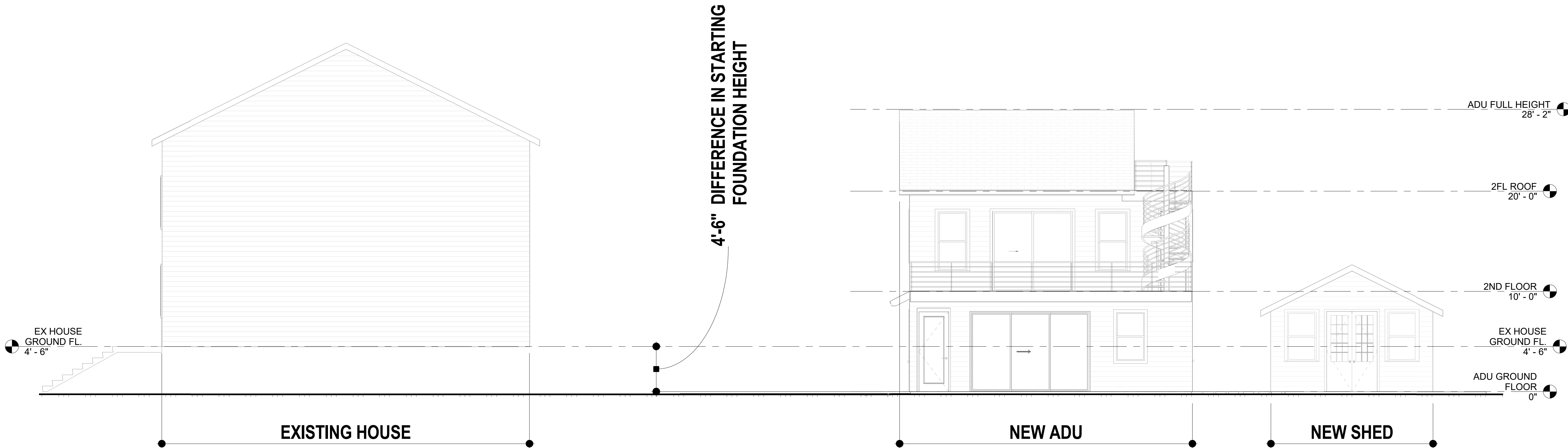
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PROJECT
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DATE
08/2023

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1 FULL SITE ELEVATION
3/16" = 1'-0"



2 STREET SITE VIEW
3/16" = 1'-0"

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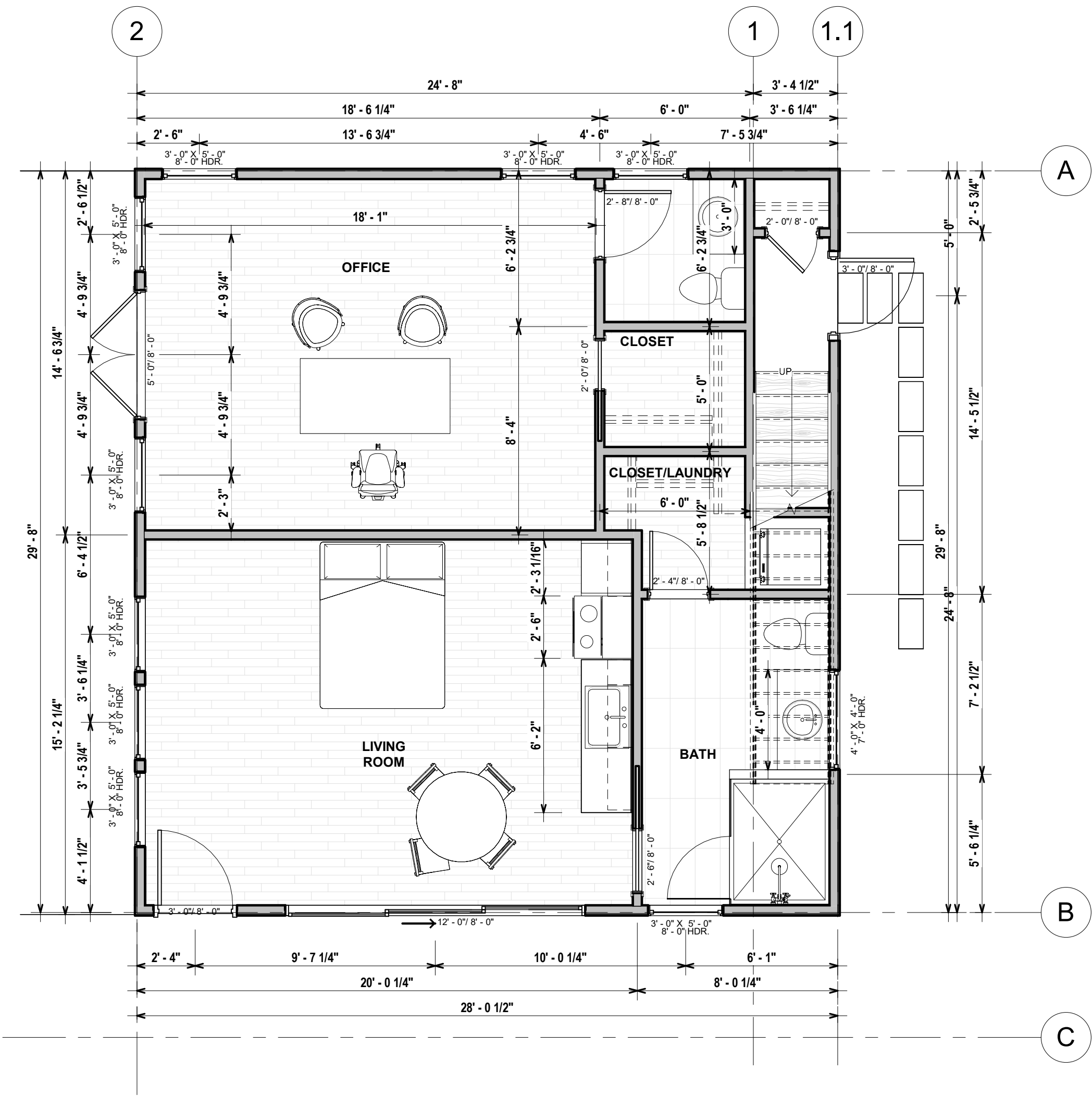
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San Antonio, Texas 78212

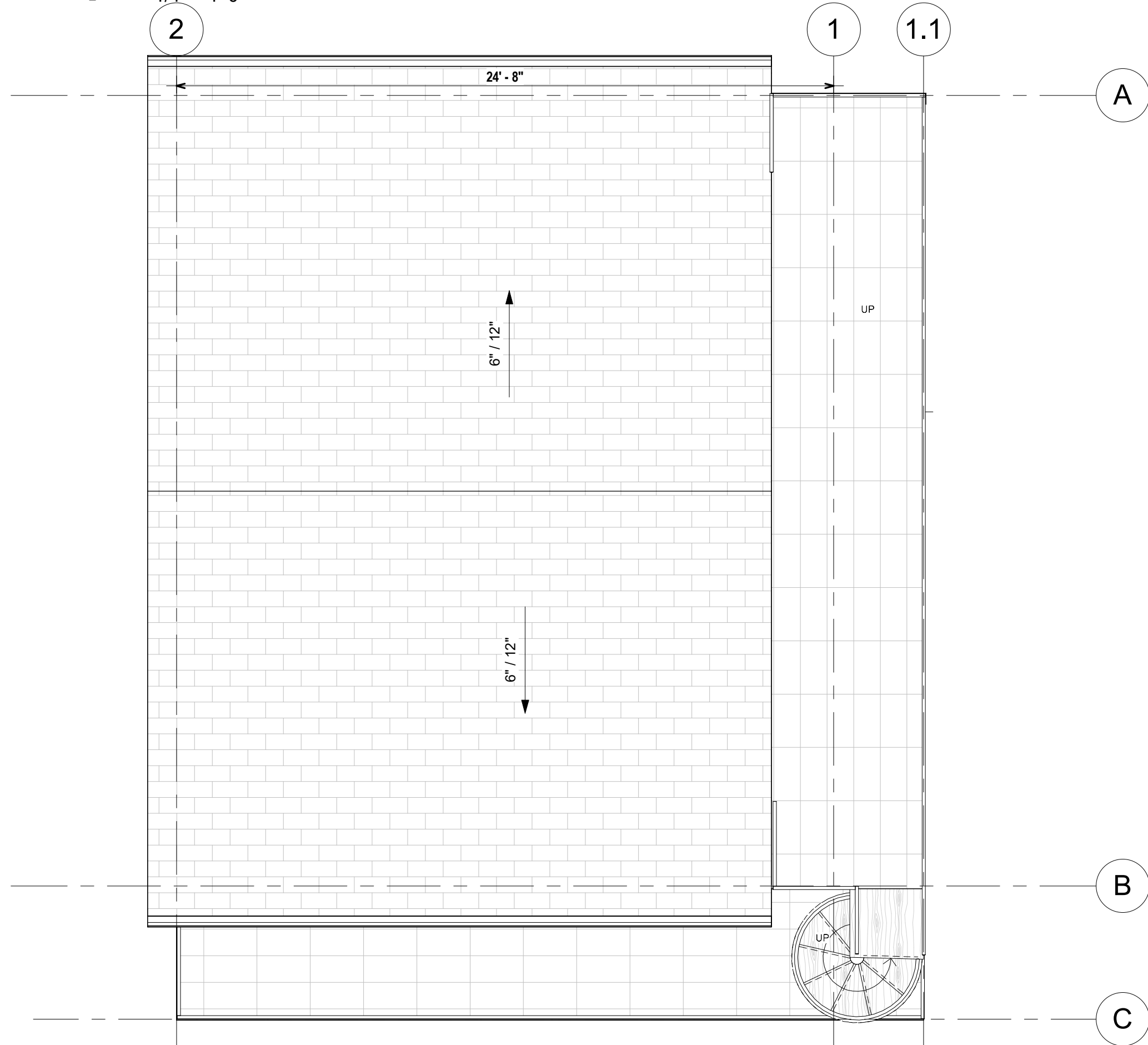
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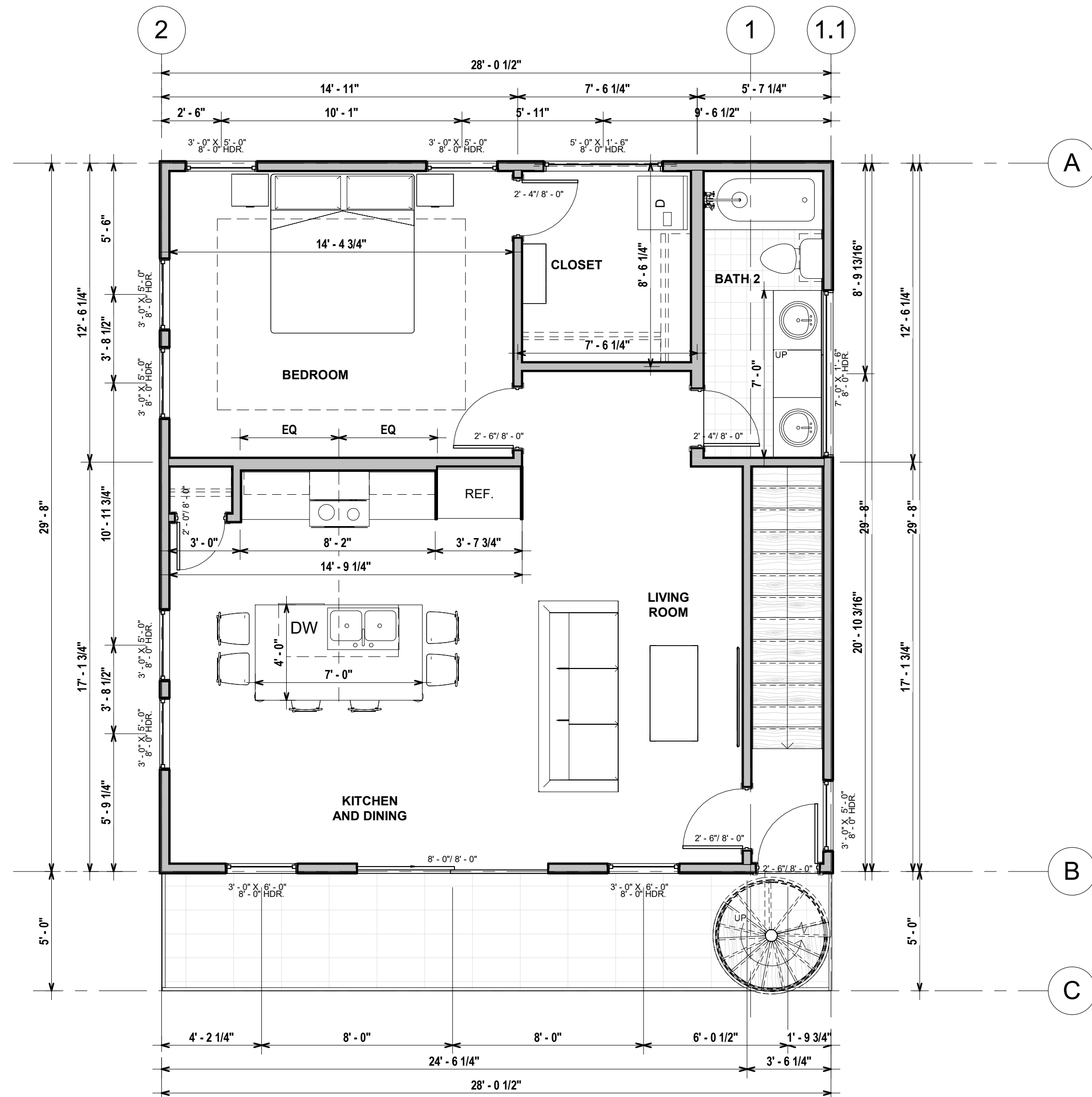
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1 1ST FLOOR
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



2 2ND FLOOR
1/4" = 1'-0"

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GROSS BUILDING AREA	
Name	Area
CONDITIONED	
1ST FLOOR	784 SF
2ND FLOOR	501 SF
CONDITIONED: 2	1285 SF
UNCONDITIONED	
STAIRS/ ENTRY	48 SF
STORAGE	0 SF
ROOF TERRACE	173 SF
SHED	229 SF
BALCONY	143 SF
UNCONDITIONED: 5	592 SF
Grand total: 7	1878 SF

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...

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San Antonio, Texas 78204
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San Antonio, Texas 78212

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PROJECT	DD-XXXX
DATE	08/2023

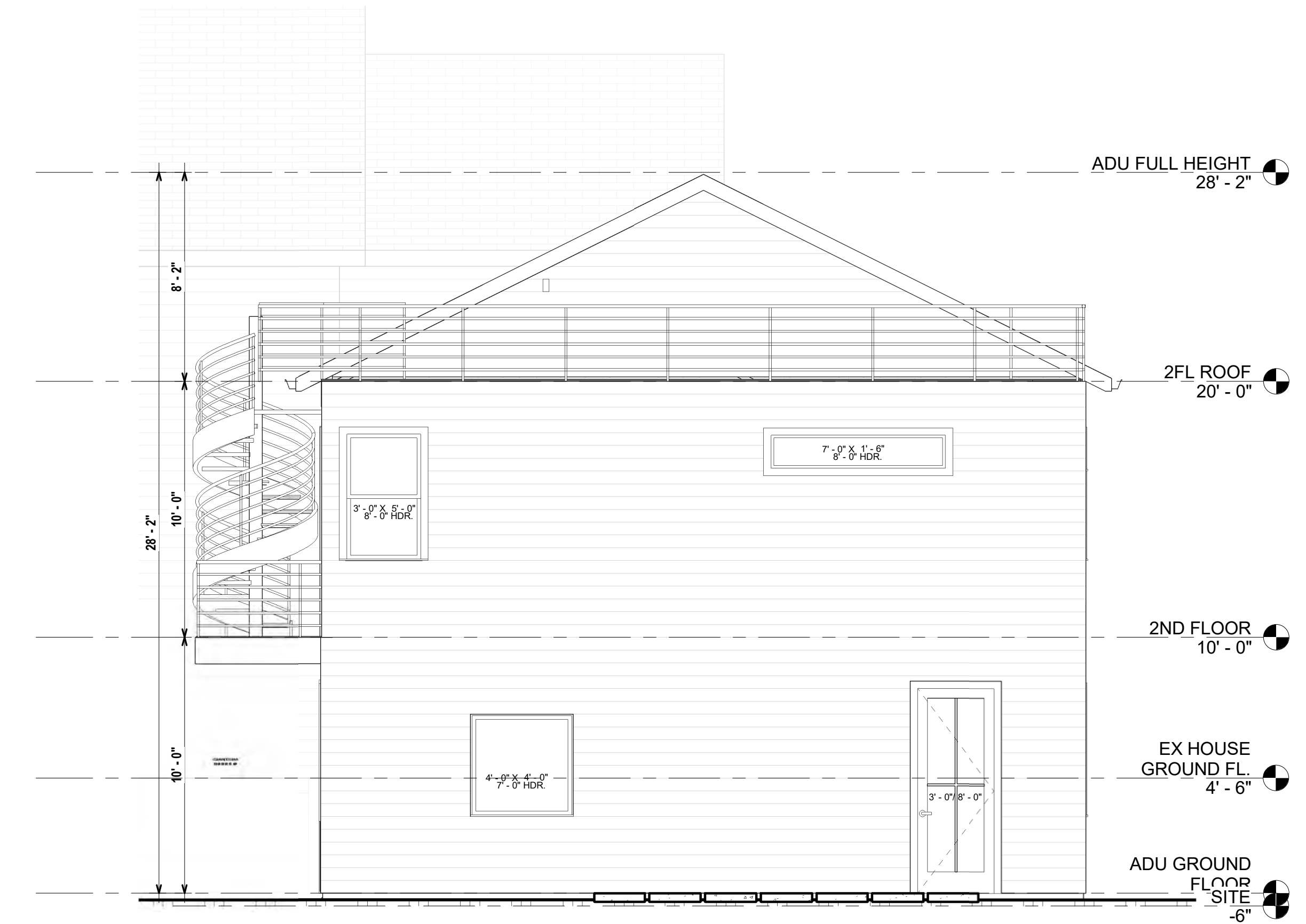
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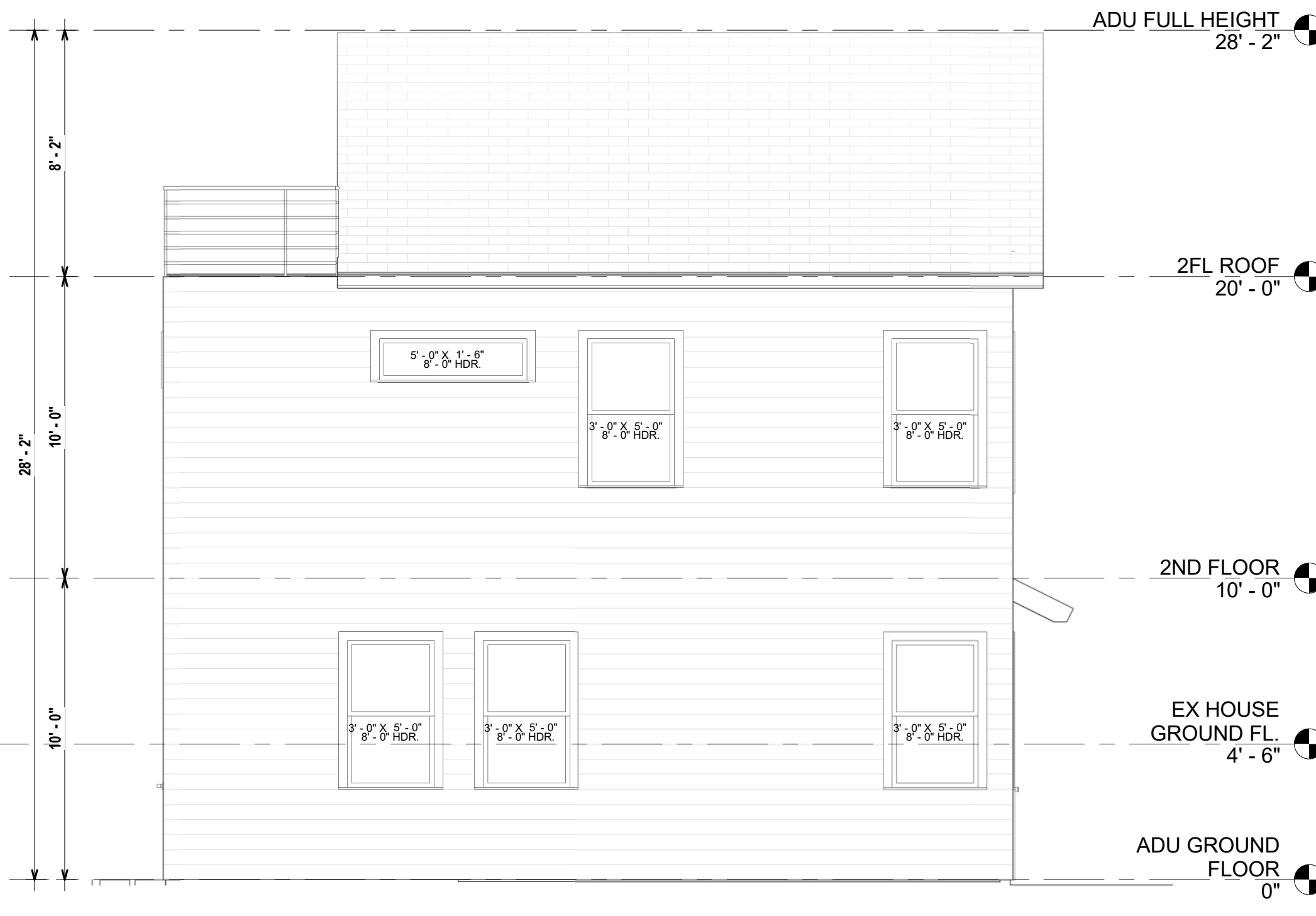
2 FRONT
1/4" = 1'-0"



1 RIGHT
1/4" = 1'-0"



4 REAR
1/4" = 1'-0"



3 LEFT
1/4" = 1'-0"

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Mychal's Designs

■ ■ ■

518 E. Park Avenue
San Antonio, Texas 78212

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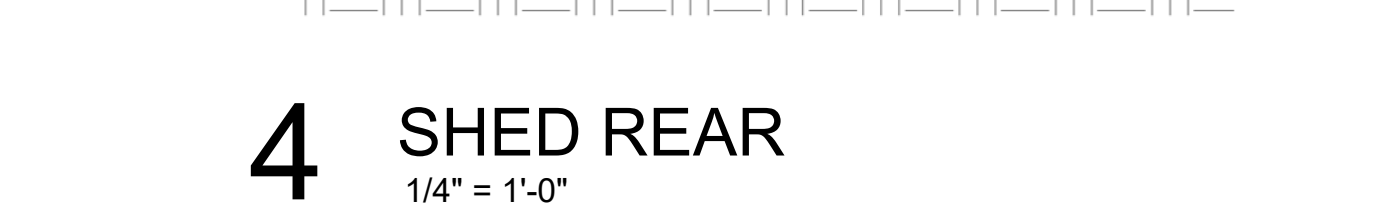
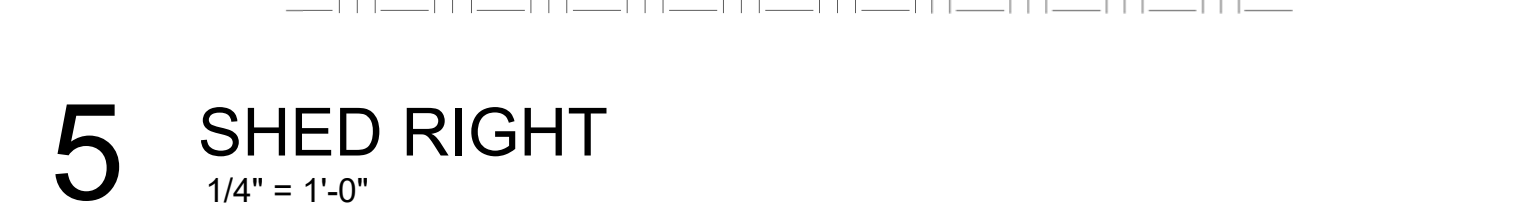
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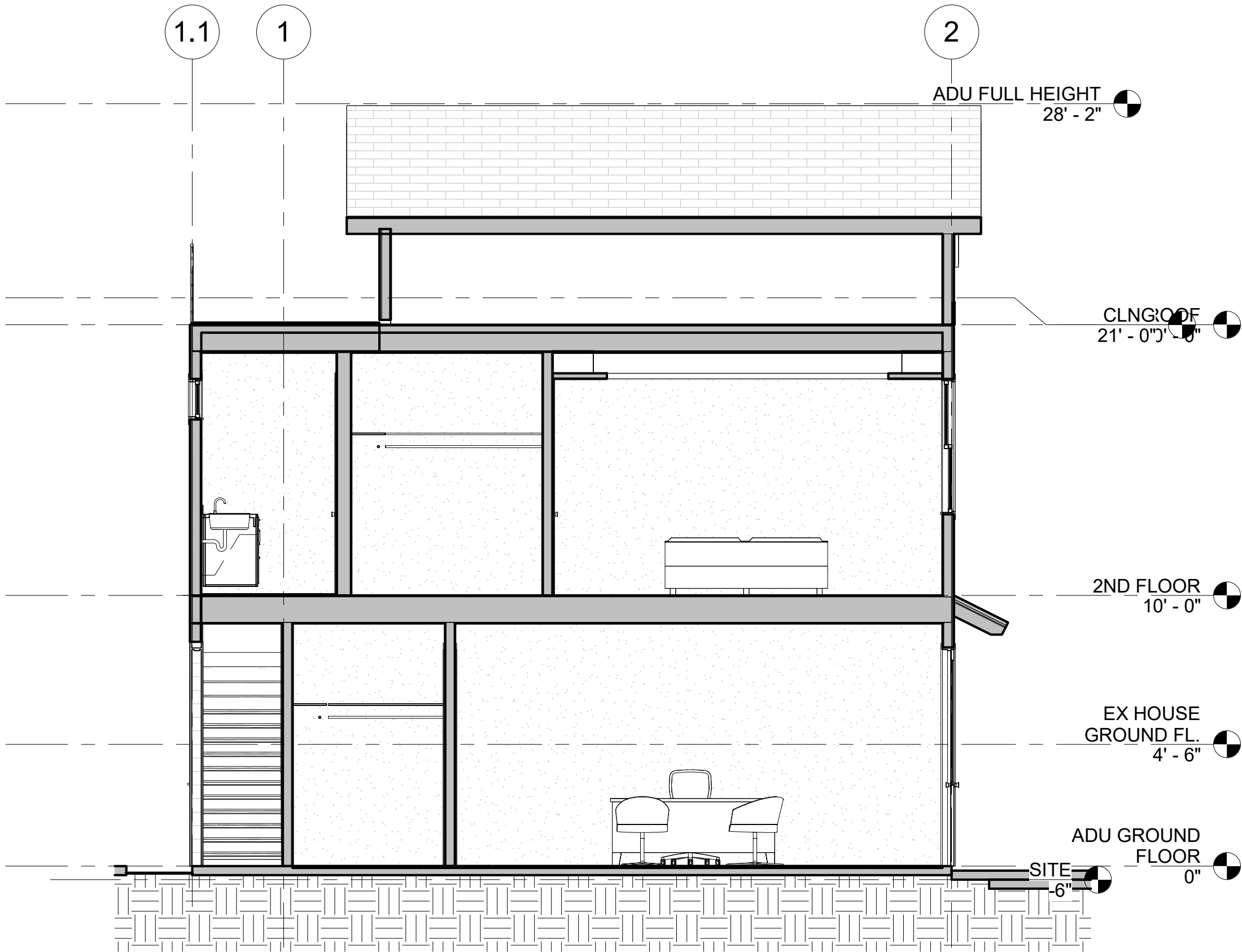
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San Antonio, Texas 78212

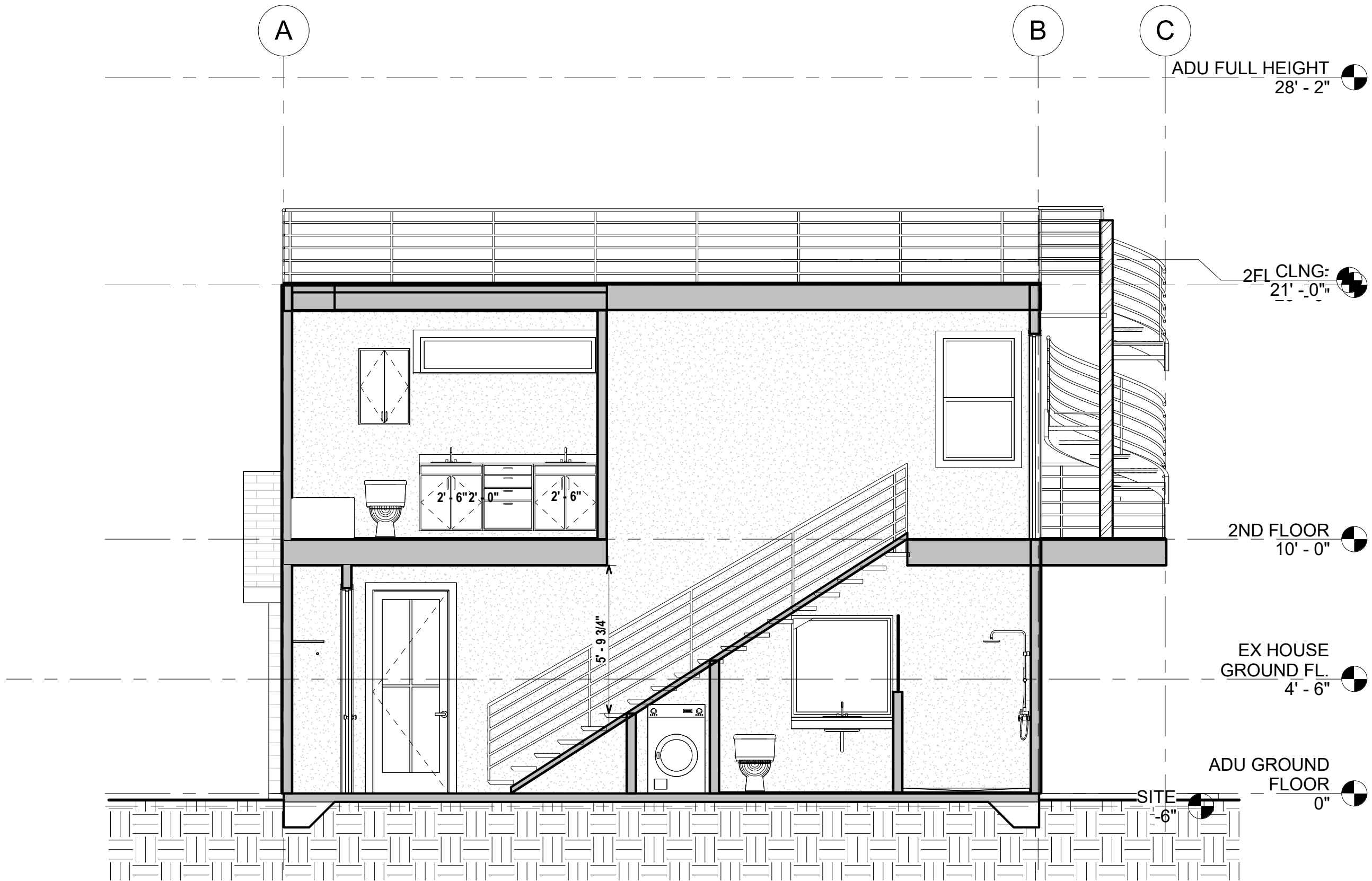
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1 Section 2
1/4" = 1'-0"



2 Section 3
1/4" = 1'-0"

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VERIFY THAT THE CONSTRUCTION OF THIS STRUCTURE MEET ALL LOCAL
BUILDING CODES.

EXISTING HOUSE

PROPOSED ADU

PROPOSED
STORAGE
SHED

2 FULL SITE VIEW

1 PROPOSED ADU AND SHED
PERSPECTIVE VIEW

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



OWNER:
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ADDRESS:
518 E. Park Avenue
San Antonio, Texas 78212

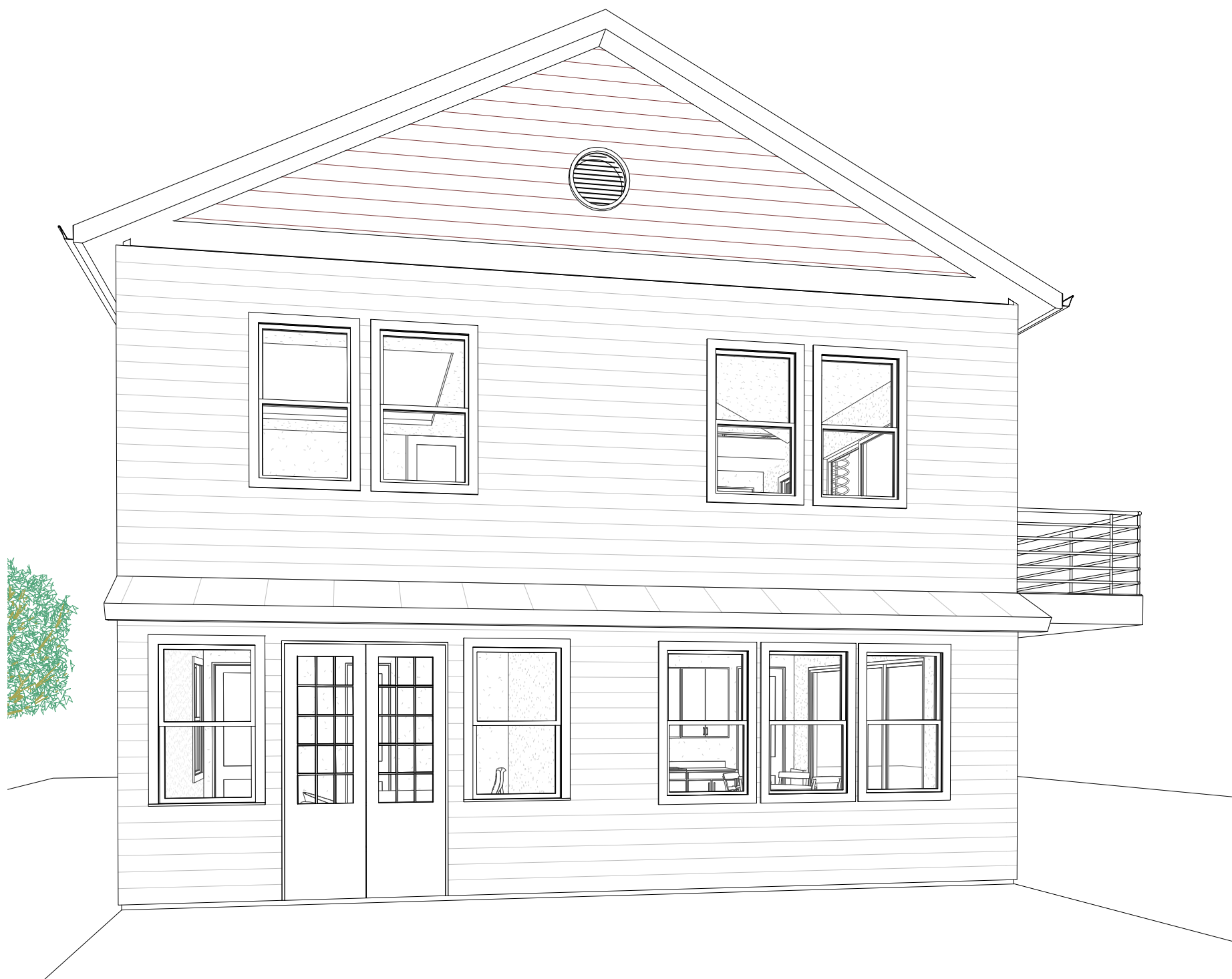
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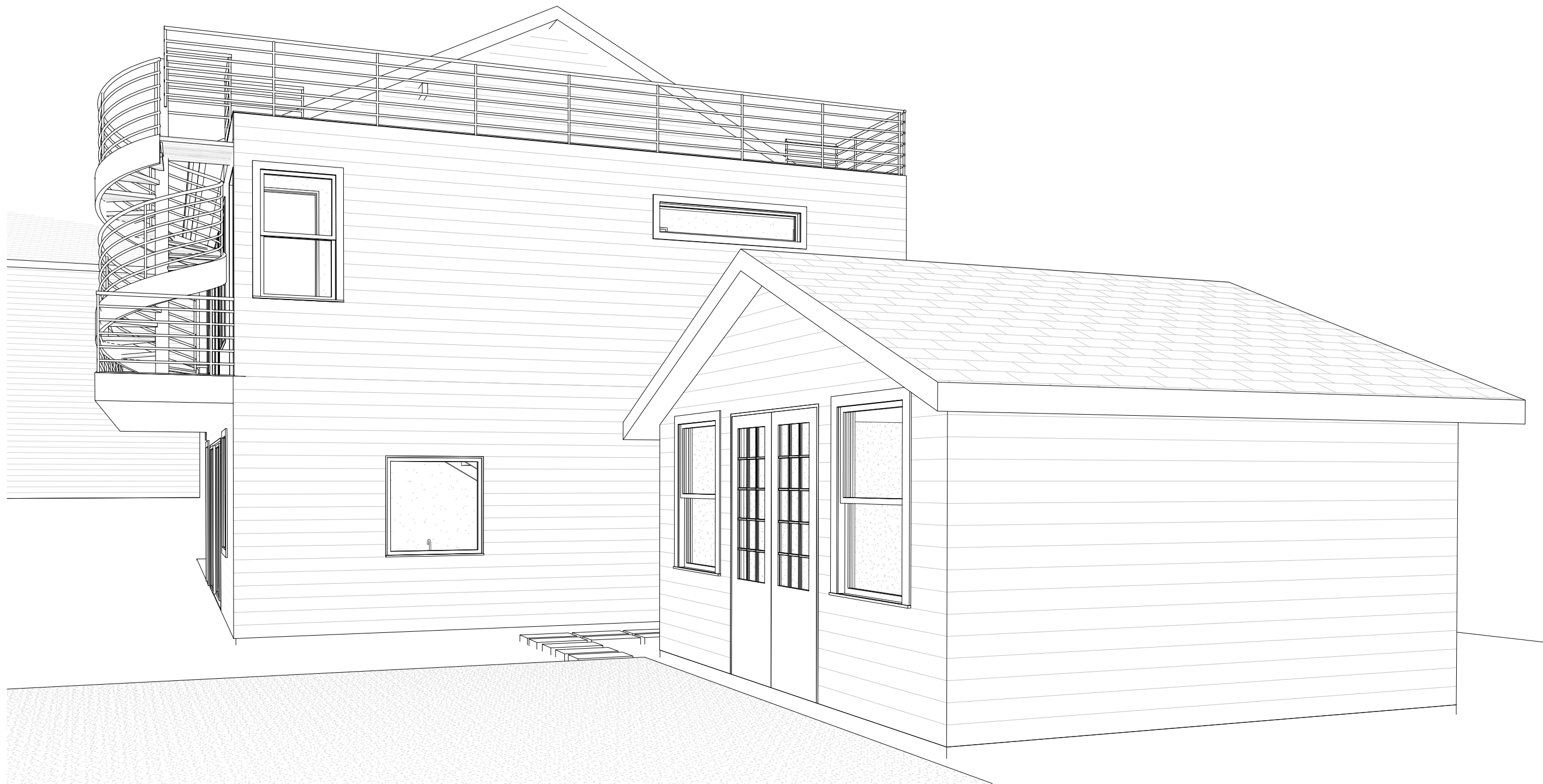
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1 VIEW 1



2 VIEW 2



3 VIEW 3

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



OWNER:

ADDRESS:
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San Antonio, Texas 78212

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FOOTPRINT NOTES – 12/11/23

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

EXISTING:

Lot:	10,080 SF
House Footprint:	972 SF
Garage Footprint:	476 SF
Total Footprint:	1,448 SF
Current Footprint Percentage:	14 %

PROPOSED:

Lot:	10,080 SF
Existing House Footprint:	972 SF
Proposed ADU Footprint:	784 SF
Proposed Storage Shed Footprint:	256 SF
Total Footprint:	2,524 SF
% of Coverage:	20 %



STREET VIEWS – 10/19/23

Project Address: 518 E. Park Ave., San Antonio, Texas 78212



Please note the new ADU is 4.5' "lower" than the main house.



As you can see the ADU will not be seen from the street except for a tiny glimpse of it through the Porte-Cochere





SCOPE OF WORK – 08-15-23

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

Existing Garage:

- Demo existing garage

Accessory Dwelling Unit (ADU):

- Concrete foundation
- Install siding to match existing house.
- Install windows as per plan.
- Install new roof to match existing house.
- Paint exterior
- Install new front double door
- Install new side entry door
- Install new sliding glass doors
- Install new rear door
- Install new lockset at front door.
- Install new lockset at side door.
- Install new lockset at rear door.

Exterior of Shed:

- Install siding to match existing house.
- Paint exterior
- Install windows as per plan.
- Install new roof to match existing house.
- Install new double doors.
- Install new lockset at the double doors.



SPECIFICATIONS OF MATERIALS

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

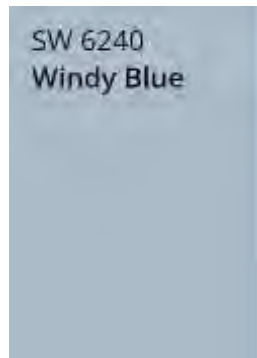
Exterior Main Structure:

- Foundation: Conventional concrete slab. Engineering available upon request.
- Install new siding: Siding will match existing house.
- Install new wooden windows as per plan:

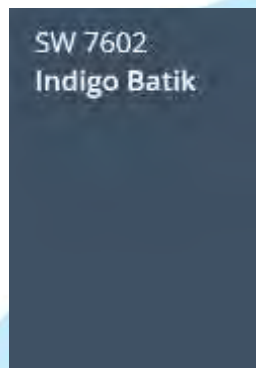


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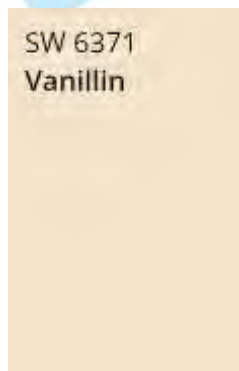
- Insall new roof: New Roof will match existing house.
- Paint exterior: The exterior Paint Scheme will be as follows



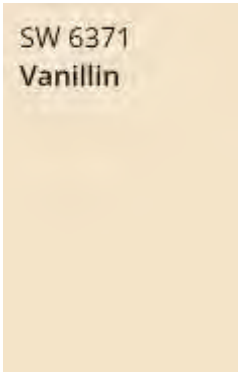
Siding – SW 6240 – Windy Blue – Flat



Fascia & Soffit – SW 7602 – Indigo Batik

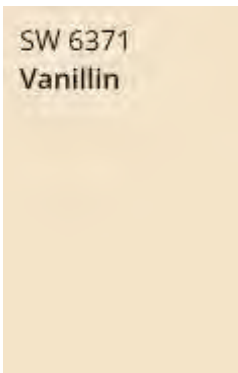


Windows & Trim at Windows – SW 6371 – Vanillin - Flat



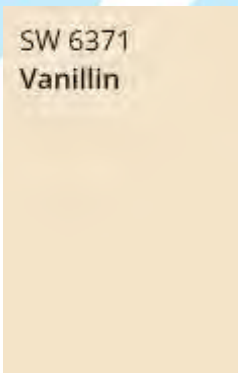
SW 6371
Vanillin

Front Double Door – SW 6371 – Vanillin – Semi Gloss



SW 6371
Vanillin

Right Side Entry Door – SW 6371 – Vanillin – Semi Gloss



SW 6371
Vanillin

Rear Entry Door – SW 6371 – Vanillin – Semi Gloss

SW 6371
Vanillin

Second Floor Door to Stairs – SW 6371 – Vanillin – Semi Gloss



- Install new front double door: Front double door will look like the photo above.



- Install new side entry door: This door will look like the photo above



- Install new sliding glass doors at the right side: The doors will look like the photo above.



- Install new Rear Entry Door: This door will look like the photo above.



- Install new locksets at Front Double Door: Lockset will be like the photo above.



- Install new lockset at the Side Entry Door: Lockset will be like the photo above



- Install new lockset at the Rear Entry Door: Lockset will be like the photo above



- Install new sliding glass door at Second Floor Balcony: This door will look like the photo above




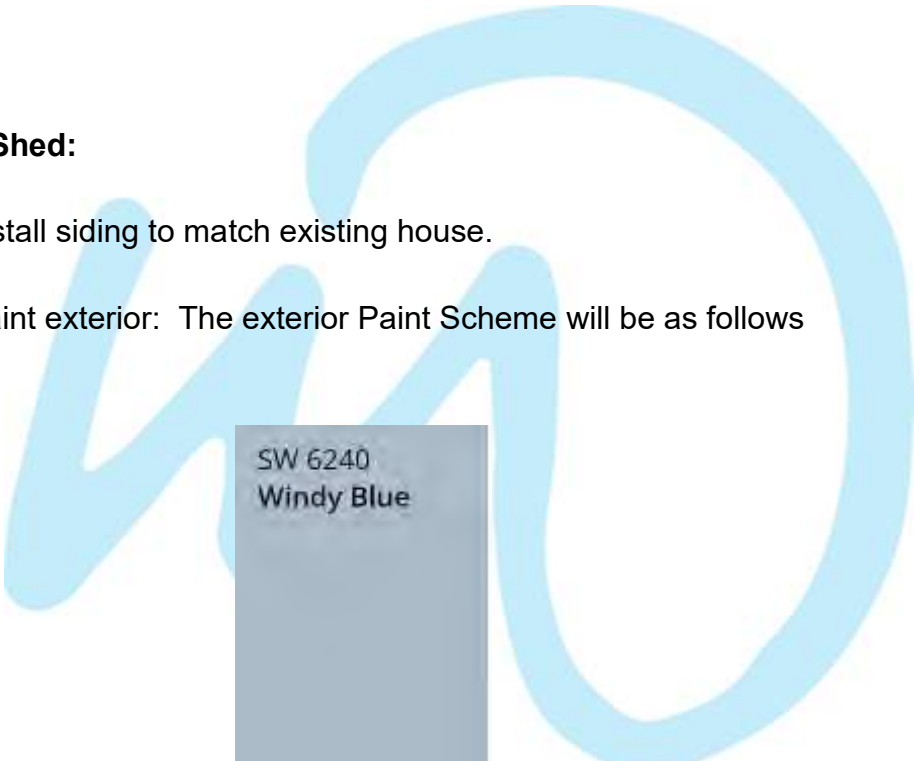
- Install new door at Second Floor Stairs: This door will look like the photo above



- Install new lockset at Door to Stairs: Lockset will look like the photo above.

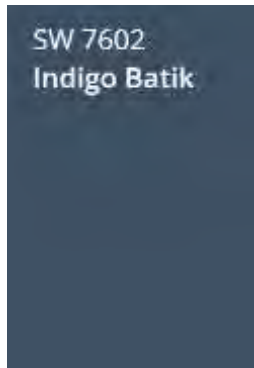
Exterior of Shed:

- Install siding to match existing house.
- Paint exterior: The exterior Paint Scheme will be as follows

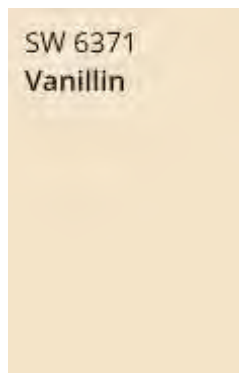


SW 6240
Windy Blue

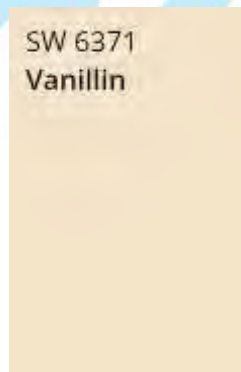
Siding – SW 6240 – Windy Blue – Flat



Fascia & Soffit – SW 7602 – Indigo Batik



Windows & Trim at Windows – SW 6371 – Vanillin - Flat



Front Double Door – SW 6371 – Vanillin – Semi Gloss



- Install new Double Front Door: This door will look like the photo above.



- Install new lockset at exterior door: Lockset will be like the photo above.
- Install new wooden windows as per plan:



Description of Work

Soft Cost			
No.	Category	Details/Specification	Total
1	Architectural	Fee to create all of the selection packages	\$250.00
2	Architectural	Fee to create the site plan	\$150.00
3	Permits	Plan Review	\$250.00
4	Permits	Building Permit	\$325.00
5	Dumpster(s) - (1) 40 yarders	Cost of Dumpster	\$1,200.00
6	Engineering	Fee to design the foundation plan	\$450.00
7	Engineering	Fee to design the structural plan	\$600.00
8	Insurance	Provide Builder's Risk Insurance	\$900.00
9	Insurance	Provide Liability Insurance	\$420.00
10	General Contractor Fee	Fee to Manage the Project	\$1,000.00
11	Excavation of Foundation	Brace & Demo Existing Foundation	\$7,620.00
12	Foundation	Brace, Jack & pour new foundation	\$9,072.00
13	Repair Roof	Materials & Labor for new roof	\$3,840.00
14	Framing & Cornice	Replace rotten wood & reframe per code	\$13,200.00
15	Electrical	Rough In Electrical	\$3,000.00
16	Electrical	Trim Electrical	\$1,800.00
17	Electrical Fixtures	Provide Electrical Fixtures as per plan	\$600.00
18	Windows	Replace existing windows	\$3,450.00
19	Doors	Install new doors	\$3,000.00
20	Exterior Paint	Paint Exterior walls, trim & doors	\$1,512.00
21	Driveway/Flatwork	Install new driveway with proper drainage	\$8,400.00
22	Pressure Wash	Pressure wash concrete after construction	\$300.00
23	Project Maintenance	Weekly Clean Up	\$360.00
Total:			\$61,699.00
Project Contingency @ 5%			3,084.95
Total Project Budget:			64,783.95



GARAGE RENOVATION ESTIMATE – 10/23/23

Project Address: 518 E. Park Ave., San Antonio, Texas 78212

TOTAL ESTIMATE: \$64,783.95

NOTE: We are not sure that the structure, even with bracing, can withstand being lifted so we can redo the foundation.

EXISTING GARAGE:



518 E. Park Ave
ADU Project:
Neighbor Feedback

518 E Park Ave

ADU Project: Neighbor Feedback (Summary)

	Address	Name	Date	Support/ No objections	Comments
1	411	Manuel M. Mendoza, TX Architect, Emeritus	11/20/23	✓	<p>My wife and I have been property owners and residents of Park Ave. since 1984 and have no objections to the proposed ADU located behind the existing main structure.</p> <p>As a Texas Architect, Emeritus, I am personally familiar with the existing residential structures, orientation, and terrain of this property. The proposed ADU will replace an existing nondescript garage and will be the opportunity to address drainage issues which have plagued current and previous property owners since originally constructed.</p> <p>As indicated on the attached photo/graphic comparison, streetscape sightlines will not be negatively impacted by this proposed improvement.</p> <p>Recommend approval by the HDRC.</p>
2	415	Charles Boone	11/20/23	✓	Our family has no objections and think it will improve the look of our neighborhood.
3	502	Spencer Solomon	11/22/23	✓	The new building looks so much better! We're always excited for new housing to be built, especially in the form of an ADU. The proposed design will fit perfectly in our neighborhood. Excited for this to happen.
4	505	Steven & Sandra Bates	11/22/23	✓	Looks fine and fits in with existing style of neighborhood.
5	506	Erin Camp & Kevin Coppola	11/28/23	✓	It would be an improvement. We support this project!
6	509	Bo Brockman	11/24/23	✓	The architectural plan fits the historic nature of our neighborhood. The appearance is an improvement over the existing structure.

518 E Park Ave
ADU Project: Neighbor Feedback (Summary)

	Address	Name	Date	Support/ No objections	Comments
7	511	Ivan Gonzalez	11/18/23	✓	Approve/no objections.
8	514	William T. Hoover	11/19/23	✓	Fully endorse.
9	515	Jesse Mata	11/27/23	✓	Approve/no objections.
10	517	Richard Galik	11/20/23	✓	The new structure will be a wonderful improvement over the existing (falling down) garage.
11	523	Morgan Gardiner	12/1/23	✓	Approve/no objections.
12	525	Dr. John P. Stokes	11/21/23	✓	I think this project will be an excellent enhancement to our street. I fully support this planned project at 518 E Park. I think it will look great and improve the property values on our street.
13	526	Juanita Lawhn	11/18/23	✓	I have no objections to Michael building this ADU.
14	529	Michelle Guzman	12/1/23	✓	Would absolutely be an improvement to the neighborhood.
15	606	Martin Gonzalez	11/20/23	✓	Will look better.

518 E. Park Ave: ADU Project
Unanimous Support from Surrounding Neighbors



518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 411 E. PARK AVE

☒ Approve/No objections

Comments: (SEE ATTACHED)

MANUEL M. MENDOZA

Name

Signature

Malik

Date

20 Nov 2023

RE: 518 E. Park Avenue, Accessory Dwelling Unit (ADU)

San Antonio HDRC

My wife & I have been property owners and residents of Park Avenue since 1984 and have no objections to the proposed ADU located behind the existing main structure at the above referenced location.

As a Texas Architect, Emeritus, I am personally familiar with the existing residential structures, orientation and terrain of this property.

The proposed ADU will replace an existing non-descript garage and will be the opportunity to address drainage issues which have plagued current and previous property owners since originally constructed.

As indicated on the attached photo/graphic comparison, street-scape sightlines will not be negatively impacted by this proposed improvement.

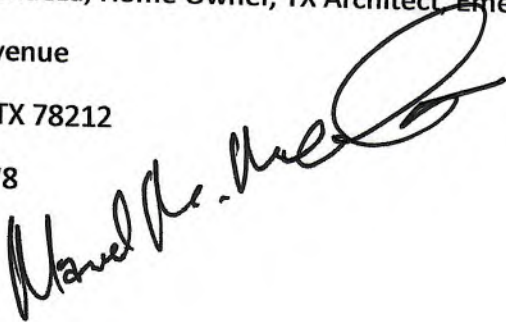
Recommend approval by the SA HDRC.

Manuel M Mendoza, Home Owner, TX Architect, Emeritus

411 E. Park Avenue

San Antonio, TX 78212

(210) 313-4178

A handwritten signature in black ink, appearing to read "Manuel M. Mendoza", is written over the printed name and address. The signature is stylized with a large, looping initial 'M'.

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 415 E Park Ave San Antonio, Tx 78212

☒ Approve/No objections

Comments: Our family has no objections and
think it will improve the look of our
street.

Charles Boone
Name

[Signature]
Signature

11/20/23
Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 502 E Park Ave, Unit #1, SATX 78212

☒ Approve/No objections

Comments: The new building looks so much better! We're
always excited for new housing to be built, especially in
the form of an ADU. The proposed design will fit
perfectly in our neighborhood. Excited for this to happen.

Spencer Solomon
Name

[Signature]
Signature

11/22/2023
Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 505 E Park Ave

Steven

☒ Approve/No objections

Comments:

Looks fine and fits in with existing style
of neighborhood

Steven Bates

D. K. Bates

11/22/2023

Sandra Bates

[Signature]

Name

Signature

Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 506 E. Park Ave, Sa, Tx 78212

☒ Approve/No objections

Comments: It would be an improvement. We
support this project!

Erin Camp
Name

[Signature]
Signature

11/28/23
Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 509 E Park Ave

☒ Approve/No objections

Comments:

The Architectural plan fits the historic nature
of our neighborhood. The appearance is an improvement
over the existing structure

Bo Brockman
Bo Brockman
Name

Bo Brockman
Signature

24 Nov 2023
Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 511 E. Park Ave, San Antonio TX 78212

☒ Approve/No objections

Comments:

Ivan R. Gonzalez

Name

[Signature]

Signature

18 Nov 23

Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address:

515 E. Park Ave

☒ Approve/No objections

Comments:

Jessie Mata

Name

[Signature]

Signature

11/27/23

Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 517 E PARK Ave San Antonio 78212

☒ Approve/No objections

Comments:

The new STRUCTURE would be a wonderful
improvement over the existing (falling down)
garage

RICHARD GALIK

Name

Richard Galik

Signature

11-20-23

Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 525 E. Park San Antonio, TX 78212

☒ Approve/No objections

Comments:

I think this project will be an excellent enhancement to our street. I fully support this
planned project at 518 E. Park. I think it will look great and improve the property
values on our street

Dr. John P. Stokes

Name

John P. Stokes

Signature

11/21/2023

Date

**518 E Park Ave
Accessory Dwelling Unit (ADU)**

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Address: Neighbor 526 E. Park Ave.

☒ Approve/No objections

Comments:

*I ~~have~~ have
no objections to
Michael building (ADU)
Juanita J. Lawhorn*

Name

Signature

Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 529 E Park Ave San Antonio TX 78212

☒ Approve/No objections

Comments: Would absolutely be an improvement to
the neighborhood.

Michelle Guzman [Signature] 12/1/23
Name Signature Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Address: 606 E. PARK AVE Neighbor

☒ Approve/No objections

Comments:

look better

MARTIN GANZA [Signature] 11/20/23
Name Signature Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 514 E. PARK AVE.

☒ Approve/No objections

Comments: Fully endorse

William T. Hoover

Name

William T. Hoover

Signature

11/19/23

Date

518 E Park Ave
Accessory Dwelling Unit (ADU)

Existing garage (front):



ADU (front):



Existing garage (street):



ADU (street):



Neighbor

Address: 523 E PARK AVE

☒ Approve/No objections

Comments:

MORGAN GARDNER
Name

MSO
Signature

12-1-23
Date