

HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2022

HDRC CASE NO: 2022-360
COMMON NAME: 206 LAVACA
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT 10
ZONING: RM-4,HE
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: Individual Landmark
APPLICANT: Vicki Yuan/Lake Flato Architects
OWNER: HILL STACEY L
TYPE OF WORK: Demolition of a historic landmark, new construction
APPLICATION RECEIVED: June 10, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval:

1. Demolish the 2-story, historic structure located at the rear of the lot addressed as 206 Lavaca.
2. Construct a 2-story residential structure in the location of the existing, rear residential structure.

APPLICABLE CITATIONS:

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

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

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

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

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

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

(b) Unreasonable Economic Hardship.

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

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

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

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

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

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

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

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

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

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

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

(c) Loss of Significance.

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

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

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

(d) Documentation and Strategy.

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

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

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

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

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

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

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

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

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

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

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

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

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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

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

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

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

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

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

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

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

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

B. SCREENING

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

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

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

7. Designing for Energy Efficiency

A. BUILDING DESIGN

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

B. SITE DESIGN

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

C. SOLAR COLLECTORS

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

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The existing structure at the rear of the lot at 206 Lavaca (fronting Refugio) is a multi-family structure constructed featuring traditional architectural elements. The structure features a gabled, shingled roof, vertical T1-11 siding, and aluminum windows. The structure has been modified with an addition to the north side. The structure fronts Refugio St and is located behind a 1-story structure facing Lavaca. The property is contributing to the Lavaca Historic District. Structures begin to appear as early as the 1896 Sanborn Map in this location. The 1931 Sanborn Map features a structure in this location, with a matching footprint.
- b. The applicant is requesting a Certificate of Appropriateness for approval to demolish the 2-story structure at the rear of 206 Lavaca and to construct a 2-story replacement structure.
- c. **DESIGN REVIEW COMMITTEE** – The DRC conducted a site visit to the property on August 24, 2022. Since the site visit, the committee members in attendance have requested that the applicant submit replacement plans that reference the other historic buildings on the property and in the vicinity, and additional evidence and information regarding the build date of the structure. The DRC reviewed this request a second time on August 31, 2022, and commented on the modifications made to the previous construction documents to include the incorporation of clad wood windows of more traditional proportions, sizes, and spacing, and the installation of large lift slide doors on the side façade with divided lights. The committee commented on the modifications, and generally agreed that revised documents for new construction were an improvement; however recommended that the applicant consider a more traditional roof form such as a gable or hipped roof form.
- d. **PUBLIC NOTICE** – Demolition notice postcards were mailed to properties within a 200-foot radius of the

property, as well as to the registered neighborhood association on August 9, 2022, as required by the Unified Development Code.

- e. The loss of a landmark is an irreplaceable loss to the quality and character of San Antonio. Demolition of any landmark or contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. For full demolition of primary structures, the UDC requires clear and convincing evidence supporting an unreasonable economic hardship must be presented by the applicant in order for demolition to be considered. The applicant must prove by a preponderance of evidence that:

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;

[The applicant has provided a cost estimate from a general contractor that the restoration of the rear, 2-story structure would cost \$601,139.51. The applicant has noted a total cost to construct a new, 2-story residential structure would be \$529,883.72. Neither additional bids, nor a third-party bid has been no obtained at this time for the rehabilitation of the historic structure. Per Bexar County Appraisal District records, the improvement value for all structures at 206 Lavaca for 2022 was \$299,330. The total assessed value was \$575,220.]

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;

[The applicant has submitted an assessment of the structure noting a deficient foundation, deficient site drainage, deficient roofing materials, deficient structural elements (roof and wall framing), deficient ceilings and floor, deficient windows, and deficient MEP systems.]

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.

[The applicant has not submitted documentation to satisfy this requirement. The property has not been actively marketed within the previous two (2) years.]

- f. Staff finds that the applicant has not fully demonstrated an unreasonable economic hardship, as the UDC requires all three criteria, noted above, to be met. Staff finds that the lack of active marketing of the property has prevented the applicant from meeting the requirements to prove an unreasonable economic hardship. Further evaluation of the cost to repair / reconstruct the historic structure as compared to the cost of the proposed new construction have not been provided.
- g. LOSS OF SIGNIFICANCE – When an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information which may show a loss of significance in regards to the subject of the application in order to receive Historic and Design Review Commission recommendation of approval of the demolition. If, based on the evidence presented, the Historic and Design Review Commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the Historic and Design Review Commission must find that the owner has provided sufficient evidence to support a finding by the Commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the Historic and Design Review Commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect. Staff finds that the structure qualifies for a loss of significance based on evidence that a large majority of the house's structural and finish materials, both on the interior and exterior, are not original.

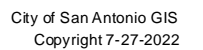
- h. REPLACEMENT PLANS – The applicant has proposed to replace the structure with a new two-story structure to feature an identical footprint, wood siding, and a shed roof.
- i. MASSING & FORM – The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure’s footprint and should relate to the period of construction of the primary historic structure. The applicant has proposed an overall massing of two stories in height, and a footprint of approximately 650 square feet with a 300 square foot deck to serve as a second floor balcony and carport. The total footprint of the structure is 950 square feet, which is 38% of the footprint of the primary structure at 206 Lavaca, which features an overall footprint of approximately 2,500 square feet. The proposed footprint of the rear accessory structure is generally consistent with the Guidelines.
- j. MASSING & FORM – Regarding overall height, the applicant has proposed for the structure to feature a maximum height of 19’. The existing, historic two-story structure to be demolished features a similar height. The applicant has not submitted a massing study with a perspective from the right of way on Lavaca noting the visibility of the proposed new construction. Generally, staff finds the proposed height to be appropriate however the applicant should provide a line of site study prior to approval to confirm this.
- k. ORIENTATION & SETBACK – The Guidelines for New Construction 5.B. notes that accessory building orientation and historic setback patterns of the block should be followed. The new construction is proposed to be located on the original footprint of an existing structure with placement meeting both the rear and side yard property lines. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate as they are consistent with those found historically within the Lavaca Historic District. The applicant is responsible for complying with all Zoning setback requirements and obtaining variances, if required.
- l. CHARACTER (ROOF FORM) – The Guidelines for New Construction 5.A.iii recommends to relate new outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed to construct a two-story, rear accessory structure that features a shed roof profile. The primary structure at 206 Lavaca, which first appears on the 1894 Sanborn map, features a gable roof form. Generally, the proposed roof form is not found historically within the district; structures with gabled and hipped roofs are, however. Staff finds that the applicant should incorporate traditional roof form, such as a gabled or hipped roof rather than a shed roof form.
- m. CHARACTER (FENESTRATION) – The applicant has proposed windows that feature an overall profile that is consistent with window and door openings found historically within the district; however, the applicant has also proposed square, fixed windows, and a large overhead lifting door, which features a commercial profile and size. Staff finds that all window and door openings should relate to those found historically within the district and be consistent with the Guidelines.
- n. MATERIALS – The applicant has proposed materials that include cedar wood siding, a corrugated metal roof, wood and steel guardrails, and wood columns. Staff finds that the proposed materials should complement those that are original to the primary structure; the use of corrugated metal roofing and steel guardrails is not consistent with the Guidelines, which notes that materials for accessory structures should relate to the period of construction of the primary structure on the site.
- o. WINDOW MATERIALS – The applicant has proposed to install aluminum clad wood windows of traditional sizes and profiles on all elevations. Staff finds that the proposed windows are appropriate, and that the applicant should install the proposed windows to be consistent with staff’s standards for windows in new construction. Grouped windows should be separated by a mullion of at least six (6) inches in width.
- p. FENCING – The applicant is requesting to install a five-foot, wood privacy fence to encompass a small courtyard on the northwest façade of the new construction. Guideline 2.B.i for Site Elements states that new fences should appear similar to those used historically within the district in terms of their scale, transparency, and character. Staff finds the design and materials of the proposed fencing to be appropriate.

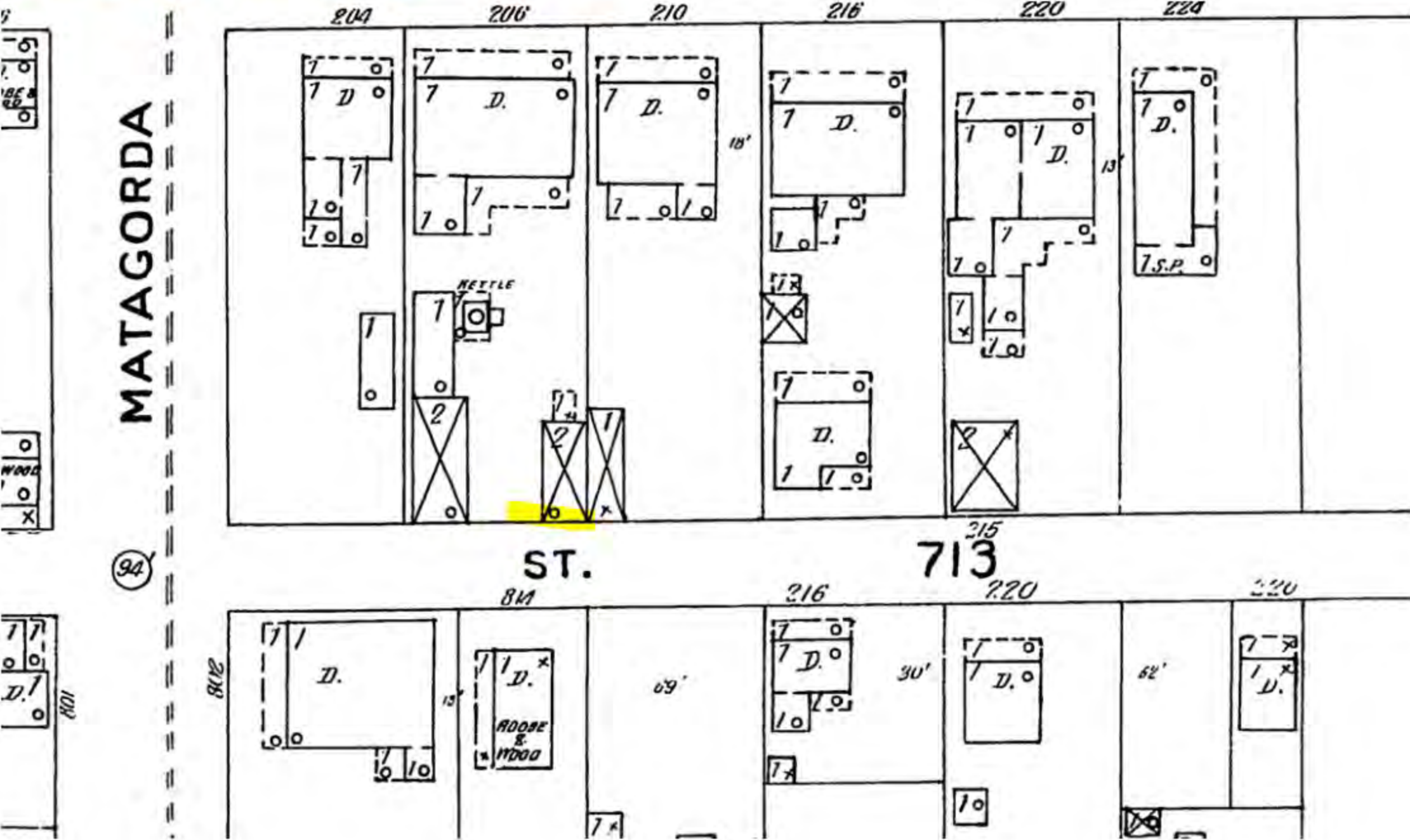
RECOMMENDATION:

1. Staff recommends approval of item #1, the demolition of the existing, rear structure based on finding g, loss of significance, with the stipulation that any original or historic materials discovered during demolition activity be salvaged for reuse.
2. Staff recommends approval of the proposed new construction based on findings h through p with the following stipulations:
 - i. That the applicant incorporate a traditional roof form, such as a gabled or hipped roof, rather than the proposed shed roof, as noted in finding l.
 - ii. That the applicant submit a line of sight study confirming that the proposed new construction will not be visible from the right of way on Lavaca Street, as noted in finding j.
 - iii. That the applicant propose traditionally sized window and door openings, that all fixed or non-traditionally sized window openings be modified, and that all grouped windows be separated by a mullion of six (6) inches in width, as noted in findings m and o.
 - iv. That the proposed aluminum clad wood windows be consistent with staff's standards for windows in new construction, as noted in the findings and applicable citations.
 - v. That the proposed materials relate to materials found historically on site and within the district. The use of steel guard rails and corrugated metal roofing should be eliminated. Wood or wood and metal railings with a standing seam metal roof would be most appropriate. Standing seam metal roofing should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth with no corrugation or striations.
 - vi. That the applicant obtain all zoning setback variances that are required per the UDC.
 - vii. That the applicant submit additional information and details to OHP staff for review and approval, including column details. Staff recommends that columns feature six (6) inches square with capital and base trim.

[illegible]

- User drawn lines





[Back to Browse Maps](#)

State: Texas

City: San Antonio

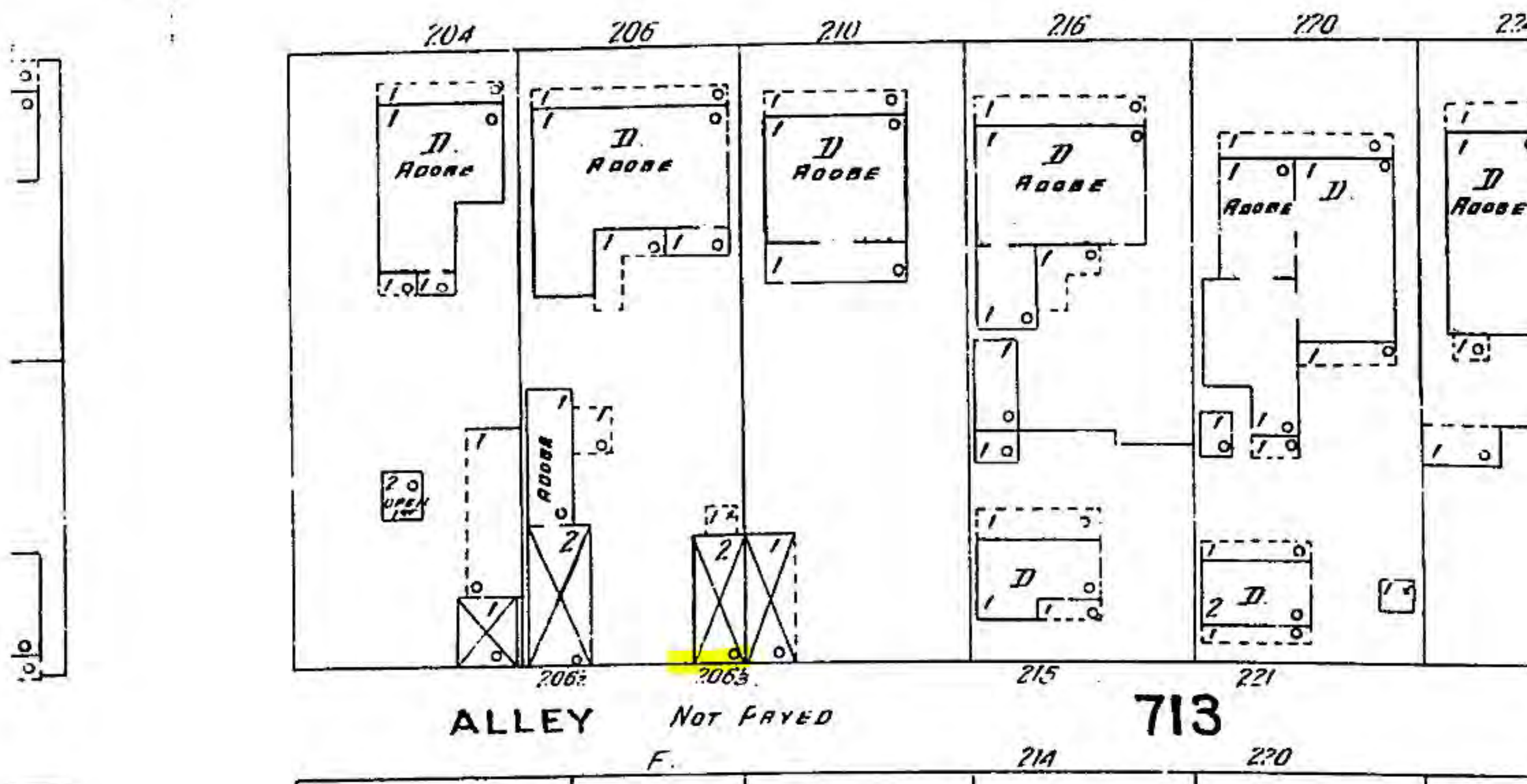
Date: 1904

Volume: vol. 2



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(9.5) 6" W PIPE NOT PAVED



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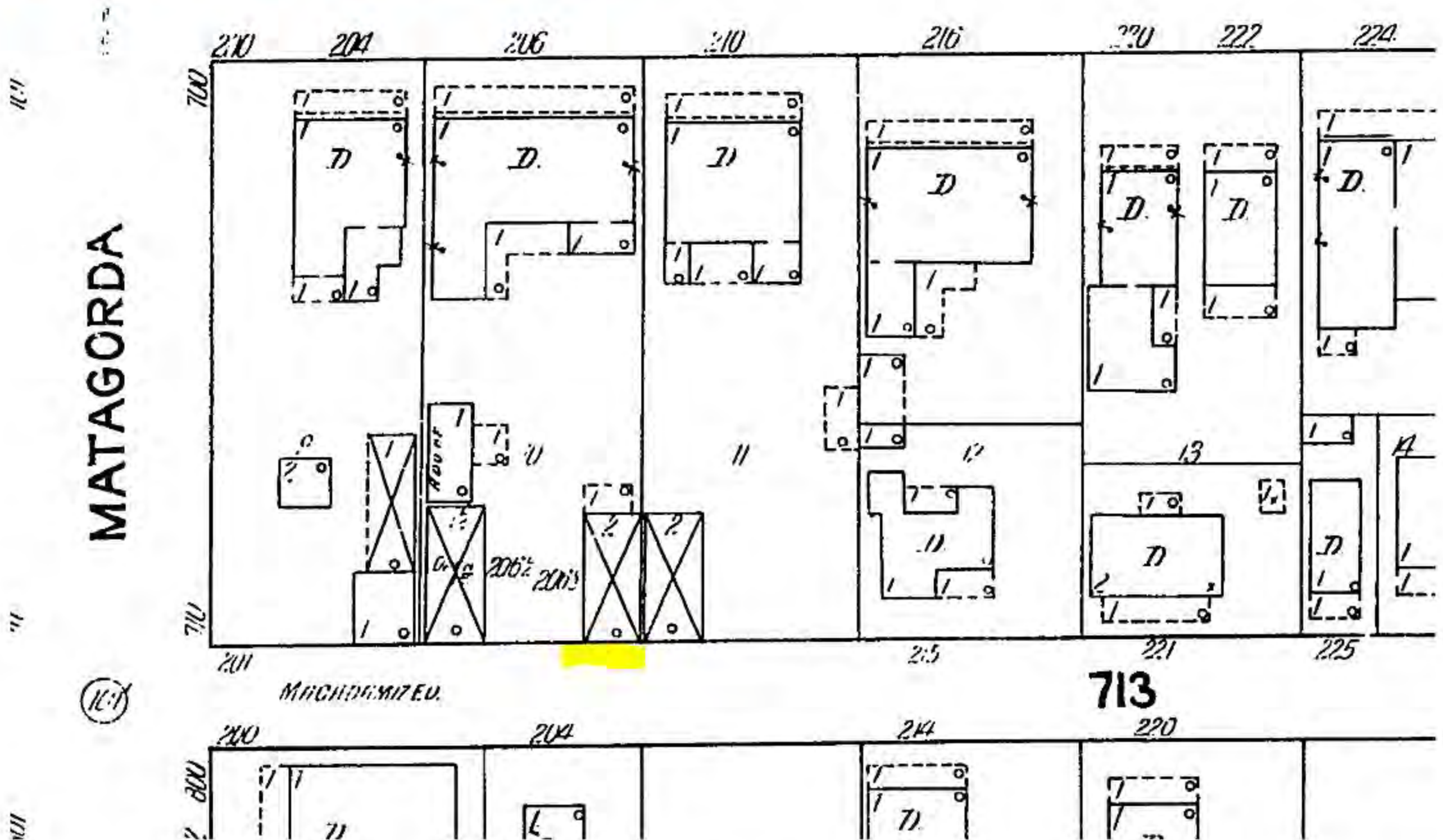
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Date: 1911-1924

Volume: vol. 3, 1912



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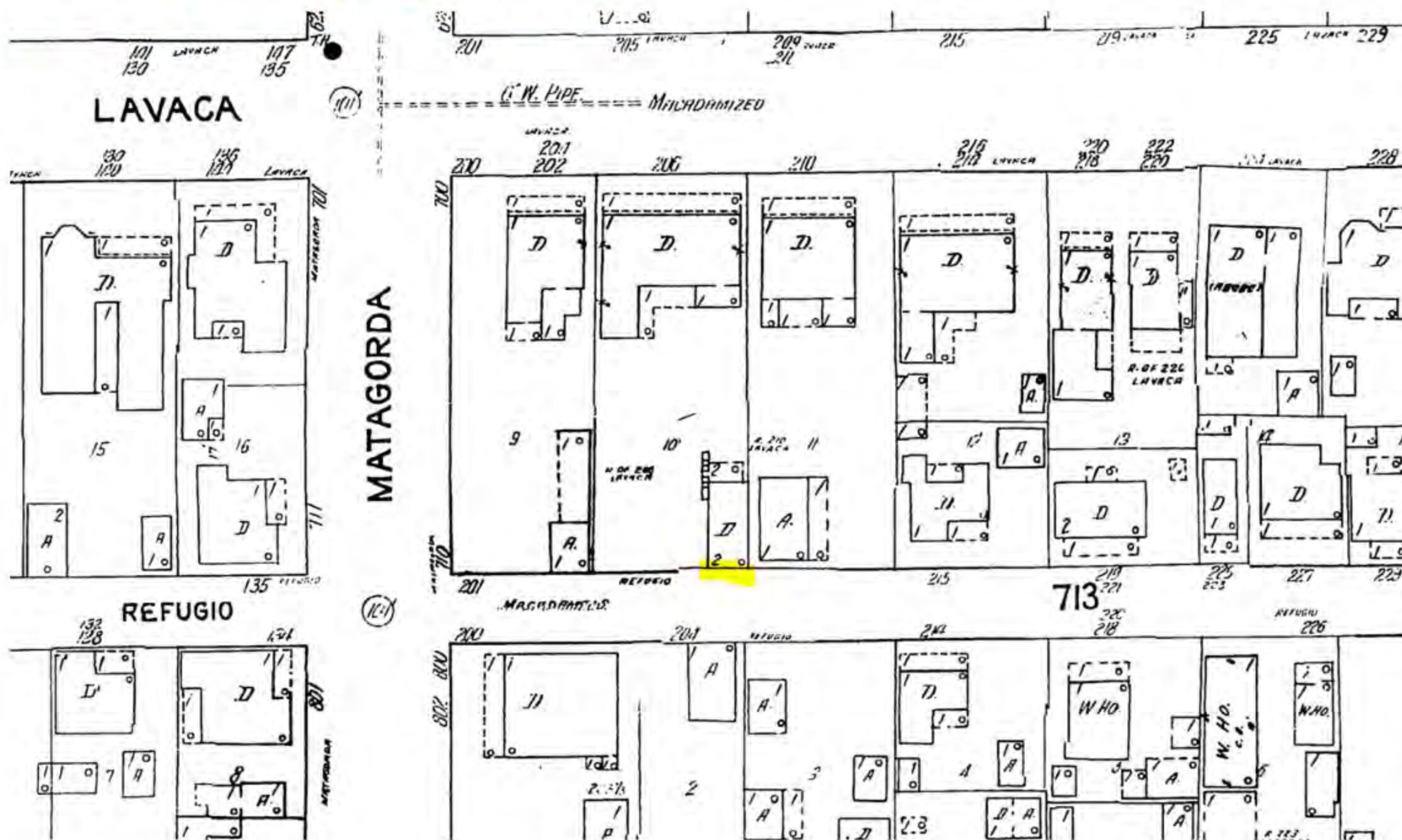
City: San Antonio

Date: 1911-Mar. 1951 *

Volume: vol. 3, 1912-Feb. 1951



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LAVACA

MATAGORDA ST

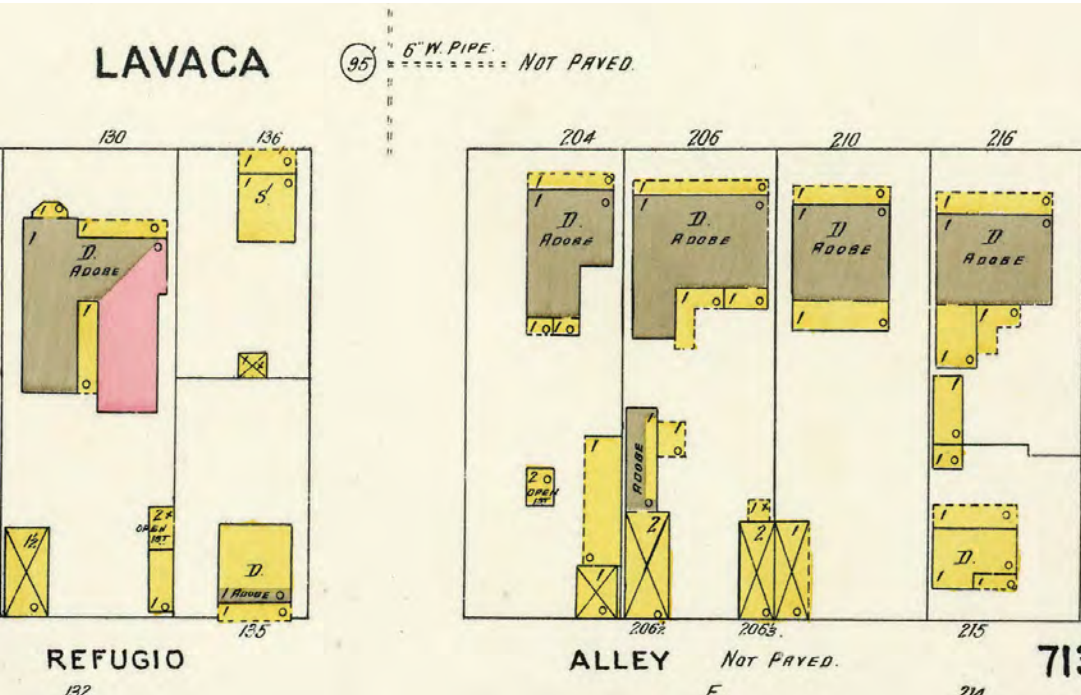
REFUGIO

Refugio St

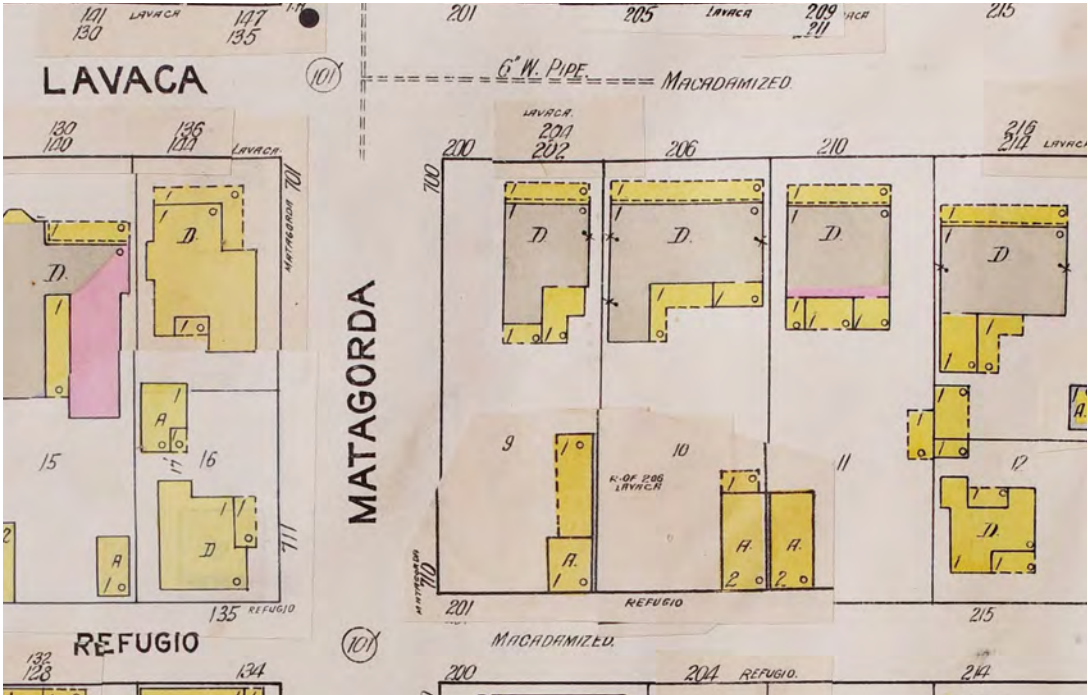
206 Refugio St

Google Earth

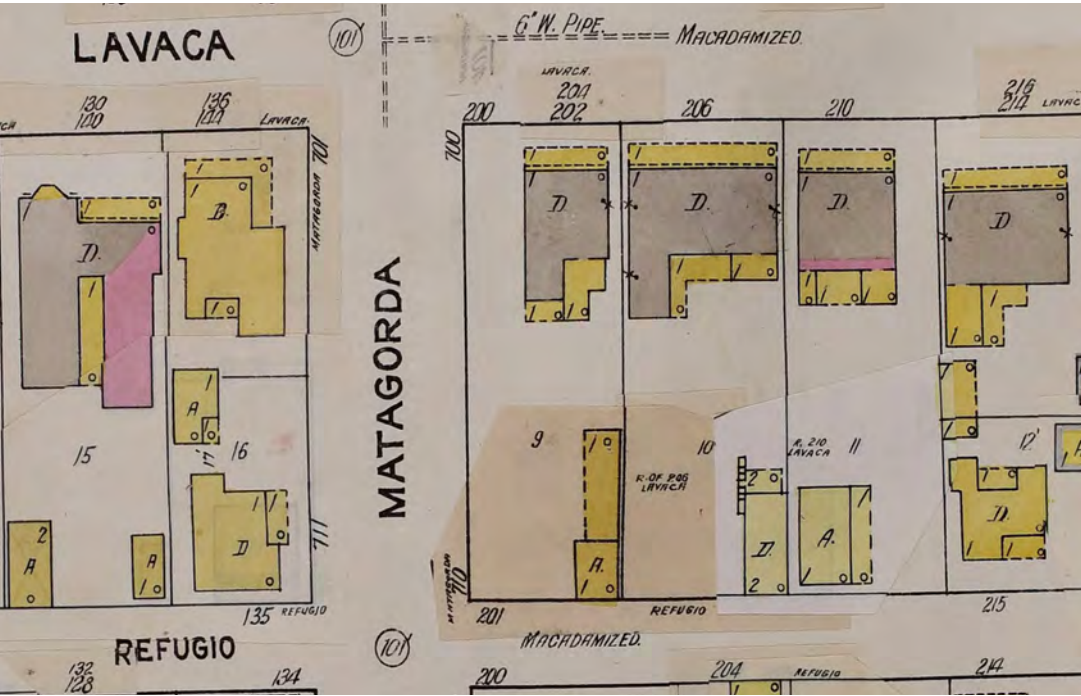
SANBORN MAPS



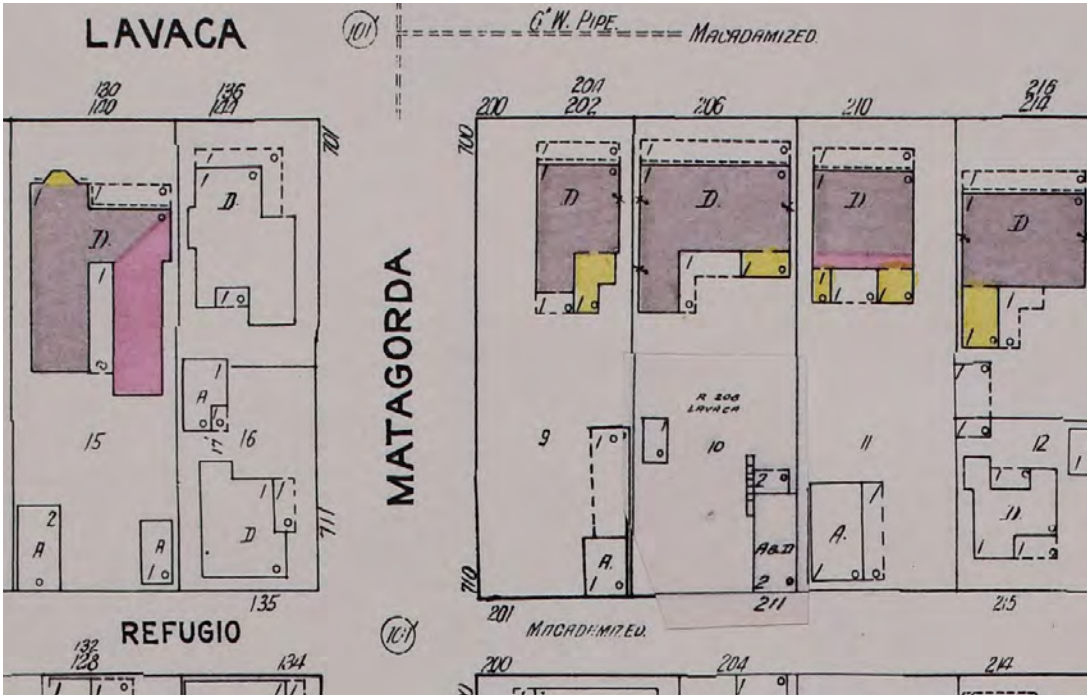
1904 SANBORN MAP VOL. 2, PAGE 115
STRUCTURE IS INDICATED AS A STABLE WITH THE ADDRESS 206 1/3.



1931 SANBORN MAP VOL. 3, PAGE 244
STRUCTURE IS INDICATED AS A GARAGE.

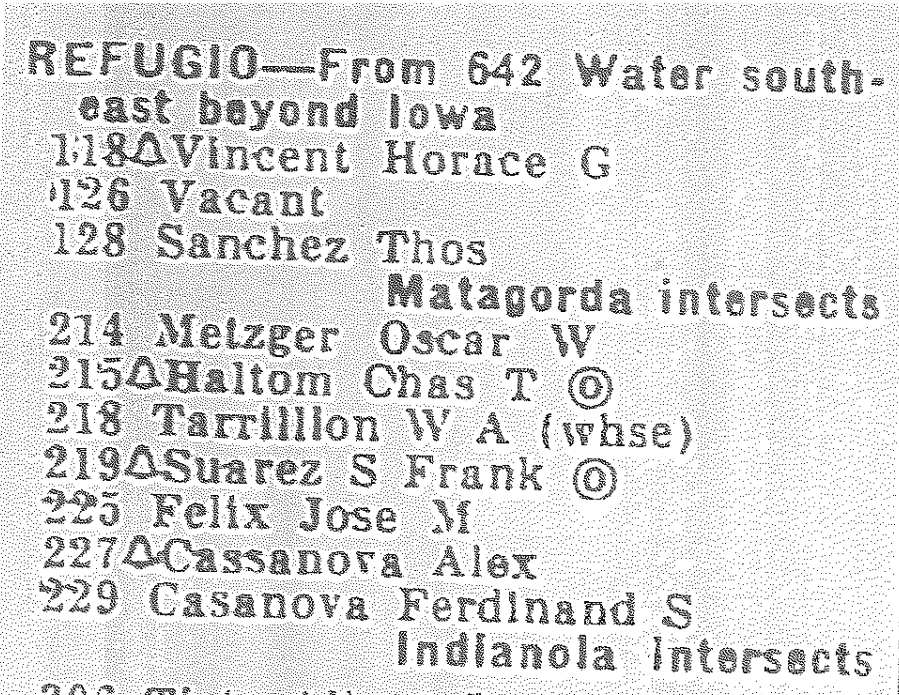


1951 SANBORN MAP VOL. 3, PAGE 244
STRUCTURE IS INDICATED AS A DWELLING.

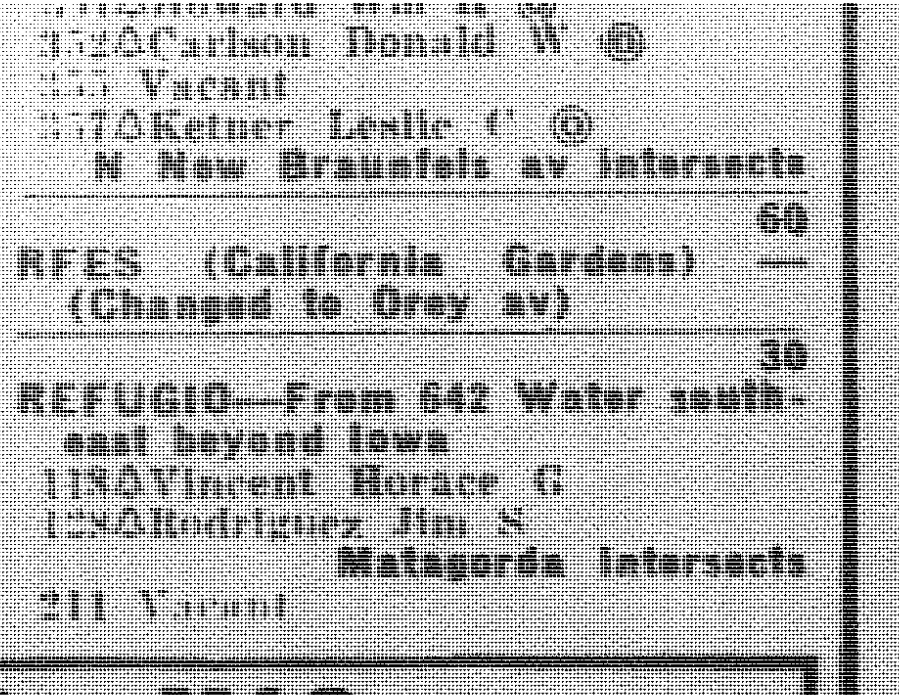


1960 SANBORN MAP VOL. 1A, PAGE 64A
STRUCTURE IS INDICATED AS A COMBINED GARAGE AND DWELLING.

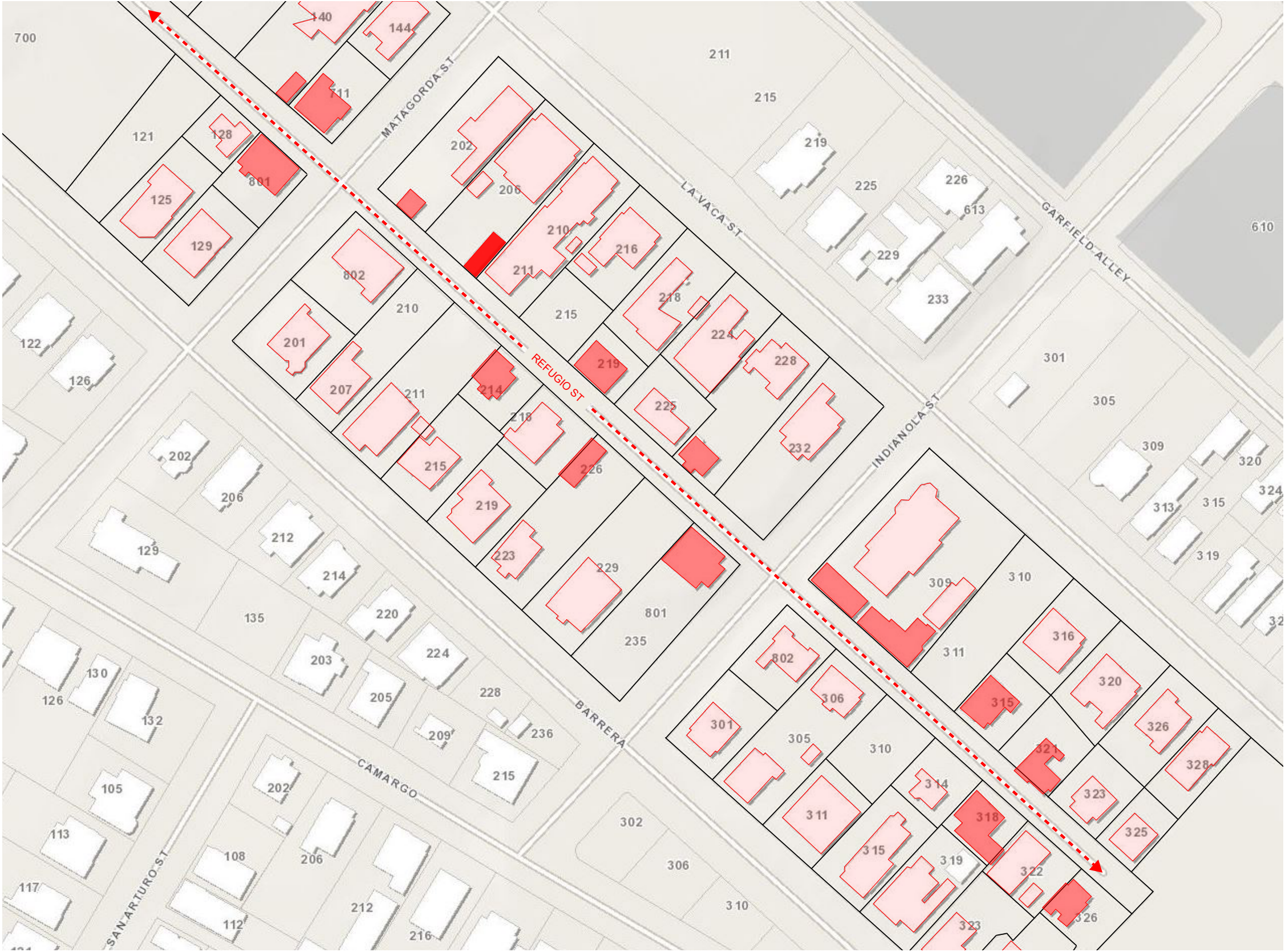
CITY DIRECTORIES



1948 CITY DIRECTORY
NO ADDRESS FOR 211 REFUGIO



1951 CITY DIRECTORY LISTING FOR 211 REFUGIO
DWELLING LISTED AS VACANT



BUILDINGS HIGHLIGHTED RED ALONG REFUGIO STREET INDICATE STRUCTURES THAT ARE LOCATED ON THE FRONT/REAR PROPERTY LINE OR THE SIDE PROPERTY LINE.

FIGURE GROUND STUDY



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXISTING BUILDING



EXISTING



PROPOSED

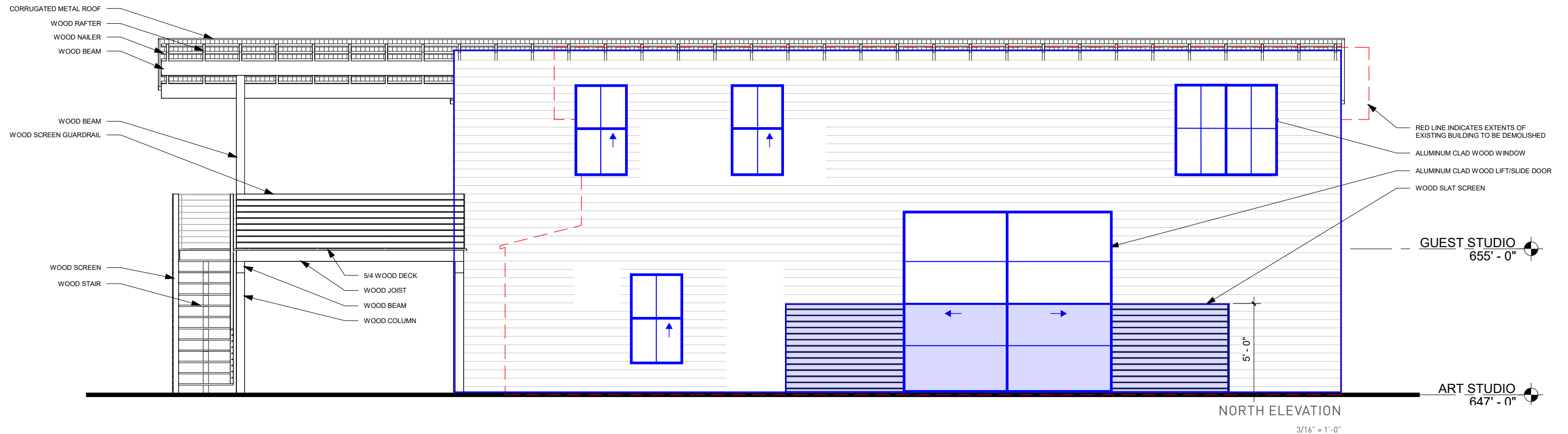
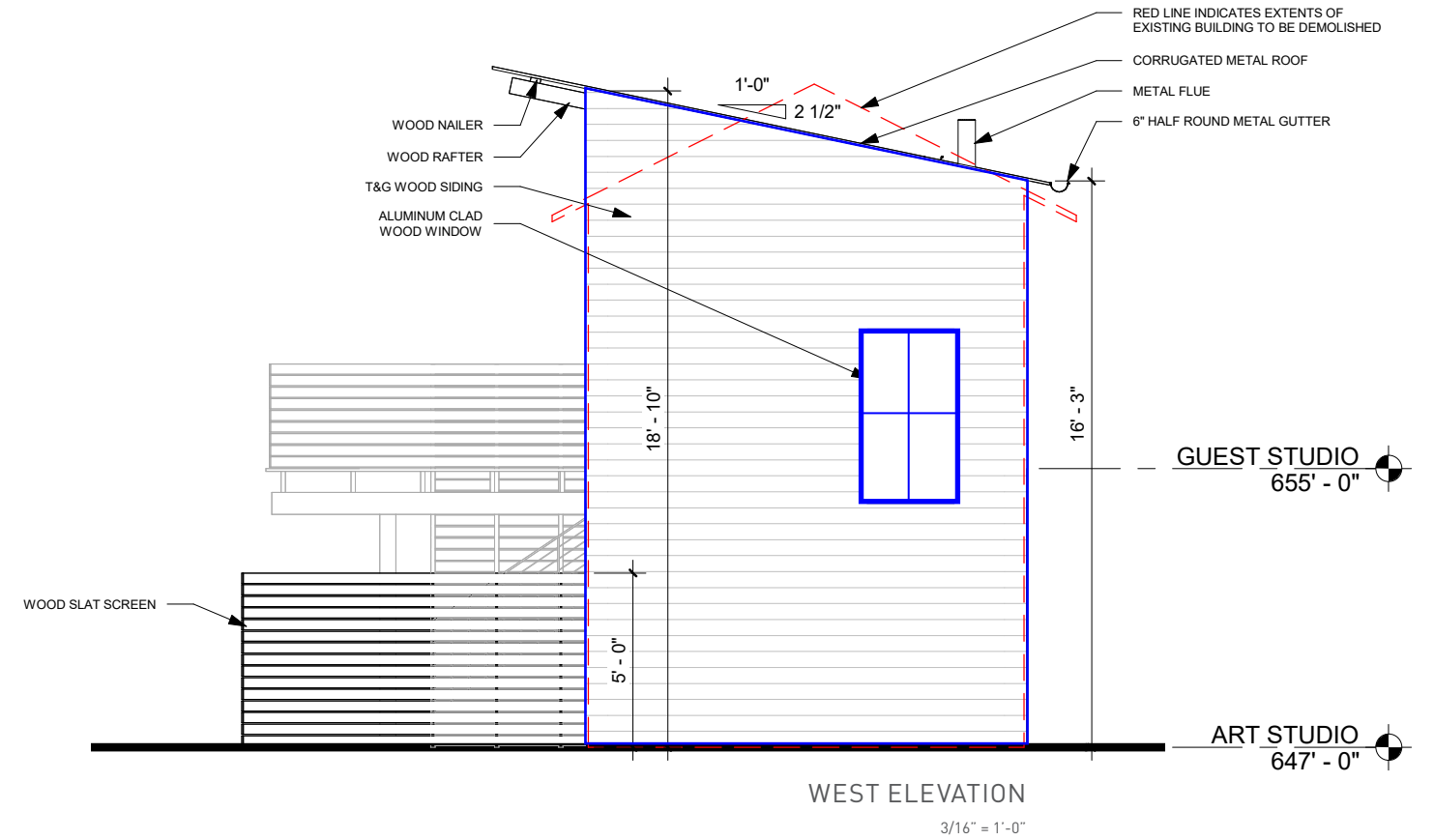
VIEW FROM REFUGIO STREET

REFUGIO STUDIO

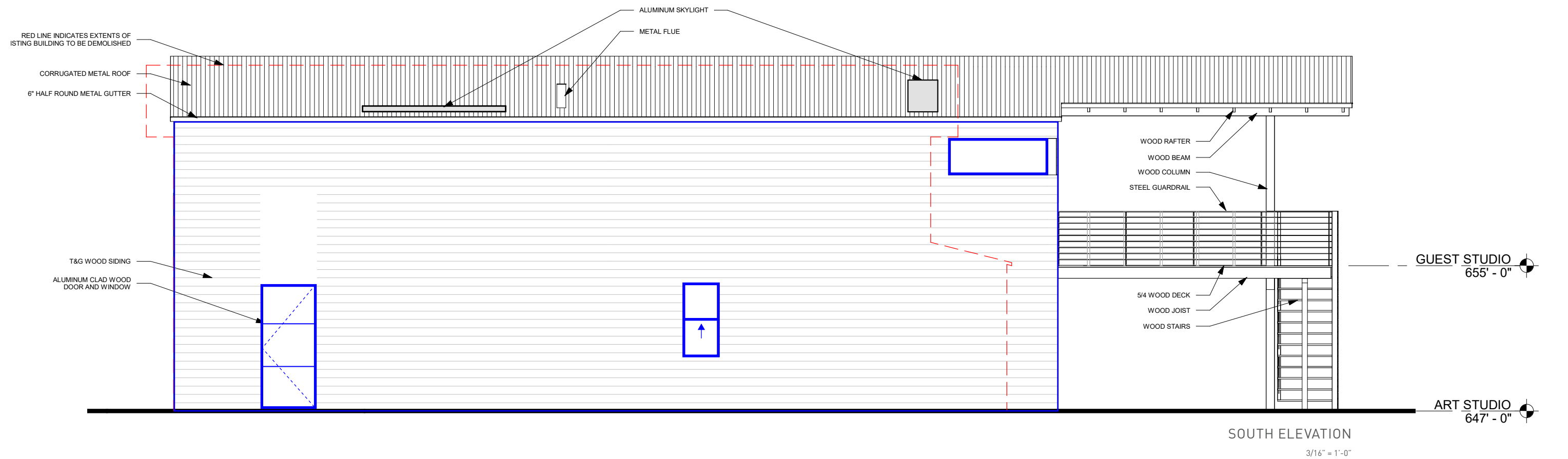
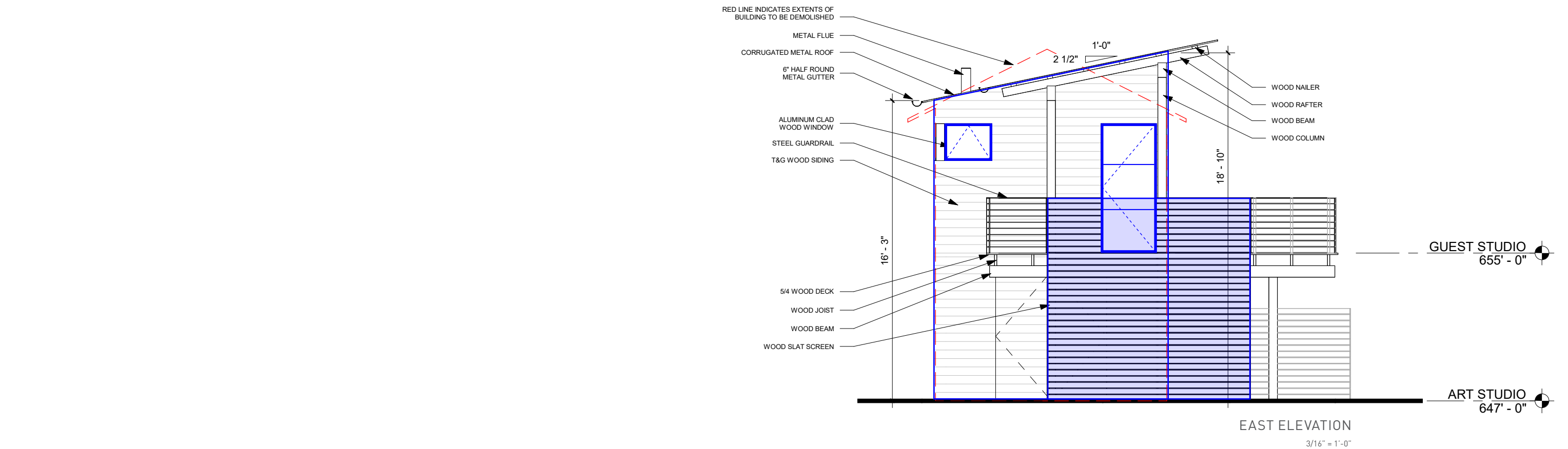


HDRC SUBMISSION / 08.29.2022

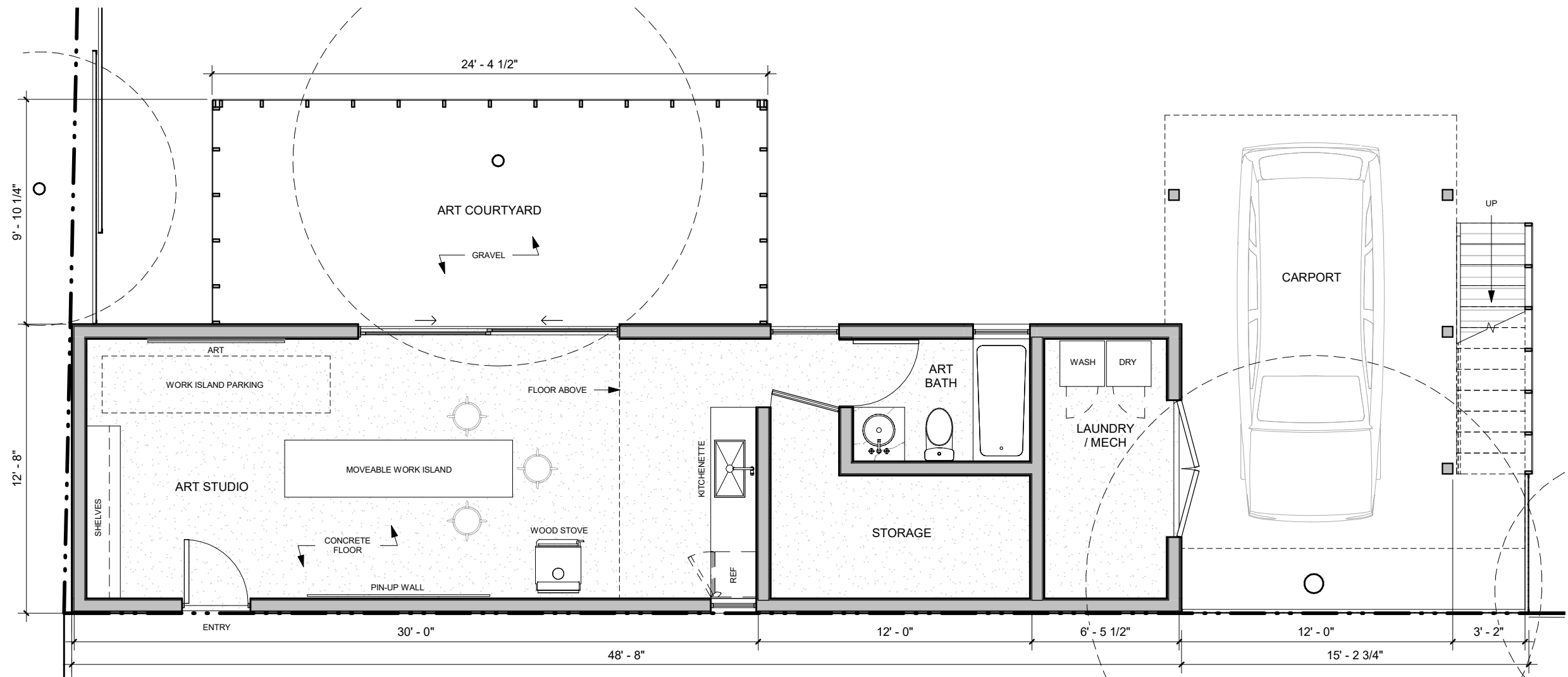
LAKE | FLATO

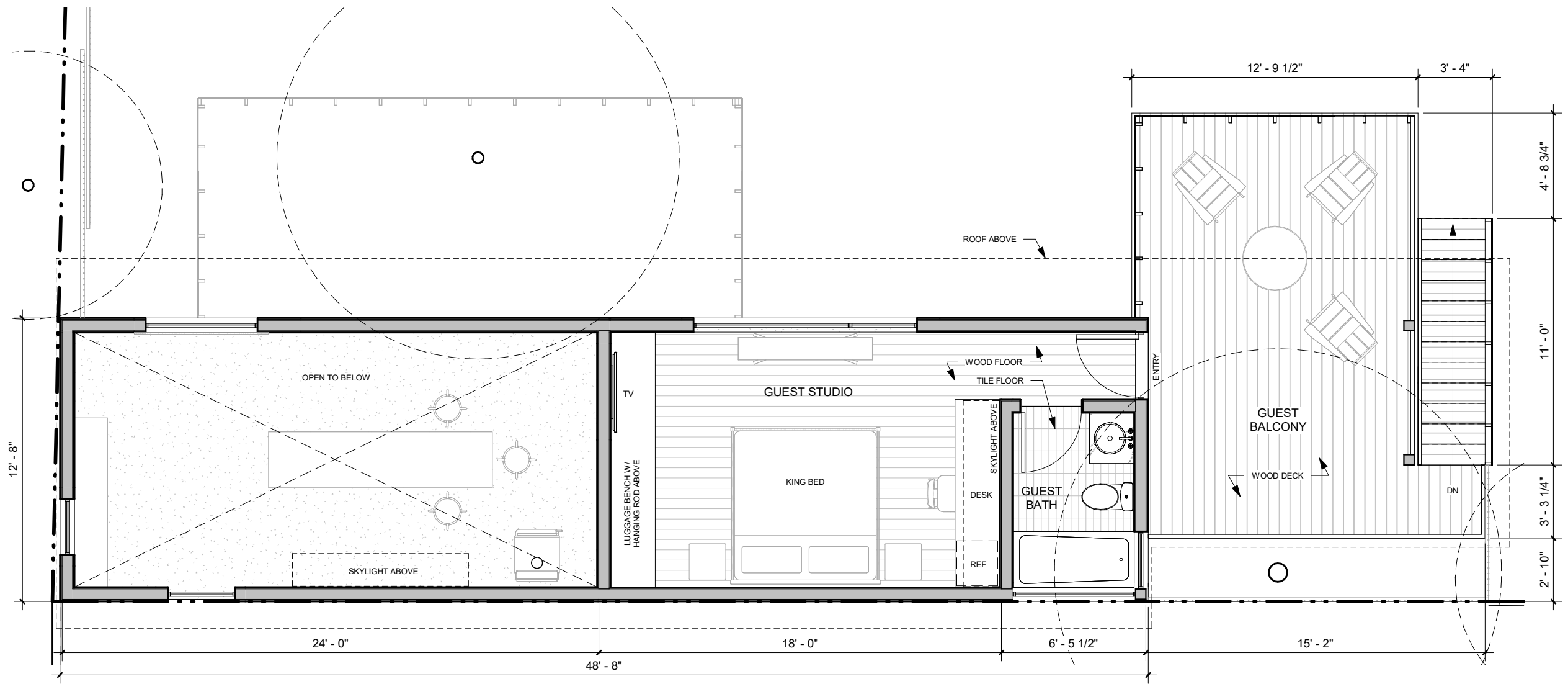


BUILDING ELEVATIONS



BUILDING ELEVATIONS

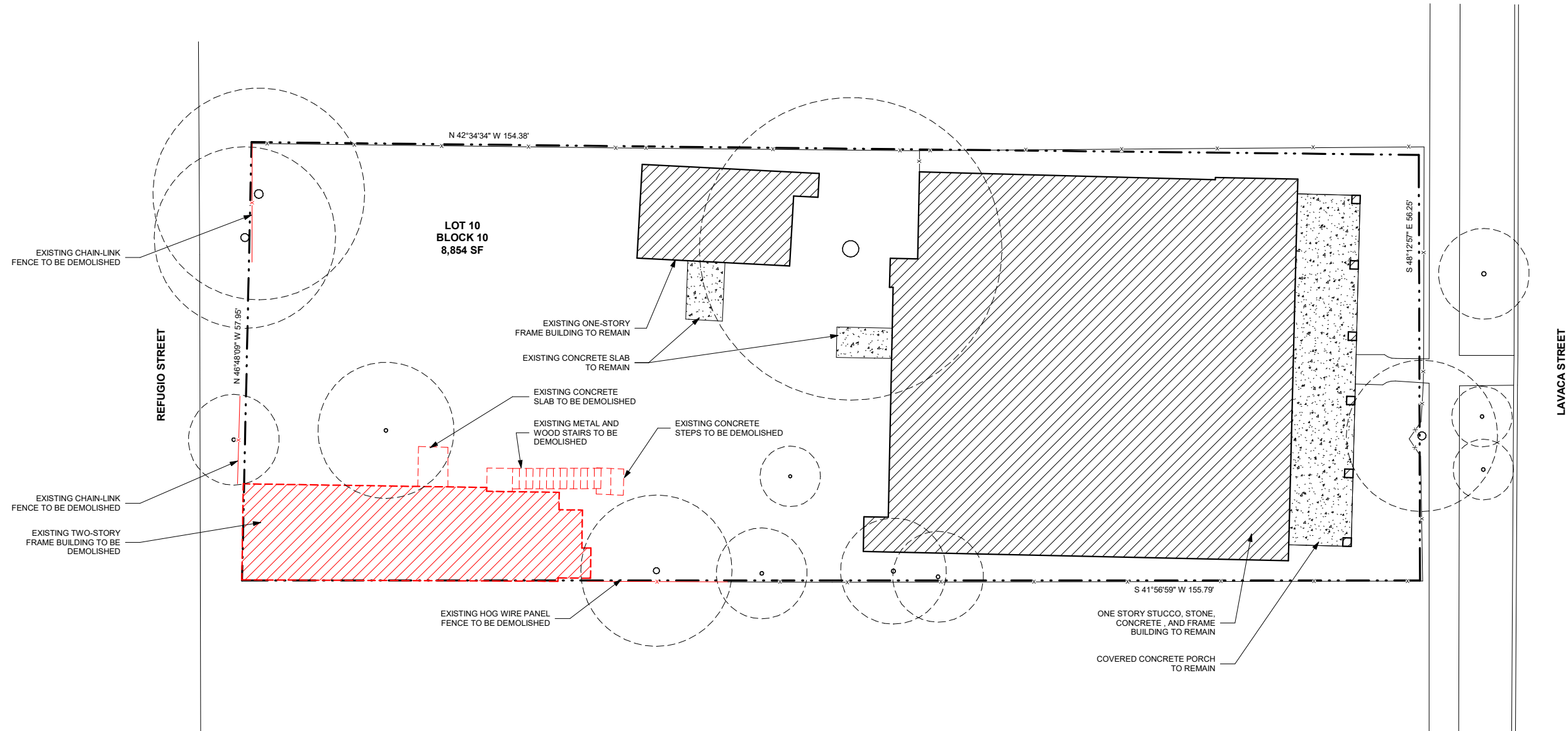




FLOOR PLAN - GUEST STUDIO

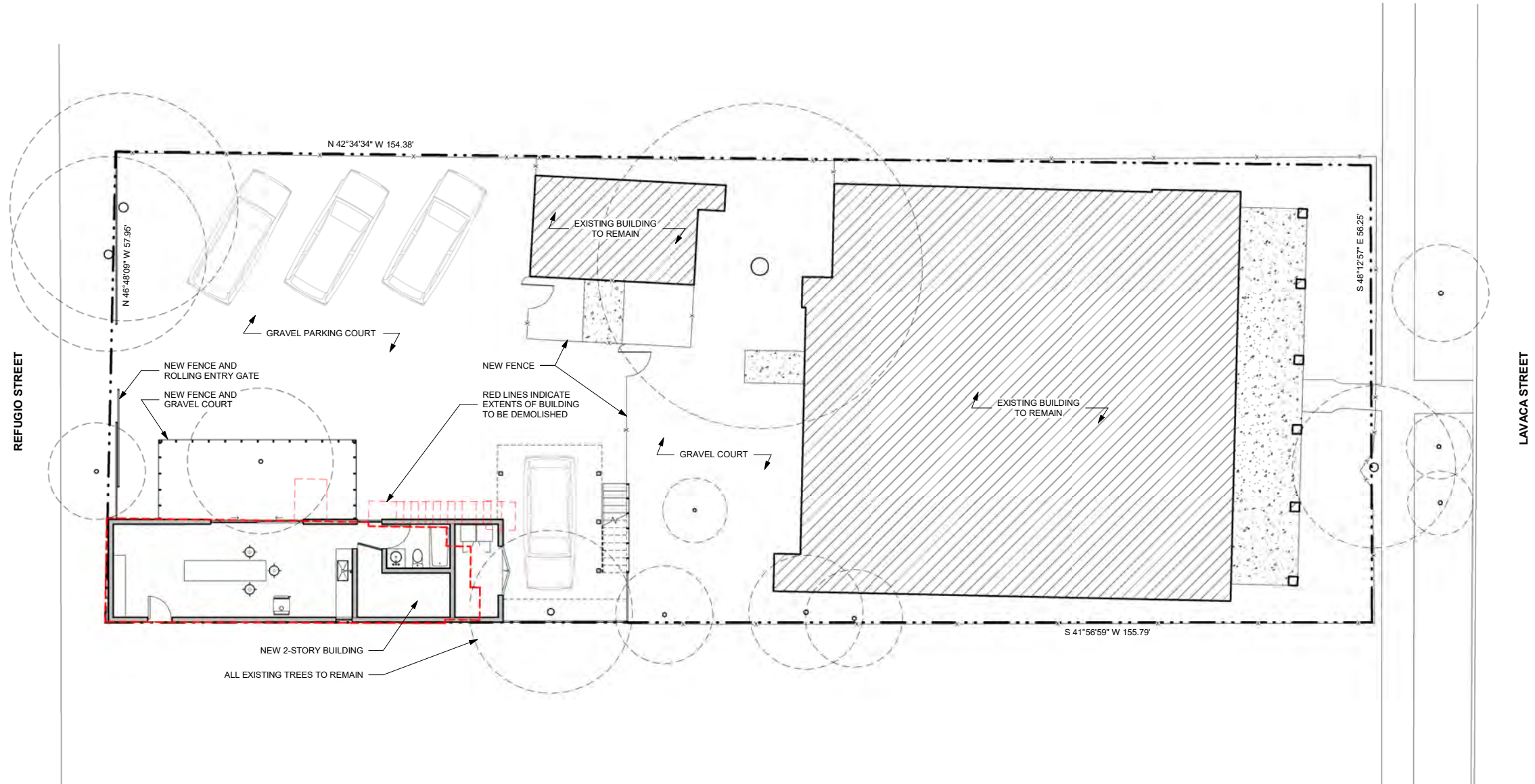


3/16" = 1'-0"



1/16" = 1'-0"

DEMOLITION PLAN



T111 SIDING REMOVAL

ON AUGUST 24, 2022, THE DESIGN REVIEW COMMITTEE MET WITH THE ARCHITECTS AND REQUESTED TO REMOVE A PORTION OF THE EXISTING T111 SIDING ON THE STRUCTURE TO DETERMINE IF THERE WERE HISTORICAL MATERIALS BEHIND IT. THE REMOVAL WAS PERFORMED ON AUGUST 26, 2022 BY RUBIOLA CONSTRUCTION COMPANY. PHOTOS BELOW SHOW THE REMOVAL OF THE T111 SIDING, BLACK FELT PAPER BEHIND, AND MODERN WOOD STUDS. THERE IS NO EVIDENCE OF AN HISTORIC STRUCTURE OR MATERIAL BEHIND THE EXISTING SIDING.



T111 SIDING REMOVAL LOCATION
EAST CORNER NEXT TO 210 LAVACA GARAGE



BLACK FELT PAPER BEHIND T111 SIDING



WOOD FRAMING BEHIND FELT



MODERN STUDS AS INDICATED BY LUMBER STAMPS AND NAILS



206 Lavaca Street and 211 Refugio Street, San Antonio, TX 78210



PROPERTY INSPECTION REPORT FORM

Stacey Hill

Name of Client

04/05/2022

Date of Inspection

206 Lavaca Street and 211 Refugio Street, San Antonio, TX 78210

Address of Inspected Property

Rod Stewardson

Name of Inspector

6291

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.*

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component OR constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
The following inspectors were present during the inspection.
☒ Rod Stewardson TREC #6291 ☒ Derek Saari TREC #21836

Parties Present: Current Owner, Tenants

Description Of Property: One Story Property with a Detached One Story Dwelling and a Detached Two Story Duplex

Weather Conditions: Sunny

Building Status: Occupied

Approximate Age: Unknown Years 3429 Sq. Ft.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED CONTRACT AGREEMENT AND IS NOT TRANSFERABLE.

It Is Important That the Client carefully review the entire report and following notes:

Client: The Client should understand that only those deficiencies which are visible and accessible at the time of the inspection will be included in this report.

Foundation: Weather conditions, drainage, leakage, and other adverse factors effect structures and differential movement is likely to occur. This inspector is not a structural engineer. His opinion is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Attic Inspection: Where safe and accessible, we believe that a professional home inspection also includes a visual inspection of the attic area. We will make every attempt to access your attic space. However, insulation coverage, low clearances and unsupported wiring, may limit our ability access/view these areas.

Insulation: Attic insulation may be covering some structural, electrical and mechanical components. This condition has precluded inspection of these components.

Attic Framing: The Texas Real Estate Commission requires attics be inspected for deficiencies in installed framing members and decking. Original blue prints, specifications and span table in effect at the time of construction are necessary to accomplish this task. These items were not available or viewed for this limited inspection.

Roof Inspection: Where safe and accessible, we believe that a professional home inspection should include a visual inspection from the roof surface. We will make every attempt to access the roof. However, wet roofs, roofs with excessive pitch, deteriorated roofs, metal/tile/concrete and second story roofs, will be inspected from ground level.

Exterior Doors: Weather-stripping around all exterior doors should provide a positive seal from the weather elements. Missing or damaged weather-stripping should be repaired to provide this seal. This will help aid in energy conservation.

Walls:

- Exterior cladding's including brick, stucco, vinyl siding and exterior insulation finish systems (EIFS) all have the same potential for sheathing and stud damage if weather barriers, flashing and opening protections are not used or are installed incorrectly. Proper installation of these wall coverings is beyond the scope of this inspection. Only obvious, visible defects are reported.
- Some exterior areas (walls, slab, etc.) may be obstructed from view due to foliage growth, storage items, attached structures (decking, etc.) and may not have been visible or accessible.
- All exterior wall penetrations/openings (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, etc.) should be sealed to prevent moisture and air intrusion.
- Furniture, storage items, wall and window coverings, etc., may limit the inspection of some interior walls.
- Freshly painted and plastered walls could possibly conceal previous damage and repairs.

Plumbing:

- Only visible exposed plumbing is inspected. No panels or covers were removed to inspect
- Stored items under sinks may prevent a thorough inspection of the cabinet area. Plumbing lines/connections/and cabinet flooring may not be completely observed.
- Clogged sink faucet aerators (clogged with lime or debris) should be cleaned or replaced for consistent water flow from the faucet directly into the sink.
- Sealant/caulking is required around the kitchen and bath sink perimeters, back-splash, the tub/shower areas and the control fixture wall plates. Missing or poor application of sealant/caulking may allow water intrusion into the wall cavity or cabinet area.
- Corrosion at the sink supply line connections under the sink is an indication of previous leakage. These areas should be monitored for possible future leaks.
- Corrosion and scum at the drain line connections is an indication that the drain may have leaked previously and that the scum has sealed the leak. These areas should be monitored for possible future leaks.

Electrical, Mechanical, Roofing, or Plumbing items that are checked "Deficient" should be further evaluated/repared by a licensed professional in that field.

Digital imaging in this report is only a sampling of the damage and/or deficiencies observed. There WILL be damage and/or deficiencies not identified with digital imaging.

This inspector is not qualified to detect the presence of Chinese type Drywall. Accordingly, the issue of Chinese Drywall (and it's potential problems) are beyond the scope of this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

A. Foundations

211 Refugio Street Building*Type of Foundation(s):* Slab*Comments:*

- Signs of structural movement is noted. It is suggested that a foundation professional (Structural Engineer or reputable foundation repair company) be consulted for further evaluation of the foundation/structure.

Signs of structural movement/settling.

- ☒ Binding, out-of-square, non-latching doors or frames.
- ☒ Window, wall, floor, or ceiling cracks/separations.

Noted: Unable to fully assess the foundation performance due to many stored items blocking view of the interior of the structure

Notice: Foundation opinion is based solely on visual indicators present and observable at the time of the inspection. This inspection company does not take exacting measurements to determine amount/areas of settlement present (if any). Foundation professional (Structural Engineer or a repair company) could be consulted to determine the amount of settlement/movement present.

Notice: The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of this inspection. This does not guarantee the future life or failure of the foundation, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. **The Inspector is not a Structural Engineer. This inspection is not an engineering report and should not be considered one. If any cause or concern is noted on this report, or you desire further evaluation, you should consider an evaluation by an qualified engineer.**

☒ ☐ ☐ ☒

B. Grading and Drainage

211 Refugio Street Building

1. Soil grade and/or drainage patterns around one or more areas of the structure do not appear to be performing. The grade should slope away from the structure at least 6" within the first 10' (3" in 5'). Lack of proper drainage can allow water intrusion in the structure and is a contributing factor to foundation movement. (TREC Deficient).
2. The soil or concrete level is too high at one or more locations around the house/garage. This high level can promote wood rot, water intrusion and is considered a "conductive condition" to Wood Destroying Insect (WDI) activity. A minimum spacing (between the siding and grade) of 4" is necessary where masonry veneer is used and 6" where stucco or wood siding is installed.
3. Soil erosion was observed in one or more location.

Gutters:

1. Gutter down-spouts drain too close to the structure/foundation. Down-spouts should discharge at least 3-5' from the structure to help prevent over-watering the foundation where the gutters discharge (down-spout extensions, splash blocks could be installed).(TREC Deficient).
2. Support nails (spikes) or gutter "hangers" are loose or pulling away.
3. Gutters are dented/ damaged in some areas.



C. Roof Covering Materials:

211 Refugio Street Building

Type(s) of Roof Covering: Metal, Asphalt Shingles, Rolled Type Material

Viewed From: Inspected from the ground (with visual aid) and Building Unit #3 due to height/pitch/type of the roof.

Comments:

Noted: The upper unit tenant indicated that the roof has leaked in the past and some repairs were conducted



1. Flue pipe exterior rain collar is not properly installed over the flashing. This condition can allow water intrusion around the flue. Left lower roof
2. Tree branches are in contact (or are too close) with the roof. Recommend trimming tree branches back 3-5 feet to prevent roof damage.
3. Roof to wall transition flashing is lifting in areas. Recommend securing/sealing flashing to prevent water intrusion.
4. Some ☐ bubbling, ☒ wrinkling ☐ cracking of the flat roof covering was observed. These areas are susceptible to cracking and leakage. Recommend evaluation.



Roofing note: *Flashing effectiveness can not be fully determined in this limited, non destructive inspection.*



D. Roof Structures and Attics

211 Refugio Street Building

Noted: The upper attic access's were screwed/sealed in place. The attic area was not viewed/inspected. Unable to observe if attic insulation is installed



1. Water stains are present on the attic roof framing/sheathing in places. water heater closet and storage



2. The exterior roof decking/rafter tail ends are damaged. Rear and front



Note: The Texas Real Estate Commission requires attics be inspected for deficiencies in installed framing members and decking. Original blue prints, specifications, calculations and span table in effect at the time of construction were not viewed to accomplish this task. Visible inspection only.



E. Walls (Interior and Exterior)

211 Refugio Street Building

Exterior:

Noted: Trees/shrubs are in contact with the exterior walls. Recommend trimming to keep 3-5 feet from the structure.

Noted: Zero lot line. Rear walls not fully visible or inspected.

Noted: Some areas of the wall were obstructed from view and were not accessible.

1. All exterior wall penetrations/openings (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, HVAC plumbing penetrations, etc.) should be sealed to prevent moisture and air intrusion.
2. Caulking/sealant has separated and/or missing at the perimeter of some windows/window sills
3. Z-flashing is not installed at exterior panel horizontal joints
4. The siding is water damaged/loose in some areas.
5. Water stains/damage was observed in the exterior closets
6. The siding/trim is water damaged in many areas.



Interior:

Noted: Furniture, storage items, wall and window coverings, etc. have limited the inspection/view of some interior walls. Many stored items in the lower unit #2 limited viewing of many areas. Unable to fully inspect the lower unit #2

1. Damage was observed at the lower unit left hall closet
2. Signs of structural settling or movement. Stress cracks are visible above (or below) doors and/or windows.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒

F. Ceilings and Floors

211 Refugio Street Building

Lower Unit #2

Noted: Humidity staining and possible microbial growth was present in the bathroom



1. The ceiling is cracked/damaged in one or more locations.



2. The ceiling is water damaged/stained (TREC Deficient). Hall closet and kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Floors:

Note: The inspection of the floors was limited due to furniture, rugs, stored items, etc. Many areas could not be viewed/fully inspected

1. The floor is visibly not level in one or more locations.
2. Some cracks were present in the concrete floor
3. The bath floors are stained in places

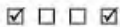


Upper Unit #1

Ceiling:

1. The ceiling is water damaged/stained (TREC Deficient). The tenant indicated previous leakage from the roof and that roof repairs have been conducted





G. Doors (Interior and Exterior)

211 Refugio Street Building

Exterior:

1. Door weather-stripping seals poorly around the perimeter of one or more doors. Visible light is present. (TREC Deficient).
2. Safety glass (tempered) label/etching is not visible on one or more doors. Safety Consideration. Safety glass is recommended in all doors. Typical of this age home. (TREC Deficient).
3. The front screen door is damaged
4. Door is damaged. water heater closet and front

Interior:

1. Door(s) do not stay in the full open/closed position. (Close/open on their own).



H. Windows

Comments:

Noted: The inspection of some windows was limited due to furniture, window coverings or items blocking access to the windows.

211 Refugio Street Building

Noted: The inspection of some windows was limited due to furniture, window coverings or items blocking access to the windows.

1. One or more window screens are not installed/and or damaged. (TREC Deficient).



I. Stairways (Interior and Exterior)

Comments:

211 Refugio Street Building

1. Numerous deficiencies were observed at the exterior stairway. **Safety Hazard!**
Recommend evaluation



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

211 Refugio Street Building

Service Entrance

Noted: Electrical gutter cover was not removed. Not inspected.

1. The service entrance lines/drip loop are not the proper height above the ground. The minimum vertical clearance above walkways is 10'. **Electrical Hazard!**
2. The service entrance conductor wire(s) are in contact with trees. It is recommend that the local utility company be contacted to trim the trees away from the line.
3. The drip loop is not a minimum of 18".

Main Panels (2)

1. The circuit breakers are not fully labeled. Both panels
2. Metal conduit coming into the panel does not appear to be bonded. Not to current standards. Both panels
3. The Service Entrance (main panel) panel ground bar/bus is not bonded back to the equipment panel. Not to current standards. (TREC DEFICIENT). Both panels
4. Improper panel screws are being used to hold the panel cover in place. Sheet-metal screws are considered to be a **Safety Hazard**. They could penetrate the wire covering and cause a short circuit and possible shock. Right panel

5. Wire clamps (protective grommets) have not been used where the wires enter the panel box. (TREC DEFICIENT). Right panel
6. Anti-oxidant has not been applied to one or more of the aluminum wire connections at the panel lugs and/or circuit breakers. Both panels

Lower Unit #2 Sub-panel

Note: Panel cover could not be removed. Shelving or obstructions blocked access. Interior of panel was not inspected.



1. The circuit breakers are not fully labeled.

Upper Unit #1 Sub-panel

1. The circuit breakers are not fully labeled.

Important note: Effective electrical bonding and grounding can not be fully verified during this limited, non-destructive inspection process.

☒ ☐ ☐ ☒**B. Branch Circuits, Connected Devices, and Fixtures****211 Refugio Street Building***Type of branch circuit conductors:* Copper*Comments:*

Note: Smoke alarms installed higher than 8' or are part of a central alarm system are not tested. Verify operation. **Note:** Manufacturers recommend smoke alarms older than 10 yrs. should be replaced (if present).

☒ The inspection of receptacles and wall switches was limited due to furniture and/or stored items.

1. Some light fixture diffuser (lens) covers are missing.
2. Smoke alarms are not installed in each sleeping room/outside of each separate sleeping area in the immediate vicinity of the sleeping rooms, and in the living space of each additional story as required (typical of older homes).
3. Carbon monoxide alarms are not installed outside each separate sleeping area in the immediate vicinity of the sleeping rooms when a fuel fired appliance is installed or an attached garage with an opening to the dwelling is present.
4. Tamper-resistant receptacles (child safety consideration) are not installed when a receptacle is less than five and a half feet above the floor (may not have been required when house was built). (TREC Deficient).
5. GFCI (Ground Fault Circuit Interrupters) protected receptacles are not installed in accordance with today's standards. Refer to the front of this report for important information on why licensed inspectors are required to report these condition(s) as "Deficient".

<input checked="" type="checkbox"/> Kitchen countertop- All including island	<input checked="" type="checkbox"/> Bathrooms (ALL receptacles)
Receptacles within 6' of a sink, shower, or bathtub edge:	<input type="checkbox"/> Electrically heated floors
<input type="checkbox"/> Kitchen/Dining Wall <input type="checkbox"/> Bar Sink	<input type="checkbox"/> Basement Receptacles
<input checked="" type="checkbox"/> Indoor damp/wet location receptacles -	<input type="checkbox"/> Crawlspace receptacle and lighting circuits
Wall adjacent to the bathroom	

Important note: Effective electrical bonding and grounding can not be fully verified during this limited, non-destructive inspection process.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

211 Refugio Street Building

Lower Unit #2

Noted: No heat source was observed. Many stored items blocked access to the units

Upper Unit #1

1. Non-vented space heaters are dangerous to operate and produce carbon monoxide.

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of System: Wall/Window unit(s)

Comments:

Recommend complete service check and further evaluation by a Licensed HVAC technician.

Noted: Coil fins dented/corroded/damaged

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Left Front Yard

Location of homeowner main water supply shutoff: None Located

Location of Pressure Reducing Valve (PRV): None observed

Static water pressure reading: Not Taken

Type of supply piping material: Metal

Comments:

Noted: Plumbing fixtures are operated for approx. 5 min each. It is beyond the scope of this limited visual inspection to determine the condition of concealed under slab or under ground plumbing lines. Additional tests are available from a licensed Plumber to determine condition of concealed plumbing.

Note: Homes of this age may have OLDER (iron or galvanized pressure and/or cast iron/clay tile, ABS) drain plumbing under the foundation and/or yard. Over the years, this type of plumbing has been known to corrode, break, become clogged (tree roots, corrosion) and/or cause leakage. It is beyond the scope of this LIMITED VISUAL inspection to determine the condition of concealed pressure or drain piping. Methods are available (hydrostatic testing,

211 Refugio Street Building

Lower Unit #2

Kitchen Sink

Noted: The sink was not operated due to stored items



Noted: Signs of previous leakage are present in the under sink cabinet. Under sink cabinetry is damaged



Hall Bath

1. Toilet is loose at floor attachment bolts.
2. The shower/tub was not operated
3. The tub drain stopper is missing
4. The shower head extension is loose

Upper Unit #1

Kitchen Sink

1. Faucet leaks (drips) with the handle "Off".

Hall Bath

1. Toilet is loose at floor attachment bolts.
2. The tub drain stopper is missing
3. Bath sink is slow to drain

Washer Connection:

Note: Laundry drain was not tested.

Note: Water faucets were not tested.

Note: Stored items impeded view to the water faucets



Important note: Effective electrical bonding and grounding can not be fully verified during this limited, non-destructive inspection process.



B. Drains, Wastes, and Vents

Type of drain piping material: Plastic, Metal

Comments:

See Plumbing Supply System, Distribution System and Fixtures Section for any Drain, Waste, and Vent Items.

211 Refugio Street Building

Left Exterior Closet Water Heaters (2018 and 2017)

Energy Source: Gas

Capacity: 29 Gal, 40 Gal

Comments:





Note: There is no drain pan/drain line installed under the water heater.

1. There is not a drain line connected to the Temperature and Pressure (T&P) relief valve. *This is a potential safety hazard.* Left water heater
2. The Temperature and Pressure (T & P) relief valve drain line is not plumbed to an approved location. Right water heater
3. The gas shut-off valve currently installed is no longer approved for use. It is recommended an approved gas shutoff valve be installed. Both water heaters
4. Sediment trap is not installed at the gas line. Not to current standards. Both water heaters
5. Old gas supply piping was observed. Both water heaters

☒ ☐ ☐ ☒

D. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior: Right (206 Lavaca Street Building and 211 Refugio Street Building)

Type of gas distribution piping material: Metal

Comments:

1. Gas piping does not appear to be bonded by current standards. (TREC Deficient)
2. One or more gas shutoff valves are not capped. Lavaca Building Unit #2 forward living room

V. APPLIANCES

☒ ☐ ☐ ☒

D. Ranges, Cook tops and Ovens

211 Refugio Street Building

Lower Unit #2

Noted: The cook-top was not operated due to the condition of the appliance

1. The anti-tip-device is not installed/or engaged on the stove. (TREC DEFICIENT).

Upper Unit #1

1. The anti-tip-device is not installed/or engaged on the stove. (TREC DEFICIENT).

RUBIOLA CONSTRUCTION COMPANY

1805 Capitol Ave, San Antonio, Texas 78201 Phone: (210)392-6425 shane@rubiolaconstruction.com

Job Title: SCHEMATIC DESIGN PROJEC TEMPLATE
Location: 206 Lavaca St, San Antonio, TX 78210
Architect: Lake Flato Architect
Client (Agent): Stacey Hill (Vicki Yuan)
Scope: Budget to construct new two story building per Schematic Design drawings from Lake Flato dated 05.23.22.
Date: 5/26/2022

Refugio Studio & Apartment - New Construction						FSF	Framed Area	1,521
						ASF (= csf + (fsf-csf)/2	Aggregate Area	1,380
						CSF	HVAC Area	1,238
Section	Description	Contractor	Quantity	Unit	Cost	Subtotal	Div Sub Total	\$/SQFT
Div. 1	General Conditions						\$ 85,449.10	\$ 56.18
	Project Supervision (Site Superintendent)	Rubiola Construction	12	Months	\$ 6,000.00	\$ 72,000.00		
	Builders Risk Insurance	Rubiola Construction	1380	ASF	\$ 1.50	\$ 2,069.25		
	Permit Fee Allowance	City of San Antonio	1	Lump Sum	\$ 1,000.00	\$ 1,000.00		
	Site Toilet	Two Pees in a Pot	12	Months	\$ 150.00	\$ 1,800.00		
	Dumpster Allowance	Bin There Dump That	12	Months	\$ 600.00	\$ 7,200.00		
	Final Clean	Rubiola Construction	1380	ASF	\$ 0.35	\$ 1,379.85		
Div. 2	Existing Conditions						\$ 23,738.00	\$ 15.61
	Tree Protection Allowance	Assumed Not Req'd	1	Lump Sum	\$ 2,500.00	\$ 2,500.00		
	Floor Protection Materials	Rubiola Construction	1238	CSF	\$ 1.00	\$ 1,238.00		
	Demolition of Existing Structure	JR Ramon Demolition	1	Lump Sum	\$ 20,000.00	\$ 20,000.00		
Div. 3	Concrete						\$ 31,855.00	\$ 20.94
	Concrete Foundation Allowance	RRD Concrete	619	SF	\$ 40.00	\$ 24,760.00		
	Concrete Footings Allowance	RRD Concrete	4	EA	\$ 1,000.00	\$ 4,000.00		
	Polished Concrete Floor Allowance	Riverbed Concrete	619	SF	\$ 5.00	\$ 3,095.00		
Div. 4	Masonry						\$ -	\$ -
	Assumed Not Req'd	Excluded	0	SF	Excluded	\$ -		
Div. 5	Metals						\$ 11,250.00	\$ 7.40
	Structural Steel Allowance	Assumed Not Req'd	1	Lump Sum	Excluded	\$ -		
	Misc Steel Allowance	Allowance Pending Design	1	Lump Sum	\$ 5,000.00	\$ 5,000.00		
	Steel Guardrail and Handrails	Allowance	50	LF	\$ 125.00	\$ 6,250.00		
Div. 6	Wood/Plastics						\$ 96,445.00	\$ 63.41
	Framing Allowance	Rubiola Construction	1380	ASF	\$ 12.00	\$ 16,554.00		
	Interior Trim	Rubiola Construction	1238	CSF	\$ 3.00	\$ 3,714.00		
	Exterior Siding Allowance	Rubiola Construction	2146	SF	\$ 12.00	\$ 25,752.00		
	Millwork Allowance	Allowance	69	LF	\$ 600.00	\$ 41,400.00		
	Millwork Installation Labor	Rubiola Construction	69	LF	\$ 25.00	\$ 1,725.00		
	Wood Deck Allowance	Rubiola Construction	325	SF	\$ 20.00	\$ 6,500.00		
	Appliance and Cabinet Pull Allowance (Pending Selection)	Allowance	1	Lump Sum	\$ 500.00	\$ 500.00		
	Appliance and Cabinet Pull Installation Labor	Allowance	1	Lump Sum	\$ 300.00	\$ 300.00		
Div. 7	Thermal/Moisture						\$ 19,955.00	\$ 13.12
	Weather Barrier and Membrane Flashing	Rubiola Construction	1521	FSF	\$ 2.00	\$ 3,042.00		
	Corrugated Metal Roof Allowance	Mangold Roofing	1040	SF	\$ 10.00	\$ 10,400.00		
	Gutter Allowance	Mangold Roofing	65	LF	\$ 30.00	\$ 1,950.00		
	Insulation Allowance	Rubiola Construction	1521	FSF	\$ 3.00	\$ 4,563.00		
Div. 8	Openings						\$ 27,150.00	\$ 17.85
	Window Allowance	Guido Lumber Company	133	SF	\$ 100.00	\$ 13,300.00		
	Exterior Door Allowance	Guido Lumber Company	4	ea	\$ 1,500.00	\$ 6,000.00		
	Exterior Lift Slide Door Allowance	Guido Lumber Company	1	ea	\$ 2,500.00	\$ 2,500.00		
	Skylights	Allowance	2	ea	\$ 1,000.00	\$ 2,000.00		
	Interior Wood Doors	Allowance	3	EA	\$ 700.00	\$ 2,100.00		
	Interior Door Hardware Allowance	Allowance - Pending Selections	3	EA	\$ 150.00	\$ 450.00		
	Mirror Allowance	Glass N Glazing	40	SF	\$ 20.00	\$ 800.00		

	Attic Ladders	Assumed Not Req'd	0	EA	Excluded	\$ -		
Div. 9	Finishes						\$ 48,352.00	\$ 31.79
	Drywall Allowance	Mission Drywall	4257	CSF	\$ 3.00	\$ 12,771.00		
	Interior Staining & Painting Allowance	Rubiola Construction	1238	CSF	\$ 9.00	\$ 11,142.00		
	Exterior Staining & Painting Allowance	Rubiola Construction	1521	FSF	\$ 9.00	\$ 13,689.00		
	Tile Allowance (\$15/SqFt Material Allowance)	Allowance Pending Final Selections	300	SF	\$ 15.00	\$ 4,500.00		
	Wall Coverings	Assumed Not Req'd	0	SF	Excluded	\$ -		
	Wood Flooring Allowance	Hammonds Wood Floors	250	SF	\$ 25.00	\$ 6,250.00		
Div. 10	Specialties						\$ 500.00	\$ 0.33
	Toilet Bath Accessories	Allowance Pending Final Selections	1	Lump Sum	\$ 500.00	\$ 500.00		
Div. 11	Equipment						\$ 7,500.00	\$ 4.93
	Appliance Allowance	Allowance Pending Final Selections	1	Lump Sum	\$ 5,000.00	\$ 5,000.00		
	Wood Burning Stove Allowance	Allowance Pending Final Selections	1	Lump Sum	\$ 2,500.00	\$ 2,500.00		
Div. 12	Furnishings						\$ 4,950.00	\$ 3.25
	Countertop Allowance (Mid Range)	Allowance Pending Final Slab Selections	66	SF	\$ 75.00	\$ 4,950.00		
Div. 22	Plumbing						\$ 22,174.50	\$ 14.58
	Plumbing Allowance	Clark Plumbing	1380	ASF	\$ 11.00	\$ 15,174.50		
	Plumbing Fixtures Allowance	Allowance Pending Final Selections	1	Lump Sum	\$ 5,000.00	\$ 5,000.00		
	Water Heater Allowance	Clark Plumbing	1	Lump Sum	\$ 2,000.00	\$ 2,000.00		
Div. 23	HVAC						\$ 15,816.00	\$ 10.40
	Mechanical System Allowance	Lonestar Heating and Air Conditioning	1238	CSF	\$ 12.00	\$ 14,856.00		
	Grilles	Lonestar Heating and Air Conditioning	960	CSF	\$ 1.00	\$ 960.00		
Div. 25	Integrated Automation						\$ -	\$ -
	Lighting Controls Allowance	Assumed Not Req'd	1	Lump Sum	Excluded	\$ -		
	Shades Allowance	By Owner	1	Lump Sum	Excluded	\$ -		
	Low Voltage Prewire Allowance	Assumed Not Req'd	1	Lump Sum	Excluded	\$ -		
	TV Package Allowance	Assumed Not Req'd	1	Lump Sum	Excluded	\$ -		
	Security Wiring Allowance	Assumed Not Req'd	1	Lump Sum	Excluded	\$ -		
	Sound System Allowance	Assumed Not Req'd	1	Lump Sum	Excluded	\$ -		
Div. 26	Electrical						\$ 25,692.50	\$ 16.89
	Electrical Rough In / Trim Out	Blackmon Electric	1380	ASF	\$ 15.00	\$ 20,692.50		
	Light Fixture Package	Allowance Pending Final Selections	1	Lump Sum	\$ 5,000.00	\$ 5,000.00		
Div. 31	Earthwork						\$ 500.00	\$ 0.33
	Termite Control	Kezar Pest	1	Lump Sum	\$ 500.00	\$ 500.00		
	Sitework Allowance	RRD Concrete	1380	ASF	\$ 3.00	\$ 4,138.50		
Div. 32	Exterior Improvements						\$ 13,500.00	\$ 8.88
	Gravel Drive over Compacted Base	By Owner	0	SF	Excluded	\$ -		
	Landscape Allowance	By Owner	0	Lump Sum	Excluded	\$ -		
	Irrigation Allowance	By Owner	0	Lump Sum	Excluded	\$ -		
	Site Drainage Allowance	Allowance	1	Lump Sum	\$ 8,000.00	\$ 8,000.00		
	Art Courtyard Fence	Allowance	44	LF	\$ 125.00	\$ 5,500.00		
Div. 33	Utilities						\$ 4,000.00	\$ 2.63
	Utilitiy Connections (Water / Sewer)	Assumed Not Req'd	0	Months	Excluded	\$ -		
	Water and Sewer Yard Lines	Assumed Reuse of Existing	0	LF	Excluded	\$ -		
	Electrical Service and Yard Line Allowance	Blackmon Electric	1	Lump Sum	\$ 4,000.00	\$ 4,000.00		
	Sewer Lines	Assume Reuse of Existing	0	Lump Sum	Excluded	\$ -		
TOTALS						\$ 442,965.60	\$ 438,827.10	\$ 288.51
Subtotal						\$ 438,827.10		
Contingency 5%						\$ 21,941.36		
Project Subtotal						\$ 460,768.46	\$ 302.94	
Contractor Fee 15%						\$ 69,115.27		
PROJECT TOTAL						\$ 529,883.72	\$ 384.11	

RUBIOLA CONSTRUCTION COMPANY

1805 Capitol Ave, San Antonio, Texas 78201 Phone: (210)392-6425 shane@rubiolaconstruction.com

Job Title: Refugio Studio
Location: 211 Refugio Street, San Antonio, TX 78210
Architect: Lake Flato Architect
Client (Agent): Stacey Hill (Vicki Yuan)
Scope: Budget to repair and renovate two story building per Schematic Design drawings from Lake Flato dated 05.23.22.
Date: 5/26/2022

Refugio Studio & Apartment - Repair and Renovate Existing						FSF ASF (= csf + (fsf-csf)/2 CSF	Framed Area Aggregate Area HVAC Area	1,521 1,380 1,238		
Section	Description	Contractor	Quantity	Unit	Cost	Subtotal	Div Sub Total	\$/SQFT		
Div. 1	General Conditions						\$ 85,449.10	\$ 56.18		
	Project Supervision (Site Superintendent)	Rubiola Construction	12	Months	\$ 6,000.00	\$ 72,000.00				
	Builders Risk Insurance	Rubiola Construction	1380	ASF	\$ 1.50	\$ 2,069.25				
	Permit Fee Allowance	City of San Antonio	1	Lump Sum	\$ 1,000.00	\$ 1,000.00				
	Site Toilet	Two Pees in a Pot	12	Months	\$ 150.00	\$ 1,800.00				
	Dumpster Allowance	Bin There Dump That	12	Months	\$ 600.00	\$ 7,200.00				
	Final Clean	Rubiola Construction	1380	ASF	\$ 0.35	\$ 1,379.85				
Div. 2	Existing Conditions						\$ 34,738.00	\$ 22.84		
	Tree Protection Allowance	Assumed Not Req'd	1	Lump Sum	\$ 2,500.00	\$ 2,500.00				
	Floor Protection Materials	Rubiola Construction	1238	CSF	\$ 1.00	\$ 1,238.00				
	Shore Existing Structure to Repair Foundation	Rubiola Construction	1	Lump Sum	\$ 16,000.00	\$ 16,000.00				
Div. 3	Selective Demolition	F M Demolition	1	Lump Sum	\$ 15,000.00	\$ 15,000.00				
	Concrete						\$ 44,235.00	\$ 29.08		
	Demo Existing Concrete Foundation	RRD Concrete	619	SF	\$ 20.00	\$ 12,380.00				
	Pour New Concrete Foundation Allowance	RRD Concrete	619	SF	\$ 40.00	\$ 24,760.00				
	Concrete Footings Allowance	RRD Concrete	4	EA	\$ 1,000.00	\$ 4,000.00				
Div. 4	Polished Concrete Floor Allowance	Riverbed Concrete	619	SF	\$ 5.00	\$ 3,095.00				
	Masonry						\$ -	\$ -		
	Assumed Not Req'd	Excluded	0	SF	Excluded	\$ -				
Div. 5	Metals						\$ 16,250.00	\$ 10.68		
	Structural Steel Allowance (Shoring Posts)	Allowance	1	Lump Sum	\$ 5,000.00	\$ 5,000.00				
	Misc Steel Allowance	Allowance Pending Design	1	Lump Sum	\$ 5,000.00	\$ 5,000.00				
	Steel Guardrail and Handrails	Allowance	50	LF	\$ 125.00	\$ 6,250.00				
Div. 6	Wood/Plastics						\$ 110,240.00	\$ 72.48		
	Re-frame Exterior Walls, Openings, Sheathing	Rubiola Construction	1380	ASF	\$ 22.00	\$ 30,349.00				
	Interior Trim	Rubiola Construction	1238	CSF	\$ 3.00	\$ 3,714.00				
	Exterior Siding Allowance	Rubiola Construction	2146	SF	\$ 12.00	\$ 25,752.00				
	Millwork Allowance	Allowance	69	LF	\$ 600.00	\$ 41,400.00				
	Millwork Installation Labor	Rubiola Construction	69	LF	\$ 25.00	\$ 1,725.00				
	Wood Deck Allowance	Rubiola Construction	325	SF	\$ 20.00	\$ 6,500.00				
	Appliance and Cabinet Pull Allowance (Pending Selection)	Allowance	1	Lump Sum	\$ 500.00	\$ 500.00				
	Appliance and Cabinet Pull Installation Labor	Allowance	1	Lump Sum	\$ 300.00	\$ 300.00				
Div. 7	Thermal/Moisture						\$ 19,955.00	\$ 13.12		
	Weather Barrier and Membrane Flashing	Rubiola Construction	1521	FSF	\$ 2.00	\$ 3,042.00				
	Corrugated Metal Roof Allowance	Mangold Roofing	1040	SF	\$ 10.00	\$ 10,400.00				
	Gutter Allowance	Mangold Roofing	65	LF	\$ 30.00	\$ 1,950.00				
	Insulation Allowance	Rubiola Construction	1521	FSF	\$ 3.00	\$ 4,563.00				
Div. 8	Openings						\$ 27,150.00	\$ 17.85		
	Window Allowance	Guido Lumber Company	133	SF	\$ 100.00	\$ 13,300.00				
	Exterior Door Allowance	Guido Lumber Company	4	ea	\$ 1,500.00	\$ 6,000.00				
	Exterior Lift Slide Door Allowance	Guido Lumber Company	1	ea	\$ 2,500.00	\$ 2,500.00				
	Skylights	Allowance	2	ea	\$ 1,000.00	\$ 2,000.00				
	Interior Wood Doors	Allowance	3	EA	\$ 700.00	\$ 2,100.00				

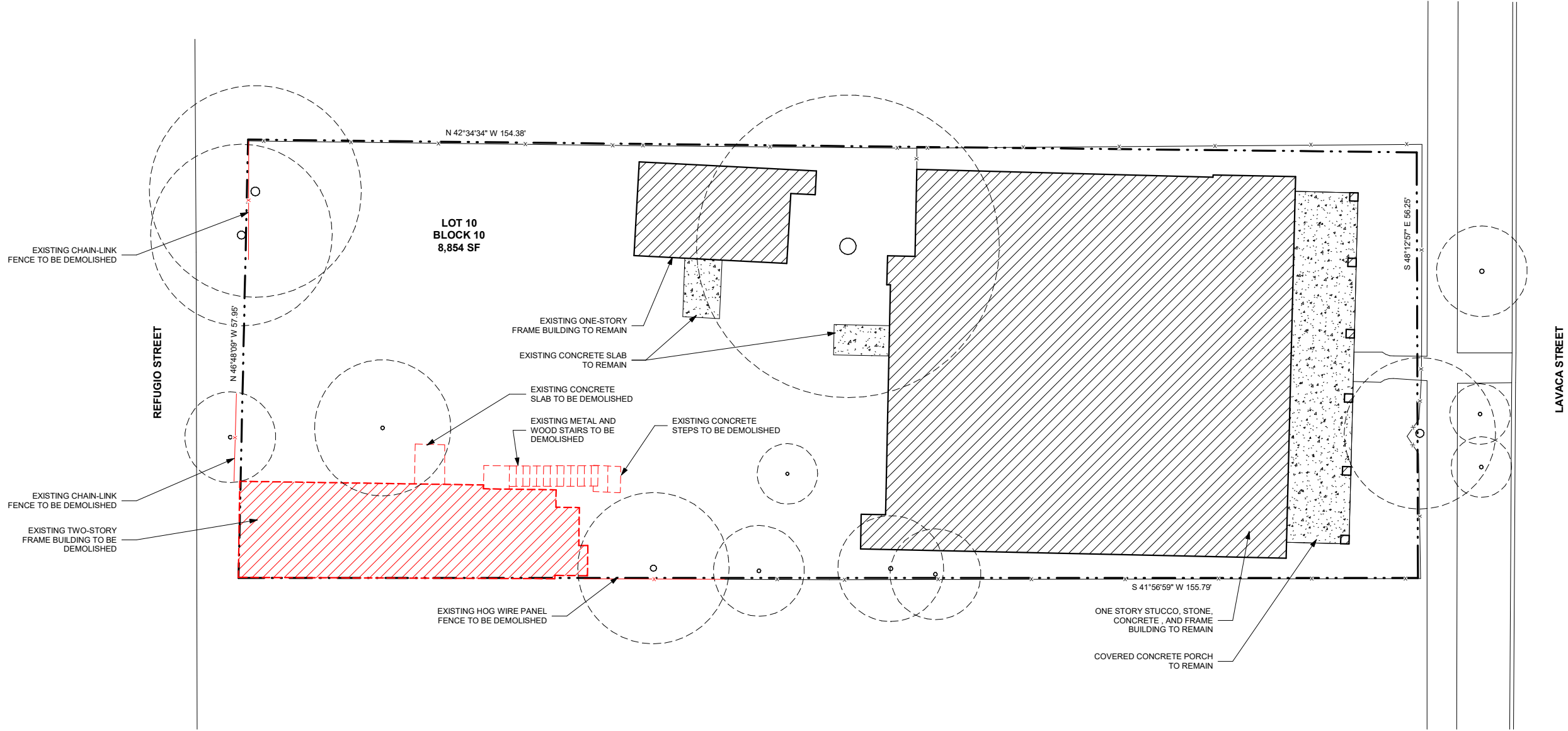
Div. 9	Interior Door Hardware Allowance	Allowance - Pending Selections	3	EA	\$	150.00	\$	450.00	\$	48,352.00	\$	31.79
	Mirror Allowance	Glass N Glazing	40	SF	\$	20.00	\$	800.00				
	Attic Ladders	Assumed Not Req'd	0	EA		Excluded	\$	-				
Div. 9	Finishes											
Div. 10	Drywall Allowance	Mission Drywall	4257	SF	\$	3.00	\$	12,771.00	\$	500.00	\$	0.33
	Interior Staining & Painting Allowance	Rubiola Construction	1238	CSF	\$	9.00	\$	11,142.00				
	Exterior Staining & Painting Allowance	Rubiola Construction	1521	FSF	\$	9.00	\$	13,689.00				
	Tile Allowance (\$15/SqFt Material Allowance)	Allowance Pending Final Selections	300	SF	\$	15.00	\$	4,500.00				
	Wall Coverings	Assumed Not Req'd	0	SF		Excluded	\$	-				
	Wood Flooring Allowance	Hammonds Wood Floors	250	SF	\$	25.00	\$	6,250.00				
	Specialties											
Div. 10	Toilet Bath Accessories	Allowance Pending Final Selections	1	Lump Sum	\$	500.00	\$	500.00				
Div. 11	Equipment								\$	7,500.00	\$	4.93
Div. 11	Appliance Allowance	Allowance Pending Final Selections	1	Lump Sum	\$	5,000.00	\$	5,000.00				
	Wood Burning Stove Allowance	Allowance Pending Final Selections	1	Lump Sum	\$	2,500.00	\$	2,500.00				
Div. 12	Furnishings								\$	4,950.00	\$	3.25
Div. 12	Countertop Allowance (Mid Range)	Allowance Pending Final Slab Selections	66	SF	\$	75.00	\$	4,950.00	\$	29,072.00	\$	19.11
	Plumbing											
Div. 23	Plumbing Allowance (Re Work Existing)	Clark Plumbing	1380	ASF	\$	16.00	\$	22,072.00	\$	15,816.00	\$	10.40
	Plumbing Fixtures Allowance	Allowance Pending Final Selections	1	Lump Sum	\$	5,000.00	\$	5,000.00				
	Water Heater Allowance	Clark Plumbing	1	Lump Sum	\$	2,000.00	\$	2,000.00				
	HVAC											
Div. 23	Mechanical System Allowance	Lonestar Heating and Air Conditioning	1238	CSF	\$	12.00	\$	14,856.00	\$	-	\$	-
	Grilles	Lonestar Heating and Air Conditioning	960	CSF	\$	1.00	\$	960.00				
Div. 25	Integrated Automation								\$	-	\$	-
Div. 26	Lighting Controls Allowance	Assumed Not Req'd	1	Lump Sum		Excluded	\$	-	\$	39,492.50	\$	25.96
	Shades Allowance	By Owner	1	Lump Sum		Excluded	\$	-				
	Low Voltage Prewire Allowance	Assumed Not Req'd	1	Lump Sum		Excluded	\$	-				
	TV Package Allowance	Assumed Not Req'd	1	Lump Sum		Excluded	\$	-				
	Security Wiring Allowance	Assumed Not Req'd	1	Lump Sum		Excluded	\$	-				
	Sound System Allowance	Assumed Not Req'd	1	Lump Sum		Excluded	\$	-				
	Electrical											
Div. 31	Electrical Demo	Blackmon Electric	1380	ASF	\$	10.00	\$	13,800.00	\$	4,638.50	\$	3.05
	Electrical Rough In / Trim Out	Blackmon Electric	1380	ASF	\$	15.00	\$	20,692.50				
	Light Fixture Package	Allowance Pending Final Selections	1	Lump Sum	\$	5,000.00	\$	5,000.00				
Div. 31	Earthwork								\$	5,500.00	\$	3.62
Div. 32	Termite Control	Kezar Pest	1	Lump Sum	\$	500.00	\$	500.00	\$	4,000.00	\$	2.63
	Sitework Allowance	RRD Concrete	1380	ASF	\$	3.00	\$	4,138.50				
	Exterior Improvements											
	Gravel Drive over Compacted Base	By Owner	1	Lump Sum		Excluded	\$	-				
Div. 33	Landscape Allowance	By Owner	1	Lump Sum		Excluded	\$	-	\$	497,838.10	\$	497,838.10
	Irrigation Allowance	By Owner	1	Lump Sum		Excluded	\$	-				
	Fencing Allowance	Allowance	44	LF	\$	125.00	\$	5,500.00				
	Utilities											
Div. 33	Utilliy Connections (Water / Sewer)	Assumed Not Req'd	0	Months		Excluded	\$	-	\$	522,730.01	\$	343.68
	Water and Sewer Yard Lines	Assumed Reuse of Existing	0	LF		Excluded	\$	-				
	Electrical Service and Yard Line Allowance	Blackmon Electric	1	Lump Sum	\$	4,000.00	\$	4,000.00				
	Sewer Lines	Assume Reuse of Existing	0	Lump Sum		Excluded	\$	-				
TOTALS							\$	497,838.10	\$	497,838.10	\$	327.31
				Subtotal			\$	497,838.10				
				Contingency	5%		\$	24,891.91				
				Project Subtotal			\$	522,730.01	\$	343.68		
				Contractor Fee	15%		\$	78,409.50				
				PROJECT TOTAL			\$	601,139.51	\$	435.77		

REFUGIO STUDIO



HDRC SUBMISSION / 05.23.2022

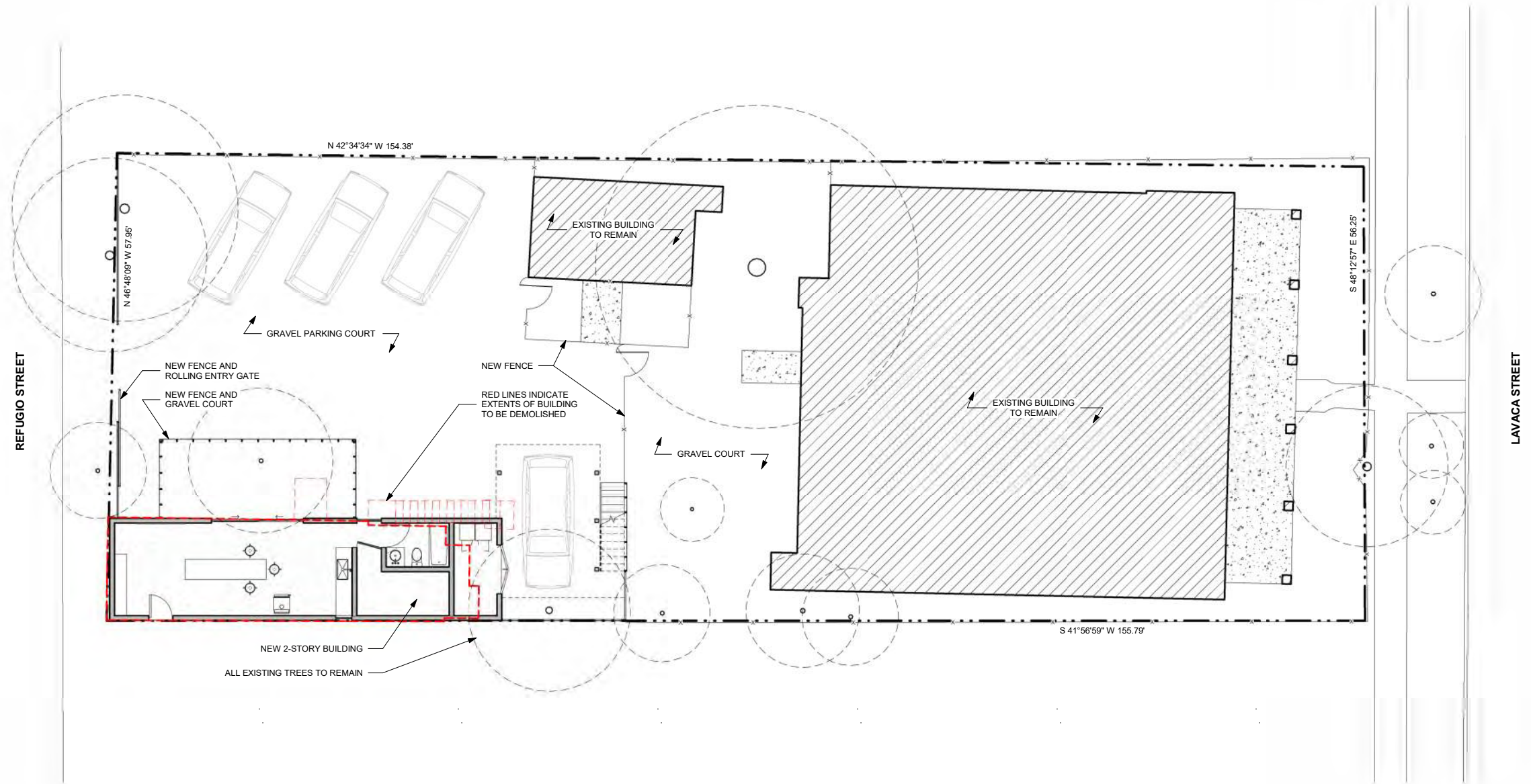
Previously submitted



1/16" = 1'-0"

DEMOLITION PLAN

Previously submitted

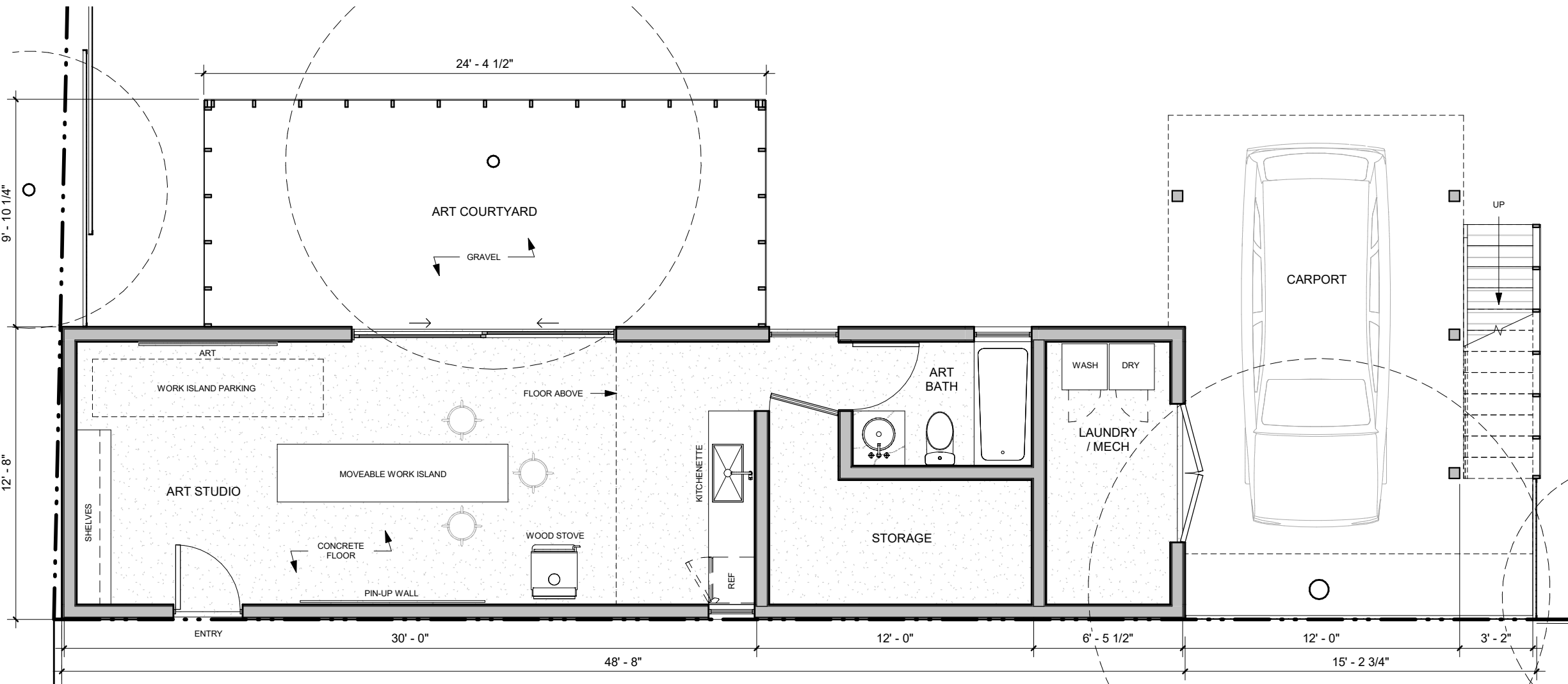


SITE PLAN

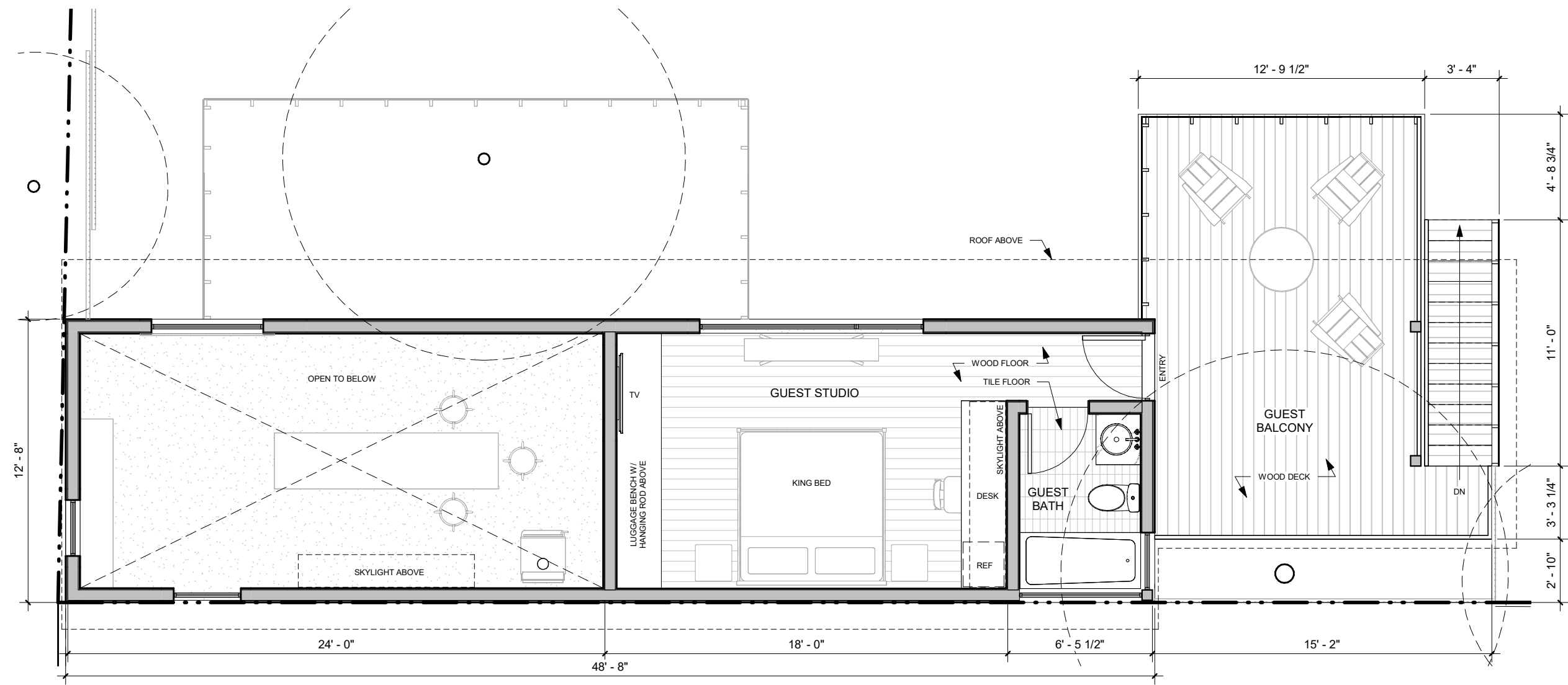


1/16" = 1'-0"

Previously submitted

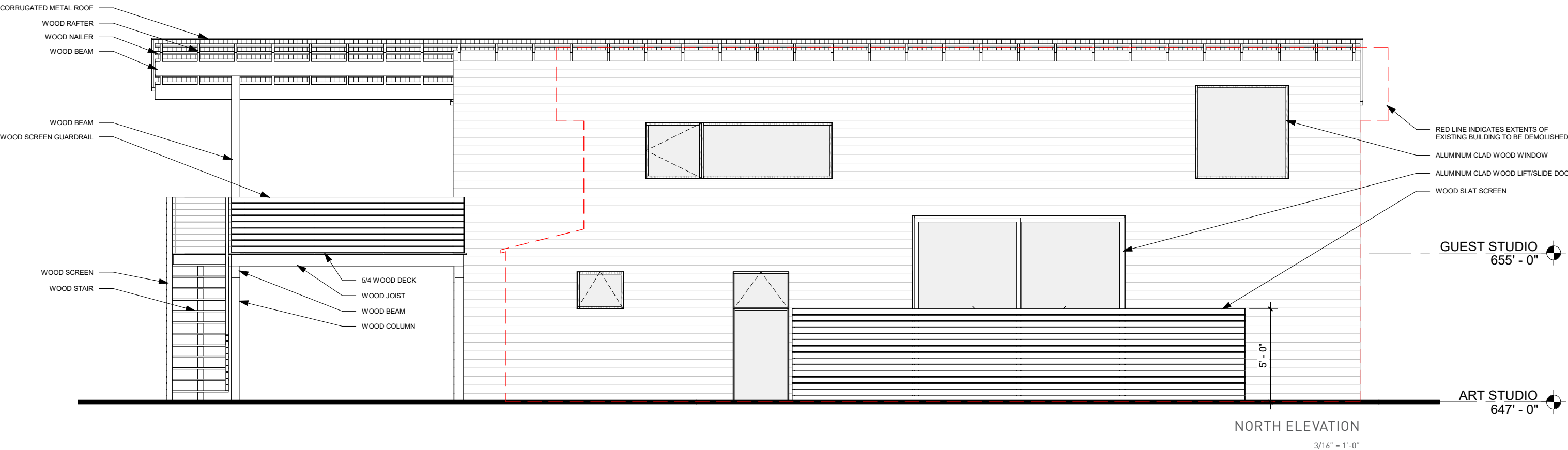
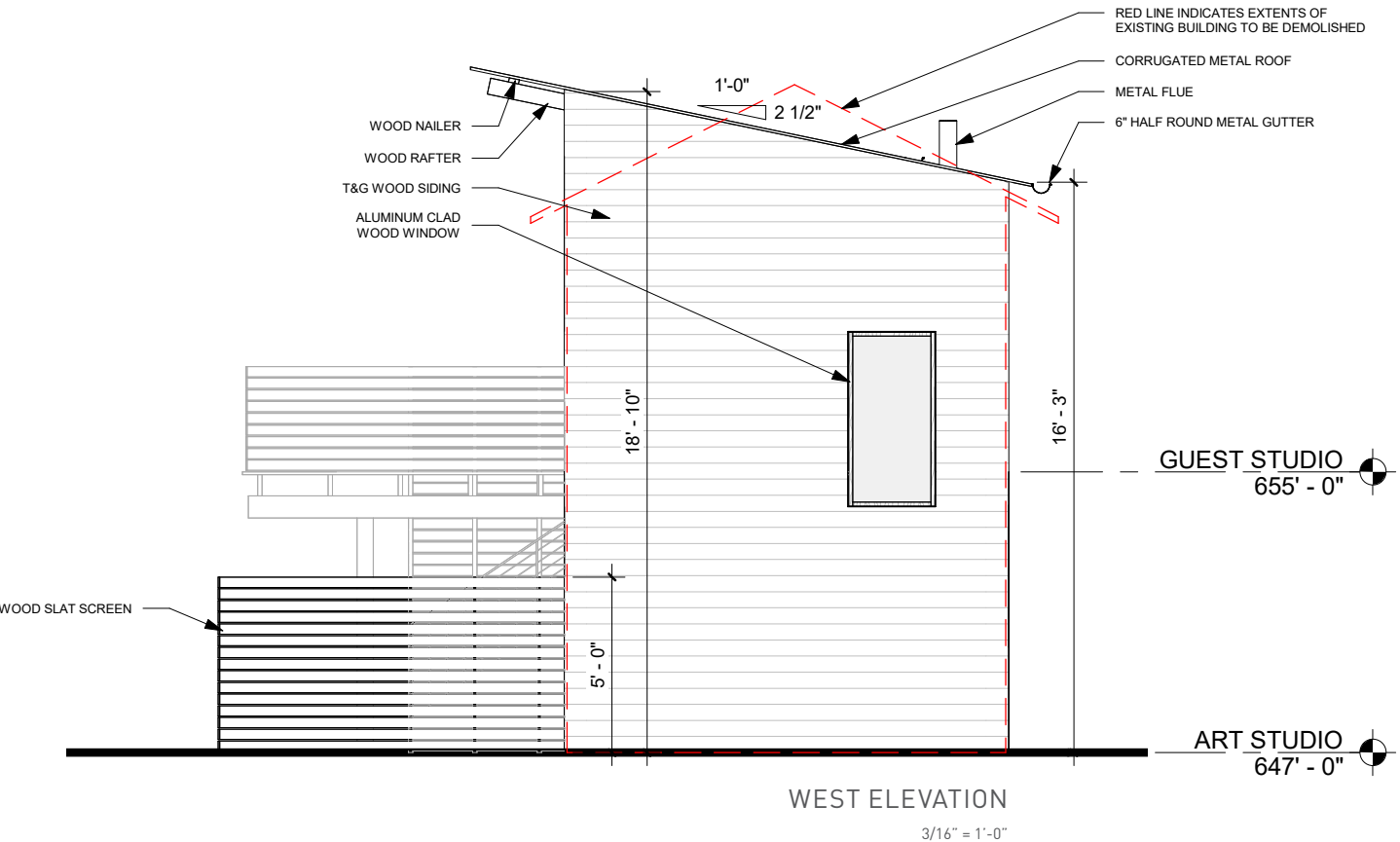


Previously submitted



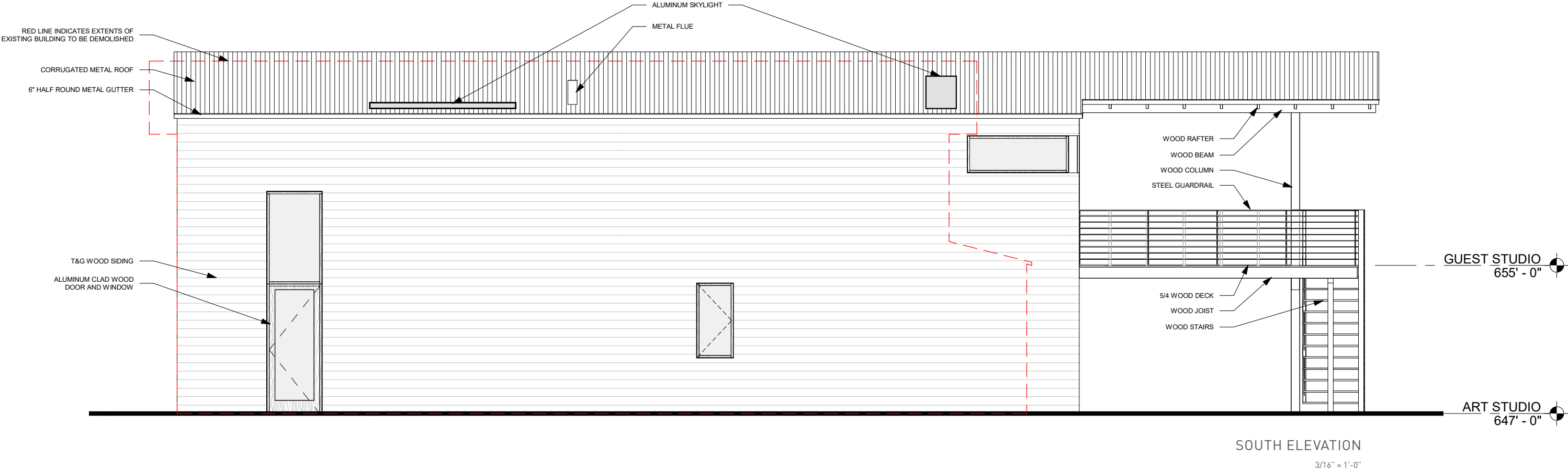
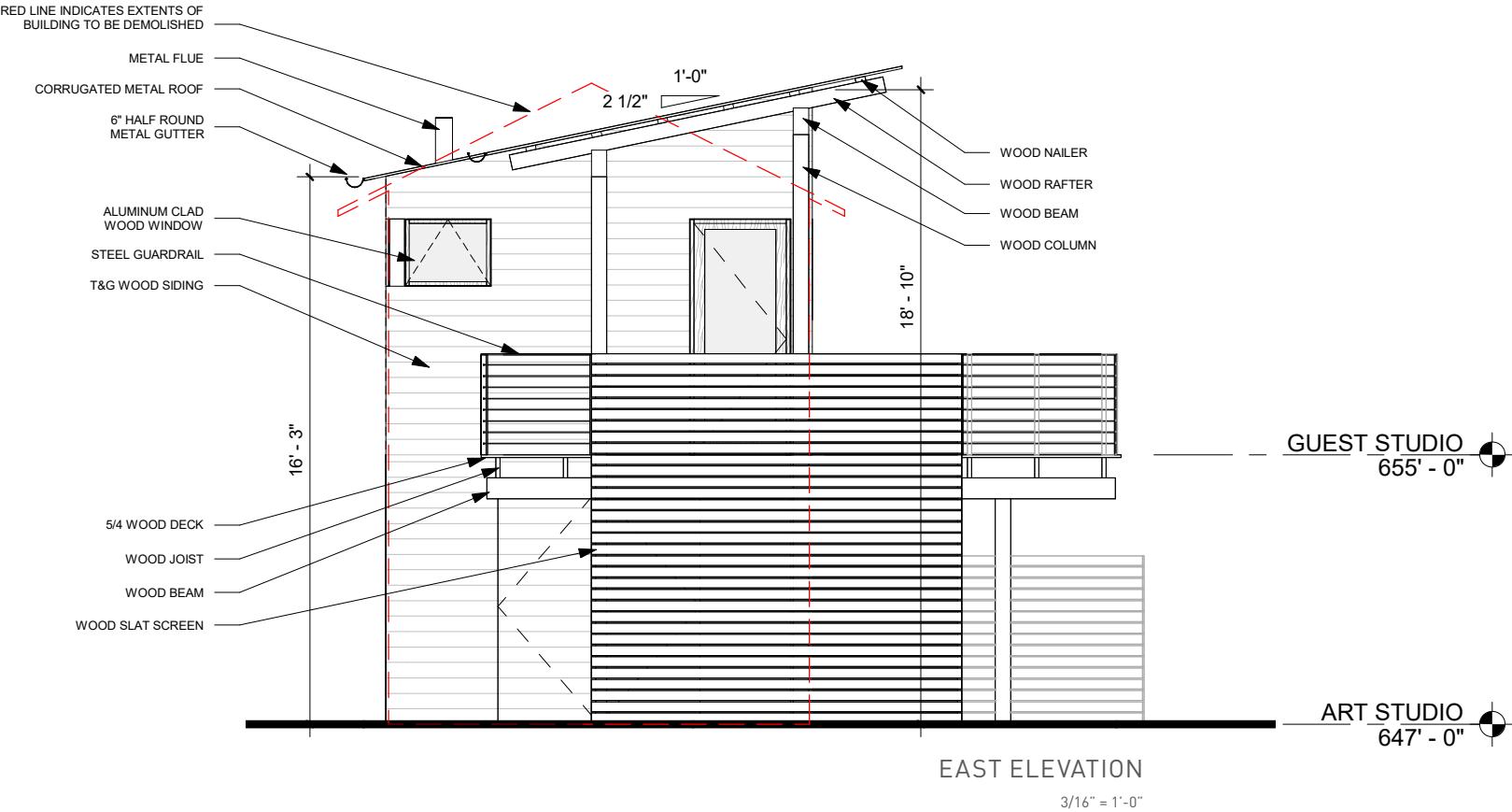
FLOOR PLAN - GUEST STUDIO

Previously submitted



BUILDING ELEVATIONS

Previously submitted



BUILDING ELEVATIONS

Previously submitted



EXISTING



PROPOSED

VIEW FROM REFUGIO STREET