



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
April 22, 2025 – 5:30 P.M.

Take notice that a special Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, April 22, 2025, at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 Meeting ID 868 0184 5240. If you would like to speak on a particular item, when the item is considered, press *9 to “raise your hand”. Citizens will have three (3) minutes to htstx.gov share their comments. The meeting will be recorded.

Case No. 981F – 630 W Castano Ave

Request of Frank Burney of Martin Drought, applicant, representing Theresa Boggess Gouger, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 630 W Castano Ave in order to demolish 31% of the existing front street facing elevation to renovate the single-family residence under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. You may contact Sarah Olivares, Planner at 210-832-1505 (solivares@alamoheightstx.gov) or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.

Terry B. Gouger
110 Kennedy Ave. #8
San Antonio, Texas 78209
210.912.0544

City of Alamo Heights
6116 Broadway Ave.
San Antonio, Texas 78209

Re: Request to Architecture Review Board and Board of Adjustment – 630 W. Castano Ave.

Having had 630 W. Castano Avenue in my family since 1990 it is in need of updates. I am requesting consideration of both cosmetic changes to the façade of the home as well as a variance on the south side of the home (the side yard).

The cosmetic changes include raising the roof over the single story living and dining area, replacement of windows throughout, replacing noted areas of stucco with rock that matches the existing rock and adding a smear. I believe these aesthetic changes will be an enhancement to the home and the neighborhood.

Regarding your consideration of the requested variance, Alamo Heights has a code requirement to encourage a two-car garage, this house built in 1960 is non-compliant today. The code recommends plans to “reduce the visual impact of parked cars”. The interior measurement of the garage is 19’ 4”, the request is to extend the width of the garage by 3’ moving the exterior south facing wall over to an existing sidewalk/retainer wall that runs the length of the garage. This will bring the interior width of the garage to a more workable space of about 22’ which is less than today’s standard width of 24’. Over the years we have had break-ins to our cars by keeping them out on the parking pad due to the lack of space to park two cars in the garage at the same time.

In addition, there are flooding issues affecting the back patio area of this house causing a large standing pool of water and continual rotting of exterior wood that can be remedied by changing the pitch of the roof over the kitchen as well as redirecting drainage toward the front yard. With the expense of the roof changes the owner is requesting that the kitchen be pushed out the same 3’ as the garage to keep that wall on the same plane as it is today.

The requested 3’ extension goes toward a portion of a neighbor’s house without windows. My hope is that with these changes we will stay in this home for many years to come.

Respectfully submitted,
Terry B. Gouger

Terry B. Gouger
110 Kennedy Ave. #8
San Antonio, Texas 78209
210.912.0544

Notes for City of Alamo Heights

Total Exterior Square Footage of House: 3,678 s/f

Demolition Percentages:

- Total square footage of front elevation of house (facing Castano) 1,112 s/f. Demolition to the façade of the house covers 349 s/f. This includes the stucco to be removed from the 2nd story left-hand side of the house to be replaced with rock matching existing rock and the removal of the gable on the right-hand side of the facade currently covered in stucco to be replaced with stone as well. Above demolition equates to 31% of the total square footage of the front elevation.
- Total square footage of the west side of the house (facing Ciruela) is 658 s/f. Percentage of demolition to the west side of the house is 120 s/f which includes removing the wood surface from the two gables on that side of the house and replacing them with rock matching existing rockwork on the house. This equates to an 18% demolition to the west side of the house.
- The percentage of ALL exterior demolition includes:
 - 349 s/f (façade of house facing Castano)
 - 120 s/f (west side of house facing Ciruela)
 - 328 s/f (removal of south wall on the garage, utility room, and kitchen)for a total of 797 s/f or 22% demolition on the entire house.
- Roof demolition is 784 s/f or 32%.

EXHIBIT "A" – 630 W. CASTANO AVE. EXISTING PROPERTY PHOTOS



Front Elevation 630 W. Castano Ave.

Stucco on front elevation would be replaced with matching rock with the exception of area surrounding front entry doors.

Proposed new roof design over first floor (one story section) would be level with existing height over front entrance.

Irregular shaped lot varies from slope of 10% grade at center to 12% grade at left side of lot



Rear Elevation 630 W. Castano Ave.

Proposed new roof design over the one story (1st floor) section, would be level with first floor section shown above from rear.

Concrete staining shows continuous water runoff and standing water damage to be addressed with new pitch for improved drainage.



630 W. Castano Ave. Side Elevation

Existing garage (entrance on Ciruela St) and adjacent property garage sidewall

Note: There are no windows at adjacent property garage or views to be obstructed by proposed 3' variance

Existing garage height of 8'3" (ground to plate) would remain the same under new proposal



630 W. Castano Ave

Side of existing garage next to existing retaining wall on the property



630 W. Castano Ave

Another view of side of existing garage next to existing retaining wall on the property

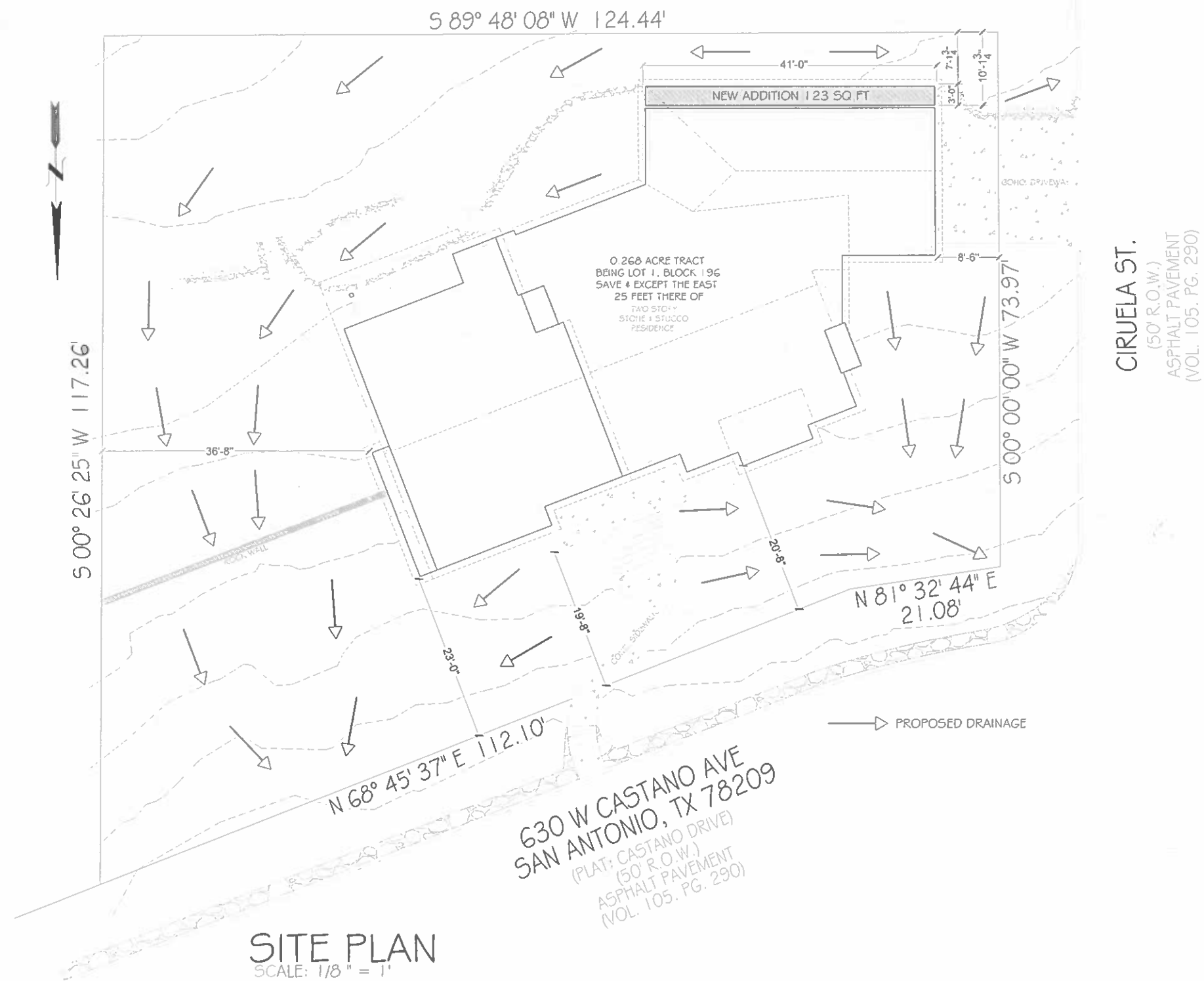
Proposed new retaining wall would be built at same height and width using same materials as existing shown



630 W. Castano Ave.

Water runoff at kitchen wall area and rear patio

Flooding at rear patio





FRONT ELEVATION
SCALE: 1/4" = 1'



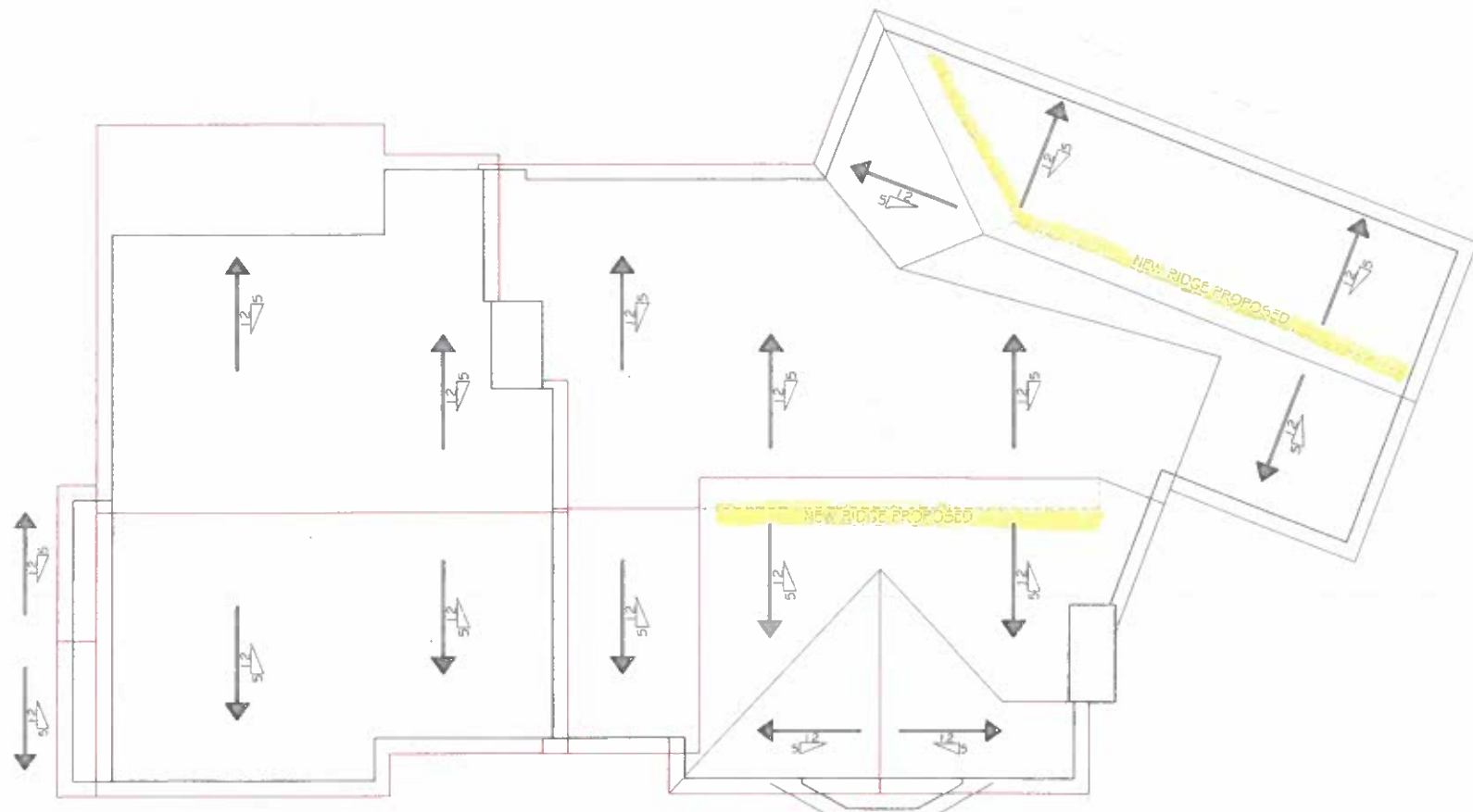
RIGHT ELEVATION
SCALE: 1/4" = 1'



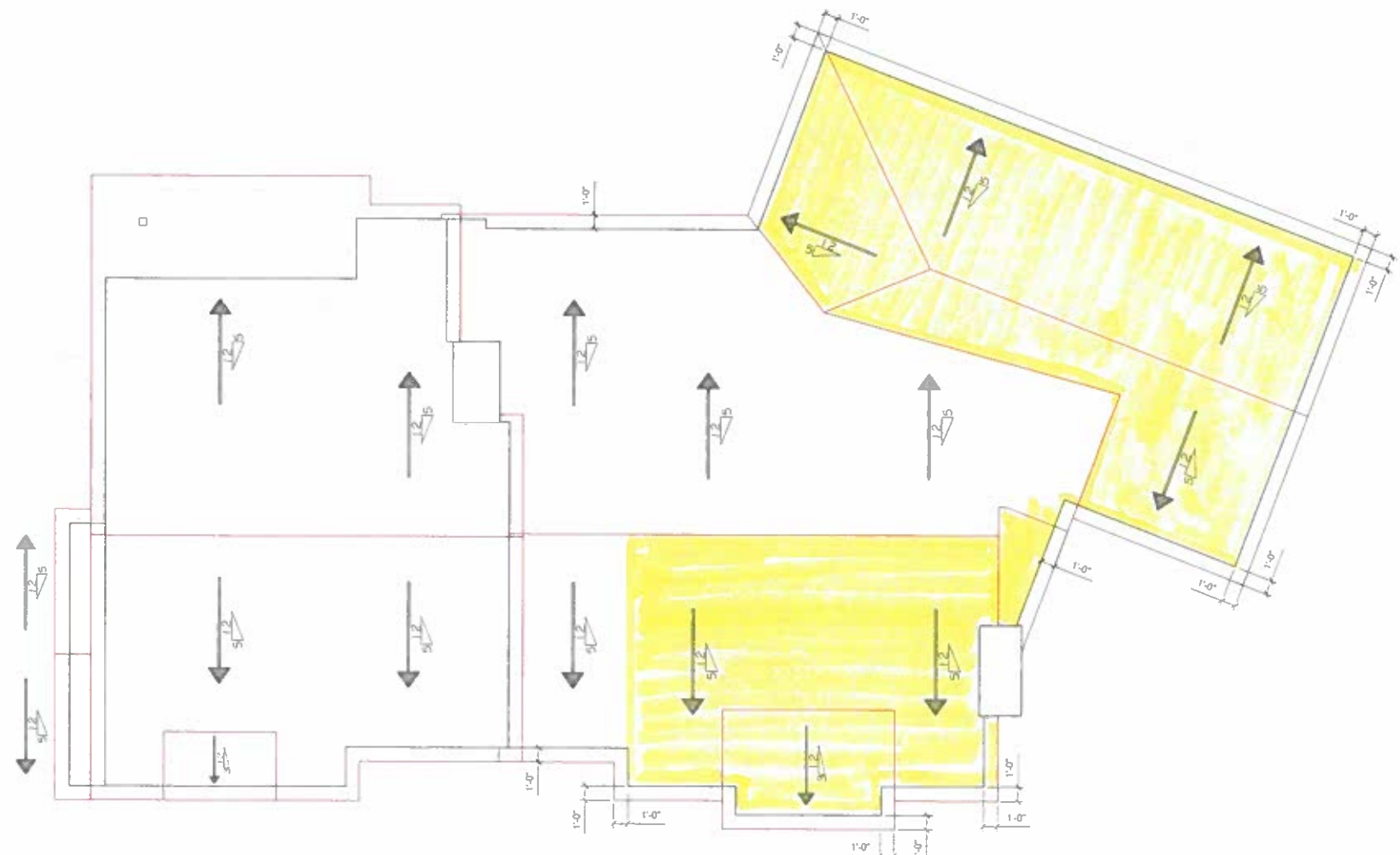
NOTES:

- Total exterior square footage 3,678
- Square footage of front elevation (facing W Castano Ave) 1,112. Demolition square footage 349 (this includes the stucco to be removed on upstairs left-hand side of the house with rock and removal of wood on the gable (right - side of facade) that will be cover in rock as well. This equates to 31% demolition of the total square footage of the front elevation.
- Square footage of the west side of the house (facing Ciruela St) 658. Demolition square footage 120 (this includes both the gables on that side of the house that are wood that will be replaced with rock. This equates to 18% demolition to the west side of the house.
- The percentage of ALL exterior demolition includes above figures of 349s/f, 120 s/f plus an additional 328 s/f (demolition to the south side wall for the garage and kitchen expansion, totals of 797 s/f or 22% demolition to the entire house.





EXISTING ROOF PLAN
SCALE: 3/16" = 1'



PROPOSED ROOF PLAN
SCALE: 3/16" = 1'

Proposed Demolition 32% of Existing Roof Area

FOUNDATION GENERAL NOTES:

1. GENERAL:
A. THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH ARCHITECT'S FLOOR PLAN.
C. CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH JAIME GONZALEZ SERNA P.E..
D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL JAIME GONZALEZ SERNA, P.E., HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO TO PLACE THE CONCRETE.
E. CONTRACTOR IS TO CALL JAIME GONZALEZ SERNA, P.E., IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
G. IT IS THE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF THE ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE
NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

2. FOUNDATION SITE PREPARATION & FINISH:
A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO SOLID BASE.
B. PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 10 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
C. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5-FEET.
D. ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
E. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5-FEET FROM THE PERIMETER OF THE FOUNDATION.

3. CONCRETE:
A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEY RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. NO AIR ENTRAINMENT OR CALCIUM CHLORIDED SHALL BE USED. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR ITS INTENDED PURPOSE.
B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGHT TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
C. PLACE 1/2" x 7" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 4'-0" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL AND NOT FARTHER THAN 12-INCHES FROM WALL ENDS.

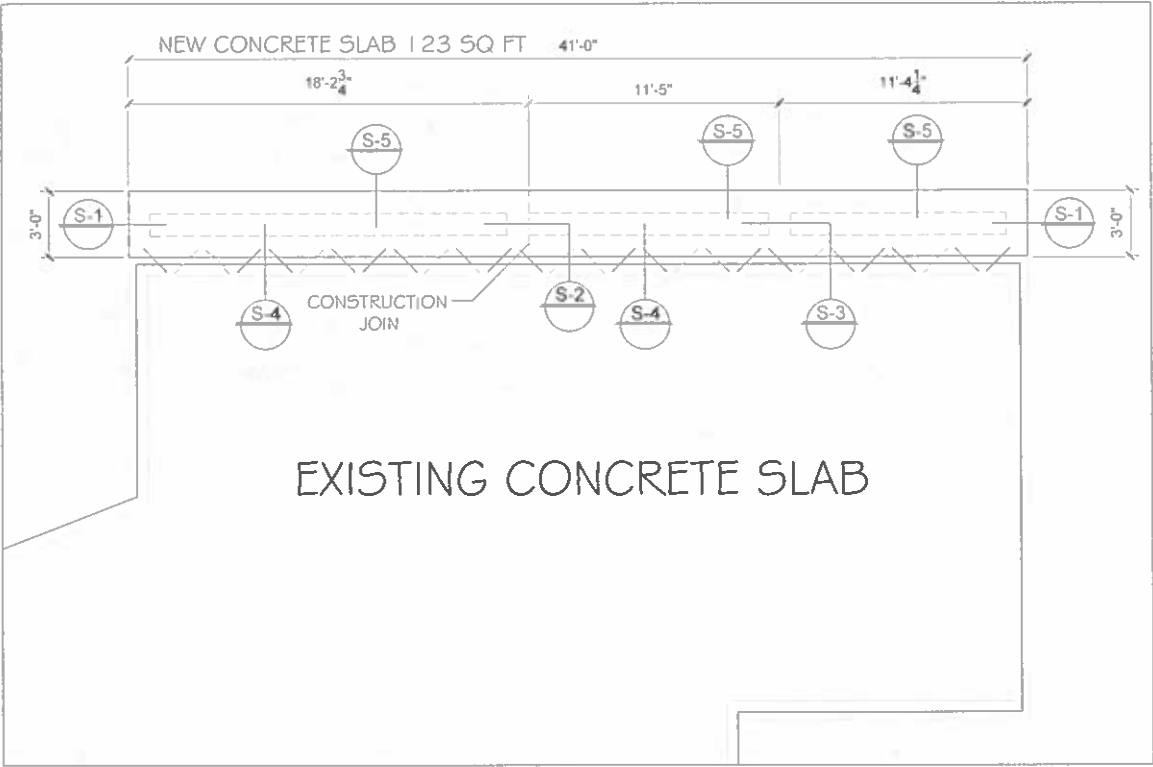
4. GRADE BEAMS:
A. ALL GRADE BEAM DEPTHS MAY BE REDUCED TO A MINIMUM OF 14-INCHES IF THE BEAM IS BEARING ON SOLID ROCK.
B. FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO-#4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL.

5. REINFORCING STEEL:
A. REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
B. LAPS AND SPICES: MINIMUM 40 BAR DIAMETERS.
C. ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
E. CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAMWALL, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAMWALL.

6. CONSTRUCTION:
A. FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5-FEET AWAY FOR FOUNDATION. SOLID WALL PIPE WAY BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES FILTER FABRIC.
B. ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2-FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL MEET ONE OF THE FOLLOWING:
1. INTERIOR GRADE BEAMS MAY BE DEPPENED TO MAINTAIN 2-FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
2. IF EARTH SUPPORTED - SELECT FILL EQUAL TO TxDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95-PERCENT MODIFIED PROCTOR PER ASTM D-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
3. ALTERNATIVELY, IF EARTH SUPPORTED - CRUSHED LIMESTONE BASE FILL WITH 100% PASSING 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE, CAN BE PLACED WITHOUT COMPACTION. BEFORE INSTALLATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
C. WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
D. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
E. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

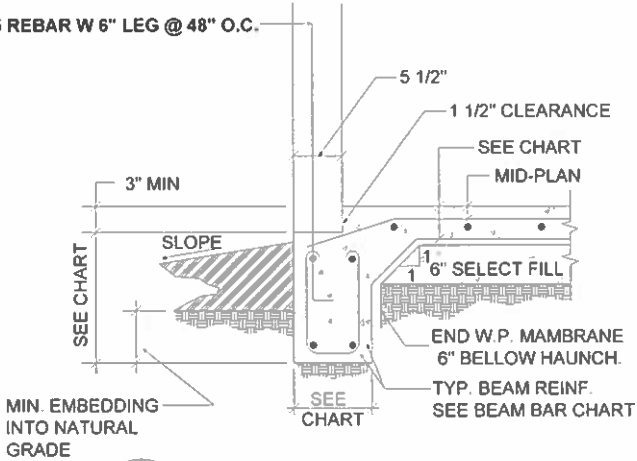
BEAM AND SLAB INFORMATION

BEAM WIDTH	EXT. BEAM DEPTH	EXT. BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12" MIN.	36" MIN.	18" MIN.	24" MIN.	2-#5 TOP 2-#5 BOT.	#3 @16" O.C.	#3 @16" O.C.	#4 @12" O.C.	5"

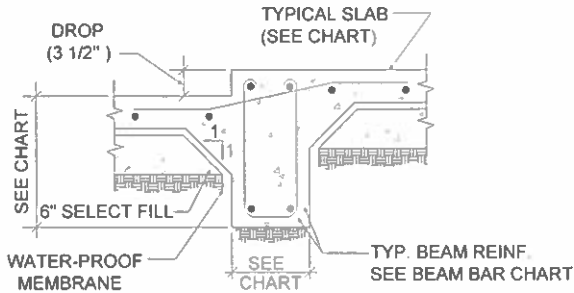


FOUNDATION PLAN
SCALE: 1/4" = 1'

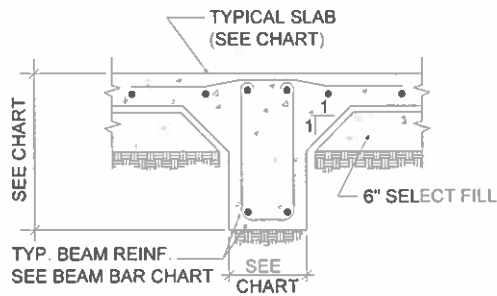
#5 REBAR W 6" LEG @ 48" O.C.



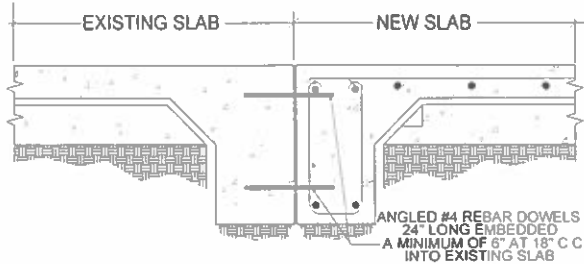
1 SECTION
EXTERIOR BEAM W / BLOCK LUG. N.T.S.



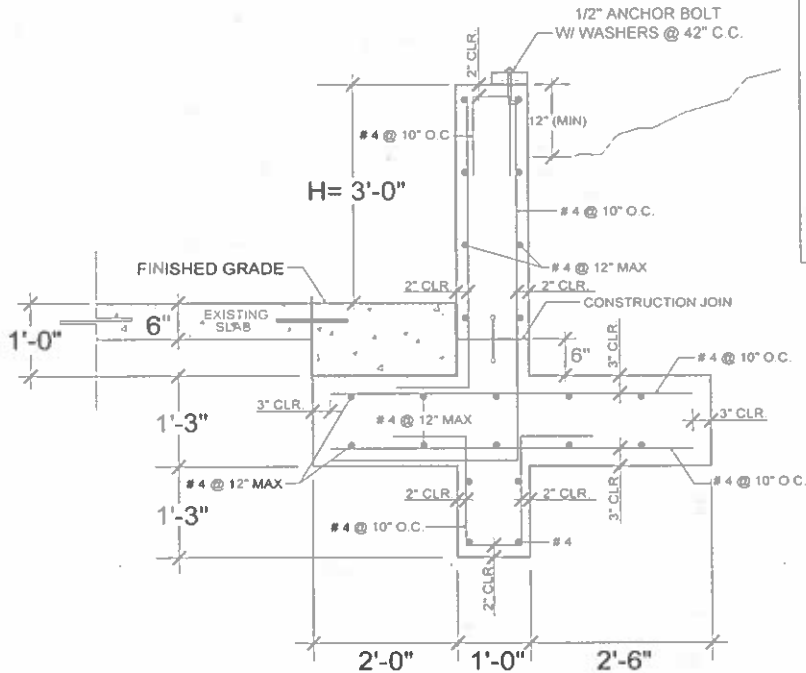
2 SECTION
DROPS 5 1/2" OR SMALLER N.T.S.



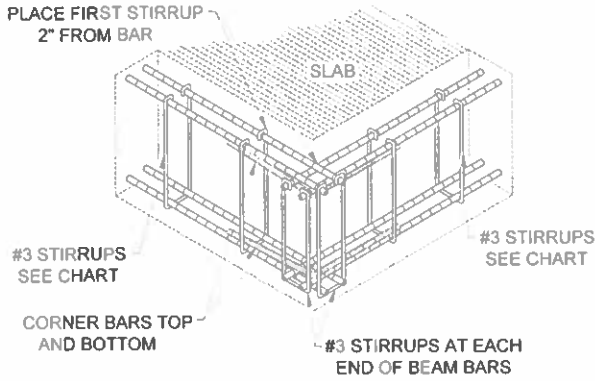
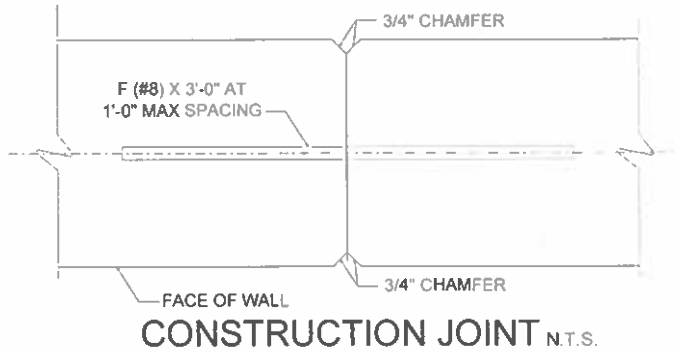
3 SECTION
TYP. INT. BEAM DETAIL. N.T.S.



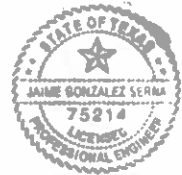
4 SECTION
FOUNDATION SLABS CONNECTION N.T.S.



5 SECTION
WALL HEIGHT = 3' - 0" N.T.S.



CORNER / INTERSECTIONS
STIRRUP INSTALLATION N.T.S.



13 March 2025
JAGON, LLC
JAIME GONZALEZ SERNA
4907 BELLE ELLEN DR.
SAN ANTONIO TX 78229
PHONE: 210-632-0329

NEW ADDITION
& STRUCTURAL MODIFICATIONS
630 W CASTANO AVE
SAN ANTONIO TX 78200

DATE: MARCH / 2
REVISIONS:

S-
FOUNDATION
PLAN