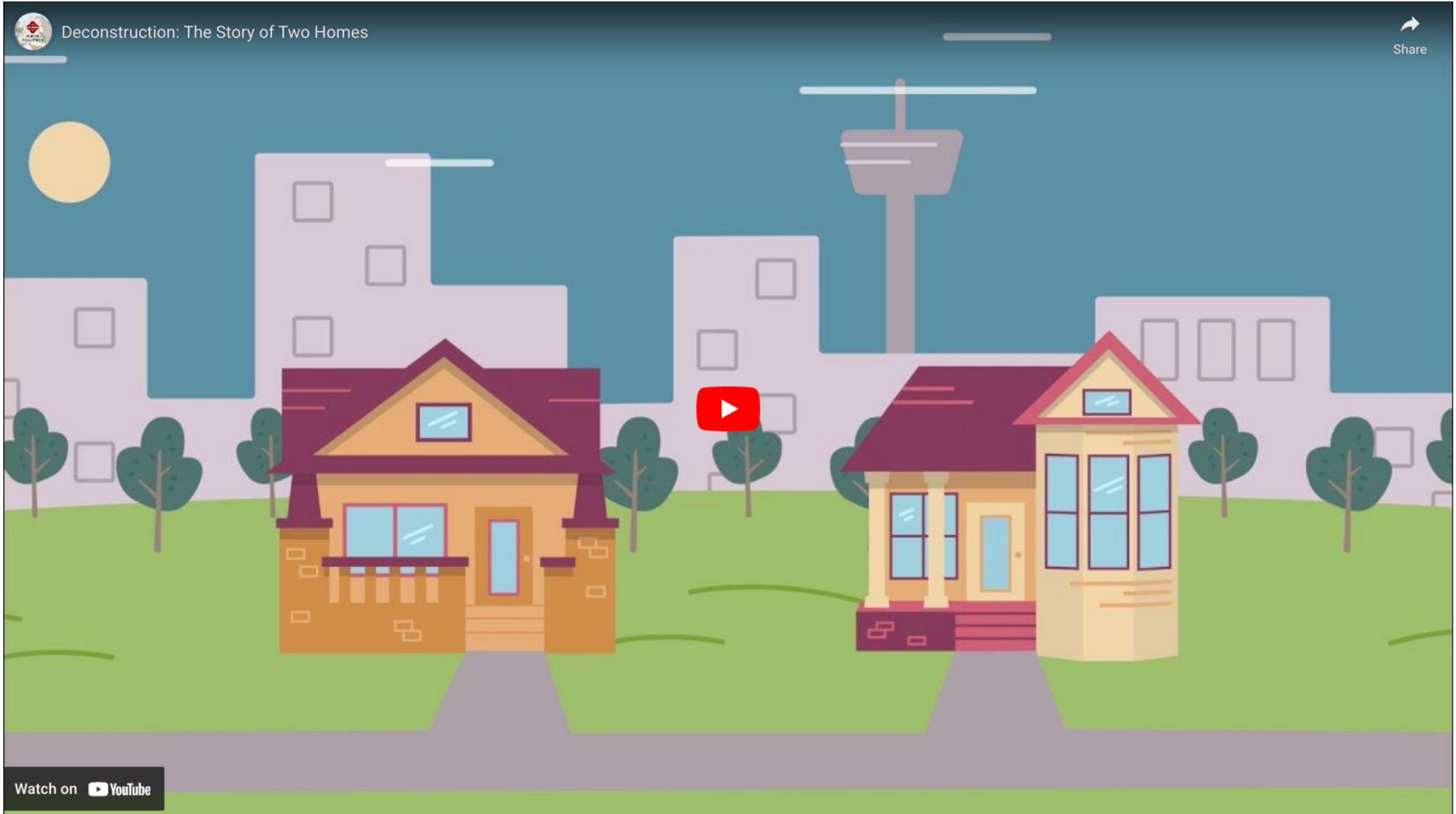


# Deconstruction and Circular Economy in San Antonio

Stephanie Phillips, AICP  
Program Manager  
Deconstruction & Circular Economy





Watch on  YouTube

YouTube Link: [The Story of Two Homes](#)



# Deconstruction Ordinance

- 1 Effective October 1, 2022:**  
City-executed demolitions for residential (4plex or smaller) built in 1920 or earlier citywide, or 1945 and earlier for historic properties or conservation districts
- 2 Effective January 1, 2023:**  
All demolitions (City and private) for residential (4plex or smaller) built in 1920 and earlier citywide, or 1945 and earlier for historic properties or conservation districts
- 3 Effective January 1, 2025:**  
All demolitions (City and private) for residential (8plex or smaller) built in 1945 and earlier citywide, or 1960 and earlier for historic properties or conservation districts

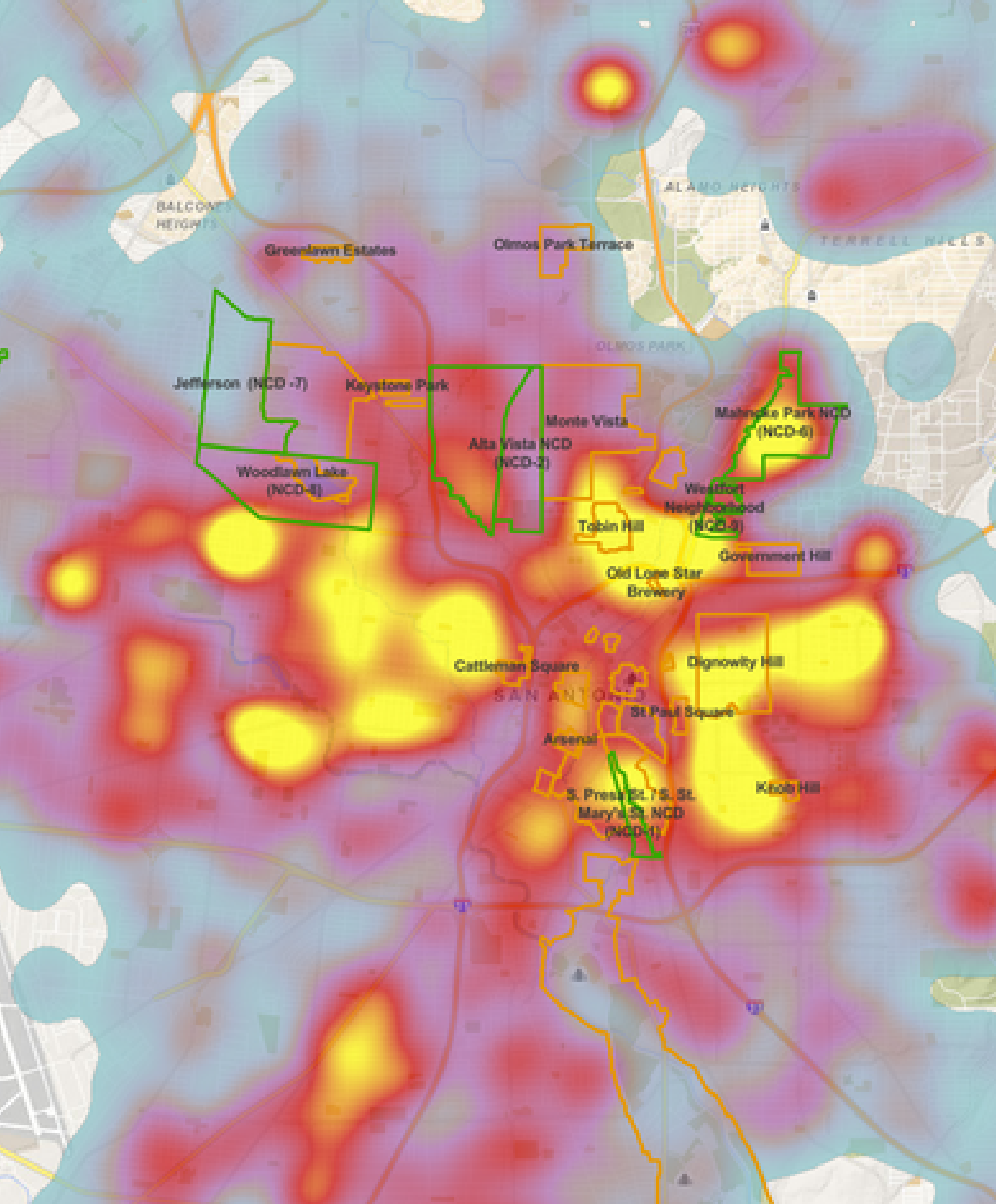
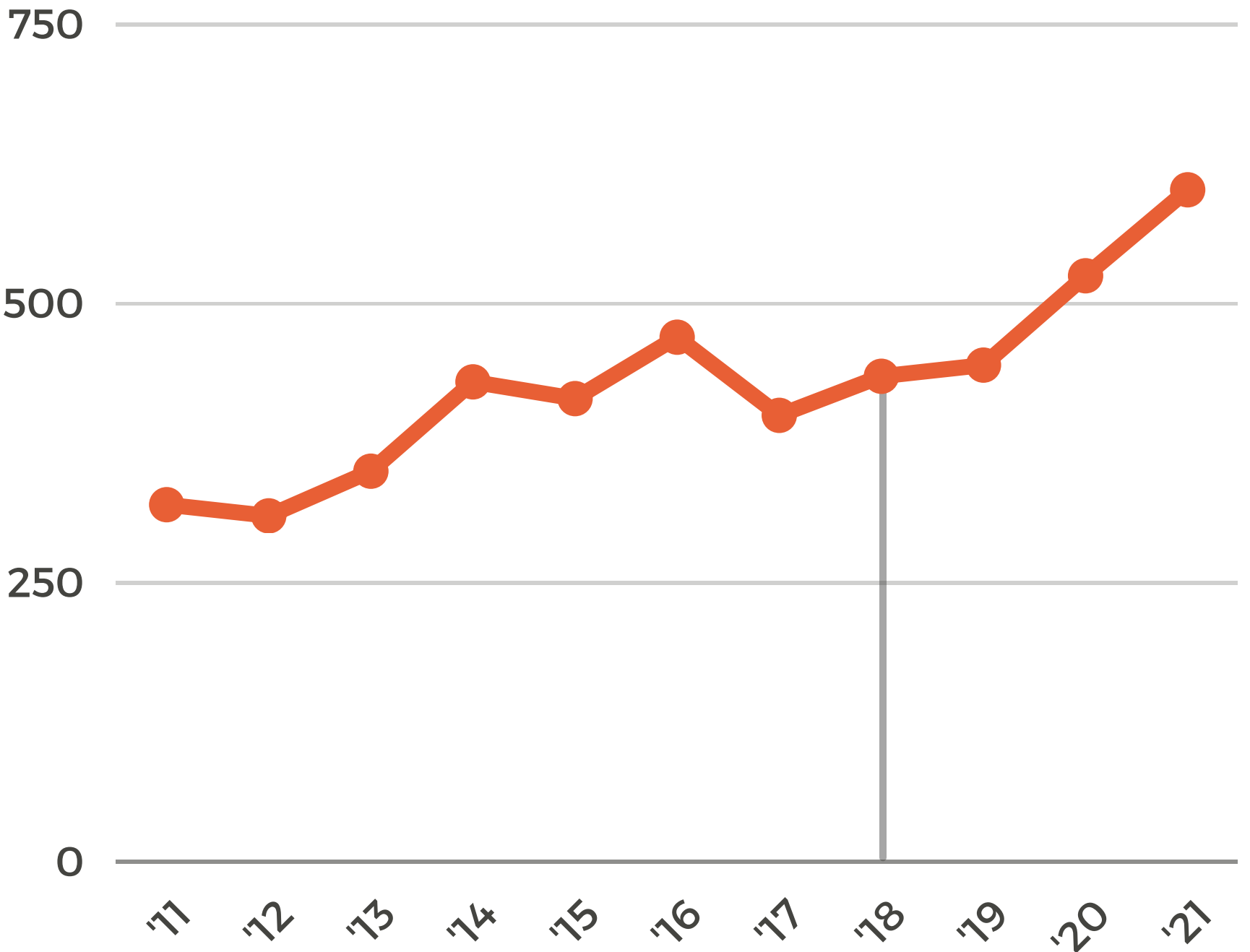


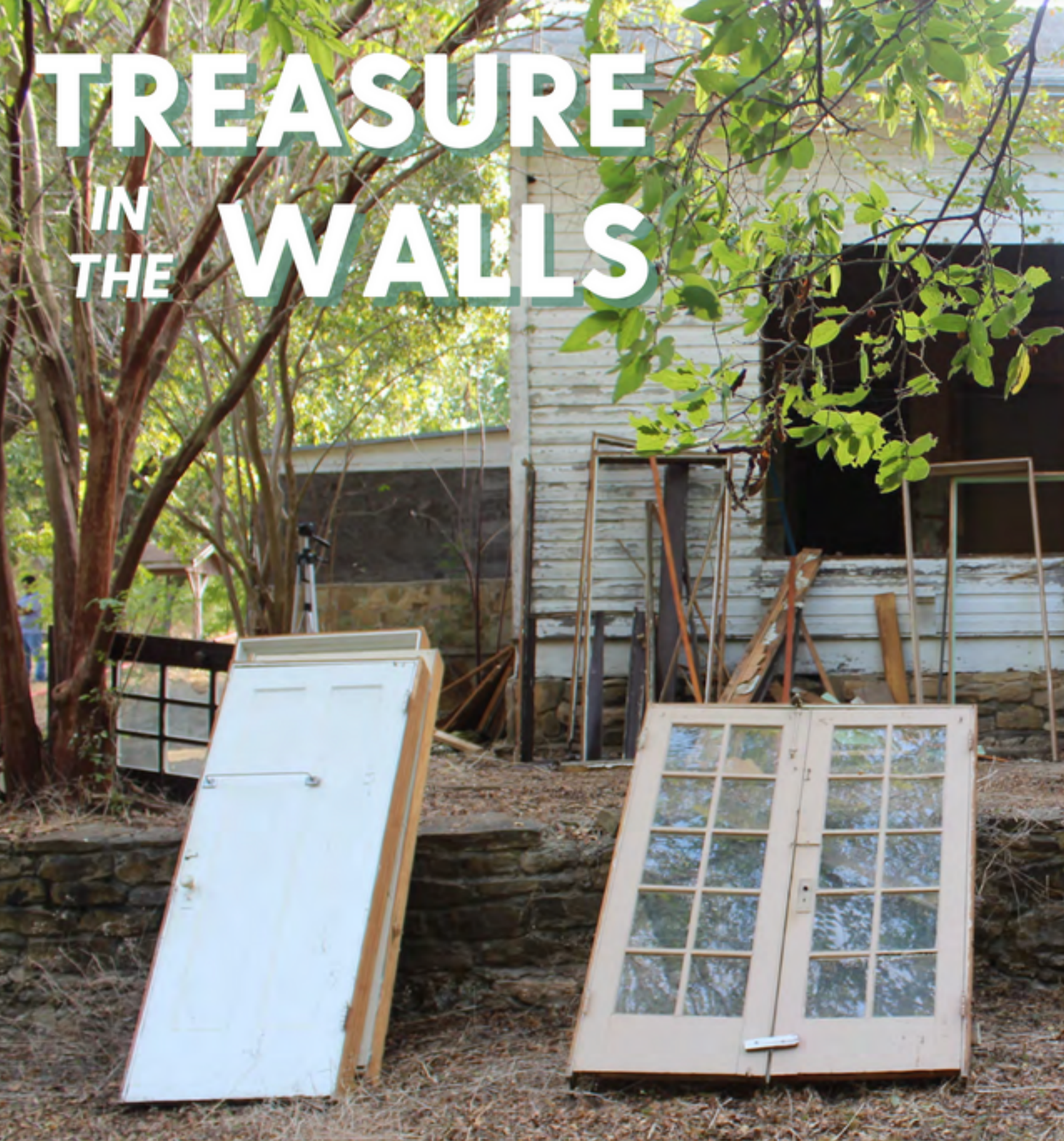
## Deconstruction Advisory Committee (2018 - present)

- Solid Waste Management Department
- Office of Sustainability
- Development Services Department
- Neighborhood and Housing Services Department
- Metro Health
- Real Estate Council
- Build San Antonio Green
- Habitat for Humanity
- Alamo Area Council of Governments (AACOG)
- Local demolition, salvage, and house moving contractors
- Developers and real estate industry representatives
- UTSA Construction Science and Architecture educators
- The Conservation Society of San Antonio
- Community advocates
- Local architects and designers

# San Antonio

## DEMOLITIONS BY FISCAL YEAR (PERMIT DATA)





# TREASURE IN THE WALLS

## Deconstruction Strategic Plan (Feb 2021)

On average, ~**\$1.5 million** worth of salvageable materials has been landfilled annually since 2009.

2020 demolitions alone could have potentially salvaged **5.8 million board feet** of lumber via deconstruction, or the equivalent of structural framing for more than six hundred 1,500 square foot houses.

The amount of board feet that potentially went into the landfill is the equivalent of **7,700 mature trees**.

**69% of demolition permits** over the last 10 years were for residential structures. Those residential demolitions introduced ~**340 million pounds (170,000 tons)** into the San Antonio waste stream.

Link to study: [bit.ly/treasureinthewalls](https://bit.ly/treasureinthewalls)

Reclaiming Value Through Material Reuse in San Antonio

Prepared for the City of San Antonio Office of Historic Preservation

Completed by PlaceEconomics | February 2021



## **\$16 million of building materials were landfilled in the past decade**

Aiming to shift to sourcing local materials from our "urban forest" for near-immediate reuse



## **Demolition disproportionality affects vulnerable communities**

Increased safe abatement; reduction of water usage, GHG emissions, & waste



## **More than 500 buildings are demolished annually**

A 68% increase since 2012; the most common building type demolished is older housing



## **There is an equity issue in material access & availability**

Limited reclaimed materials means limited access by a diverse array of stakeholders



# Training a Workforce







YouTube Link: [Deconstruction Spotlight](#)

# Material Innovation Center

*Last stop before the landfill*

A reclaimed material campus, training center, and community education space that expands the local market for reclaimed materials and advances the local circular economy.

[www.SAreuse.com/MIC](http://www.SAreuse.com/MIC)



## San Antonio Tool Library

Building 107



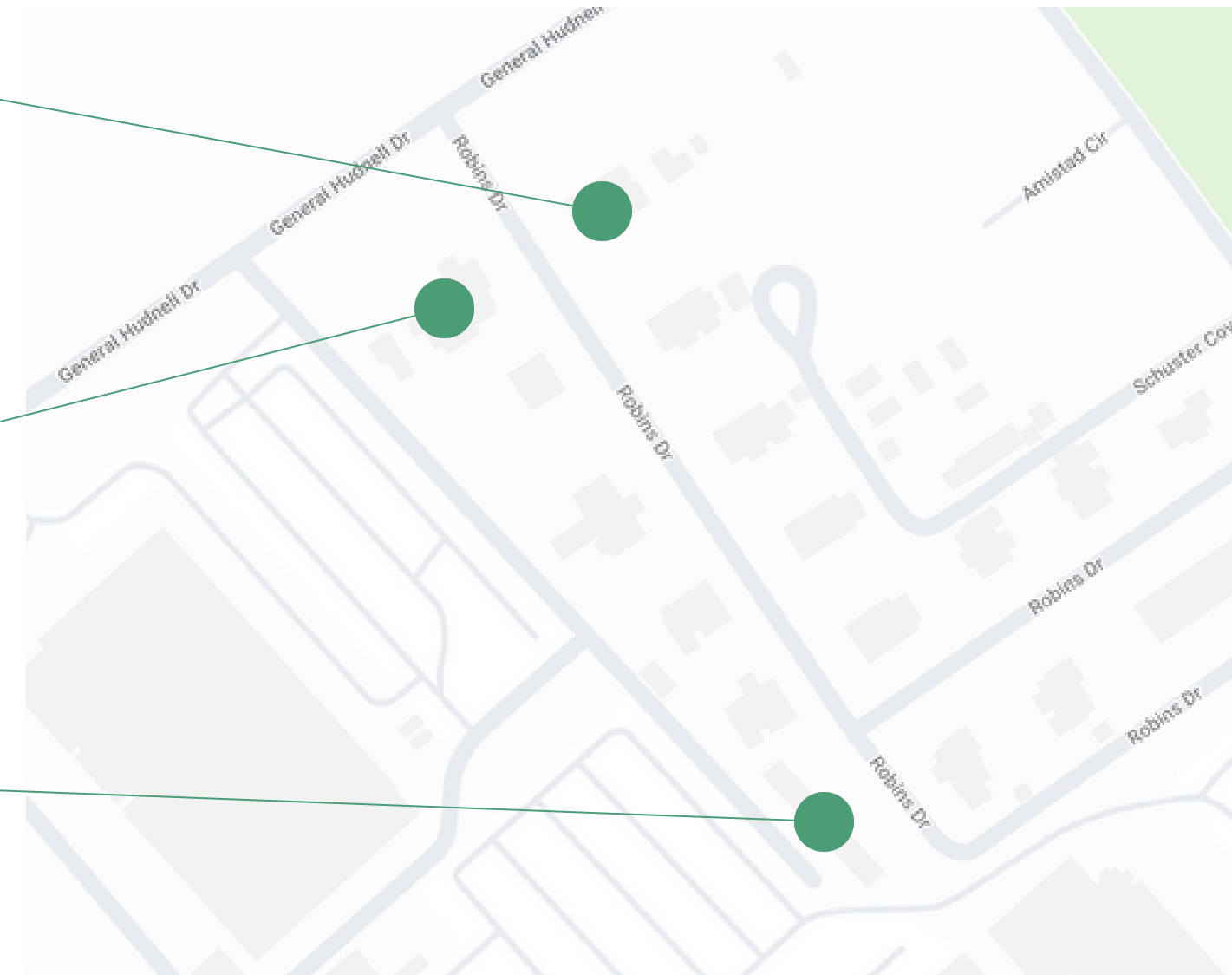
## Living Heritage Trades Academy HQ

Building 108



## Material Innovation Center

12-bay garage + small office







## Key Components

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### **San Antonio Tool Library: *Borrow and share***

Expanding the opportunity for everyone to access tools to improve and repair their neighborhoods.



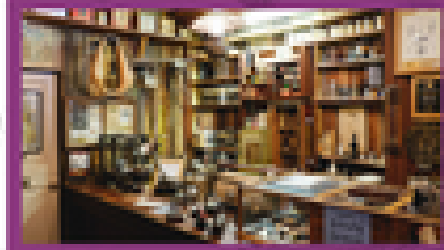
### **Living Heritage Trades Academy: *Repair instead of replace***

Rebuilding our local pool of traditional tradespeople through hands-on apprenticeships.



### **Material Innovation Center: *Rethink the items we already have***

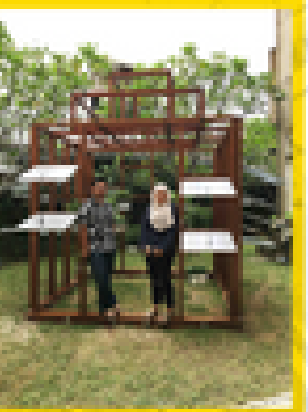
Hub for salvaged material receivership, storage, and marketing to support the local circular economy of materials.



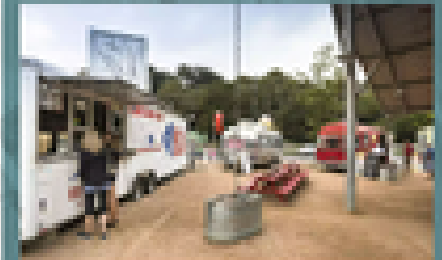
Visitor Center & Entry



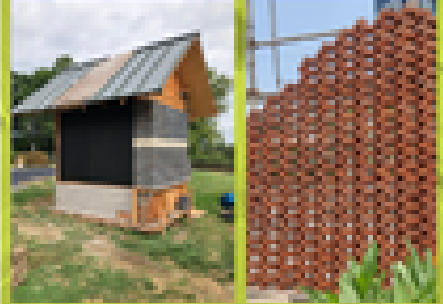
Outdoor Salvage Fair



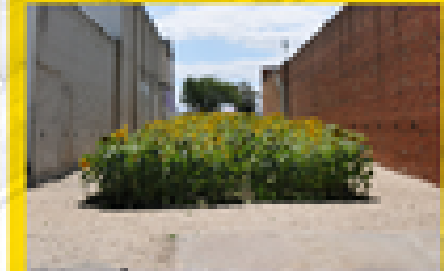
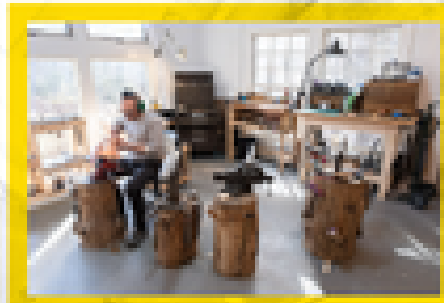
Outdoor Gallery



Food Truck Park



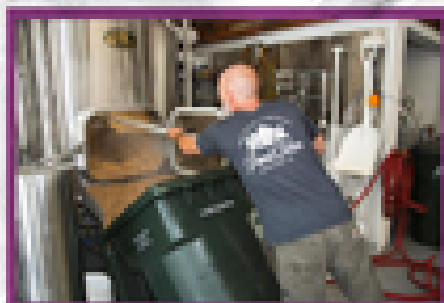
Materials Lab & Mockup Yard



Art Studios



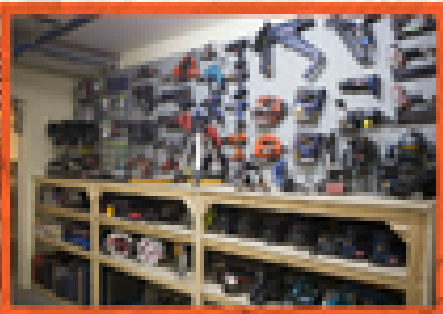
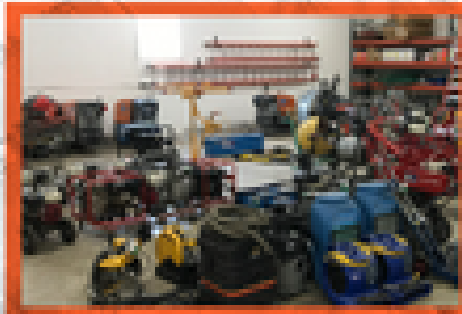
Material Inventory & Shopping



Bakery Cafe and Brewery



Design Offices



Tool Library

# Material Innovation Center Site Plan

- Material Storage
- Design Offices
- Tool Library
- Visitor Center
- Event Space
- Art Studios
- Contractors Offices
- Vehicle Circulation
- Pedestrian Circulation
- Parking/Pick-Up Zones





*Like an organ donor, a structure may have reached the end of its life, but its parts and pieces could help extend the lives of dozens of other local structures.*







## REFINEMENT AND COMFORT HERE



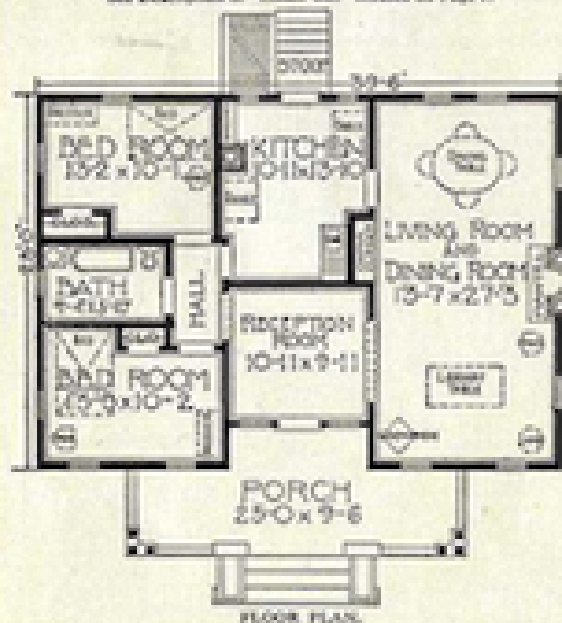
### The ELSMORE

No. 2013 "Already Cut" and Fitted.

Honor Price

\$1,945<sup>00</sup>

See Description of "House 201" House on Page 7.



Best the Carpenter Ever Built.  
Hansford, Ill.

Sears, Roebuck and Co.

Gentlemen—I have my new home nearly complete and am living in it. I am well pleased with it and the material was better than I expected. My carpenter said it was the best house all around that he ever built. I am sending you a small photo of our new home.

C. M. DIXON.

Our Guarantee Protects You—Order Your House From This Book  
Price Includes Plans and Specifications.

At the above price we will furnish all the material to build this five-room bungalow, consisting of mill work, flooring, siding, porch ceiling, finishing lumber, building paper, eaves trough, down spout, oak weights, mantel, china closet, medicine case, hardware, painting material, lumber, bath and shingles. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

A POPULAR, inexpensive and graceful bungalow, well lighted and ventilated. Large porch, with bungalow columns and porch rail.

**Main Floor** Rooms on the main floor are 9 feet from floor to ceiling. A large hall opens through a cased opening into an exceptionally large living room intended to be used as a combination living room and dining room. Note the beautiful Craftsman front door glazed with square lights of glass to match windows. All the windows are Queen Anne style. The bathroom is located between the two chambers.

**Basement** This house has an excavated cellar under entire house, 7 feet high from floor to joists, with concrete floor.

We furnish our best "Quality Guaranteed" mill work, shown on pages 108 and 109. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. Paints have fir ester grain finishes.

Paint for three coats outside. Varnish and wood filling for interior finish. Chicago Design hardware, see page 115. Built on a concrete foundation. No. 1 yellow pine framing lumber, sided with narrow level eaves siding and best grade of thick cedar shingle roof.

#### OPTIONS

Sheet Plaster and Plaster Finish in place of wood bath, \$115.00 extra, see page 115. Oriental Asphalt Shingles, instead of wood shingles, \$27.00 extra.

Five-Strip Shingle Roll Siding, Red or Low Green in color, instead of wood shingles, \$37.00 extra.

Oak Doors, Trim and Floors in hall and living room, instead of yellow pine, \$128.00 extra.

Maple Flooring furnished for kitchen and bathroom, instead of yellow pine, no extra charge.

Storm Doors and Windows, \$77.00 extra.

Green Doors and Windows, black wire, \$47.00 extra, galvanized wire, \$38.00 extra.

If Mantel is not wanted, deduct \$18.00. This house can be built on a lot 40 feet wide. Furnished with Basement Stairs going down from kitchen and admitting china closet in living room, no extra charge.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

This house has been built at Logan, Ill., Bolinas, Mo., Fox Lake, Wis., Parkersville, Iowa, Cohasset, Mass., Southfield, Ill., and other cities.

## THE MISSION TYPE



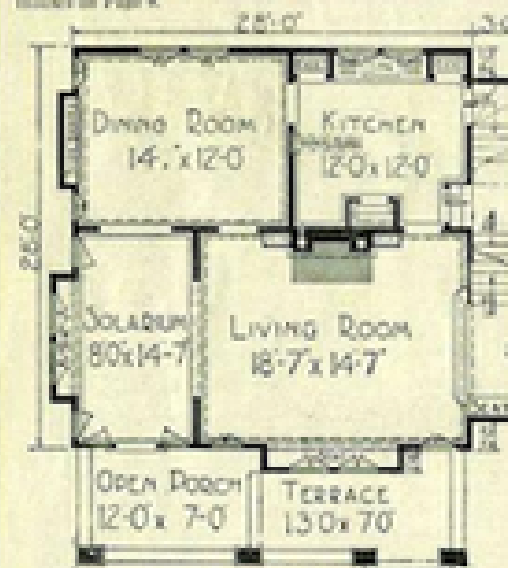
### The ALHAMBRA

No. 2009 "Already Cut" and Fitted

Honor Price

\$1,969<sup>00</sup>

See Description of "House 200" House on Page 9.



At the above price we will furnish all the material to build this eight-room house, consisting of lumber, bath, Oriental slate surfaced shingles, mill work, flooring, porch ceiling, finishing lumber, mantel, bookcases, seats, medicine case, ironing board, building paper, eaves trough, down spout, oak weights, hardware and painting material. Price does not include cement, brick or plaster. This house has eaves siding. We will furnish clear cypress siding for \$117.00 extra.

**THE ALHAMBRA** is an effective Mission style of architecture. Its exterior appearance, as well as the interior arrangement, will appeal to anyone who likes massiveness and plenty of room.

**First Floor** A French door leads from the porch to the sun parlor. Casement sash opening on three sides supply an abundance of light and ventilation. There is a sideboard in the dining room, a large brick mantel with a bookcase on each side in the living room, an ironing board in the kitchen. Separate stairways to the second floor from living room and kitchen. Rooms are 9 feet from floor to ceiling.

**Second Floor** Four bedrooms with closets and bathroom on this floor. "Special" closets for hats in three of the bedrooms. Rooms are 8 feet 4 inches from floor to ceiling. We furnish our best "Quality Guaranteed" mill work, described on pages 120 and 121. Interior doors are one-panel fir on the first floor, on the second floor five-cross panel, with trim and flooring

to match, all yellow pine, in beautiful grain and color. Porch and terrace have concrete floor.

Paint furnished for two coats outside. Varnish and wood filler for interior finish. Chicago Design hardware, see page 115.

Built on a brick foundation, with basement, 7 feet from floor to ceiling.

#### OPTIONS

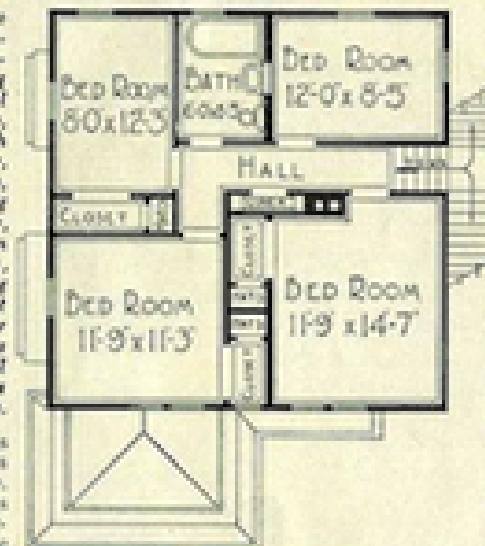
Sheet Plaster and Plaster Finish in place of wood bath, \$115.00 extra.

Oak Trim and Floors for solarium, living and dining rooms, \$115.00 extra.

Clear Maple Floor furnished in kitchen without extra charge.

Storm Doors and Windows, \$47.00 extra.

Green Doors and Windows, black wire, \$47.00 extra, galvanized wire, \$38.00 extra. This house can be built on a lot 40 feet wide.



Our Guarantee Protects You—Order Your House From This Book  
Price Includes Plans and Specifications.

SEARS ROEBUCK AND CO. CHICAGO



# MIC: Long-Term Vision & Scalability



## Salvage-to-ADU

Living Heritage Trades Academy, City departments, and community organizations partnering to provide low-cost or free salvaged materials & design resources



## Material Innovation

Expanding partnerships with UTSA, magnet schools, and other local institutions to become regional think tank for material transformation



## Disaster Resiliency Hub

Resource bank of ready-to-deploy materials to respond to physical destruction caused by disasters



## Circular Economy Leadership

Expanding beyond building materials into textiles, electronics, and more, becoming municipal leader in circular economy

# Data Collected Through Ordinance

✓  
✓  
✓  
✓  
★  
**Landfill diversion rate**

**Types and quantities of  
materials salvaged for reuse**

**Duration of projects and  
workforce impact**

**Project challenges (qualitative)**

**Buildings converted from  
demolition to deconstruction to  
PRESERVATION!**

**This building is being  
deconstructed to maximize  
materials for reuse! 🏠**

Learn more:  
[www.SAreuse.com/deconstruction](http://www.SAreuse.com/deconstruction)



**HISTORIC  
PRESERVATION**  
Deconstruction & Circular Economy Program

Contact  
(210) 207-7902  
[deconstruction@sanantonio.gov](mailto:deconstruction@sanantonio.gov)

# Reuse as Community Resilience

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**01**

## **Fostering community through exchange**

Creating a culture of abundance and knowledge-sharing for all of our neighbors

**02**

## **Equity of access and affordability of resources**

Ensuring the opportunity for everyone to access tools and materials improve and repair their neighborhoods

**03**

## **A more resilient and circular future**

Breaking our make-take-waste cycle and establishing the foundation for a more localized, circular material ecosystem

*The landfill doesn't deserve these materials.*

**Our communities do.**



# Thank you!

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[www.linkedin.com/in/stephaniemariephillips](http://www.linkedin.com/in/stephaniemariephillips)

[www.SApreservation.com](http://www.SApreservation.com)

[www.SAreuse.com](http://www.SAreuse.com)

