

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

**HDRC CASE NO:** 2023-081  
**ADDRESS:** 8623 OLD CORPUS CHRISTI RD  
**LEGAL DESCRIPTION:** NCB 10923 BLK 4 LOT N 58.17 FT OF 3A  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** ARMANDO H MARTINEZ/A D A INC.  
**OWNER:** ARCELIA SANDOVAL/SANDOVAL ARCELIA  
**TYPE OF WORK:** Review of demolition with replacement plans  
**APPLICATION RECEIVED:** February 28, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish the primary 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 4, New Construction*

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

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

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

##### B. ENTRANCES

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

#### 2. Building Massing and Form

##### A. SCALE AND MASS

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

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

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

##### B. ROOF FORM

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

##### C. RELATIONSHIP OF SOLIDS TO VOIDS

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

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

##### D. LOT COVERAGE

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

#### 3. Materials and Textures

##### A. NEW MATERIALS



- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

## B. REUSE OF HISTORIC MATERIALS

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

## 4. Architectural Details

### A. GENERAL

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

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

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

#### *Standard Specifications for Windows in New Construction*

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

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.

- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.

- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.

- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.

- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.

- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

## FINDINGS:

- a. The primary structure located at 8623 Old Corpus Christi Rd is a 1-story structure featuring a saltbox composition shingle roof, a deep-set front porch, wood porch supports, wood shingle, stucco, and wood board cladding, and replacement windows. The property is contributing to the Mission Historic District.
- b. The applicant is requesting a Certificate of Appropriateness for approval to demolish the existing structure at 8623 Old Corpus Christi. The applicant is proposing to construct a new primary structure on the site.
- c. PUBLIC NOTICE – Demolition notice postcards were mailed to properties within a 200-foot radius of the property as required by the Unified Development Code.
- d. 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:

- 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;*

[The applicant has not provided a reasonable rate of return nor the current or potential value of a restored property.]

- 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;*

[The applicant has not submitted documentation to satisfy this requirement. The applicant has submitted an Engineer's Report listing the repairs required to meet code, including cladding replacement, window replacement, railing replacement, roof replacement, foundation footing replacement, new framing, interior upgrades, and electrical, plumbing, and mechanical upgrades.]

- 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.*

[The applicant has not submitted documentation to satisfy this requirement.]

- e. Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC due to lack of marketing of the property.
- f. LOSS OF SIGNIFICANCE – Per the UDC, 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. There is evidence that the structure is severely deteriorated due to deferred maintenance and is need of intervention. Staff does not find that the applicant has provided clear and convincing evidence that the structure has lost significance.
- g. DESIGN REVIEW COMMITTEE – Staff conducted a site visit to the property on March 3, 2023, and observed severe deterioration on the exterior and that the structure is a wood-frame structure and does not appear to be of adobe construction. The Design Review Committee met virtually on April 26, 2023, to discuss the proposal and participants and the applicant agreed that a DRC site visit would be helpful. The DRC met on site on May 10, 2023, and observed that the structure has been greatly modified over time and that the structure likely dates to the 1920s or 1930s.

- h. **DEMOLITION** – The applicant is requesting approval for the demolition of the existing structure. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Requests for determination of whether an object, building, structure, or sign are contributing or non-contributing to a historic landmark or historic district shall be made on an application obtained from the historic preservation officer through the office of historic preservation. The historic preservation officer shall review the application for completeness and shall make a determination whether the subject of the application is contributing or non-contributing within thirty (30) days of deeming the application complete. The historic preservation officer may, at his or her discretion, present the application to the historic and design review commission for their recommendation. Properties that are determined to be noncontributing are eligible to receive administrative approval for demolition requests by OHP staff.
- i. **REPLACEMENT PLANS** – The applicant has proposed to replace the structure with a new 1-story primary structure. The applicant has proposed a 1-story, 1,440-square-foot, single-family residence. The applicant has proposed a composition shingle broken gable roof, Hardie board, stucco, and stone or brick veneer for the cladding material. The applicant has not provided window or door specifications at this time. The applicant has proposed to install an 18-foot-wide concrete driveway at the front of the property. Staff finds that the proposed new construction is inconsistent with the Guidelines and the documentation required for review of new construction is currently incomplete.

**RECOMMENDATION:**

Staff does not recommend approval based on findings a through i. The applicant has not satisfied the documentation requirements for demolition of a landmark and the application is incomplete.

If the HDRC finds the application to be complete, staff does not recommend approval.

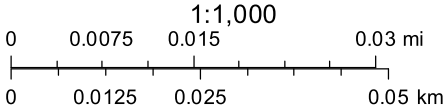


# City of San Antonio One Stop



April 26, 2023

— User drawn lines





FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, which is Dated 9/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.

\* AS AMENDED BY LETTER OF MAP REVISION, CASE NO. 21-06-1633P, WITH AN EFFECTIVE DATE OF 02/14/2022.

NOTE: THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON A DESCRIPTION IN A WARRANTY DEED RECORDED IN VOLUME 4882, PAGE 1039, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

DORA ELIZABET GUTIERREZ  
TRACT  
DOC. NO. 20140095085

(BEARING BASIS) (228.5')  
N 77°59'08" E 225.86'

SUBJECT TRACT  
14,776 SQ. FT.  
0.339 ACRES

UNITED STATES OF AMERICA  
3.53 ACRES  
VOL. 8611, PG. 1512

(72.5')  
N 10°07'35" E 72.25'

SCALE: 1"=20'

POINT OF BEGINNING

FENCE  
IN 0.7'

R.D.

S 12°53'54" E 56.82'  
(S 15°0' E 56.6')

EDGE OF PAVEMENT

FENCE  
OUT 0.4'

ONE STORY  
SIDING

COV.  
WOOD

S 75°42'23" W 254.17'  
(S 75°38' W 259.0')

ADJ. BLDG.  
OUT 2.4'

ADJOINING  
BUILDING

FENCE  
IN 0.9'

R.D.

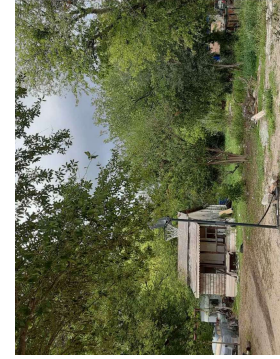
THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FIRM REGISTRATION NO.  
1011700

LEGEND  
○ = SET 1/2" IRON ROD CAPPED W/ALS  
● = FND. 1/2" IRON PIPE  
( ) = RECORD INFORMATION  
R.D. = RECORD DIGNITY MONUMENT  
—E— = POWER POLE  
—EE— = OVERHEAD ELECTRIC  
—00— = CHAIN LINK FENCE

Property Address:  
**8623 OLD CORPUS CHRISTI HIGHWAY**  
Property Description:  
BEING 0.339 ACRES OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM SMALL SURVEY NO. 36, ABSTRACT 670, BEXAR COUNTY, TEXAS, AND BEING OUT OF LOT 3, BLOCK 4, NEW CITY, BLOCK 10923, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME XI, PAGE 284, DEED RECORDS, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY CONVEYED TO ARCELIA SANDOVAL IN A DEED RECORDED IN DOCUMENT NO. 2022022167, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 4882, PAGE 1039, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.339 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

Owner:  
T.B.D.



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual BOUNDARY ONLY survey made on the ground under my supervision.

Mark J. Ewald

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

G.F. NO. N/A

DWG: AJS RVD: CC

JOB NO. 117385

TITLE COMPANY: N/A

DATE: 11/9/2022



















## Architectural Design Associates, Inc.

1123 Babcock Road  
San Antonio, Texas 78201  
210-734 3400  
ahmartada@aol.com

Office of Historic Preservation

City Of San Antonio

100 W. Houston

San Antonio, TX 78205

Re: Existing Structure Conditions  
8623 Old Corpus Christi Hwy.

Please see key notes below, applicable to the photos attached:

### Notes:

1. Existing wood deck needs to be replaced with foundation post replaced in new IBC code applicable.
2. Skirting below existing finish floor needs to be replaced.
3. Front elevation railings required to be replaced to meet code.
4. Existing siding requires to be replaced and be replaced by one pattern siding. existing siding needs to be removed.
5. Existing windows need to be removed and replaced with required windows meeting the code.
6. Existing structure has several types of roofs and requires new roof.
7. Observation of foundation footings requires replacement with new engineered design.
8. Structure requires new main framing that will meet the current code requirements.
9. Exterior fascia needs to be replaced and installed properly.

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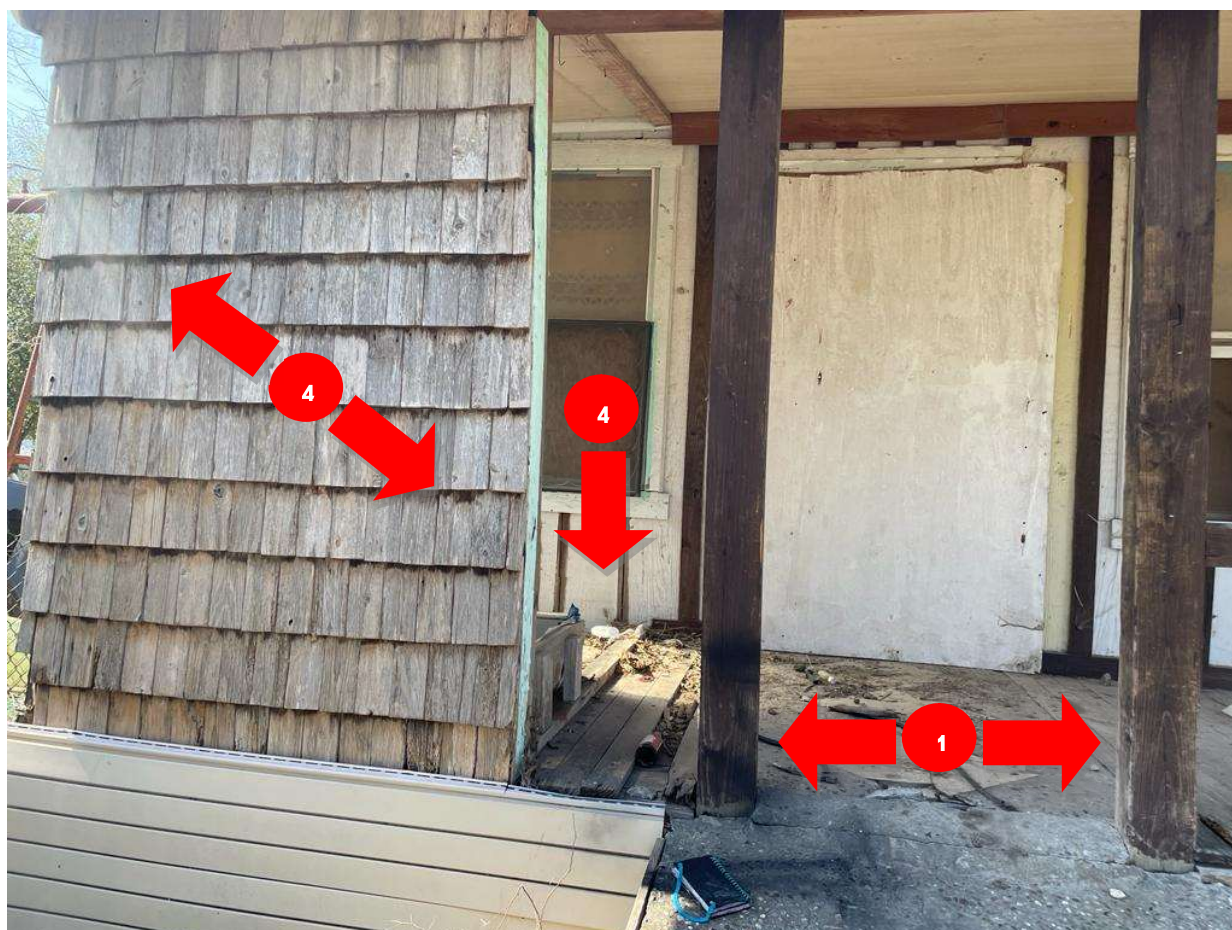
10. Existing structure does not have proper wall waterproofing barrier with base flashings. Existing porch needs new sub floor replacement.
11. Existing stucco requires replacement and to be replaced with selected siding.
12. Interior walls need to be properly spaced and plumed according to current code.
13. All existing sheet rock needs replacement with proper tape, float and texture painted.
14. Existing bathroom fixtures need replacement along with faucets and drains.
15. Existing plumbing vents and main drains do not meet current code.
16. Existing main sewer lines need to be replaced and in compliance with current plumbing code.
17. Sewer lines need to be connected to main sewer lines in compliance with code.
18. Existing structure is within 1' - 6" of the property in accordance recent property survey, (See attached Survey), this would not meet current city required side yard setback.
19. Existing wall within the 1'-6" side yard will have to meet one hour rated wall with no openings on such side.

Note: The above observations of visual inspections, justifies the recommendation of existing residential structure to be removed and demolish. Replacement of a suitable residential structure is present for review and approval.



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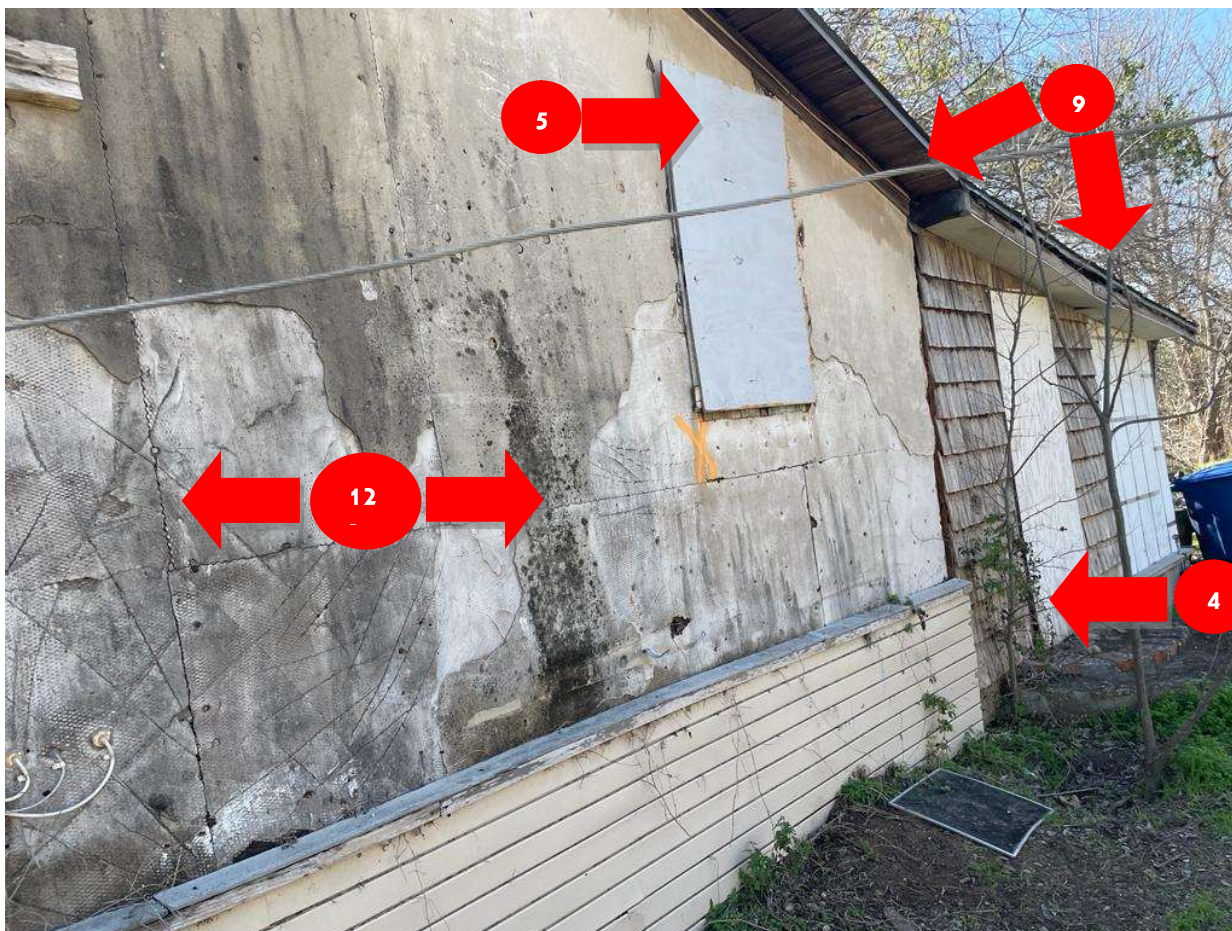
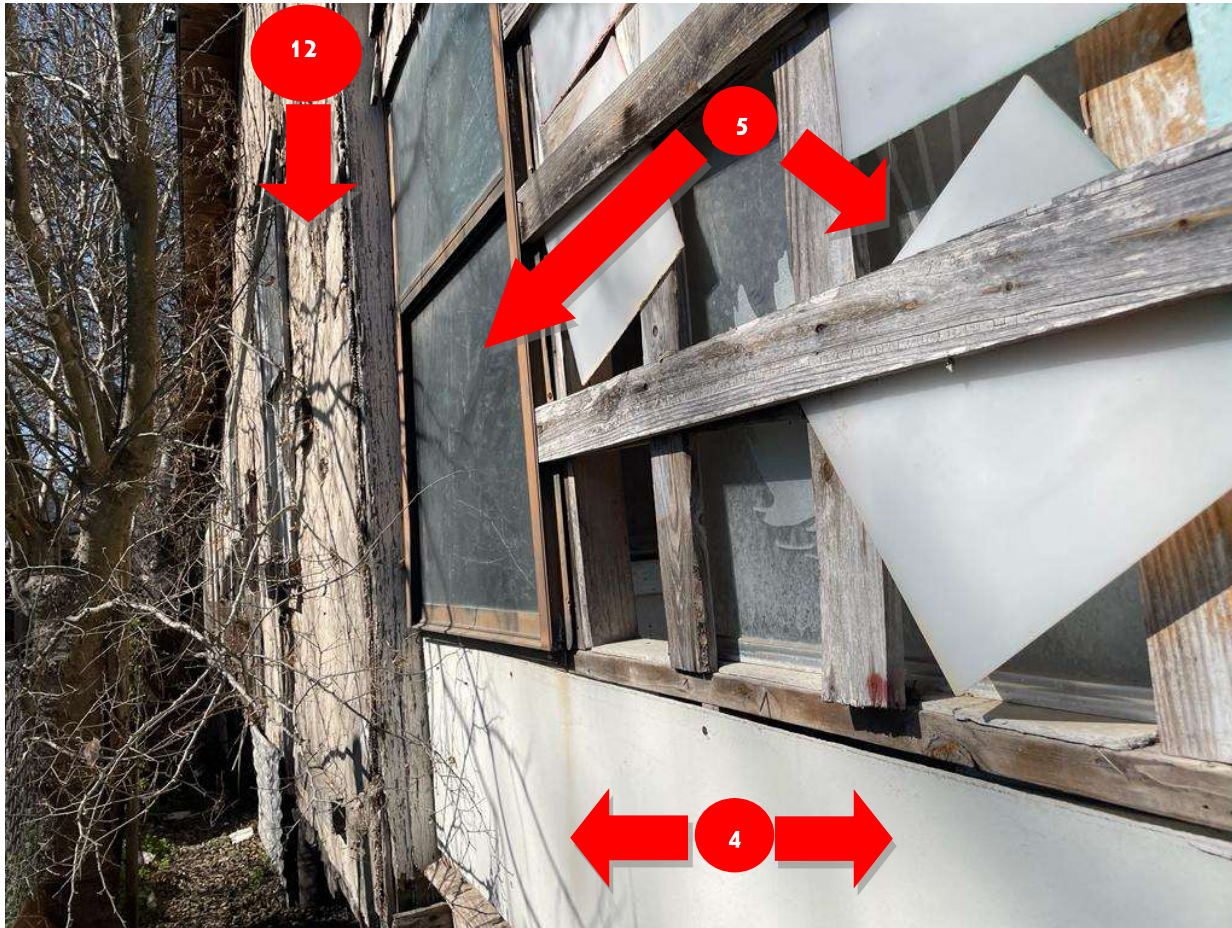
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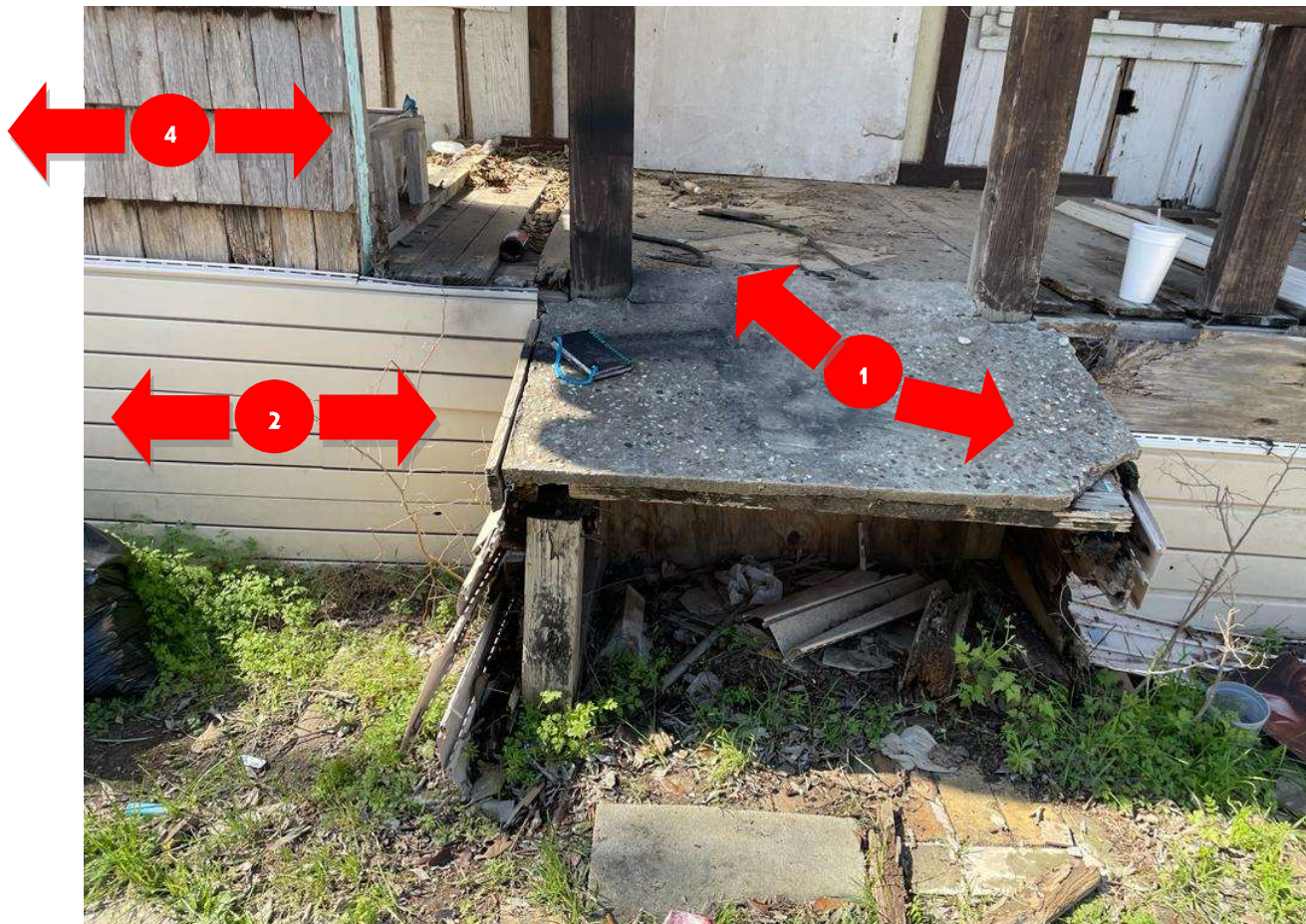
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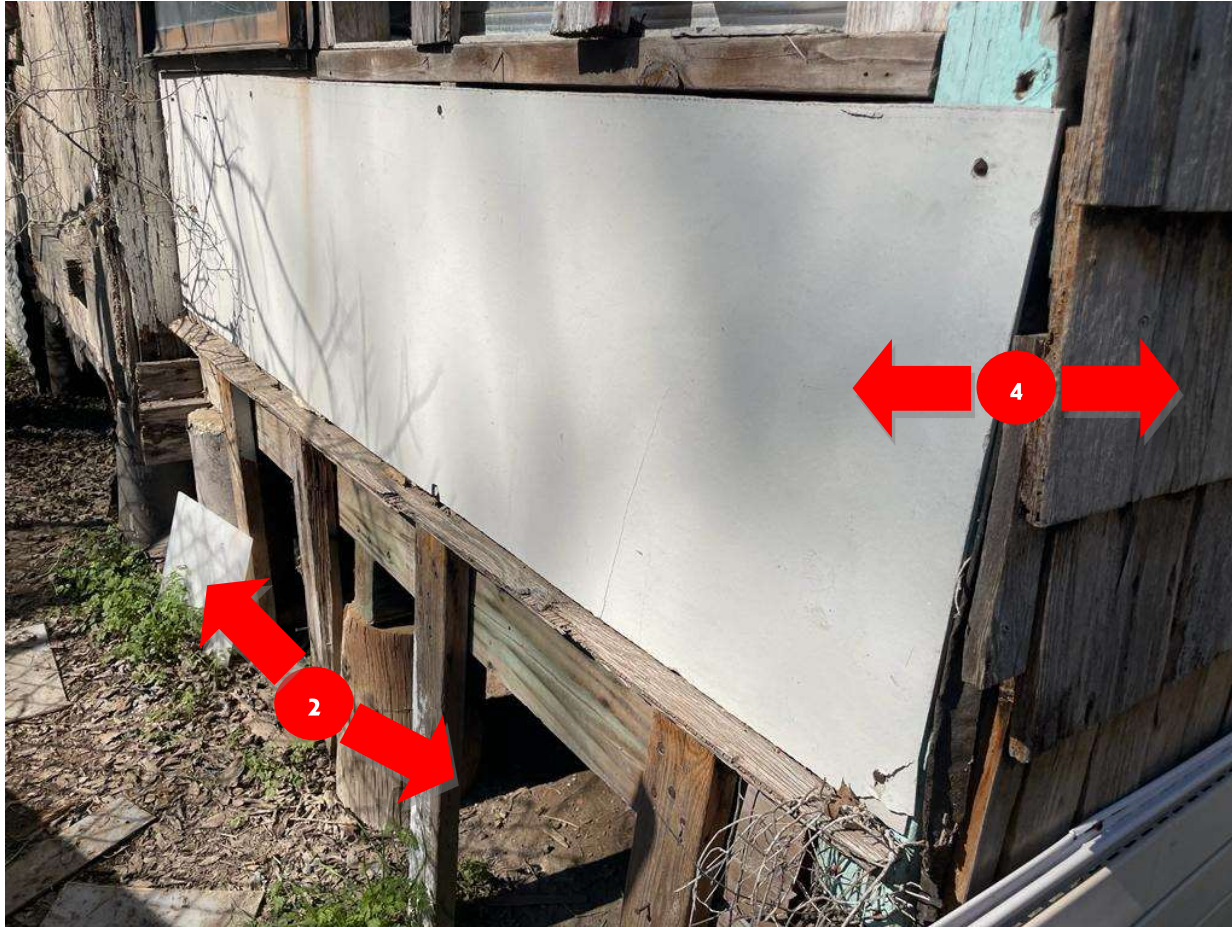
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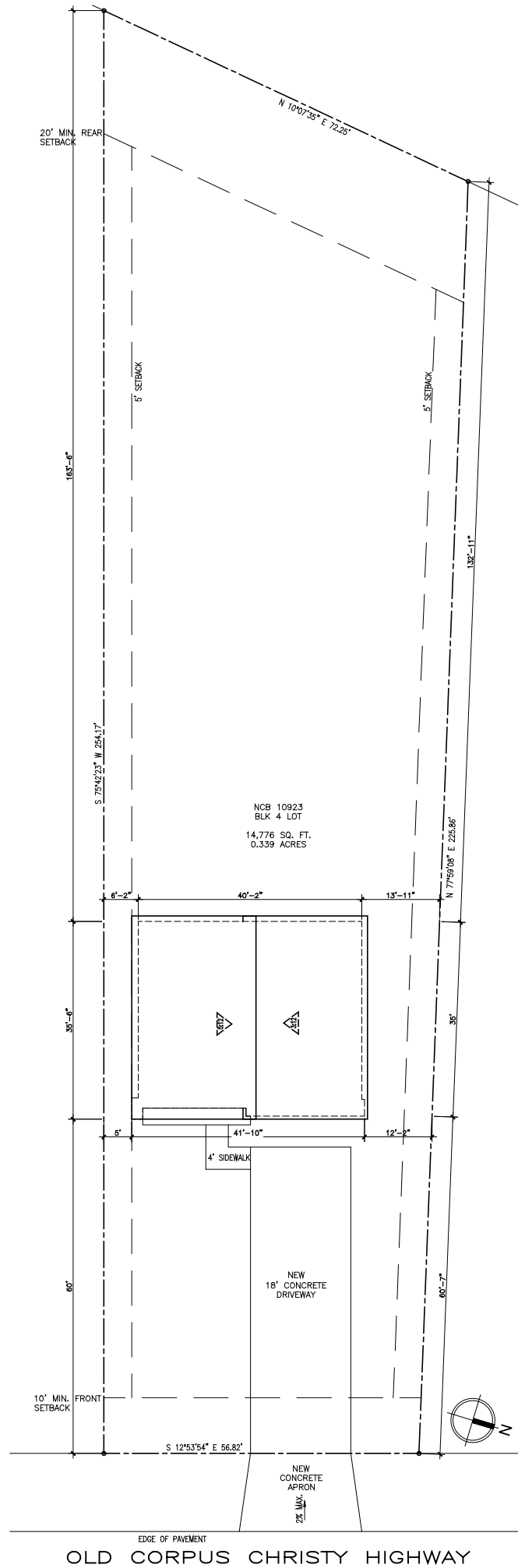


Presented By:

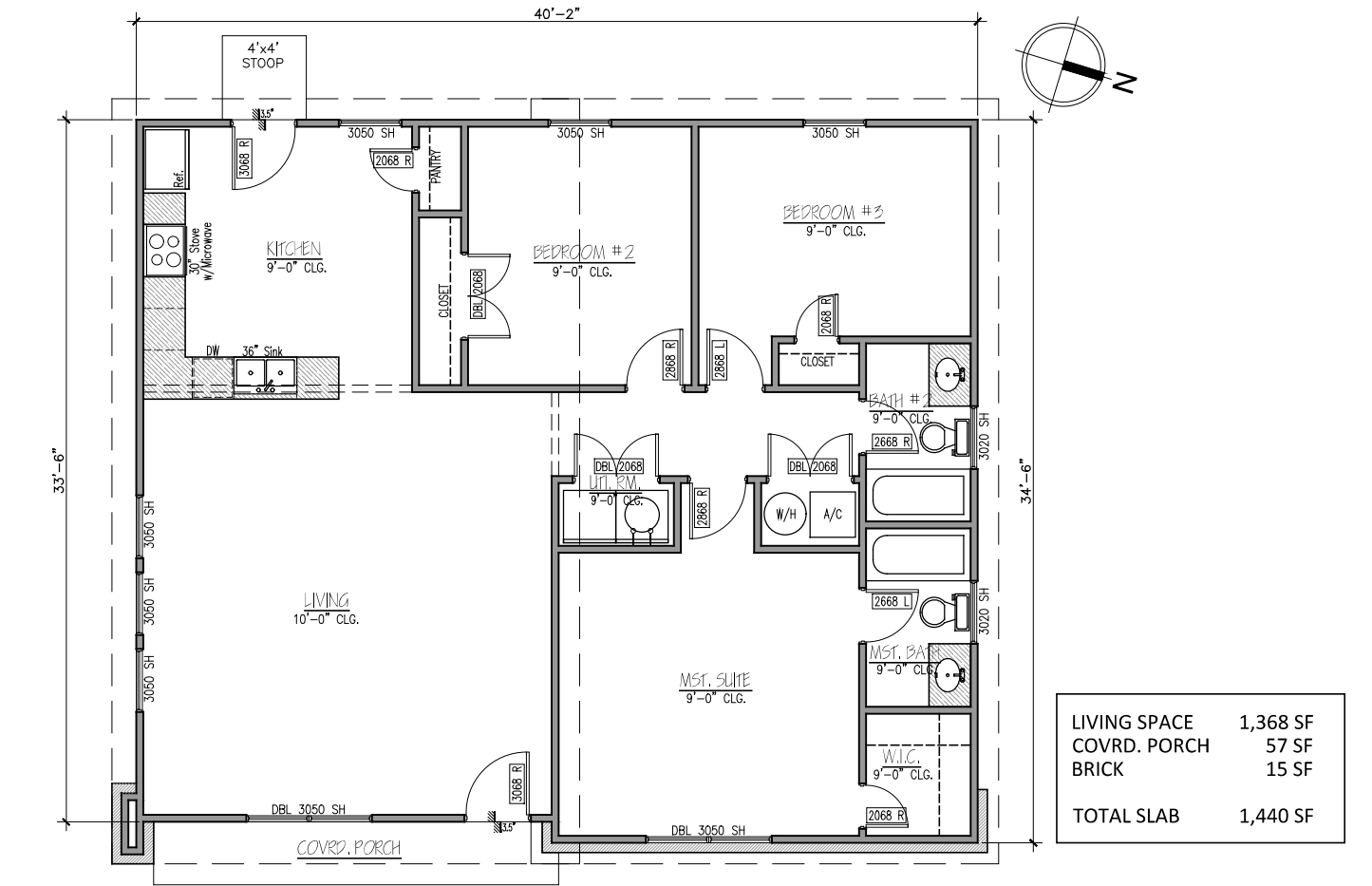
**Architectural Design Associates, Inc.**

Armando H. Martinez,

Registered Architect State of Texas # 8668



2 SITE PLAN  
1" = 10'-0"



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



3 EAST ELEVATION  
1/4" = 1'-0"

| No | Description  | Date       |
|----|--------------|------------|
| A  | For Revision | 02/15/2023 |
|    |              |            |
|    |              |            |
|    |              |            |
|    |              |            |

## Notification to Historic Preservation Office

The property located at **8623 Old Corpus Christi Hwy** is being prepared for a hearing before the Building Standards Board. The conditions of this property identified by the Development Services Department necessitating this hearing are listed in the attached report. Refer to action #23428654.

The subject building/structure for the hearing is the:

- |                          |                       |                                     |   |
|--------------------------|-----------------------|-------------------------------------|---|
| <input type="checkbox"/> | Occupied              | <input checked="" type="checkbox"/> | Vacant  |
| <input type="checkbox"/> | Building              | of                                  | <input checked="" type="checkbox"/> Main Structure      |
| <input type="checkbox"/> | Accessory Structure   |                                     | <input type="checkbox"/> Other Structure, specifically: |
|                          | Location on property: |                                     |   |

***A SEPARATE SUBMITTAL IS REQUIRED FOR EACH PROBLEM STRUCTURE***

Please contact Dangerous Premises Officer Khrystal Towne @ 416-5852 if more information is required.


Your response advising the Building Standards Board of any significance of this structure is requested to be returned within (30) thirty days of receipt of this notice.

Submitted on June 25, 2020.

Michael Shannon, PE, CBO  
Director of Development Services Department

### STATEMENT FROM HISTORIC PRESERVATION OFFICE

The Historic Preservation Office hereby advises the Building Standards Board that the above referenced building/structure has been assessed as:

- ☐ A Local Landmark / Ordinance # \_\_\_\_\_
- ☒ Located Within a Local Historic District Mission
- Contributing/Significance ☒  
Non-Contributing ☐
- ☐ National Register of Historic Places District or Individual Listing: \_\_\_\_\_ Select Name \_\_\_\_\_
- ☐ Potentially Eligible for Individual Landmark (Historic) Designation due to Historical, Cultural, Architectural, or Archaeological Significance
- ☐ Eligible as a Contributing Structure in a Potential Historic District.
- ☐ Not Eligible for Individual Landmark (Historic) Designation but Potentially Significant to the Neighborhood or Area as Part of the Overall Historic Fabric.
- ☒ Requiring a Historic and Design Review Commission Hearing
- ☐ Not Eligible for Historic Designation 

Returned on Thursday, June 25, 2020.

for Shanon Shea Miller, HPO  
Office of Historic Preservation













8623 Old Corpus Christi Hwy

Action: 23428654













DEVELOPMENT SERVICES DEPARTMENT  
FIELD SERVICES DIVISION  
CODE ENFORCEMENT SECTION  
Building Standards Board-Dangerous Structure Case

Structural Condition

Occupied: No

Structual Type: Residential

Zoning: R-6

Check all that apply:

Roof:

Type: Gable

Covering: Shingle

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Roof sagging                           | <input type="checkbox"/> Roof structure dilapidated               | <input type="checkbox"/> Engineer's letter required               |
| <input checked="" type="checkbox"/> Roof holes/collapsed        | <input type="checkbox"/> Missing flashing                         | <input checked="" type="checkbox"/> Roof Sheathing rotted/damaged |
| <input type="checkbox"/> Ridge-board missing/damaged            | <input checked="" type="checkbox"/> Roof covering missing/damaged | <input checked="" type="checkbox"/> Overhang deteriorated/rotted  |
| <input checked="" type="checkbox"/> Rafters rotted/damaged      | <input type="checkbox"/> Missing purlins/brace/collar ties        | <input type="checkbox"/> Roof trusses rotted/damaged              |
| <input checked="" type="checkbox"/> Celing joist rotted/damaged |   | <input type="checkbox"/> Unable to access                         |
|   |   | <input type="checkbox"/> Fire Damage                              |

Frame:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Exterior Inspection:        | <input checked="" type="checkbox"/> Interior Inspection:      | <input type="checkbox"/> Floors:                               |
| <input type="checkbox"/> Fire damaged walls                     | <input type="checkbox"/> Ceiling not at required height       | <input type="checkbox"/> Floor trusses rotted/damaged          |
| <input checked="" type="checkbox"/> Siding damaged/deteriorated | <input type="checkbox"/> Ceiling severely deflected           | <input type="checkbox"/> Floor has holes                       |
| <input checked="" type="checkbox"/> Windows damaged/broken      | <input checked="" type="checkbox"/> Sheetrock damaged/missing | <input type="checkbox"/> Floor joists rotten/damaged           |
| <input type="checkbox"/> Brick veneer damaged                   | <input type="checkbox"/> Studs rotted/leaning                 | <input checked="" type="checkbox"/> Floor covering damaged     |
| <input type="checkbox"/> Stucco veneer damaged                  | <input type="checkbox"/> Headers missing                      | <input checked="" type="checkbox"/> Floors uneven/unsafe       |
| <input type="checkbox"/> Chimney/Towers damaged/listin          | <input type="checkbox"/> Missing double top plate             | <input checked="" type="checkbox"/> Inadequate means of Egress |
| <input type="checkbox"/> Structure is listing                   | <input type="checkbox"/> Bottom plate rotted/damaged          | <input type="checkbox"/> Fire Damage--Floors                   |
| <input checked="" type="checkbox"/> Lack of Weather Protection  | <input type="checkbox"/> Interior walls vandalized            |  |

Foundation:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Post and Beam | <input type="checkbox"/> Slab on Grade               | <input type="checkbox"/> Engineer's letter required        |
| <input type="checkbox"/> Posts leaning            | <input type="checkbox"/> Sill beams rotted/damaged   | <input type="checkbox"/> Floor joist rotted/damaged        |
| <input type="checkbox"/> Posts rotted/cracked     | <input type="checkbox"/> Sill beams on grade         | <input type="checkbox"/> Floor joist not bearing correctly |
| <input type="checkbox"/> Needs leveling           | <input type="checkbox"/> Sill not bearing on support | <input checked="" type="checkbox"/> Unable to inspect      |
| <input type="checkbox"/> Needs extensive repairs  | <input type="checkbox"/> Slab on grade--cracks       | <input type="checkbox"/> Fire Damage                       |
| <input type="checkbox"/> No foundation            |  |  |

Miscellaneous:

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Front/rear porch damaged      | <input checked="" type="checkbox"/> Front/rear steps rotted/damaged/detaching | <input type="checkbox"/> Missing/damaged handrails         |
| <input type="checkbox"/> Door rotted/damaged                      | <input type="checkbox"/> Missing smoke detectors                              | <input type="checkbox"/> Missing/damaged guardrails        |
| <input type="checkbox"/> Electrical system hazards                | <input type="checkbox"/> Exposed wires  | <input type="checkbox"/> Unsafe equipment                  |
| <input type="checkbox"/> Illegal installation-Electrical/Plumbing | <input type="checkbox"/> Broken devices/fixtures                              | <input checked="" type="checkbox"/> No electrical services |
| <input type="checkbox"/> Plumbing system hazards                  | <input type="checkbox"/> Insufficient receptacles/lighting outlets            | <input type="checkbox"/> Unlawful structure                |
| <input type="checkbox"/> Water leaks                              | <input type="checkbox"/> Deteriorated/damaged pipes                           | <input checked="" type="checkbox"/> No water service       |
| <input type="checkbox"/> Water meter tampered                     | <input type="checkbox"/> Gas leak   |  |

Complaint Number:

23428654



**DEVELOPMENT SERVICES DEPARTMENT  
FIELD SERVICES DIVISION  
CODE ENFORCEMENT SECTION**  
Building Standards Board-Dangerous Structure Case

**Code Definitions 6-156**

- ☒ 1. A door, aisle, passageway, stairway or other means of exit is not sufficient width size or not so arranged as to provide safe and adequate means of exit in case of panic.
- ☒ 2. The walking surface of any aisle, passageway, stairway, or other means of exit is so warped, worn, loose, torn, or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- ☐ 3. The stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose, or location.
- ☐ 4. A portion of the structure/building has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- ☐ 5. A portion, member of appurtenance of the structure/building is likely to fall, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- ☐ 6. A portion of a building, any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose, or location without exceeding the working stresses permitted in the Building Code for
- ☐ 7. The building or structure, or any portion thereof, because of: (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) the removal, movement, or instability of any portion of the ground necessary to support such building; (iv) the deterioration, decay, or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
- ☒ 8. The building or structure, or a portion thereof, is manifestly unsafe for the purpose for which it is being used.
- ☐ 9. The exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- ☐ 10. The building or structure, exclusive of the foundation, shows thirty-three (33) percent or more damage or deterioration of its supporting member or members, or fifty (50) percent damage or deterioration of its nonsupporting members, or fifty (50) percent damage or deterioration of enclosing or outside walls or coverings
- ☒ 11. The building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated or neglected as to become a harbor for vagrants or criminals.
- ☒ 12. The building or structure had been contracted, exists or is maintained in violation of the city's minimum housing standards or technical building codes to the extent violation poses a threat or potential threat to life, health, safety or property
- ☐ 13. The building or structure is used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction, arrangement, inadequate light, air, or sanitation facilities, is determined by the health director to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease
- ☐ 14. The building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections, or heating apparatus, or other mechanical, structural, or social cause, has been determined by the fire chief to be a fire hazard
- ☒ 15. The building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.
- ☐ 16. A portion of the building or structure has remained for a period of time on a site after the demolition or destruction of the building or structure, and was not approved for partial demolition by the BSB or the department of building inspections in its permitting process.
- ☐ 17. The building or structure, is unoccupied by its owner, lessee, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered by children.
- ☐ 18. The building or structure is secured by a means inadequate to prevent unauthorized entry or use in the manner described in condition subsection (17) above.

**Recommendation:**

**Code and Chapter:**

**Complaint Number:**



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

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: 4/26/2023

HDRC Case #: 2023-081

Address: 8623 Old Corpus Christi Rd

Meeting Location: WebEx

APPLICANT: Armando Martinez

DRC Members present: Jeffrey Fetzer, Anne-Marie Grube, Roland Mazuca, Monica Savino

Staff Present: Rachel Rettaliata

Others present:

**REQUEST:** Demolition of a landmark and new construction of a 1-story, single-family residence.

**COMMENTS/CONCERNS:**

AM: The building is constructed of many different materials over time.

AM: The windows are pretty deteriorated due to the elements. To have them repaired, they may not be in the condition to be repaired and may not be allowed to be there due to the setback from the property line.

MS: I have not had problems with the setback preventing windows from remaining as fenestration openings. It would be helpful to have a Commissioner site visit.

AM: Yes, we would like to have additional Commissioners visit the site.

**OVERALL COMMENTS:**