

# HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2024

**HDRC CASE NO:** 2024-110  
**ADDRESS:** 134 E MULBERRY AVE  
**LEGAL DESCRIPTION:** NCB 1702 BLK 6 LOT 9, W25 FT OF 10  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Alberto encinia/a. e. secure investments corp  
**OWNER:** Charles Gonzales/GONZALEZ LINDA LOPEZ & CHARLES  
**TYPE OF WORK:** New construction of a rear accessory structure  
**APPLICATION RECEIVED:** February 29, 2024  
**60-DAY REVIEW:** April 29, 2024  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, 655-square-foot rear accessory structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

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

#### B. ENTRANCES

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

### 2. Building Massing and Form

#### A. SCALE AND MASS

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

#### B. ROOF FORM

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

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

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

### 3. Materials and Textures

#### A. NEW MATERIALS

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

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

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

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## B. SETBACKS AND ORIENTATION

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

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

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

### B. SCREENING

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

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

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

### B. SITE DESIGN

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

### C. SOLAR COLLECTORS

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

### *Standard Specifications for Windows in 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.

## FINDINGS:

- a. The primary structure at 134 E Mulberry is a two-story Tudor Revival residence built circa 1924. The property first appears in city directories in 1924 as 130 E Mulberry; it first appears on Sanborn Fire Insurance maps in 1931. The house is stucco-clad masonry with a side-gabled composition shingle roof with front-facing chimney, a front-facing gable over the front door, and primarily one-over-one wood windows. The property is contributing to the Monte Vista Historic District.
- b. CASE HISTORY – The applicant previously received HDRC approval to demolish the existing rear accessory structure on January 17, 2024. The structure is subject to the City's Deconstruction Ordinance and must be fully deconstructed. The applicant received conceptual approval from the HDRC on January 17, 2024, for the construction of a new rear accessory structure.
- c. CONCEPTUAL APPROVAL – The applicant received conceptual approval for the construction of a new rear accessory structure on January 17, 2024, with the following stipulations:
  - i. That salvaged materials be used in the new construction of the accessory structure to the fullest extent possible. ***This stipulation has not been met.***
  - ii. That the applicant proposes a roof form subordinate to that of the primary structure, as noted in finding f. ***The total height of the proposed structure has not been submitted.***
  - iii. That all pedestrian doors are of wood construction. ***This stipulation has not been met.***
  - iv. That all garage doors are wood or wood-look. ***This stipulation has not been met.***
  - v. That the applicant installs a fully wood window product that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. ***This stipulation has not been met.***
  - vi. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable. ***This stipulation will remain through final approval.***
- d. DECONSTRUCTION – The applicant received approval for the deconstruction of the rear accessory structure and conceptual approval of new construction with the stipulation that salvaged materials be incorporated in the new construction to the fullest extent possible. At this time, a salvage and reuse plan has not been submitted to staff for review. Staff finds that a salvage and reuse plan showing that materials salvaged from the existing rear accessory structure will be reused in the new construction to the greatest extent possible should be submitted to staff for review and approval.

- e. **SCALE & MASSING** – The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure’s footprint. The existing primary structure on the lot features a footprint of 1,940 square feet and is two stories in height. The proposed accessory structure features a total footprint of approximately 655 square feet, or approximately 34% of the primary structure’s footprint. The applicant has proposed a top plate height of 9 feet, but has not provided the overall height for the structure. Accessory structures on the block are predominately single story, though some two-story accessory structures are present in the neighborhood. Staff finds the proposed general massing conforms to the Historic Design Guidelines, but finds that the applicant should submit updated drawings showing the total proposed height.
- f. **ORIENTATION & SETBACKS** – The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- g. **ROOF FORM** – The applicant has proposed a side gable roof form on the new rear accessory structure. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the primary structure is a side gable roof with a steeply pitched front gable over the entryway. Staff finds the form consistent with the Guidelines.
- h. **RELATIONSHIP OF SOLIDS TO VOIDS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed to install one carriage-style garage door, and two entry doors with divide lites on the north façade facing the public right-of-way, two sets of garage doors, a solid metal door, and a narrow fixed window on the south elevation facing the alley, a set of full lite French doors with a transom window on the east elevation facing the rear yard, and no fenestration on the west elevation facing the neighboring property. Staff finds that proposed fenestration pattern is generally appropriate and that the proposed window on the rear alley-facing elevation is appropriate for the context of the structure.
- i. **MATERIALS** – The Guideline 5.A.iii for New Construction states that new outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed to install a composition shingle roof and stucco cladding to match the primary structure. Staff finds that the pedestrian doors should be made of wood or be wood-look doors, garage doors should be wood or wood-look, and that the proposed window should be fully wood or aluminum-clad wood and feature an inset of two (2) inches within façade. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the window. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. An alternative window material may be proposed, provided that the window meets the remaining specifications.
- j. **ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the architectural details to be generally appropriate.
- k. **SITE ELEMENTS** – The applicant has not proposed any modifications to the existing site elements including the existing driveway, hardscaping, or fencing. Any modifications to the existing site work will require an additional application for review and approval by staff.

**RECOMMENDATION:**

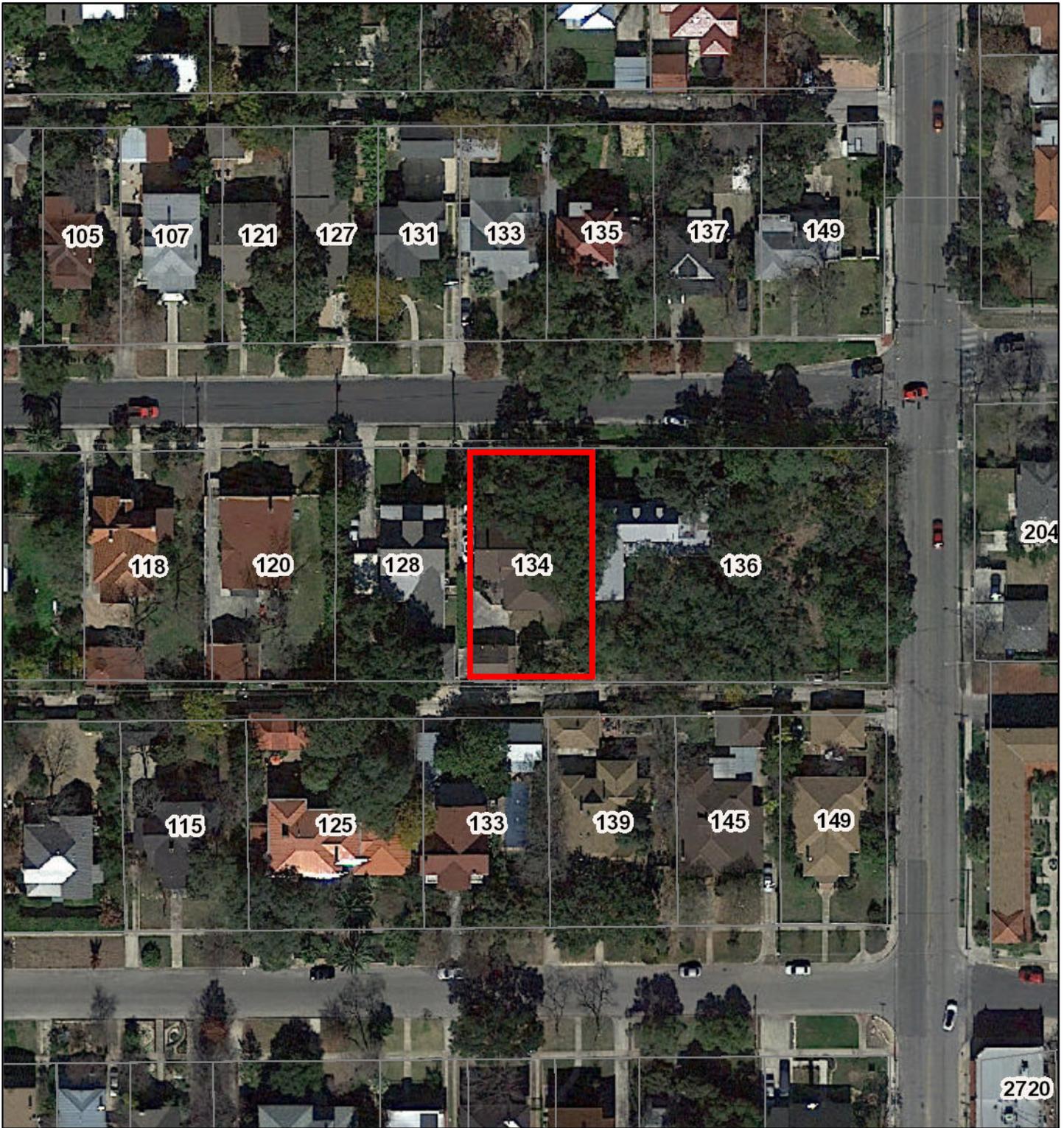
Staff recommends approval of the construction of a new rear accessory structure based on findings a through k with the following stipulations:

- i. That a salvage and reuse plan showing that salvaged materials will be used in the new construction of the accessory structure to the fullest extent possible is submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding d.
- ii. That the applicant submits updated drawings showing the total proposed height and that the rear accessory structure will be subordinate to the primary structure to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding e.
- iii. That the applicant submits final material specifications for the proposed window to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i. The window must be fully wood or

aluminum-clad wood and meet staff's standard window stipulations. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the window. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. An alternative window material may be proposed, provided that it meets the remaining specifications.

- iv. That the applicant submits final material specifications for wood or wood-look pedestrian doors and fully wood or wood-look garage doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding i.
- v. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

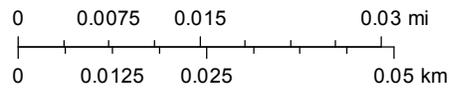
# City of San Antonio One Stop



December 14, 2023

1:1,000

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



GRAPHIC SYMBOLS

ELECTRICAL

LED STRIP LIGHTING	FESTOON STRING LIGHTS	TELEVISION OUTLET	HALOGEN WALL MOUNTED FIXTURE
SWITCH	SATELLITE TELEVISION W/TELEPHONE LINE	INTERCOM	CEILING MOUNT SPOT LIGHT
DIMMER SWITCH	SPEAKER OUTLET	SMOKE DETECTOR	FLUORESCENT LIGHT FIXTURE
THREE WAY SWITCH	SMOKE DETECTOR	THERMOSTAT	WALL MOUNT FLOUR. LT. FIXTURE
FOUR WAY SWITCH	ELECTRICAL PANEL BOX	TRACK MOUNT FIXT.	UNDER CABINET LIGHT
DUPLEX OUTLET	PUSH BUTTON DOORBELL	CHIMES	CEILING MOUNT EXHAUST FAN
DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER	KEY SWITCH	SURFACE MOUNT CLG. FIXTURE	WALL MOUNT HEAT LAMP
DUPLEX OUTLET RAISED TO HEIGHT INDICATED	WALL MOUNT FIXTURE	FULL CHAIN LIGHT	COMBINATION FIXT. HEAT, VENT, LIGHT
WATERPROOF DUPLEX OUTLET	RECESSED CEILING FIXTURE	RECESSED EYEBALL FIXTURE	FLOOD LIGHT
J-BOX DUPLEX OUTLET	RECESSED CEILING FIXTURE	HALOGEN RECESSED CEILING FIXTURE	CEILING FAN W/LT
TELEPHONE OUTLET			
TELEPHONE FLOOR OUTLET			

PLUMBING

WATER HEATER	WATER SOFTNER	SHOWER HEAD	HOSE BIB/FAUCET
COLD WATER TO REF.	HOT & COLD WATER	FLOOR DRAIN	GAS LINE
GAS KEY (ON/OFF) VALVE			

MISC.

SECURITY SYSTEM PANEL	VACUUM SYSTEM OUTLET	VACUUM CLEANER TANK	VACUUM SYSTEM SWEEP OUTLET
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64	OVERHANG DETAIL/ WALL SECTION/ WINDOW DETAIL

LEGAL DESCRIPTION

NCB 1102, BLK 5, LOT 9

SQUARE FOOTAGE TABULATIONS

LIVING	218	S.F.
GARAGE	431	S.F.
<b>TOTAL COVERED AREA</b>	<b>655</b>	<b>S.F.</b>

PLAN NOTES

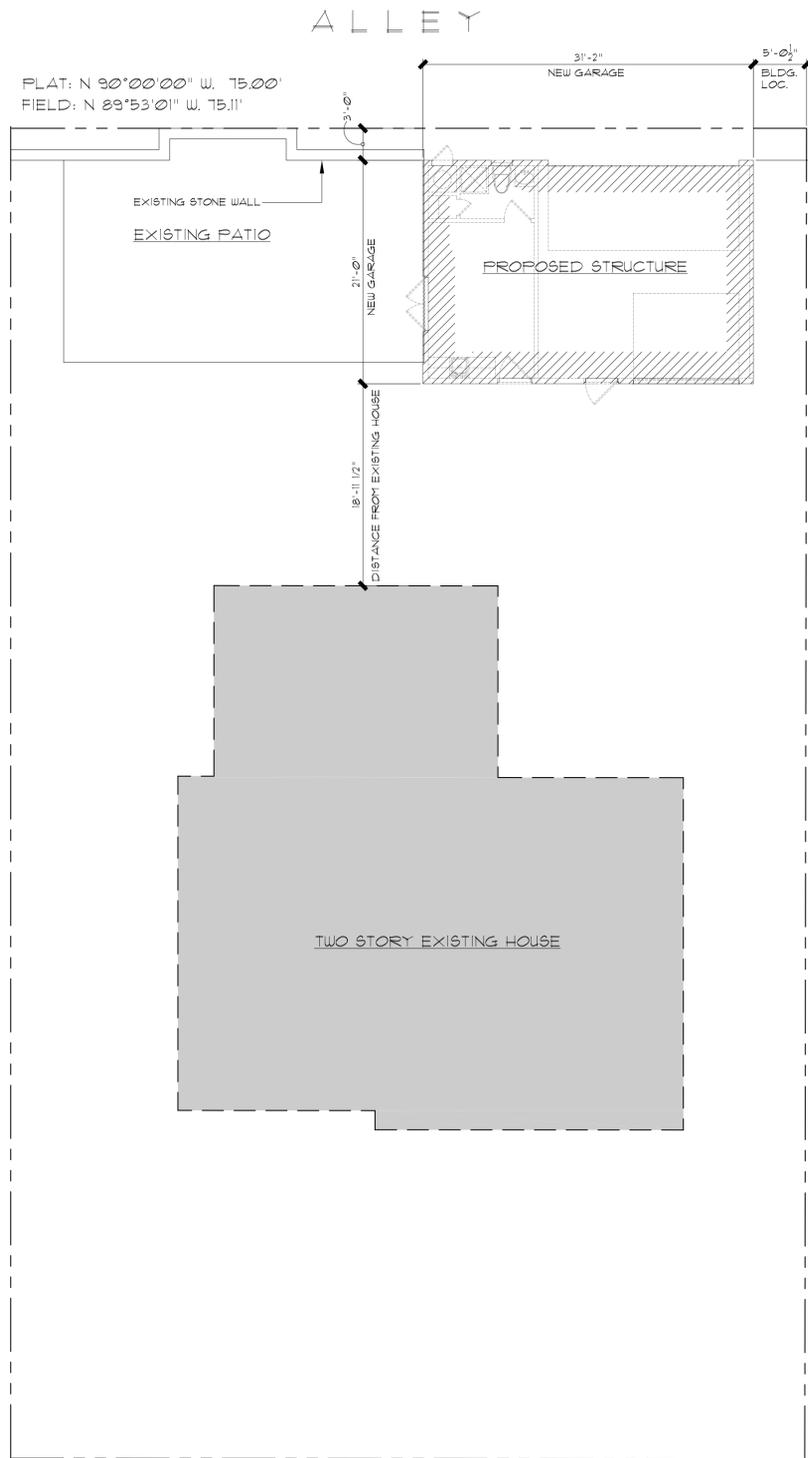
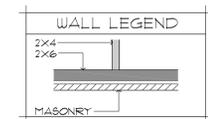
- SCALE: DO NOT SCALE DRAWINGS. THESE ARE CONCEPTUAL PLANS. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE DESIGNER OF RECORD PRIOR TO FABRICATED AND ERECTION.
- CODES: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING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

GENERAL NOTES:

- ESCAPE/ RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 SQ. FT. CLEAR NET OPENING AND MIN. CLEAR OPENING HGT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HGT. SHALL BE MAX. 44" ABOVE FLOOR.
- CROSS VENTILATION AT ENCLOSED ATTICS
- ELECTRICAL CONTRACTOR TO LOCATE 10V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GFI IF NOT IN SOFFIT).
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER

NOTES:

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



Project 134 E. MULBERRY AVE.

Energy Code: 2021 IECC  
 Location: San Antonio, Texas  
 Construction Type: Single-family  
 Project Type: New Construction  
 Conditioned Floor Area: 218 ft<sup>2</sup>  
 Glazing Area: 16%  
 Climate Zone: 2 (1644 HDD)  
 Permit Date:  
 Permit Number:

Construction Site: 134 E. MULBERRY AVE, San Antonio, TX 78212  
 Owner/Agent:  
 Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: 7.4% Better Than Code Maximum UA: 54 Your UA: 50 Maximum SHGC: 0.25 Your SHGC: 0.19

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling 1: Flat Ceiling or Scissor Truss	218	38.0	0.0	0.030	0.026	7	6
Wall 1: Wood Frame, 16" o.c.	360	13.0	0.0	0.082	0.084	25	25
Door 1: Glass SHGC: 0.19	53			0.310	0.400	16	21
Window 1: Metal Frame: Double Pane with Low-E SHGC: 0.19	6			0.310	0.400	2	2
Floor 1: Slab-On-Grade: Unheated Insulation depth: 0.0' Insulation position: No Insulation	64		0.0	0.730	0.730	0	0

Additional Efficiency Package(s)

Required: 1 Proposed: 1

Description	Credits
Efficient HVAC Performance	1.0

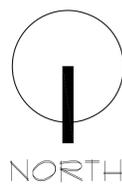
Project Title: 134 E. MULBERRY AVE. Report date: 02/17/24  
 Data filename: Page 1 of 2

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck Version: REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Robert Ramos - Designer Signature Date 2-17-24

Project Notes: HVAC SEER VALUE WILL BE 14

2 REScheck COMPLIANCE CERTIFICATE



1 SITE PLAN

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

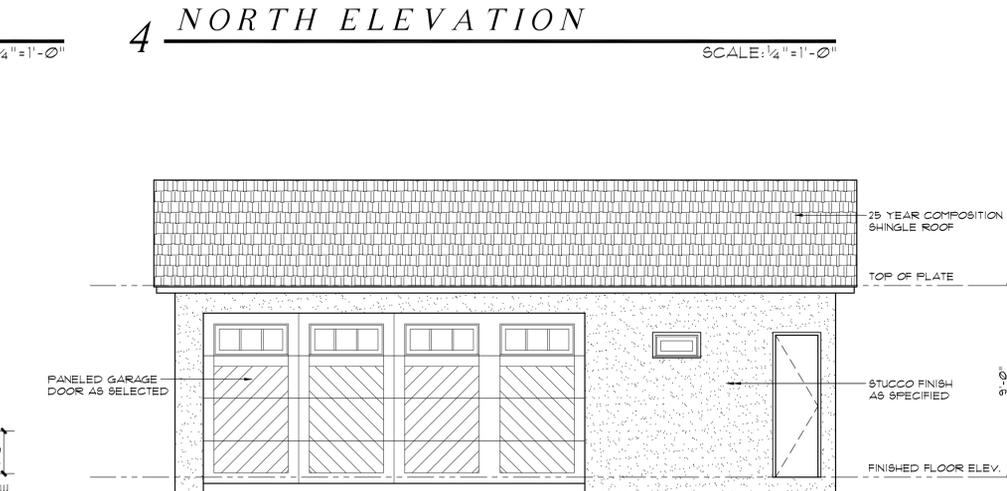
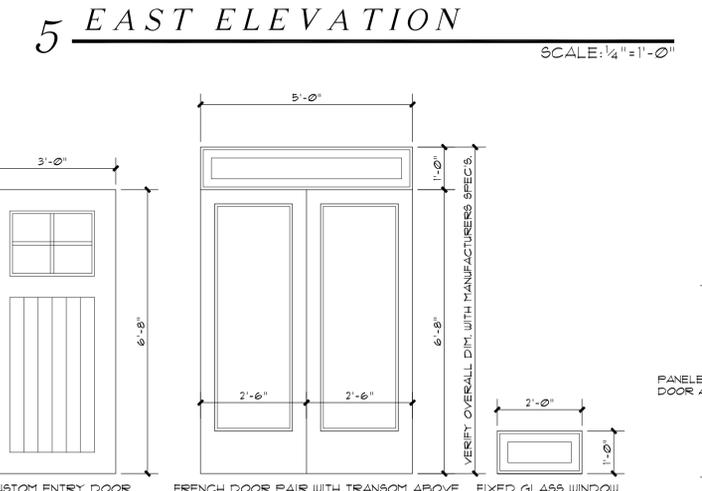
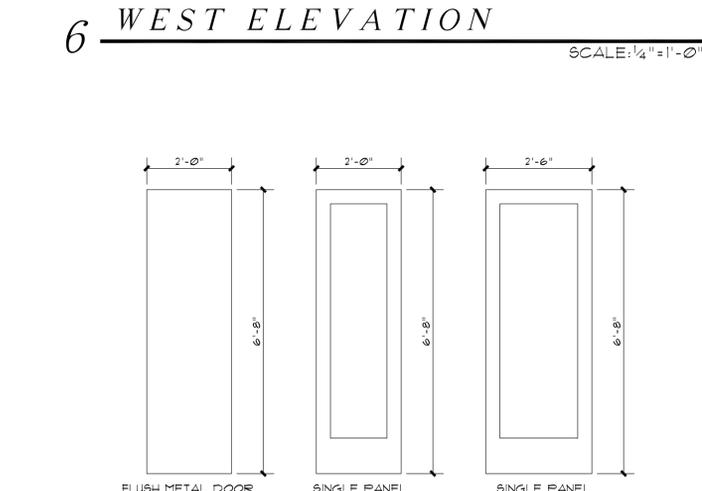
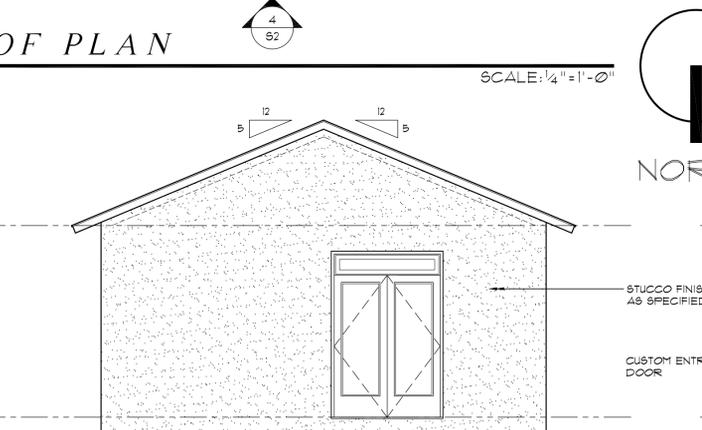
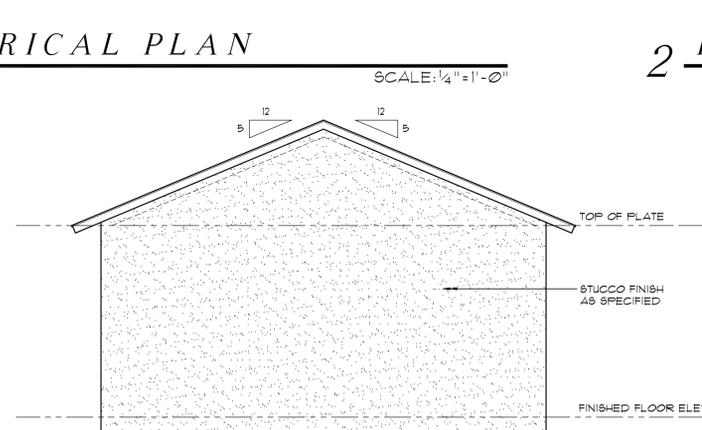
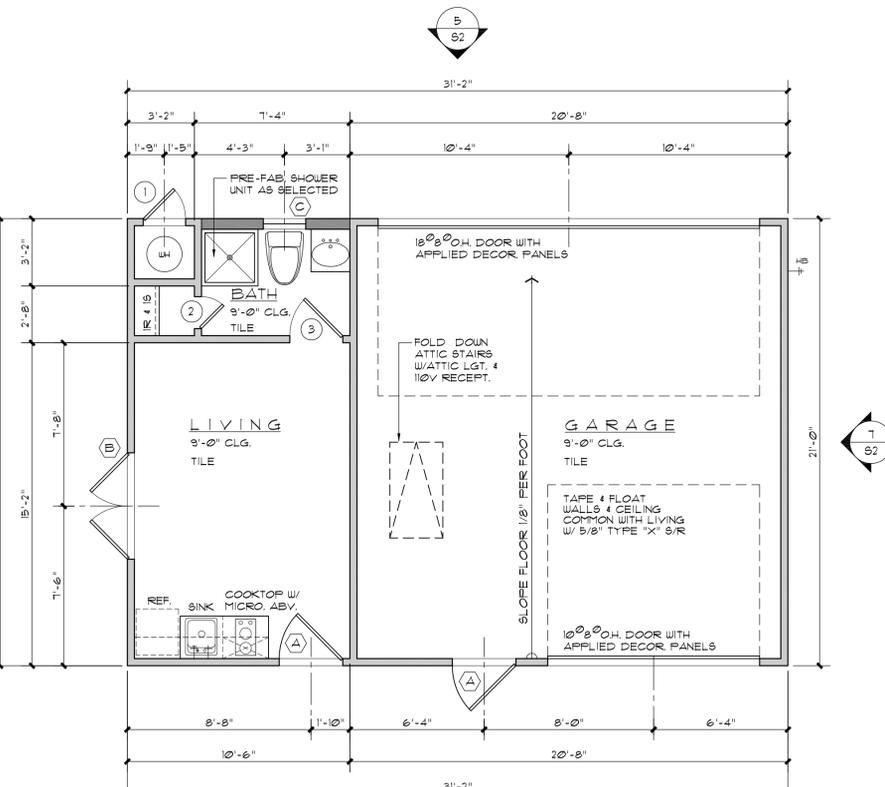
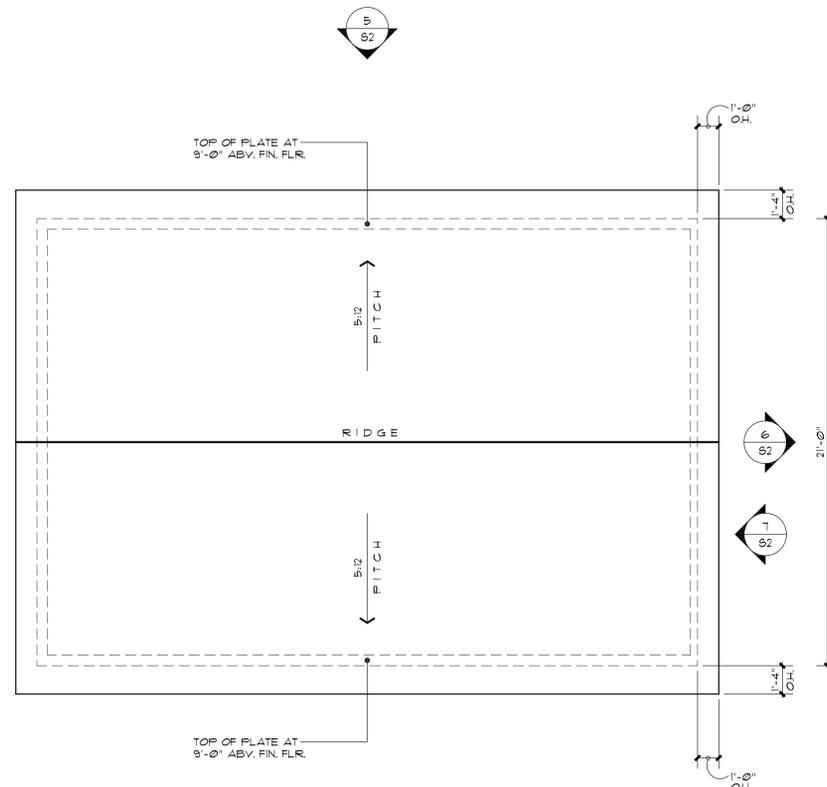
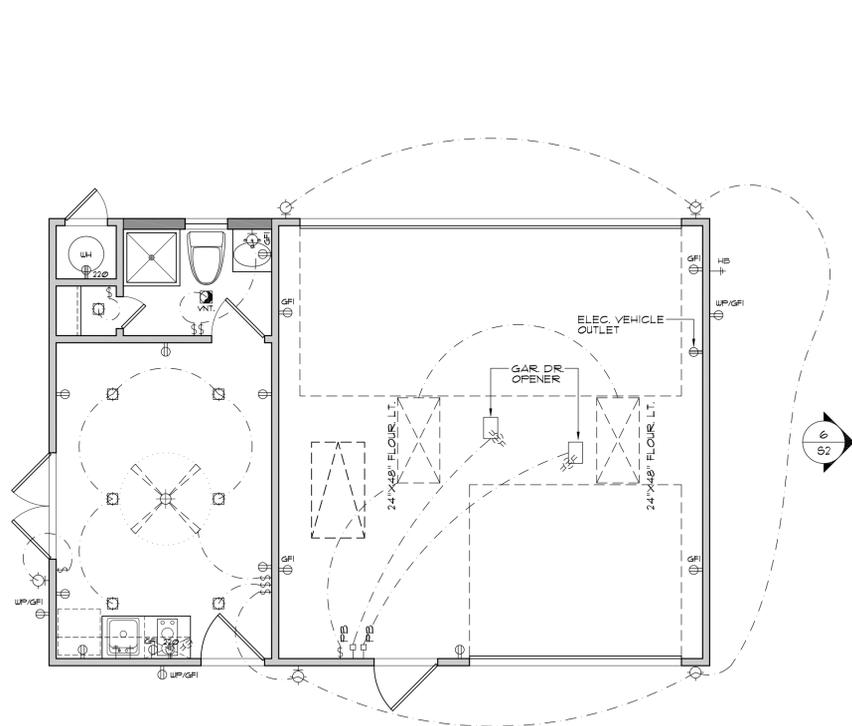
A.E. SECURE INVESTMENTS CORPORATION  
 729 S.W. 34 TH. ST.  
 SAN ANTONIO, TX. 78237  
 (210) 454-8756  
 REG. BUILDER # 36960

DRAWN BY RR	
DATE 2-20-24	
REVISIONS	BY

SHEET NUMBER

S1

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

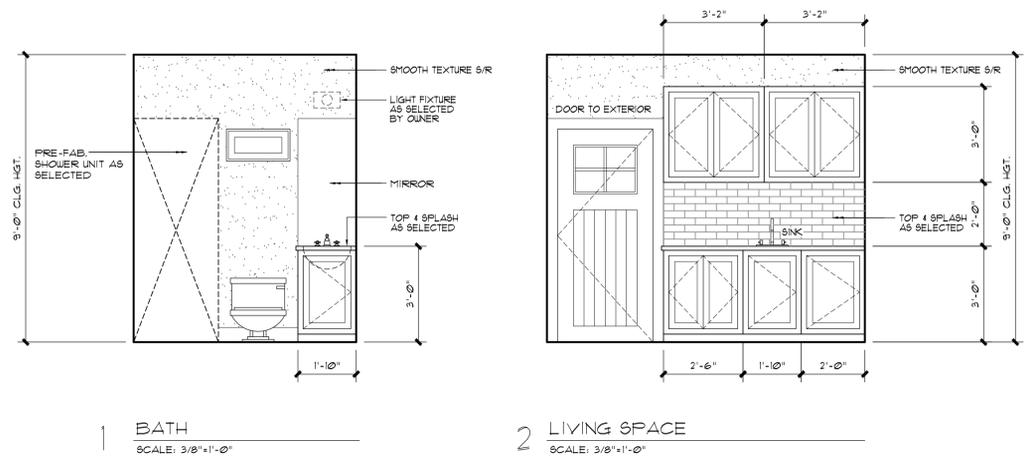


A NEW DETACHED GARAGE/ CASITA FOR  
134 E. MULBERRY AVE.  
SAN ANTONIO, TX 78212

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REG. BUILDER # 36960

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DATE 2-20-24	
REVISIONS	BY

SHEET NUMBER  
**S2**

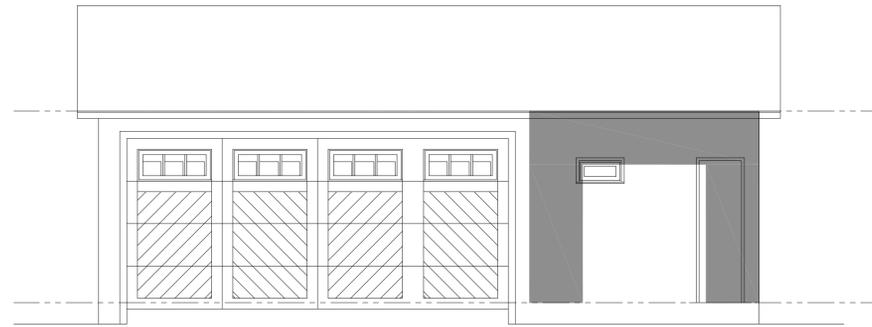


INTERIOR ELEVATIONS

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

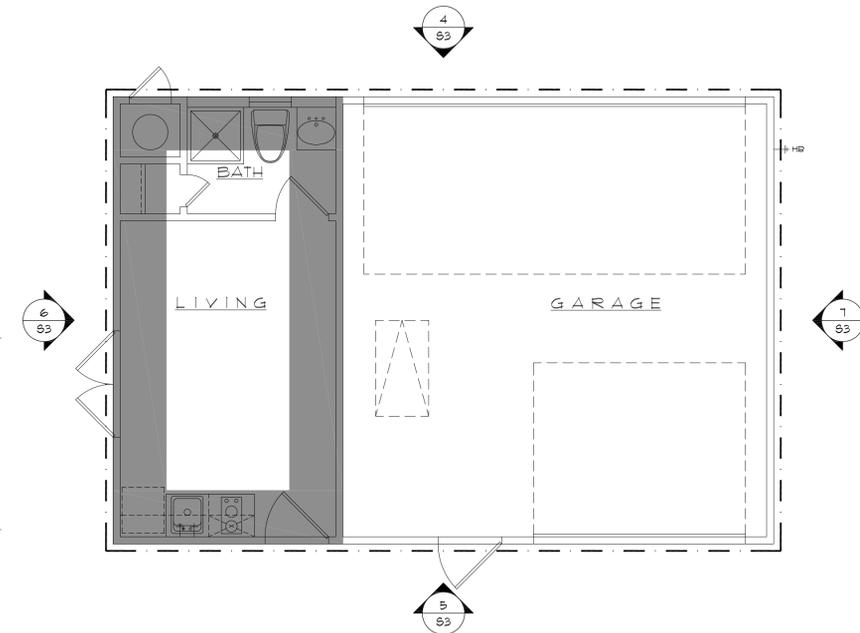
**THERMAL ENVELOPE LEGEND**

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



4 SOUTH ELEVATION THERMAL ENVELOPE LOCATION

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



3 THERMAL ENVELOPE LOCATION FLOOR PLAN

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



7 WEST ELEVATION THERMAL ENVELOPE LOCATION

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



6 EAST ELEVATION THERMAL ENVELOPE LOCATION

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



5 NORTH ELEVATION THERMAL ENVELOPE LOCATION

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

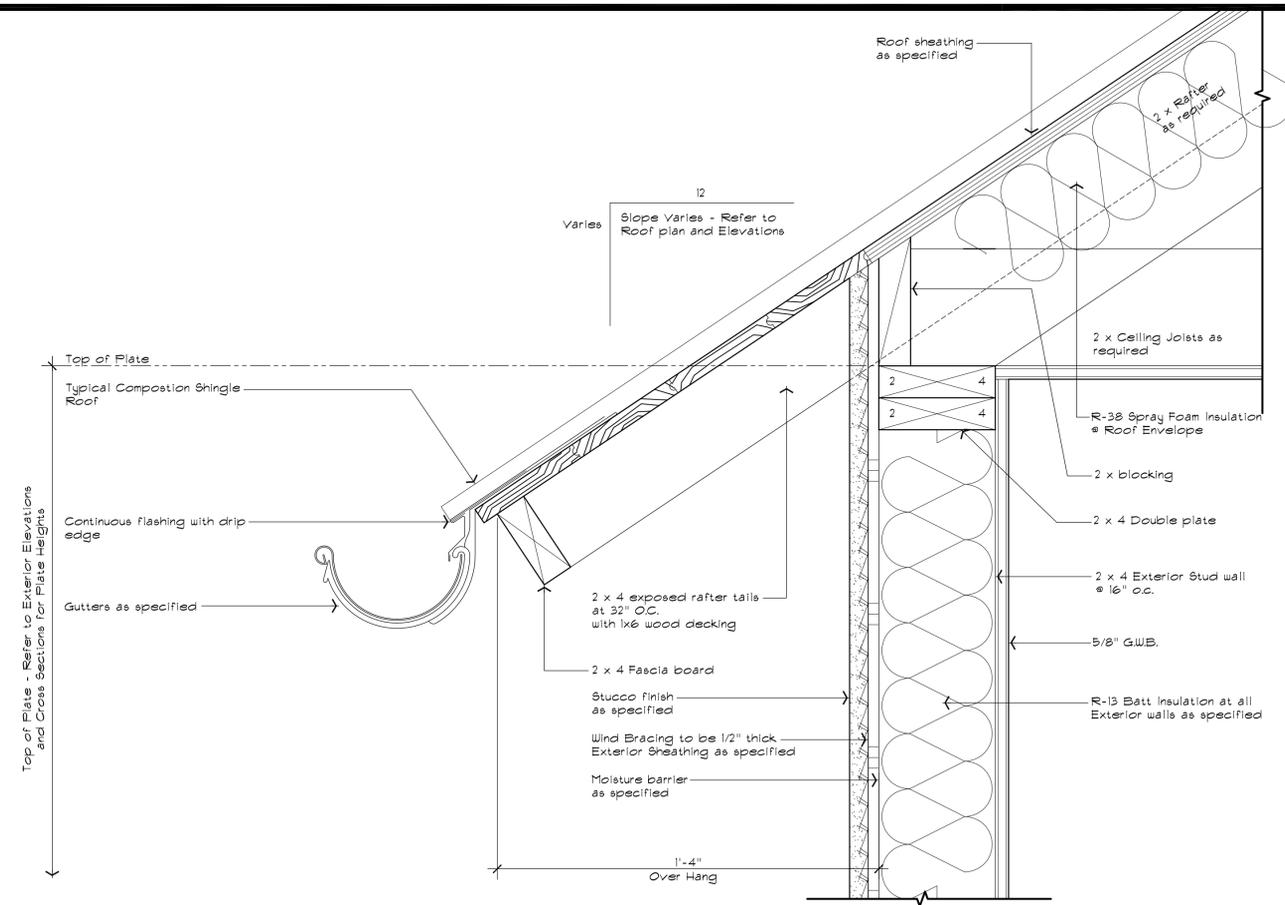
A NEW DETACHED GARAGE/ CASITA FOR  
134 E. MULBERRY AVE.  
SAN ANTONIO, TX 78212

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

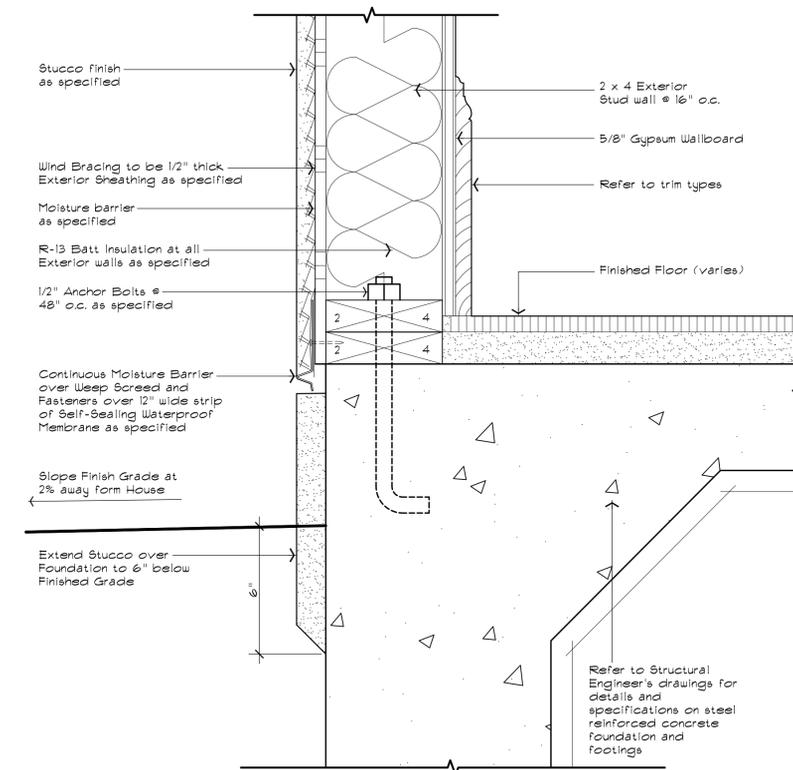
DRAWN BY RR	
DATE 2-20-24	
REVISIONS	BY

SHEET NUMBER

S3



**1** EAVE AND OVERHANG DETAIL  
SCALE: 3/8" = 1'-0"



**2** WALL SECTION  
SCALE: 3/8" = 1'-0"

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

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

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DATE

12-07-23

REVISIONS

BY

SHEET NUMBER

S4











What are you looking for today?

134 E. Mulberry

Delivered 782

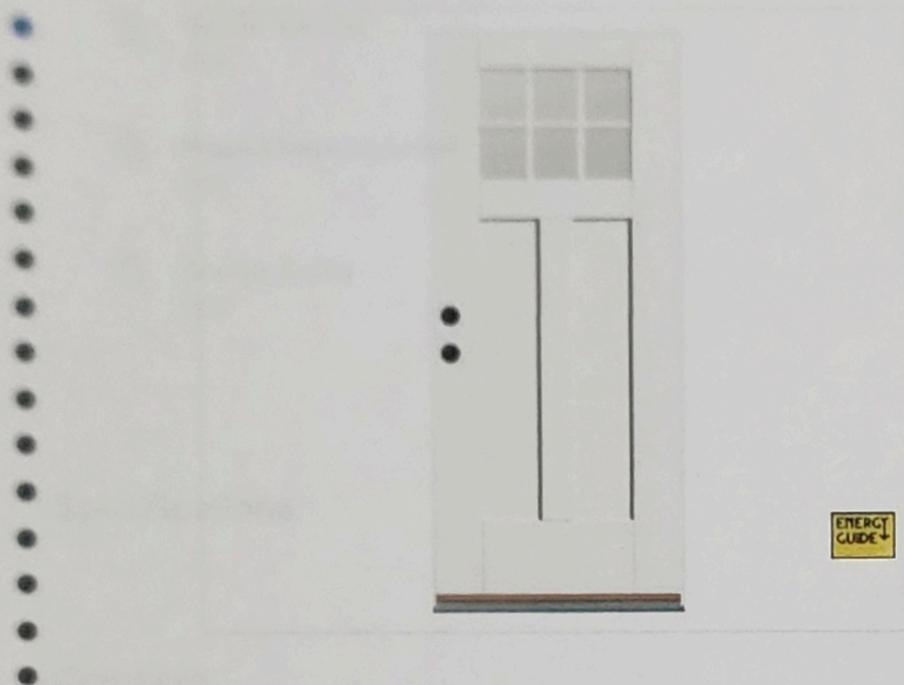
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Item # 6623481 | Model # WNTT626395

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Therma-Tru® Benchmark® fiberglass doors won't warp or rot like wood, nor will they dent or rust like steel  
 Smooth Surface Collection adds a sleek look to the entry with a smooth surface perfect for paint  
 Shaker-style Craftsman-lite door features flush-glazed Low-E glass built into the door for a seamless appearance with simulated divided lites

**Common Size (W x H):** 36-in x 80-in

- 36-in x 80-in
- 32-in x 80-in

**Handing:** Right-hand inswing

- Left-hand inswing
- Right-hand inswing
- Left-hand outswing
- Right-hand outswing

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- 1 + Add to Cart

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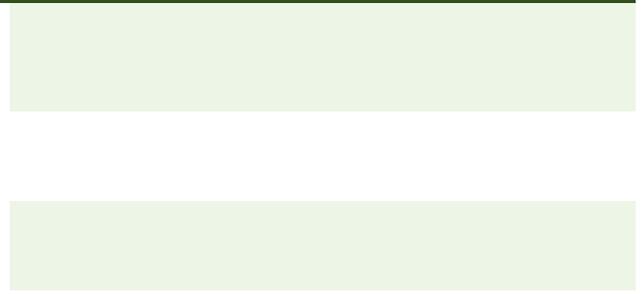
Get It Installed 

# Materials list

## A.E General Construction

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

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



DESCRIPTION

Materials





# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### CERTIFICATE OF APPROPRIATENESS

January 17, 2024

**HDRC CASE NO:** 2023-495  
**ADDRESS:** 134 E MULBERRY AVE  
**LEGAL DESCRIPTION:** NCB 1702 BLK 6 LOT 9, W25 FT OF 10  
**HISTORIC DISTRICT:** Monte Vista  
**PUBLIC PROPERTY:** No  
**APPLICANT:** Charles Gonzalez/GONZALEZ LINDA LOPEZ & CHARLES - 134 E MULBERRY AVE  
**OWNER:** Charles Gonzalez/GONZALEZ LINDA LOPEZ & CHARLES - 134 E MULBERRY AVE  
**TYPE OF WORK:** New Construction of Accessory Building, Demolition of Historic Landmark

#### REQUEST:

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

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

#### FINDINGS:

UDC Section 35-614. – Demolition

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

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

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

b) Unreasonable Economic Hardship.

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

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

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

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

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made

substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

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

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

A. For all structures and property:

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

B. For income producing structures and property:

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

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

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

d) Documentation and Strategy.

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

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

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

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

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

follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

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

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

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

## Historic Design Guidelines, Chapter 4, Guidelines for New Construction

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

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

### 2. Building Massing and Roof Form

#### A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

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

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

i. Window and door openings—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

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

### 3. Materials and Textures

#### A. NEW MATERIALS

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

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

#### B. REUSE OF HISTORIC MATERIALS

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

structure.

#### 4. Architectural Details

##### A. GENERAL

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

#### 5. Garages and Outbuildings

##### A. DESIGN AND CHARACTER

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

##### B. SETBACKS AND ORIENTATION

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

#### 6. Mechanical Equipment and Roof Appurtenances

##### A. LOCATION AND SITING

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

##### B. SCREENING

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

#### 7. Designing for Energy Efficiency

##### A. BUILDING DESIGN

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

##### B. SITE DESIGN

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

##### C. SOLAR COLLECTORS

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

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

#### 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.
  - o 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.

#### **RECOMMENDATION:**

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

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

- i. That salvaged materials be used in the new construction of the accessory structure to the fullest extent possible.
- ii. That the applicant proposes a roof form subordinate to that of the primary structure, as noted in finding f.
- iii. That all pedestrian doors are of wood construction.
- iv. That all garage doors are wood or wood-look.
- v. That the south elevation feature a divided garage bay configuration.
- vi. That the applicant installs a fully wood window product that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

#### **COMMISSION ACTION:**

Approved with stipulations:

Approval of item 1, demolition of the existing detached garage, based on findings a through e.

The accessory structure 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](http://www.sareuse.com/deconstruction).

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

- i. That salvaged materials be used in the new construction of the accessory structure to the fullest extent possible.
- ii. That the applicant proposes a roof form subordinate to that of the primary structure, as noted in finding f.
- iii. That all pedestrian doors are of wood construction.
- iv. That all garage doors are wood or wood-look.
- v. That the applicant installs a fully wood window product that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.



**Shanon Shea Miller**  
**Historic Preservation Officer**

**A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.**

**A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.**

**This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with**

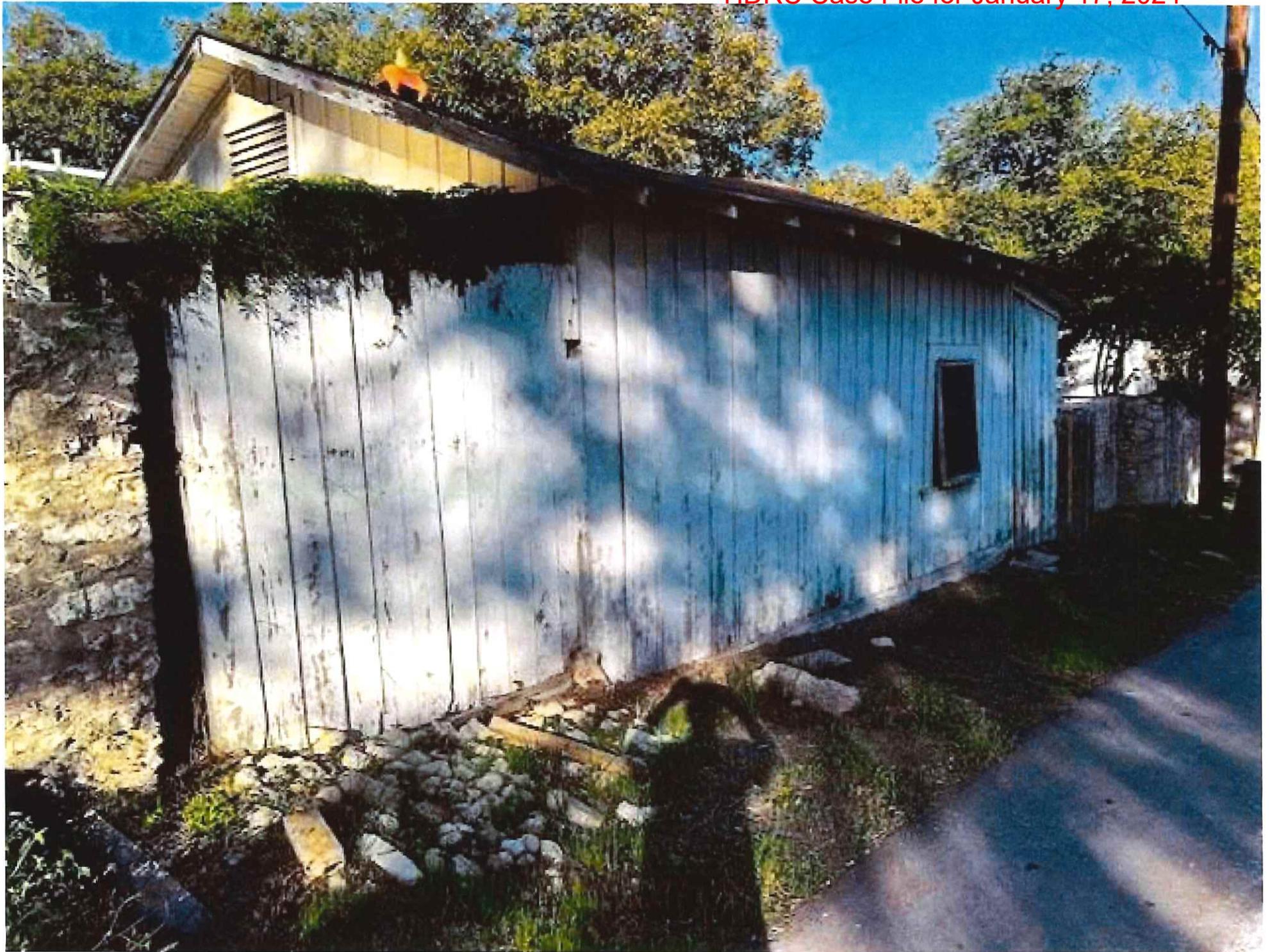
# LOSS OF SIGNIFICANCE

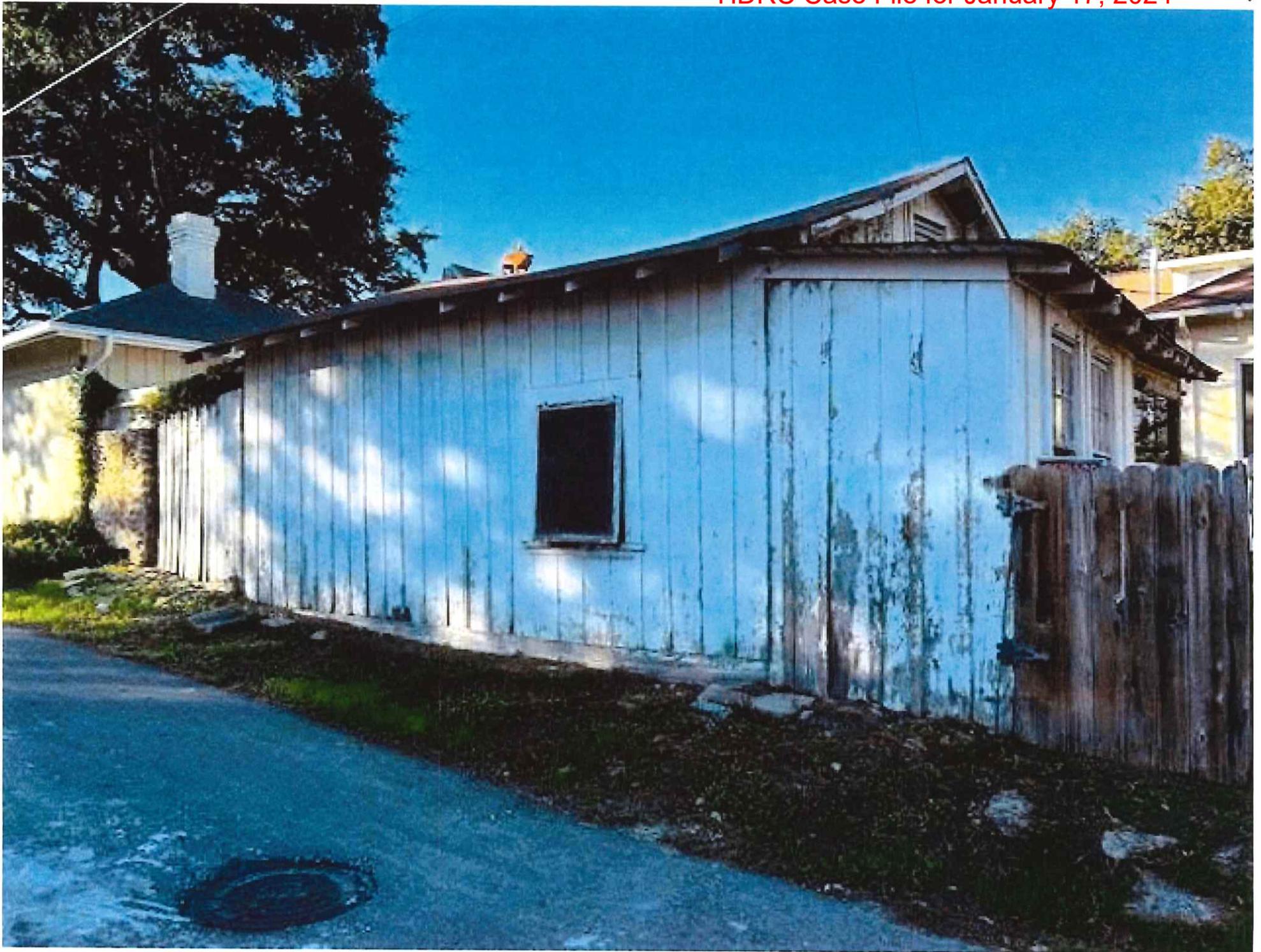
134 E. Mulberry  
Garage Building  
Exterior/Interior Photos

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



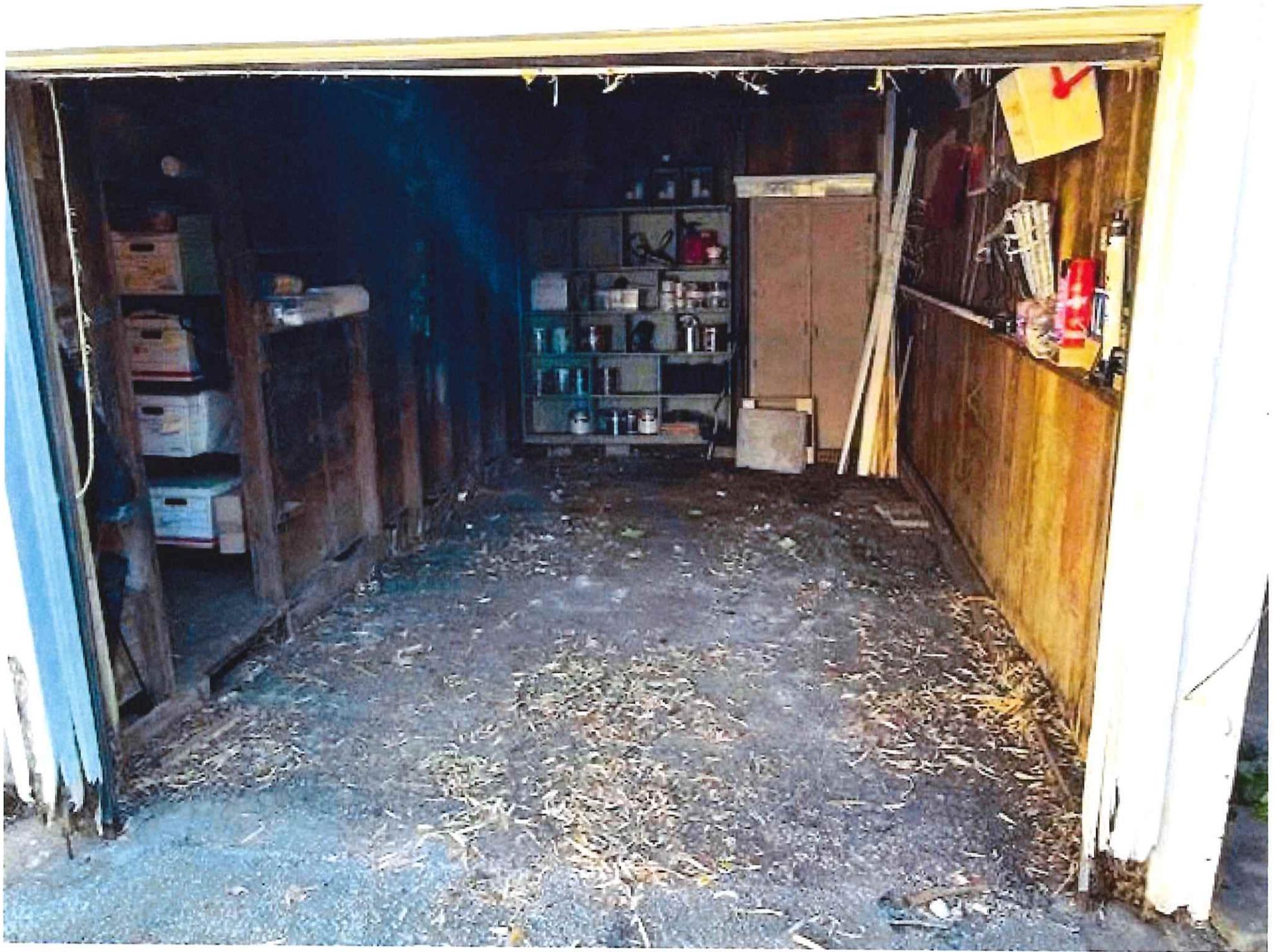


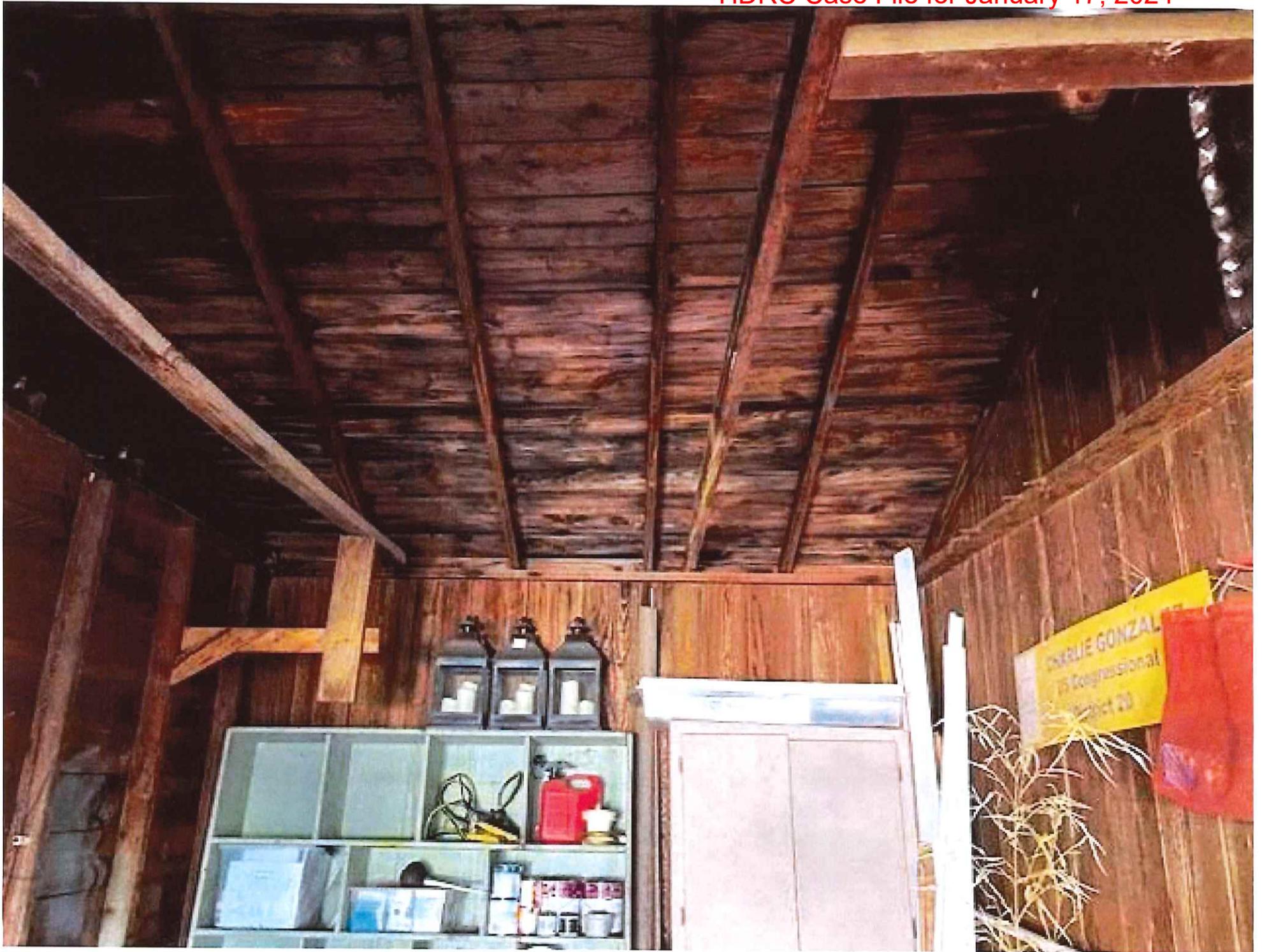








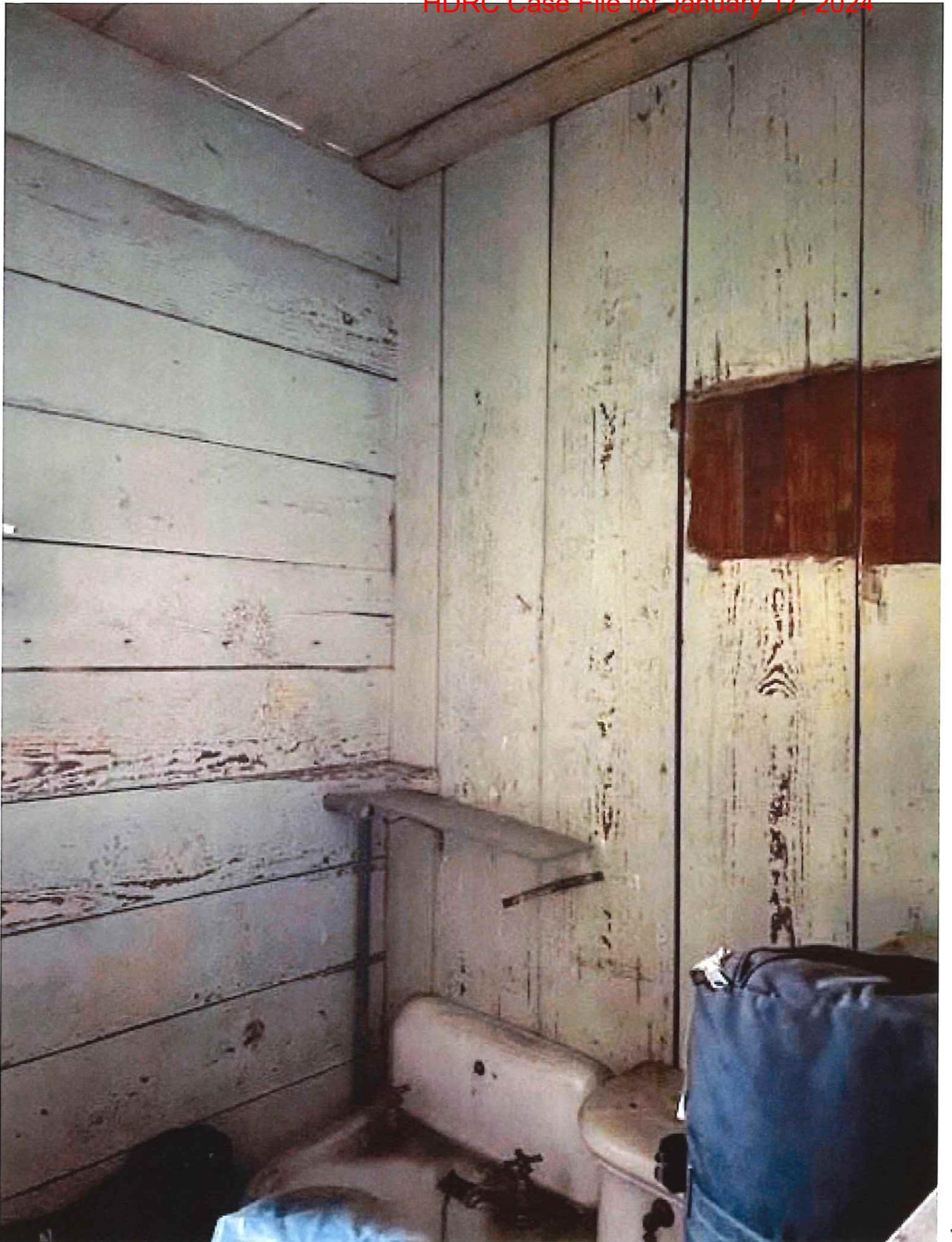


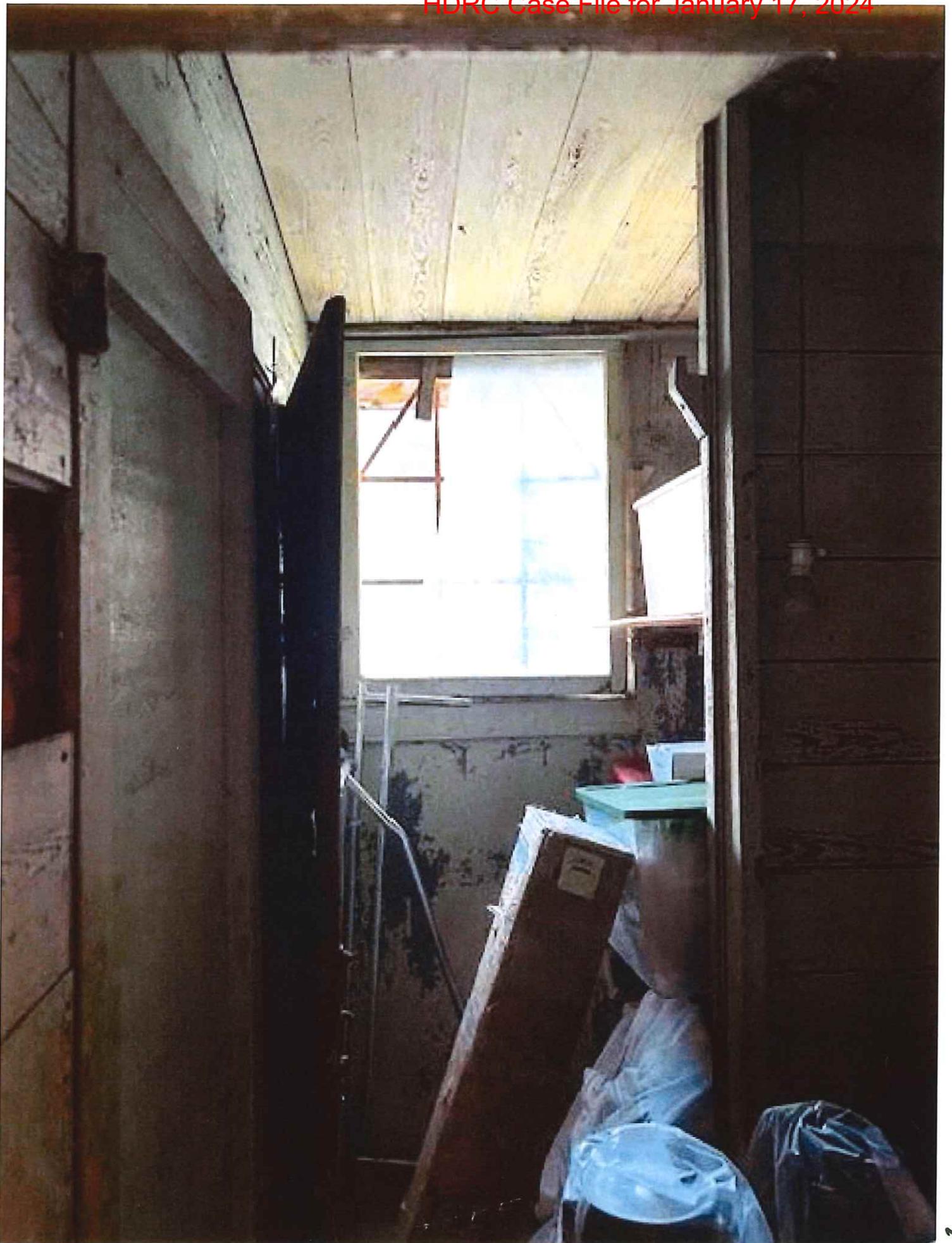












HDRC Case File for January 17, 2024



# Economic Of Hardship

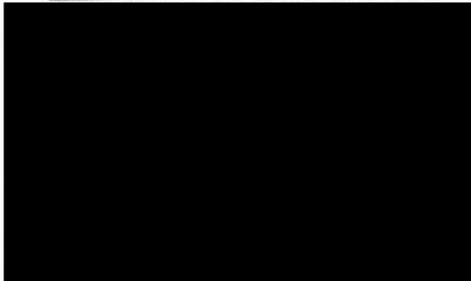
Your logo here

## Owner information

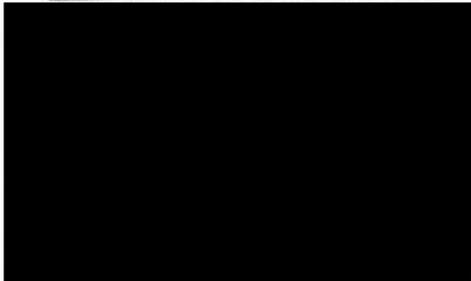
## Contractor information

Name Charlie Gonzales

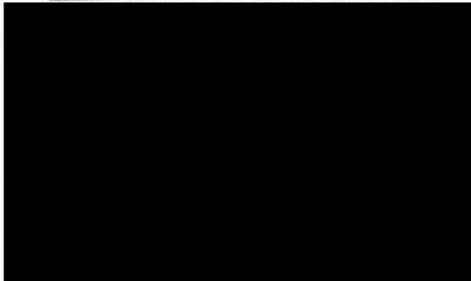
Company AE General Contracting

Address 

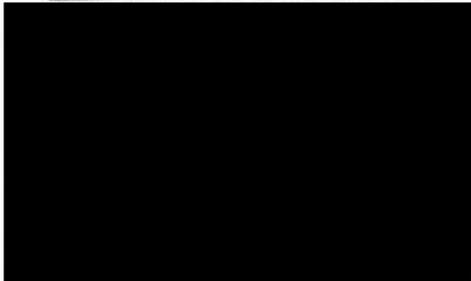
Name Alberto Encinia

City, State ZIP 

Address 

Phone 

City, State ZIP 

Email 

Phone 

Project name Economic of Hardship

Completion date 

## Scope of work

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

## Resolution

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

## Company proposal

# HDRC Case File for January 17, 2024

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

---

Submitted by A.E General Contracting

---

Date

## Owner acceptance

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

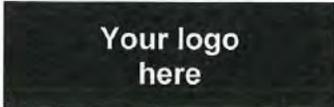
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Submitted by Charlie Gonzales

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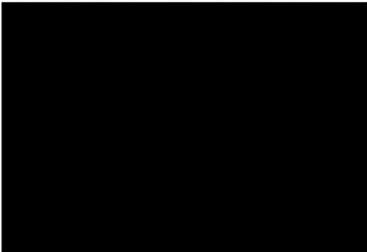
Date

# Economic Of Hardship



## Owner information

Name Charlie Gonzales

Address 

City, State ZIP \_\_\_\_\_

Phone \_\_\_\_\_

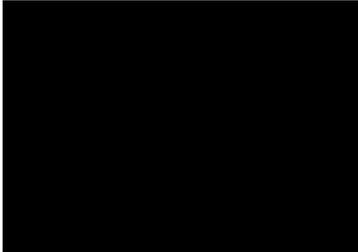
Email \_\_\_\_\_

Project name Economic of Hardship

## Contractor information

Company AE General Contracting

Name Alberto Encinia

Address 

City, State ZIP \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Completion date \_\_\_\_\_

## Scope of work

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

## Resolution

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

## Company proposal



Submitted by A.E General Contracting

Date \_\_\_\_\_

## Owner acceptance

**PROPOSED SITE PLAN  
WITH  
FOOTPRINT AND ELEVATIONS**

GRAPHIC SYMBOLS

**ELECTRICAL**

- LED STRIP LIGHTING
- SWITCH
- DIPPER SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLX OUTLET
- DUPLX OUTLET WITH GFCI
- FLOOR OUTLET
- CEILING OUTLET
- DUPLX OUTLET WITH SWITCH
- 220VOLT DUPLX
- DUPLX OUTLET BOUND TO NEIGH RELAYED
- WATERPROOF DUPLX
- JBOX DUPLX OUTLET
- TELEPHONE FLOOR OUTLET
- TELEPHONE FLOOR OUTLET

**PLUMBING**

- WATER HEATER
- WATER SOFTNER
- SHOWER HEAD
- HOSE BIB/Faucet
- COLD WATER TO REFR.
- HOT & COLD WATER
- FLOOR DRAIN
- GAS LINE
- GAS STOP (TIGHT) VALVE

**MISC.**

- SECURITY SYSTEM
- SMOKE DETECTOR
- YACUM CLEANER
- YACUM SYSTEM
- YACUM SYSTEM SWEEP OUTLET

TABLE OF CONTENTS

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

LEGAL DESCRIPTION

NOR 100, BLK 9, LOT 9

**SQUARE FOOTAGE TABULATIONS**

LIVING	210 SF
GARAGE	451 SF
<b>TOTAL COVERED AREA</b>	<b>661 SF</b>

PLAN NOTES

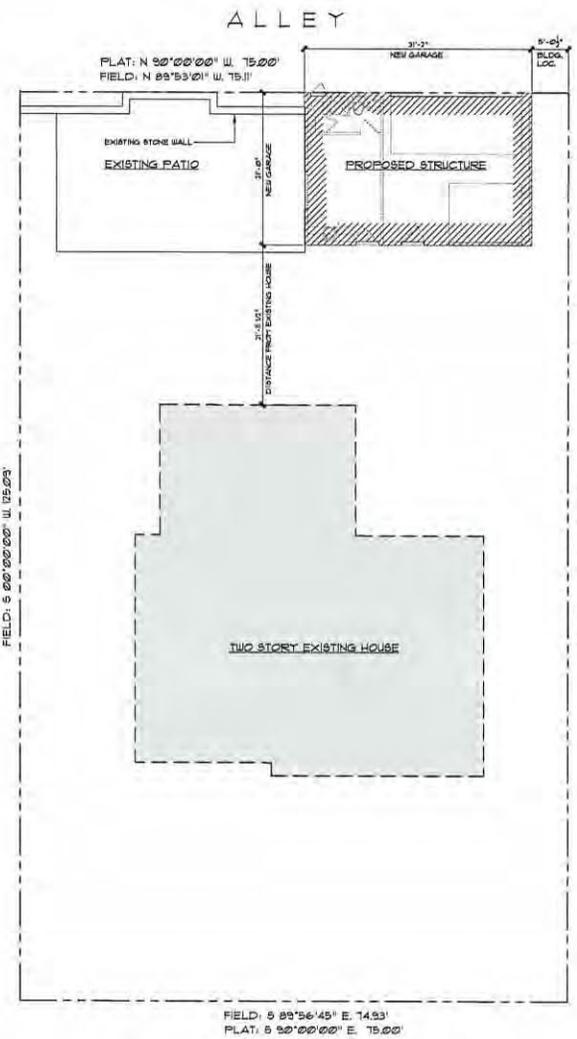
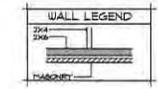
- SCALE: DO NOT SCALE DRAWINGS. THESE ARE CONCEPTUAL PLANS. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE DESIGNER OF RECORD PRIOR TO FABRICATION AND ERECTION.
- CODES: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL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

GENERAL NOTES:

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

NOTES:

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



Generated by REScheck-Web Software  
Compliance Certificate

**Project** 134 E. MULBERRY AVE.  
**Energy Code** 2023 IECC  
**Location** San Antonio, Texas  
**Construction Type** Single-Family  
**Project Type** New Construction  
**Conditioned Floor Area** 218 F2  
**Glass Area** 12%  
**Climate Zone** 2 (644 HDD)  
**Permit Date** 11/05/23  
**Permit Number** [blank]  
**Construction Site:** 134 E. MULBERRY AVE, SAN ANTONIO, TX 78212  
**Owner/Agent:** [blank]  
**Designer/Contractor:** [blank]

**Compliance:** Passes within UA Trade-Off  
 Compliance: 4.0% Better Than Code  
 Max. Energy Use: 38 (Max. Energy Use: 39)  
 Min. Energy Use: 36 (Min. Energy Use: 36)  
 Max. Energy Use: 38 (Max. Energy Use: 39)  
 Min. Energy Use: 36 (Min. Energy Use: 36)  
 Max. Energy Use: 38 (Max. Energy Use: 39)  
 Min. Energy Use: 36 (Min. Energy Use: 36)

**Envelope Assemblies**

Assembly	Area (sq. ft.)	U-Value	Req. U-Value	Prop. U-Value	Req. UA	Prop. UA	Req. UA	Prop. UA
Ceiling 1: Flat Ceiling or Slaton Truss	218	0.0	0.050	0.028	7	6		
Wall 1: Insul Frame, 10" o.c.	749	0.0	0.020	0.024	15	18		
Door 1: Glass SHGC 0.19	20	0.0	0.318	0.469	6	9		
Window 1: Metal Frame Double Pane with Low-E SHGC 0.19	25	0.0	0.318	0.469	8	10		
Floor 1: Slab-On-Grade Unheated (Insulation Depth: 0) Insulation position: No Insulation	84	0.0	0.730	0.730	0	0		

**Additional Efficiency Package(s)**

Required	Proposed	Description	Credits
1	1	Efficient HVAC Performance	1.0

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

**Compliance Statement:** The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2023 IECC requirements in REScheck Version: REScheck-Web and to comply with the necessary requirements listed in the REScheck Inspection Checklist.

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

**Project Notes:** HVAC SEER VALUE WILL BE 14

REScheck COMPLIANCE CERTIFICATE

2



1 SITE PLAN

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

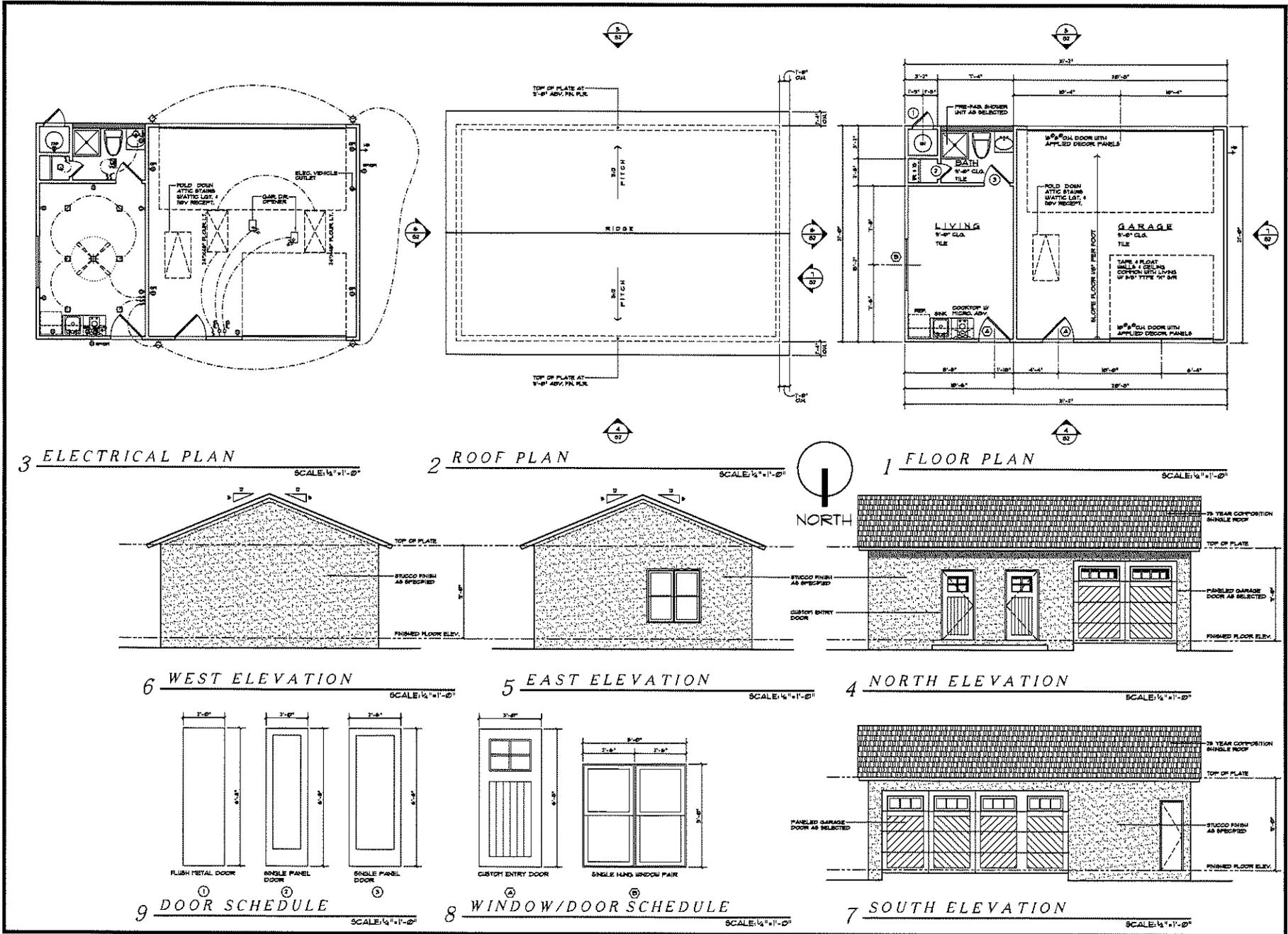
A NEW DETACHED GARAGE/ CASITA FOR  
 134 E. MULBERRY AVE.  
 SAN ANTONIO, TX 78212

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

DRAWN BY	RR
DATE	11-01-23
REVISIONS	BY

SHEET NUMBER

S1

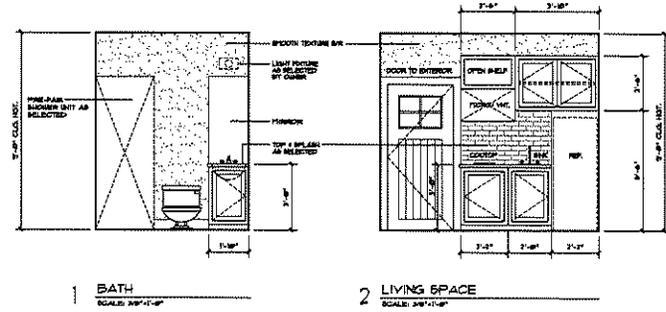


A NEW DETACHED GARAGE/CASITA FOR  
 134 E. MULBERRY AVE.  
 SAN ANTONIO, TX 78212

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

DRAWN BY	RR
DATE	8-07-23
REVISIONS	BY

SHEET NUMBER  
**S2**

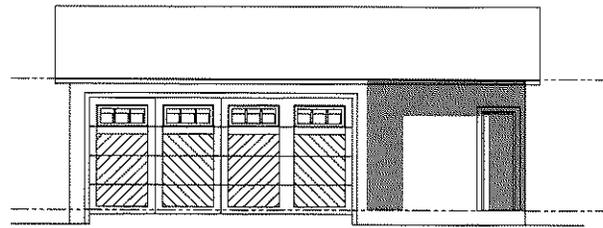


INTERIOR ELEVATIONS

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

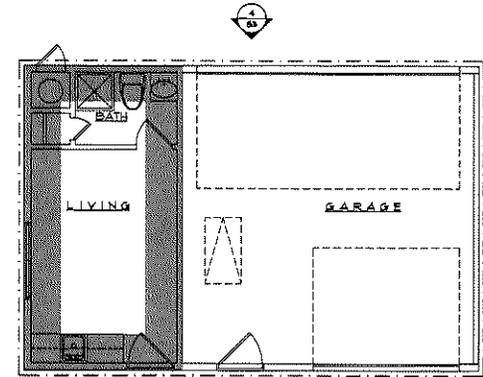
**THERMAL ENVELOPE LEGEND**

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



4 SOUTH ELEVATION THERMAL ENVELOPE LOCATION

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



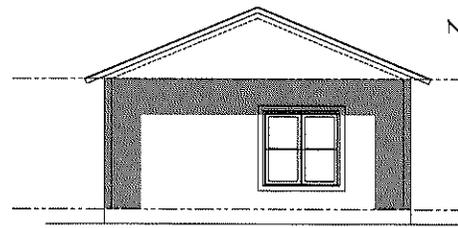
3 THERMAL ENVELOPE LOCATION FLOOR PLAN

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



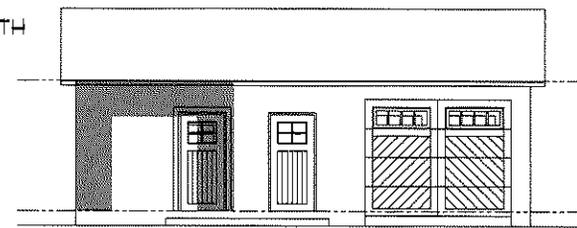
7 WEST ELEVATION THERMAL ENVELOPE LOCATION

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



6 EAST ELEVATION THERMAL ENVELOPE LOCATION

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



5 NORTH ELEVATION THERMAL ENVELOPE LOCATION

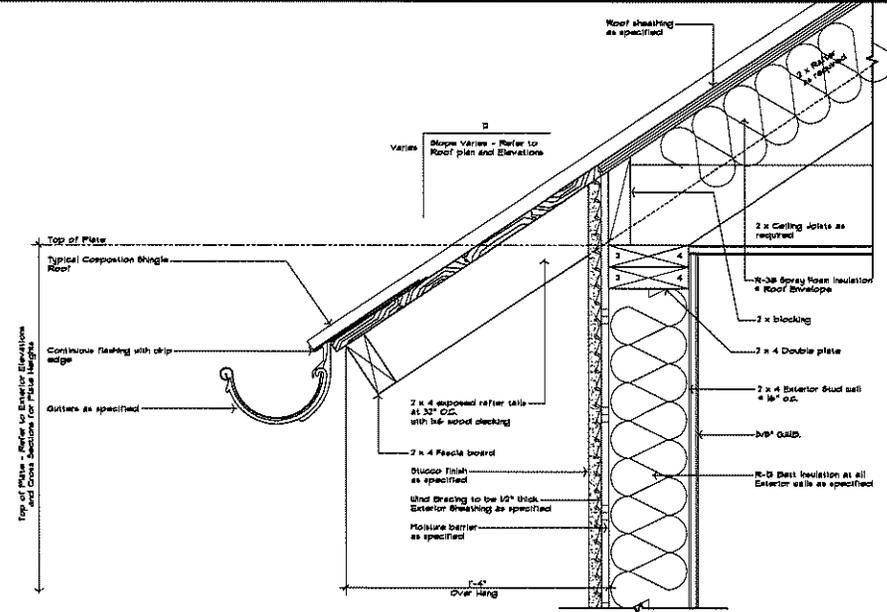
SCALE: 1/4" = 1'-0"

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

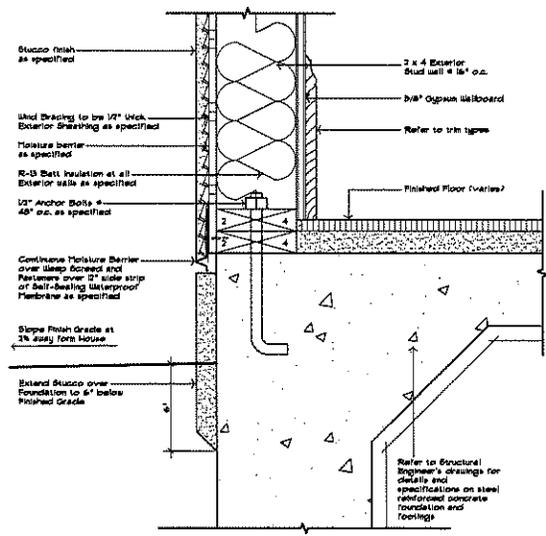
A.E. SECURE INVESTMENTS CORPORATION  
1729 S.W. 34 TH. ST.  
SAN ANTONIO, TX. 78237  
(210) 454-8756  
REG. BUILDER # 36960

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

SHEET NUMBER  
**S3**



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



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

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

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

DRAWN BY	
RR	
DATE	
5-07-23	
REVISION	BY

SHEET NUMBER  
**S4**

# Materials list

## A.E General Construction

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

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



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



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



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Texas