

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2022

HDRC CASE NO: 2022-394
ADDRESS: 1718 E HOUSTON ST
LEGAL DESCRIPTION: NCB 578 BLK A LOT 15
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Office of Historic Preservation
OWNER: SHORT HYRUM
TYPE OF WORK: Recommendation of repair to the Building Standards Board
APPLICATION RECEIVED: July 20, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders Claudia Espinosa
CASE MANAGER:
REQUEST:

The Office of Historic Preservation is requesting a recommendation of repair to the Building Standards Board (BSB) regarding the primary structure located at 1718 E Houston St.

The City's Code Enforcement Division has determined the primary structure at this address is in repairable condition and is recommending repair per Chapter 6-156.

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.

Sec. 35-615. - Prevention of Demolition by Neglect.

(a) Applicability. In keeping with the city's minimum housing standards, the owner, or other person having legal custody and control of a designated historic landmark or structure in a local historic district shall preserve the historic landmark or structure against decay and deterioration and shall keep it free from any of the following defects: (1) Parts which are improperly or inadequately attached so that they may fall and injure persons or property; (2) Deteriorated or inadequate foundation; (3) Defective or deteriorated floor supports, or floor supports that are insufficient to carry the loads imposed safely; (4) Walls, partitions, or other vertical supports that split, lean, list, or buckle due to defect or deterioration or are insufficient to carry the loads imposed safely; (5) Ceilings, roofs, ceiling or roof supports, or other horizontal members which sag, split, or buckle due to defect or deterioration or are insufficient to support the loads imposed safely. (6) Fireplaces and chimneys which list, bulge, or settle due to defect or deterioration or are of insufficient size or strength to carry the loads imposed safely; (7) Deteriorated, crumbling, or loose exterior stucco or mortar, rock, brick, or siding; (8) Broken, missing, or rotted roofing materials or roof components, window glass, sashes, or frames, or exterior doors or

door frames: or (9) Any fault, defect, or condition in the structure which renders it Structurally unsafe or not properly watertight.

(b) Compliance. The owner or other person having legal custody and control of a designated historic landmark or structure in a local historic district shall, in keeping with the city's minimum housing standards, repair the landmark or structure if it is found to have any of the defects listed in subsection (a) of this section. In addition, the owner or other person having legal custody and control of a historic landmark or a building, object, site, or structure located in a historic district shall keep all property, including vacant property, clear of all weeds, fallen trees or limbs, debris, abandoned vehicles, and all other refuse as specified under the city's minimum housing codes and ordinance.

(c) Enforcement.

(1) The historic preservation officer and the historic and design review commission are authorized to work with a property owner to encourage maintenance and stabilization of the structure and identify resources available before taking enforcement action under this section.

(2) The historic and design review commission, on its own initiative, or the historic preservation officer may file a petition with code compliance requesting that the city proceed under the public safety and housing ordinance to require correction of defects or repairs to any structure covered by subsection (a) above so that such structure shall be preserved and protected in accordance with the purposes of this article and the public safety and housing ordinance.

(3) Penalties.

(i) A person may not violate a requirement of this article. Pursuant to Section 214.0015 (Additional Authority Regarding Substandard Buildings) of the Texas Local Government Code, a person who violates a requirement of this article commits a civil offense, and is civilly liable to the City of San Antonio in an amount not to exceed one thousand dollars (\$1,000.00) per day for each violation or an amount not to exceed ten dollars (\$10.00) per day for each violation if the property is the owner's lawful homestead. The City of San Antonio may by order assess and recover any such civil penalties against a property owner at the time of an administrative hearing regarding the violations provided the property owner was notified of the requirements of the ordinance and the owner's need to comply with the requirements and, after notification, the property owner committed an act in violation of the ordinance or failed to take an action necessary for compliance with the ordinance. The city clerk shall file with the district clerk of Bexar County a certified copy of any order issued under this subsection stating the amount and duration of the penalty. Any monies collected shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation, or acquisition of local historic resources.

(ii) A person who violates this article commits an offense. An offense under this article is a class C misdemeanor punishable as provided in the municipal ordinances of San Antonio.

(iii) An action to enforce the requirements of this article may include injunctive relief and may be joined with enforcement of all applicable city codes. (iv) If any building, object, site or structure covered by this subdivision shall have to be demolished as a public safety hazard and the owner thereof shall have received two (2) or more notices from the director of code compliance of building neglect in violation of this and other city ordinances, no application for a permit for a project on the property may be considered for a period of five (5) years from the date of demolition of the structure. Additionally, no permit for a curb cut needed for the operation of surface parking lot shall be granted by a city office during this period, nor shall a parking lot for vehicles be operated whether for remuneration or not on the site for a period of five (5) years from and after the date of such demolition.

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

i. Inspections—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.

ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.

iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.

iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.

v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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 building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

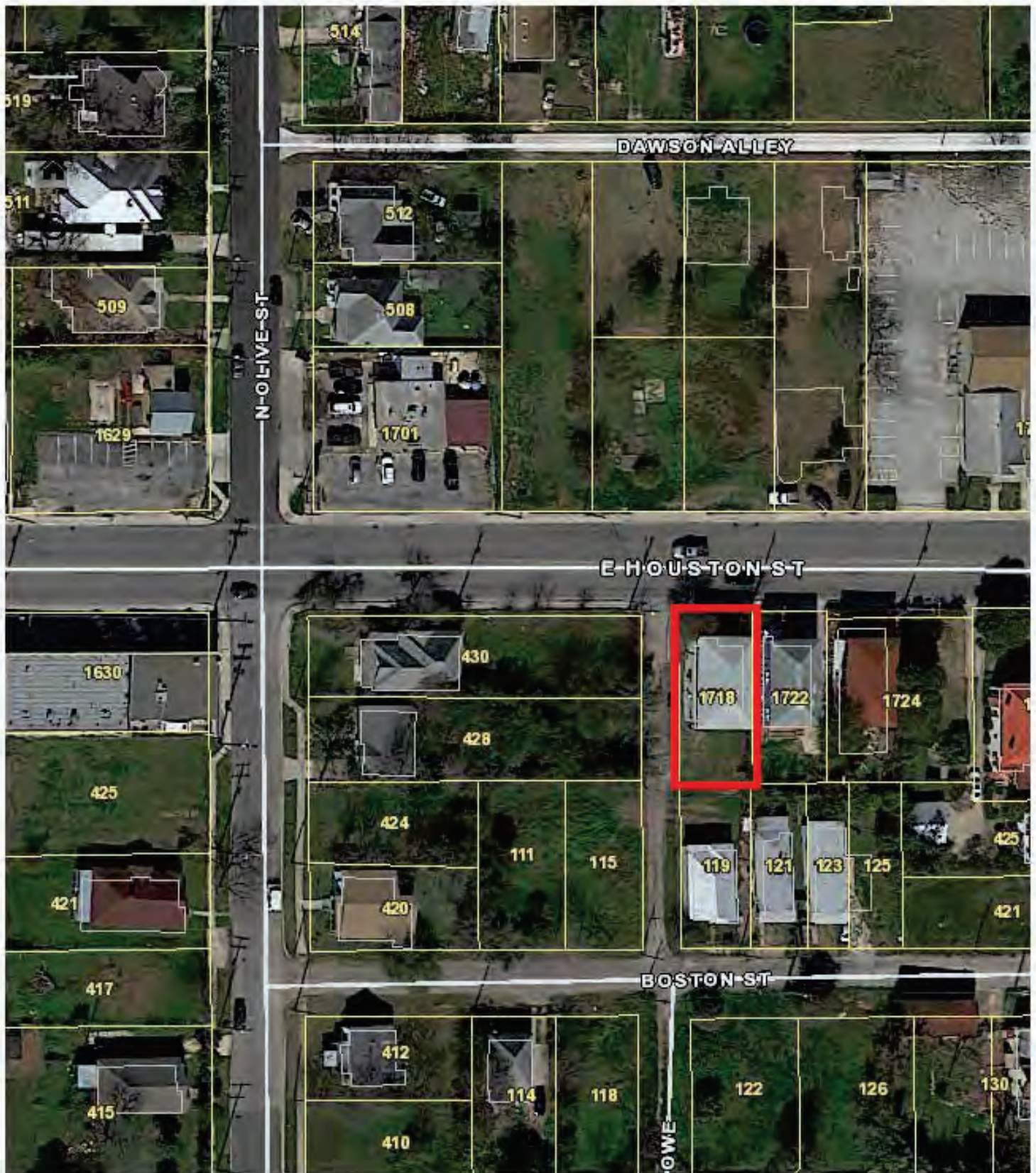
FINDINGS:

- a. The primary structure located at 1718 E. Houston is a contributing property within the Dignowity Hill Historic District. It is a 2-story residential structure constructed ca. 1929 and features wood-lap siding, one-over-one wood windows, and a pyramidal roof. The structure appears on the 1951 Sanborn with the same foot print, front and rear porches.
- b. The City's Code Enforcement Division has inspected the property and determined it to be eligible for repair. The City's Code Enforcement Division has noted disrepair to the asphalt shingle roof, foundation deterioration, and deterioration with walls.
- c. The Historic Design Guidelines for Exterior Maintenance and Alterations note that historic exterior elements should be preserved where they remain or replaced or reconstructed in-kind. When new materials are needed, they should match the existing materials in color, configuration, durability, and texture. The repair and in-kind replacement of wood siding, wood trim, wooden porch elements, and roofing elements is eligible for administrative approval. The repair and reconstruction of original wood windows is also eligible for administrative approval.

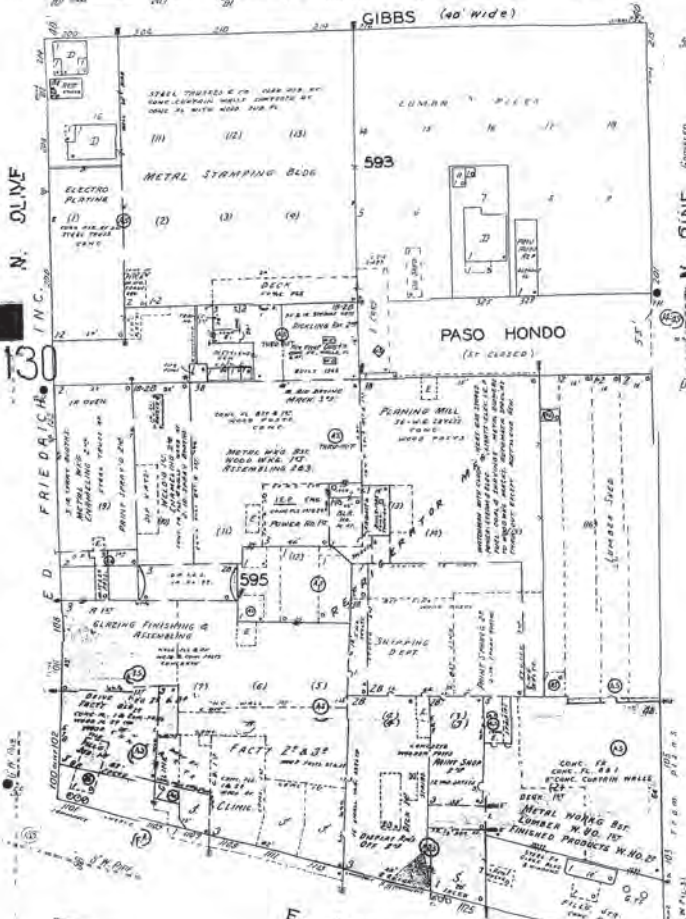
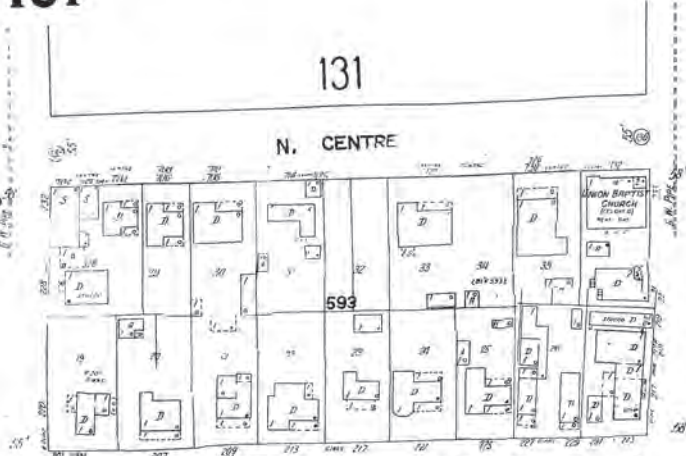
RECOMMENDATION:

Staff recommends repair of the existing historic structure based on findings a through c. A Certificate of Appropriateness for in-kind repair of this structure is eligible for administrative approval.

One Stop Map



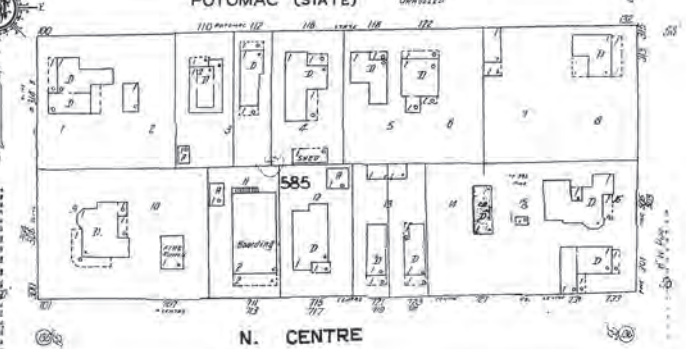
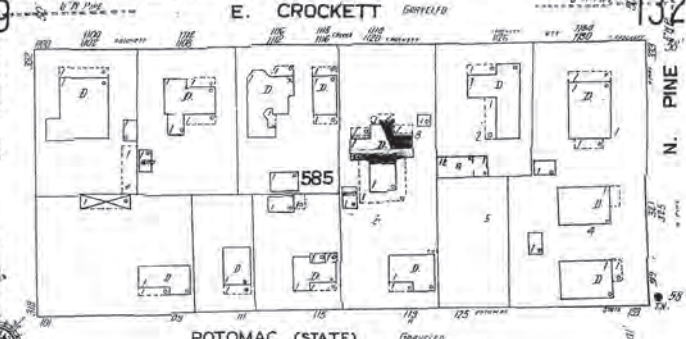
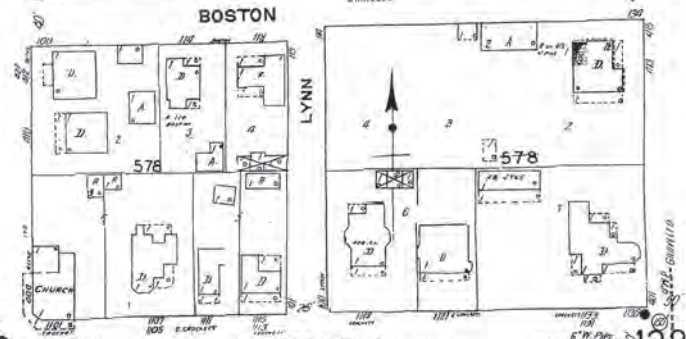
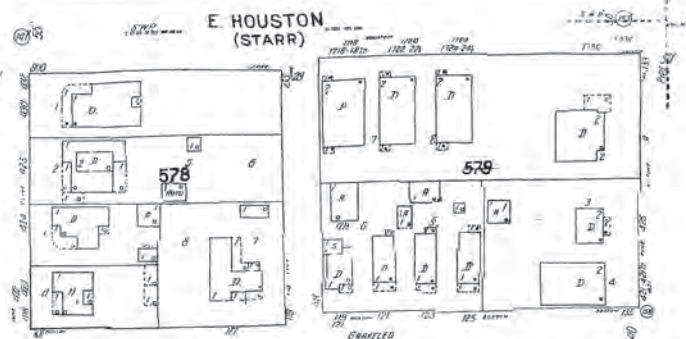
131



SEE VOLUME THREE

Scale of Feet.

134



131



20

E HOUSTON

03/09/2021 13:15



Property of
City of San Antonio

03/09/2021 13:13



03/09/2021 13:13



03/09/2021 13:13



03/09/2021 13:15



03/09/2021 13:15

WARRANT LOG

ADMINISTRATIVE SEARCH WARRANT AFFIDAVIT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned authority, a Magistrate of the Municipal Court, San Antonio, Bexar County, Texas, on this day personally appeared Elisa Valdez, from Development Services Department for the City of San Antonio, who being by me duly sworn, did depose and state:

"My name is Elisa Valdez, I am a Dangerous Premises Officer certified by the State of Texas Department of Licensing and Regulations as a Code Enforcement Officer for the City of San Antonio, Texas. I am over the age of twenty-one (21), of sound mind and capable of making this affidavit. I have good reason to believe and do believe that serious violations of the City Health and Safety Codes are occurring at the premises at 1718 E. Houston St, NCB 578 BLK A LOT 15, San Antonio, Texas. The address of the structure is 1718 E. Houston St, which is located within the city limits of the City of San Antonio, Texas. The owner of record per the Bexar County Appraisal District is Short Hyrum.

On May 24, 2021, I personally observed the surroundings of the structure to reflect the following: The two-story commercial structure with about 4 or more home units. Structures have been described to be in deplorable condition due to long term deterioration and other contributing factors. Several San Antonio Property Maintenance Code violations notices have been issued to include electrical, water leaks, and other structural concerns. The asphalt shingle roof has water damage. Structure lacks weather protection allowing elements to damage all wooden members and the overall structure. Property is known as a place where illegal activity is highly reported. Interior has previously been recorded as being in an unsanitary condition. Exterior walls have holes where vagrants have damage structure to enter and congregate. A notice was mailed to property owner on March 09, 2021 by certified receipt request, due to property being in violation to make the required repairs; and bring property into compliance as per Chapter 6 of the city code.

Furthermore, access to the exterior and interior is required to make an accurate assessment of all structures in property. This property is a concern and potential hazard to health, safety, life and property.

For the foregoing reasons, an Administrative Search Warrant is hereby requested to be issued authorizing a Texas Peace Officer and required City staff to enter the above described premises to inspect for health hazards and/or unsafe building conditions pursuant to the authority granted in Section 18.05 of the Texas Code of Criminal Procedure.

Elisa Valdez
Elisa Valdez # 9084

SUBSCRIBED AND SWORN BEFORE ME this 25th day of may 2021



Michael Ramos
MAGISTRATE, MUNICIPAL COURT
SAN ANTONIO, BEXAR COUNTY, TEXAS

Michael Ramos

05/26/2021 10:04



05/26/2021 10:04



05/26/2021 10:04



05/26/2021 10:04



05/26/2021 10:05



05/26/2021 10:05



05/26/2021 10:06



05/26/2021 10:07



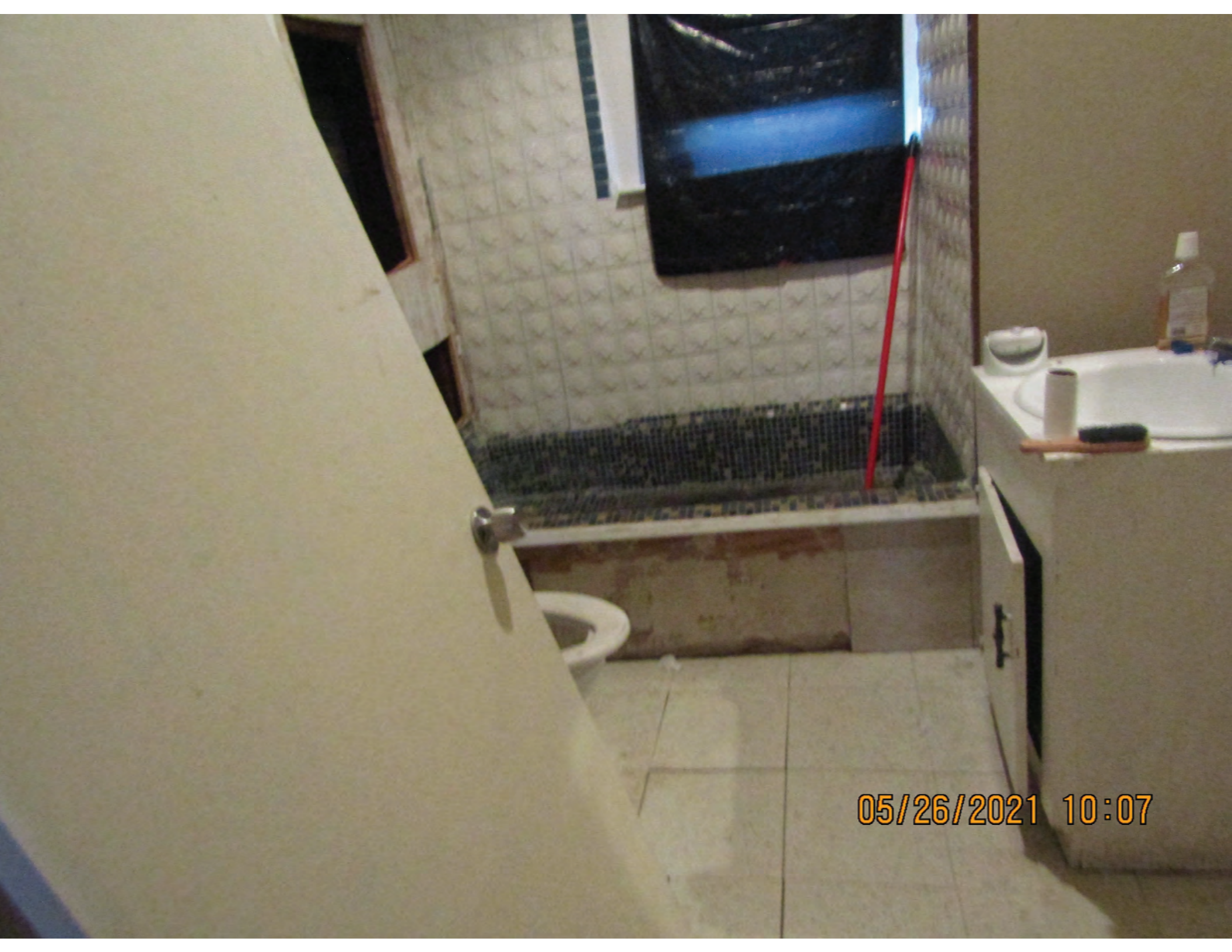
05/26/2021 10:07



05/26/2021 10:07



05/26/2021 10:07



05/26/2021 10:07



05/26/2021 10:07



05/26/2021 10:07



05/26/2021 10:08

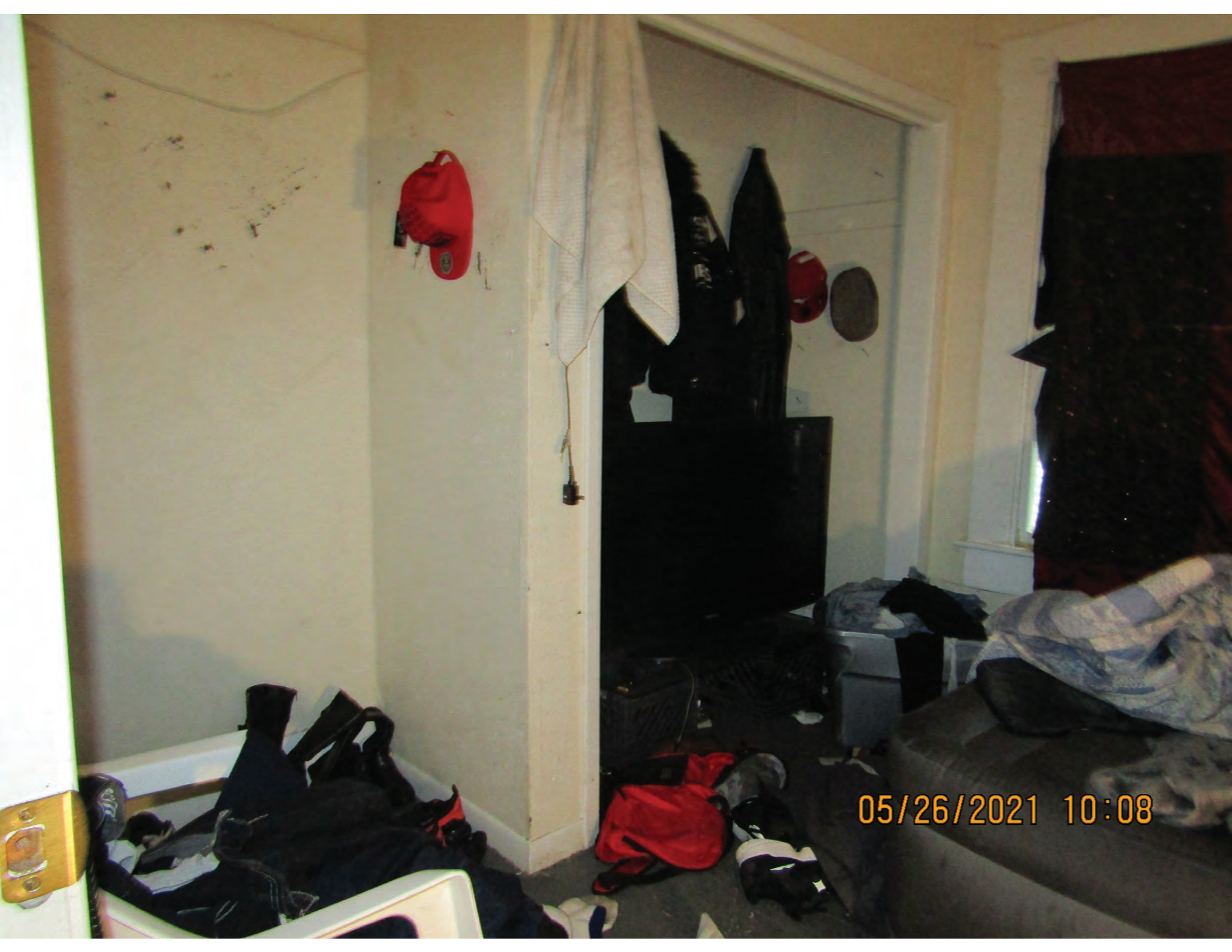


05/26/2021 10:08





05/26/2021 10:08



05/26/2021 10:08



05/26/2021 10:08



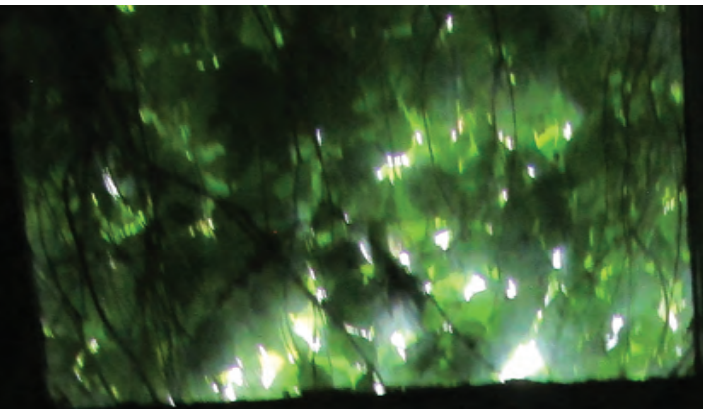
05/26/2021 10:08



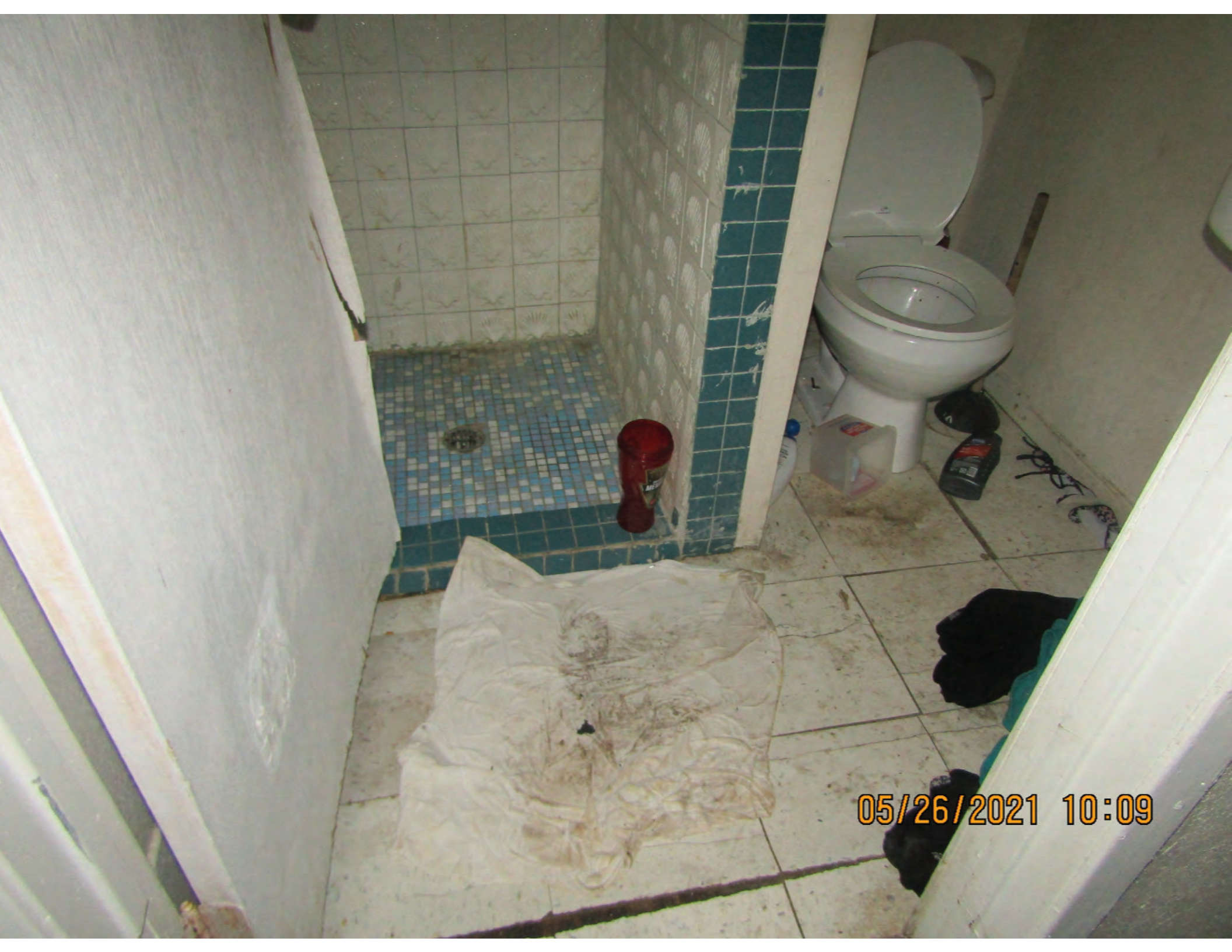
05/26/2021 10:09



05/26/2021 10:09



05/26/2021 10:09



05/26/2021 10:09



05/26/2021 10:10



05/26/2021 10:10



05/26/2021 10:10

WARRANT LOG

ADMINISTRATIVE SEARCH WARRANT AFFIDAVIT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, the undersigned authority, a Magistrate of the Municipal Court, San Antonio, Bexar County, Texas, on this day personally appeared Elisa Valdez, from Development Services Department for the City of San Antonio, who being by me duly sworn, did depose and state:

"My name is Elisa Valdez, I am a Departmental Officer certified by the State of Texas, Department of Licensing and Regulation, as a Code Enforcement Officer for the City of San Antonio, Texas. I am over the age of twenty-one (21), of sound mind and capable of making this affidavit. I have good reason to believe and do believe that serious violations of the City Health and Safety Codes are occurring at the premises at 1718 E. Houston St, NCS 578 BUX A LOT 15, San Antonio, Texas. The address of the structure is 1718 E. Houston St which is located within the city limits of the City of San Antonio, Texas. The owner of record per the Bexar County Appraisal District is Shirley Hume.

On May 24, 2021, I personally observed the surroundings of the structure to reflect the following: The two-story commercial structure with about 4 or 5 room units. Structures have been described to be in deplorable condition due to long term deterioration and other contributing factors. Several San Antonio Property Maintenance Code violations have been issued to include electrical, water leaks, and other structural concerns. The asphalt single roof has water damage. Structure lacks weather protection allowing elements to damage all wooden trusses and the overall structure. Property is known as a place where illegal activity is highly reported. Interior has previously been recorded as being in an unsanitary condition. Exterior walls have holes where vapors have damage structure to enter and congregate. A notice was mailed to property owner on March 09, 2021 by certified receipt request, due to property being in violation to make the required repairs, and bring property into compliance as per Chapter 6 of the city code.

Furthermore, access to the exterior and interior is required to make an accurate assessment of all structures on property. This property is a concern and potential hazard to health, safety, life and property.

For the foregoing reasons, an Administrative Search Warrant is hereby requested to be issued authorizing a Texas Peace Officer and request City staff to enter the above described premises to inspect for health hazards and/or unsafe building conditions pursuant to the authority granted in Section 18.05 of the Texas Code of Criminal Procedure.

Elisa Valdez
Elisa Valdez #9084

25th day of May 2021

CLERK OF THE COURT AND A NOTARY PUBLIC



MAGISTRATE, MUNICIPAL COURT
SAN ANTONIO, BEXAR COUNTY, TEXAS

Michael Ramos

05/26/2021 10:12



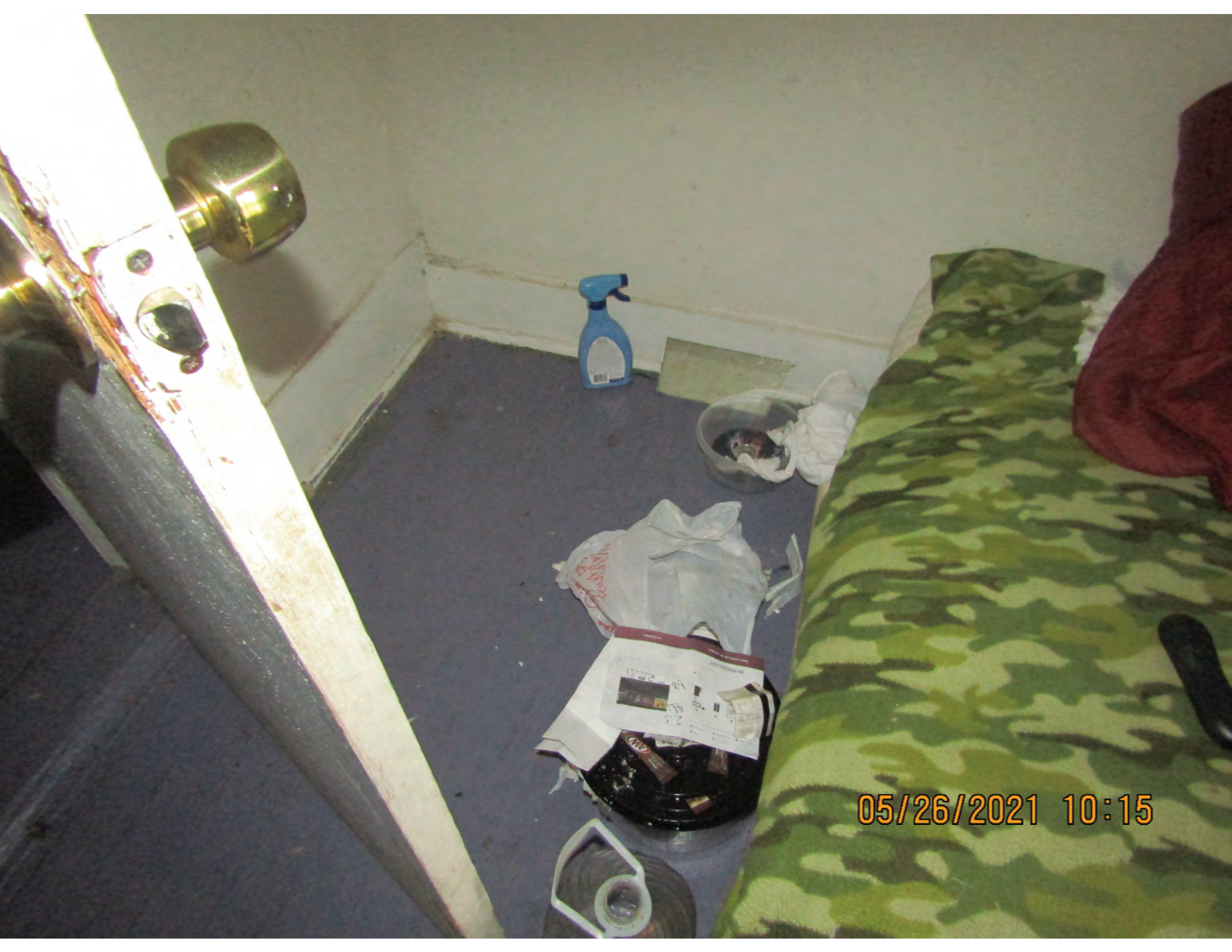
05/26/2021 10:13



05/26/2021 10:13



05/26/2021 10:13



05/26/2021 10:15



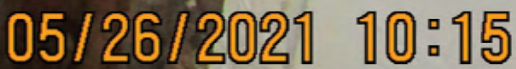
05/26/2021 10:15

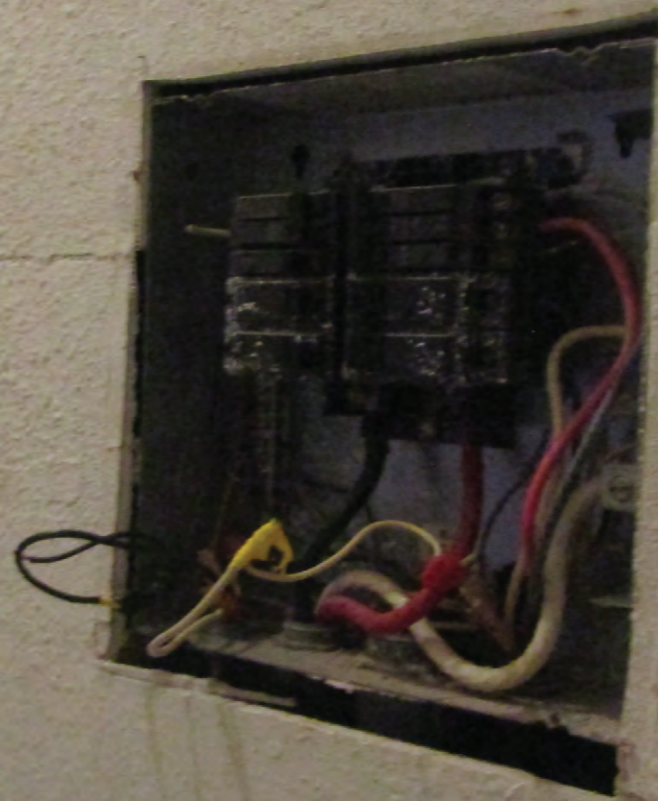


05/26/2021 10:15



05/26/2021 10:15





05/26/2021 10:15



05/26/2021 10:15



05/26/2021 10:16



05/26/2021 10:16



05/26/2021 10:16



05/26/2021 10:16



05/26/2021 10:16



05/26/2021 10:16



05/26/2021 10:16



05/26/2021 10:17



17

05/26/2021 10:17



1

1

05/26/2021 10:17



05/26/2021 10:18



05/26/2021 10:18



1718 E. HOUSTON

H.M APT. 1 T. 2 3

05/26/2021 10:18



05/26/2021 10:19



DANGER / PELIGRO
Hazard of Electrical Shock or Burn
Do Not Touch or Remove Cover
Without Proper Training and Tools
Properly Grounded and Bonded

FOCUS AXR-SD
POW 25 0.200 240V 2W R05 TA-20 KH 7.2
CPS ENERGY 8 135 450
156 050 875
Landis+Gyr

WARNING / ADVERTENCIA
CITY PUBLIC SERVICE
Do not touch or remove cover
without proper training and tools.
Properly grounded and bonded.

DANGER / PELIGRO
Hazard of Electrical Shock or Burn
Do Not Touch or Remove Cover
Without Proper Training and Tools
Properly Grounded and Bonded

FOCUS AXR-SD
POW 25 0.200 240V 2W R05 TA-20 KH 7.2
CPS ENERGY 6 379 004
135 265 815
Landis+Gyr

WARNING / ADVERTENCIA
CITY PUBLIC SERVICE
Do not touch or remove cover
without proper training and tools.
Properly grounded and bonded.

H.M.

05/26/2021 10:19

E. HOUSTON



ADVERTENCIA
PUBLIC SERVICE

05/26/2021 10:19



05/26/2021 10:19



HAZARD / PELIGRO
HAZARD OF ELECTRICAL SHOCK (OR BURN)
DO NOT TOUCH EXPOSED PARTS
PELIGRO DE DESCARGA ELÉCTRICA (O QUEMURAS)
NO TOQUE PARTES EXPOSIDAS
NO TOQUE PARTES EXPOSIDAS

Silver Spring Networks
M2500-5 Series
FCC ID: T5UJL6M216

000

FOCUS AXR-SD
FORM 25 CL200 240V 3W 60Hz TA-30 Kh 3.2
CPS ENERGY 8 135 450

156 050 875
Landis + Gyr

WARNING / ADVERTENCIA
CITY PUBLIC SERVICE
RIGHT OF WAY: NO
ELECTRIC, GAS, OR WATER
LINES UNDER THIS LINE
VIOLATIONS WILL BE PROSECUTED

EL FOCO O ALTERNADOR
DE LOS SERVIDORES DE
CPS DE LA CIUDAD DE
LOS ANGELES
PROHIBIDO TOCAR
CON EL FOCO
DE LA CIUDAD

05/26/2021 10:19





05/26/2021 10:20



05/26/2021 10:20



05/26/2021 10:20



05/26/2021 10:20



05/26/2021 10:21



05/26/2021 10:21



05/26/2021 10:22



05/26/2021 10:22



05/26/2021 10:22



05/26/2021 10:22



05/26/2021 10:22



05/26/2021 10:23



05/26/2021 10:23

05/26/2021 10:28



05/26/2021 10:28



05/26/2021 10:28



05/26/2021 10:28



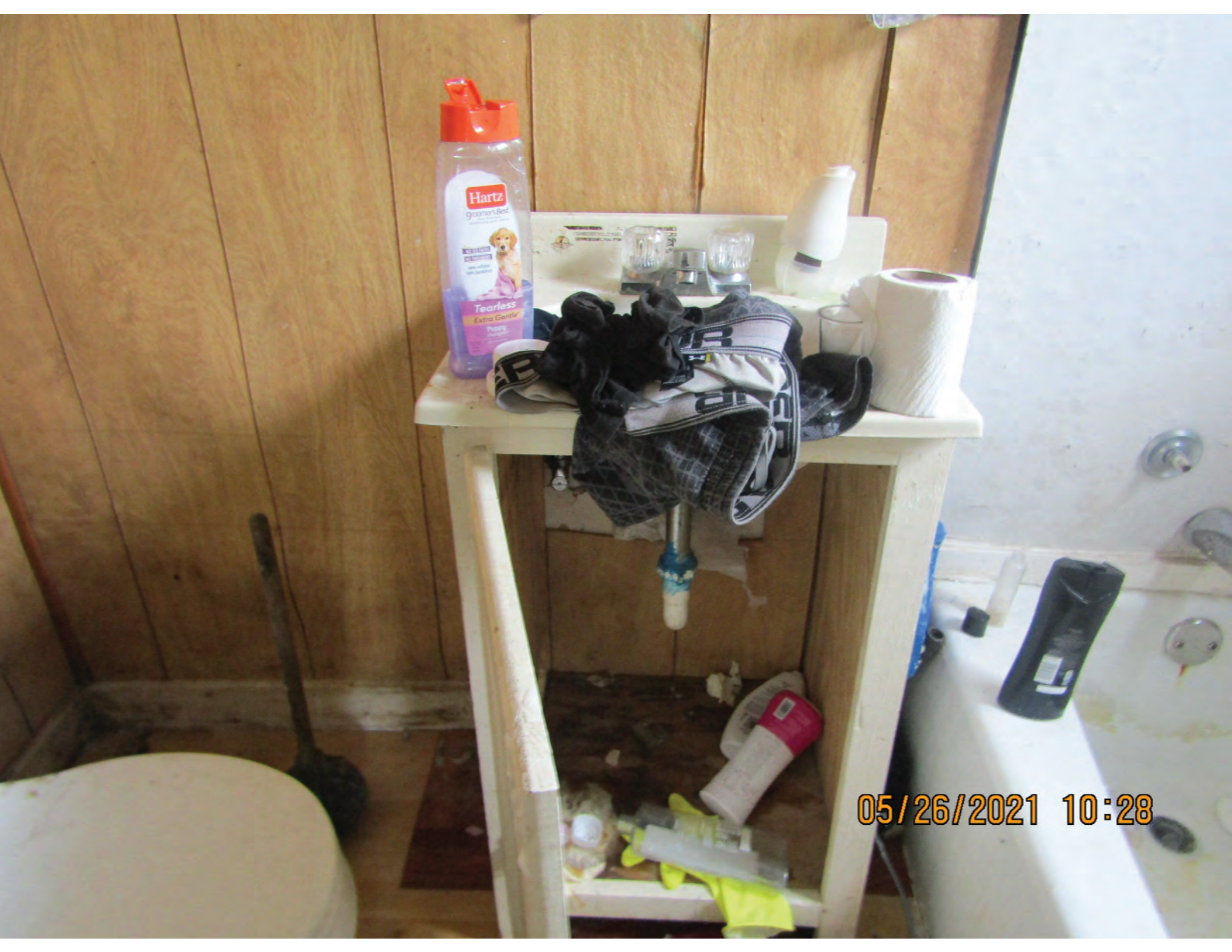
05/26/2021 10:28



05/26/2021 10:28



05/26/2021 10:28



Hartz
Groomer's Best
Tearless
Extra Gentle
Puppy
Shampoo

05/26/2021 10:28



05/26/2021 10:29



05/26/2021 10:29



05/26/2021 10:29



05/26/2021 10:29



05/26/2021 10:29



05/26/2021 10:29



05/26/2021 10:29



05/26/2021 10:29



05/26/2021 10:29



05/26/2021 10:29



05/26/2021 10:29



05/26/2021 10:30



05/26/2021 10:30



05/26/2021 10:30



05/26/2021 10:31



05/26/2021 10:31



05/26/2021 10:31



05/26/2021 10:31



05/26/2021 10:31



05/26/2021 10:33



05/26/2021 10:33



05/26/2021 10:33



05/26/2021 10:34



Auto Stamper



1688

06/03/21 05:03 PM

21.19571° N, 72.8084° E



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
 P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



NOTICE TO VACATE/UTILITY DISCONNECT

Short, Hyrum
 P.O. Box 410015
 Big Water, UT 84741-2015

June 1, 2021

Regarding: 1718 E. Houston St (NCB 578 BLK A LOT 15)

Dear Owner/Occupant(s):

The Development Services Department is responsible for enforcing health and safety provisions relating to properties and structures within the City of San Antonio.

On May 26, 2021, an inspection was conducted at the above-referenced property. During the inspection, various violations were found to be unsafe by the code official. These hazards violate the San Antonio Property Maintenance Code (SAPMC) Section 604.3 Electrical System Hazards: Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. There are major electrical violations such as exposed wires, broken or missing outlet covers, broken or missing light fixtures, unpermitted installation and physical signs of overloads. The electrical concerns listed above also refer to SAPMC Section 605.1 Installation: requires all electrical equipment, wiring and appliances should all be properly installed and maintained in a safe and approved manner. As per San Antonio Property Maintenance Code (SAPMC) 601.2 a person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of these chapters. As verified these are no active accounts for utilities to this structure. SAPMC Section 505.3 Supply was also in violation: The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks.

In addition, the above listed property was found to be in violation of San Antonio Property Maintenance Code (SAPMC) Section 308.3 which requires the interior and exterior of all premises to be free from accumulation of rubbish and requires all trash to be disposed in a sanitary manner.

These hazards violate San Antonio Property Maintenance (SAPMC) Section 108.1.3 Structure Unfit for Occupancy: the property is determined by the code official to be a threat to the public health, safety or welfare. The structure has been determined to be unsanitary, vermin infested and contains filth. The property shall be vacated, and electrical services remain disconnected as ordered by the code official. Failure to vacate as ordered by the code official is a violation of the San Antonio Property Maintenance (SAPMC). Because of these significant health and safety violations, all structures must be vacated **within 72 hours after posting of this notice**. Failure to vacate as ordered by the code official is punishable by fine upon conviction of up to \$2,000 per violation. Each day a violation is permitted to exist shall constitute a separate offense. **Furthermore, as authorized under SAPMC Section 108.2.1 Authority to Disconnect Service Utilities: all utilities will be disconnected from the property.**

Should you have any questions about this Notice to Vacate, please contact Dangerous Premises Officer Elisa Valdez at (210) 416-5802 or Code Enforcement Supervisor Arturo Arredondo at (210) 218-7474.

Failure to comply with this order may result in further legal recourse as prescribed by law.

Amin Tohmaz
 Amin Tohmaz, PE, CBO
 Deputy Director
 Development Services Department



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



NOTICE TO VACATE/UTILITY DISCONNECT

June 1, 2021

Short, Hyrum
P.O. Box 410015
Big Water, UT 84741-2015

Regarding: 1718 E. Houston St (NCB 578 BLK A LOT 15)

Dear Owner/Occupant(s):

The Development Services Department is responsible for enforcing health and safety provisions relating to properties and structures within the City of San Antonio.

On May 26, 2021, an inspection was conducted at the above-referenced property. During the inspection, various violations were found to be unsafe by the code official. These hazards violate the San Antonio Property Maintenance Code (SAPMC) Section 604.3 Electrical System Hazards: Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. There are major electrical violations such as exposed wires, broken or missing outlet covers, broken or missing light fixtures, unpermitted installation and physical signs of overloads. The electrical concerns listed above also refer to SAPMC Section 605.1 Installation: requires all electrical equipment, wiring and appliances should all be properly installed and maintained in a safe and approved manner. As per San Antonio Property Maintenance Code (SAPMC) 601.2 a person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of these chapters. As verified these are no active accounts for utilities to this structure. SAPMC Section 505.3 Supply was also in violation: The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks.

In addition, the above listed property was found to be in violation of San Antonio Property Maintenance Code (SAPMC) Section 308.3 which requires the interior and exterior of all premises to be free from accumulation of rubbish and requires all trash to be disposed in a sanitary manner.

These hazards violate San Antonio Property Maintenance (SAPMC) Section 108.1.3 Structure Unfit for Occupancy: the property is determined by the code official to be a threat to the public health, safety or welfare. The structure has been determined to be unsanitary, vermin infested and contains filth. The property shall be vacated, and electrical services remain disconnected as ordered by the code official. Failure to vacate as ordered by the code official is a violation of the San Antonio Property Maintenance (SAPMC). Because of these significant health and safety violations, all structures must be vacated **within 72 hours after posting of this notice**. Failure to vacate as ordered by the code official is punishable by fine upon conviction of up to \$2,000 per violation. Each day a violation is permitted to exist shall constitute a separate offense. **Furthermore, as authorized under SAPMC Section 108.2.1 Authority to Disconnect Service Utilities: all utilities will be disconnected from the property.**

Should you have any questions about this Notice to Vacate, please contact Dangerous Premises Officer Elisa Valdez at (210) 416-5802 or Code Enforcement Supervisor Arturo Arredondo at (210) 218-7474.

Failure to comply with this order may result in further legal recourse as prescribed by law.

Amin Tohmaz
Amin Tohmaz, PE, CBO
Deputy Director
Development Services Department

Auto Stamper



1693

06/03/21 05:08 PM

21.19571° N, 72.8084° E





1695

06/03/21 05:08 PM



21.19571° N, 72.8084° E



1695

06/03/21 05:08 PM



21.19571° N, 72.8084° E



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
 P.O. BOX 839966 | SAN ANTONIO TEXAS 78283-3966



NOTICE TO VACATE/UTILITY DISCONNECT

June 1, 2021

Short, Hyrum
 P.O. Box 410015
 Big Water, UT 84741-2015

Regarding: 1718 E. Houston St (NCB 578 BLK A LOT 15)

Dear Owner/Occupant(s):

The Development Services Department is responsible for enforcing health and safety provisions relating to properties and structures within the City of San Antonio.

On May 26, 2021, an inspection was conducted at the above-referenced property. During the inspection, various violations were found to be unsafe by the code official. These hazards violate the San Antonio Property Maintenance Code (SAPMC) Section 604.3 Electrical System Hazards: Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. There are major electrical violations such as exposed wires, broken or missing outlet covers, broken or missing light fixtures, unpermitted installation and physical signs of overloads. The electrical concerns listed above also refer to SAPMC Section 605.1 Installation: requires all electrical equipment, wiring and appliances should all be properly installed and maintained in a safe and approved manner. As per San Antonio Property Maintenance Code (SAPMC) 601.2 a person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of these chapters. As verified these are no active accounts for utilities to this structure. SAPMC Section 505.3 Supply was also in violation: The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks.

In addition, the above listed property was found to be in violation of San Antonio Property Maintenance Code (SAPMC) Section 308.3 which requires the interior and exterior of all premises to be free from accumulation of rubbish and requires all trash to be disposed in a sanitary manner.

These hazards violate San Antonio Property Maintenance (SAPMC) Section 108.1.3 Structure Unfit for Occupancy: the property is determined by the code official to be a threat to the public health, safety or welfare. The structure has been determined to be unsanitary, vermin infested and contains filth. The property shall be vacated, and electrical services remain disconnected as ordered by the code official. Failure to vacate as ordered by the code official is a violation of the San Antonio Property Maintenance (SAPMC). Because of these significant health and safety violations, all structures must be vacated **within 72 hours after posting of this notice**. Failure to vacate as ordered by the code official is punishable by fine upon conviction of up to \$2,000 per violation. Each day a violation is permitted to exist shall constitute a separate offense. **Furthermore, as authorized under SAPMC Section 108.2.1 Authority to Disconnect Service Utilities: all utilities will be disconnected from the property.**

Should you have any questions about this Notice to Vacate, please contact Dangerous Premises Officer Elisa Valdez at (210) 416-5802 or Code Enforcement Supervisor Arturo Arredondo at (210) 218-7474.

Failure to comply with this order may result in further legal recourse as prescribed by law.

Amin Tohmaz
 Amin Tohmaz, PE, CBO
 Deputy Director
 Development Services Department

