

# Patrick W. Christensen

## Attorney At Law

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April 21, 2026

Mr. Cory Edwards, Interim Historic Preservation Officer  
City of San Antonio, Office of Historic Preservation  
City Tower, 100 W. Houston Street  
San Antonio, Texas 78205

**Via Email Delivery**

Re: Request for Demolition of Rear Garage Structure at 402 Carleton Court, Formally Described as Lot 30 and S 62 FT of 31, Block 3, NCB 3087, San Antonio, Bexar County, Texas (the "Subject Property"); Our File No. 9921.002

Dear Mr. Edwards:

An application for the demolition of the rear garage structure at 402 Carleton Court has been submitted online. The structure has been in disrepair for years and is a safety hazard. At some point in its history, the structure received a second story addition that ground floor structure cannot support. A previous demolition application, submitted by the previous owners, was denied in August of 2024. The current owners, the Cenikor Foundation, acquired the property in June of 2024. Cenikor is asking to demolish the rear garage structure to build a patio and playground area.

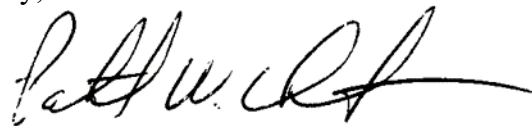
Submitted with this application are an engineering report stating that the structure is beyond repair and structurally dangerous. A cost estimate for repairs in the amount of \$339,250.00 is enclosed with the application.

Cenikor, the owner, is a non-profit specializing in substance use disorder treatment. As a non-profit, it does have limited funds. The amounts required to make garage structurally sound and for rehabilitation are not feasible.

It is this Firm's belief that the rear garage at 402 Carleton Court, the subject of this demolition application, has been altered beyond the point of any reasonable restoration to its original form and is a safety hazard. For these reasons, we hope that you will support this request.

If you have any questions with regard to this matter, please do not hesitate to call.

Sincerely,



BY: \_\_\_\_\_

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