

HISTORIC AND DESIGN REVIEW COMMISSION

November 20, 2024

HDRC CASE NO: 2024-366
ADDRESS: 301 LAVACA ST
LEGAL DESCRIPTION: NCB 708 BLK 8 LOT 1
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Fernando Morales/Candid Works
OWNER: Kathy Coiner/COINER INVESTMENTS LTD
TYPE OF WORK: Addition, carport, and limestone wall construction; and concrete apron installation
APPLICATION RECEIVED: October 25, 2024
60-DAY REVIEW: December 24, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct an approximately 1,966 sqft rear addition.
2. Construct an approximately 360 sqft rear carport accessible from Garfield Alley.
3. Install a new concrete apron from Garfield Alley.
4. Construct a 6' tall, limestone privacy wall at various locations onsite.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

6. 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

Standard Specifications for Windows in Additions and 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.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 301 Lavaca features a single-story caliche residence built circa 1896. The property first appears on Sanborn Fire Insurance maps in 1896 as a single-story home with three additional single-story units, likely made of wood materials, attached to the rear of the primary structure. The structure featured additional modifications throughout the 1930s, per Sanborn Maps. The structure is made of caliche and features a side gable standing seam metal roof and a chimney. The property contributes to the Lavaca Historic District.

- b. ADMINISTRATIVE APPROVAL – The applicant is requesting to modify the existing landscape to include the installation of pavers, natural greenery, and water features. This request is eligible for administrative approval and does not require HDRC review.
- c. CASE HISTORY – On December 6, 2023, Candid-Works received final approval from the HDRC for the following request items: metal-framed cattle-panel fencing and gates, flatwork removal, walkway paver installation at the front and rear, front porch construction, in-kind exterior repair, pervious driveway and parking at the rear, and installation of new windows, doors, and gable vents. The applicant’s construction drawings and renderings reflect their prior approval, and these items are not a part of the present request to the HDRC.
- d. CONCEPTUAL APPROVAL – The applicant received conceptual approval from the HDRC on August 7, 2024, with the following stipulations:

Item 1: The HDRC conceptually approves the rear addition with the following stipulations:

- i. That the applicant provide a measured roof plan and material specifications for the flat roof portions prior to final review. ***This stipulation has been met.***
- ii. That the applicant provide unobstructed, measured elevation drawings of the proposed addition prior to final review. ***This stipulation has been met.***
- iii. That the applicant provide a landscape site plan prior to final review. ***This stipulation has been met.***
- iv. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time. ***This stipulation has been met.***
- v. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable. ***This stipulation will remain through final approval.***
- vi. That the applicant consider adding fenestration to the Indianola St-facing façade on the proposed rear addition. ***This stipulation has NOT been met.***

Item 2: The HDRC conceptually approves the Garfield Alley carport with the following stipulations:

- i. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable. ***This stipulation will remain through final approval.***

Item 3: The HDRC conceptually approves the Indianola St carport with the following stipulations:

- i. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable. ***This stipulation is no longer applicable.***

Item 4: The HDRC conceptually approves the new concrete apron from Garfield Alley with the following stipulation:

- i. That the applicant provide measurements of the proposed concrete apron prior to final review. ***This stipulation has been met.***

Item 5: The HDRC conceptually approves the 6’ tall, limestone privacy wall with the following stipulation:

- i. That the applicant provide staff an example of the limestone prior to installation for final approval. ***This stipulation will remain through final approval.***

- e. REAR ADDITION (LOT COVERAGE) – The applicant has proposed to construct an approximately 1,966 sqft, 1-story rear addition. The Bexar County Appraisal District lists the lot size at approximately 8,624 sqft with the current building footprint of approximately 416 sqft. According to the Historic Design Guidelines, the building footprint for new construction should be limited 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. A building footprint should respond to the size of the lot. The combined current building footprint and the proposed rear addition amount to approximately 28% lot coverage. Staff finds that the size of the proposed addition is generally appropriate.

- f. REAR ADDITION (MASSING & FOOTPRINT) – The applicant has proposed to construct an approximately 1,966 sqft, 1-story rear addition. The existing primary structure is a 1-story, single-family structure approximately 416 sqft in size. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal generally appropriate.
- g. REAR ADDITION (ROOF FORM) – The applicant has proposed to install multiple gable and flat roofs throughout the rear addition. The roof forms of the addition will be visible from the public right-of-way on Lavaca St, Indianola St, and Garfield Alley. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof forms generally appropriate.
- h. REAR ADDITION (ROOF MATERIAL) – The applicant has proposed to install a standing seam metal roof on the proposed rear addition’s gable roofs and a TPO roofing system for the flat roof portions. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roofs. Staff finds the proposed roof material and installation method conforms to guidelines.
- i. REAR ADDITION (NEW WINDOWS & DOORS: SIZE AND PROPORTION) – The applicant is requesting approval to install on the proposed rear addition various clerestory and single-paned windows throughout. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed windows generally appropriate.
- j. REAR ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS) – According to the Historic Design Guidelines, new construction should 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. 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. Staff finds the proposed fenestration pattern generally appropriate; however, staff recommends the applicant incorporate window openings on the rear addition’s wall plane facing Indianola St.
- k. REAR ADDITION (MATERIALS: NEW WINDOWS & DOORS) –The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Staff finds the window and door proposals generally appropriate.
- l. REAR ADDITION (MATERIALS) – The applicant is requesting approval to install vertical shou sugi ban siding throughout the rear addition. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible and that any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed vertical wood siding conforms to Guidelines.
- m. REAR ADDITION (ARCHITECTURAL DETAILS) – The applicant is requesting approval to construct a 1-story rear addition. Additions 4.A.ii states additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Additions 4.A.iii states applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Additions 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds the proposed rear addition conforms to Guidelines.
- n. CARPORT CONSTRUCTION (GARFIELD ALLEY) – The applicant is requesting approval to construct an approximately 360 sqft rear carport with a standing seam metal roof and steel tube columns. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible and any new material introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Additions 3.A.ii. states to construct

new metal roofs in a similar fashion as historic metal roofs. Staff finds the carport construction generally appropriate.

- o. DRIVEWAY APRON INSTALLATION (GARFIELD ALLEY) – The applicant is requesting approval to install a new concrete driveway apron from Garfield Alley approximately 20 feet in width and widens to 24 feet in width. The Historic Design Guidelines for Site Elements 5.B.ii. states to maintain the width and configuration of original curb cuts when replacing historic driveways and to avoid introducing new curb cuts where not historically found. Staff finds the installation of the concrete driveway apron appropriate.
- p. LIMESTONE WALL CONSTRUCTION – The applicant is requesting approval to construct a 6’ tall, limestone privacy wall at the north, south, and west of the property as represented by the submitted site plan. Site Elements 2.B.i. states new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character and the design of the fence should respond to the design and materials of the house or main structure. Site Elements 2.B.v. states to construct new fences or walls of materials similar to fence materials historically used in the district and to select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Staff finds the limestone wall construction at the north and west conforms to guidelines; however, the color of the limestone wall should conform to existing stone elements within the Lavaca Historic District. Staff finds the limestone wall construction at the south generally appropriate; however, the location of the wall should be set further back from the historic structure’s front wall plane.
- q. LANDSCAPE MODIFICATIONS – As noted in finding b, the applicant’s request for landscape modifications is eligible for administrative approval and does not require HDRC review.

RECOMMENDATION:

Item 1: Staff recommends approval of the rear addition, based on the findings, with the following stipulations:

- i. That the applicant add fenestration to the Indianola St-facing façade on the proposed rear addition.
- ii. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

Item 2: Staff recommends approval of the Garfield Alley carport, based on finding n, with the following stipulation:

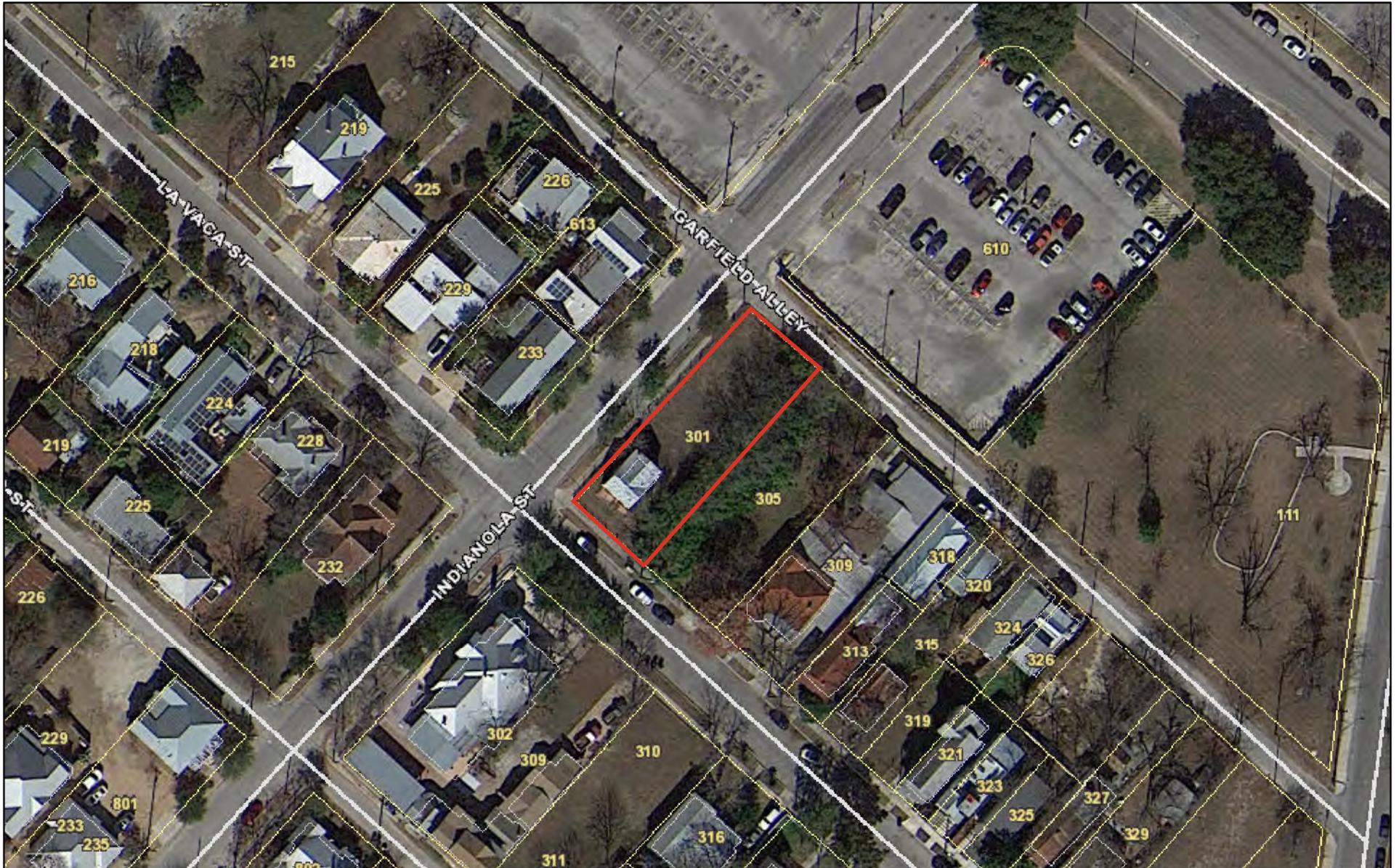
- i. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.

Item 3: Staff recommends approval of the new concrete apron from Garfield Alley, based on finding o, as submitted.

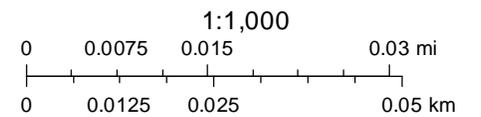
Item 4: Staff recommends approval of the 6’ tall, limestone privacy wall, based on finding p, with the following stipulations:

- i. That the applicant provide staff an example of the limestone prior to installation for final approval.
- ii. That the applicant relocated the southern-most limestone wall further back from the historic structure’s front wall plane to be flush with the addition’s southern-most wall plane.

City of San Antonio One Stop



November 14, 2024





COINER HOMESTEAD

SCHEMATIC DESIGN DOCUMENTS

October 15, 2024

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architecture

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San Antonio, TX 78210

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GENERAL NOTES

- All work shall be performed in accordance with applicable codes, regulations, ordinances and standards having jurisdiction. If there are any questions or conflicts concerning compliance with such codes, ordinances or standards, the Contractor is responsible for notifying the Owner before proceeding with the work in question. All necessary permits, licenses, certificates, tests, etc. shall be procured and paid for by the Contractor. The Architect of this set of plans and specifications hereby notifies both Owner and Contractor that he, the "Architect," relieves himself of all liabilities to construction at site in reference.
- Contractor is responsible for checking all contract documents field conditions and dimensions for accuracy and confirming that the work is buildable as shown and meets all applicable codes before proceeding with construction. If there are any questions regarding these or other coordination issues, the Contractor is responsible for obtaining a clarification from the Owner before proceeding with the work in question or related work.
- The Contractor shall certify size and location of all required openings for structural and mechanical, electrical and plumbing work and equipment with trades involved.
- The Contractor and each Subcontractor shall be responsible for checking existing conditions at the job site before submitting proposals. Submission of proposal shall be taken as evidence that such inspections have been made. Claims for extra compensation for work that could have been foreseen by such inspection, whether shown on contract documents or not, shall not be accepted or paid.
- All materials furnished under this contract shall be new unless noted otherwise. All work shall be guaranteed against defective materials and workmanship for a period of one (1) year after the date of substantial completion or acceptance of the work that may develop defects in material or workmanship within said period of time.
- All equipment shall be installed in accordance with manufacturer's published recommendations for service intended, as interpreted by the engineer. Experienced craftsmen shall make the installation of all equipment in a neat, workmanlike manner. The Contractor shall provide all materials, tools, costs and services necessary to completely install all mechanical, electrical and plumbing work.
- Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse and misalignment according to applicable codes, standards and good construction practices. Contractor shall take proper precautions to protect all existing operations and adjacent property, with which work comes in contact, or over or under which they may transport, hoist or move materials, equipment, debris, etc., and shall repair satisfactorily all damages caused by such operations during construction.
- The Contractor shall verify and coordinate sizes, locations and characteristics of all work and equipment to be furnished by the owner, or others with the manufacturer or supplier before any construction is begun.
- The Contractor shall submit shop drawings to the Architect for approval before proceeding with fabrication. The Contractor remains responsible for details and accuracy, for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques or assembly, for performing the work in a safe manner, and adhering to all assembly codes and standards.
- It is the intent and meaning of the contract documents that the Contractor shall provide a mechanical, electrical and plumbing installation that is complete. All items and appurtenances necessary, reasonable, incidental or customarily included, even though each and every item is not specifically called out or shown in the construction documents, shall be provided.
- Written dimensions shall take precedence over scaled dimensions.

All work noted "N.I.C." or "not in contract" is to be accomplished by contractor other than the general contractor and is not to be part of the construction agreement.

"Align" as used in these documents shall mean to accurately locate finish faces in the same plane.

"TYPICAL" or "TYP" As used in these documents shall mean that the condition is the same or representative for all similar conditions throughout, unless noted otherwise.

"SIMILAR" or "SIM" as used in these documents shall mean that condition is similar to a condition detailed for another location.

The cover sheet is a master index. Not all symbols/items will be included in drawings.

Do not disassemble this set. Cover sheet contains data pertinent to all sheets.

PROJECT DIRECTORY

PROJECT NAME:
Coiner Homestead

CLIENTS:
Kathy Coiner

PROJECT LOCATION:
301 Lavaca Street
San Antonio, TX 78210

ARCHITECT:
Candid-Works, PLLC
215 Groveton Street
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Scott Williamson
512.560.8238
scott@sw-structures.com

LANDSCAPE ARCHITECT:
Kate Rodgers
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SQUARE FOOTAGE CALCULATIONS

CONDITIONED

| | |
|-----------|------|
| Existing: | 468 |
| Addition: | 1831 |

| | |
|--------|------|
| TOTAL: | 2299 |
|--------|------|

GROSS

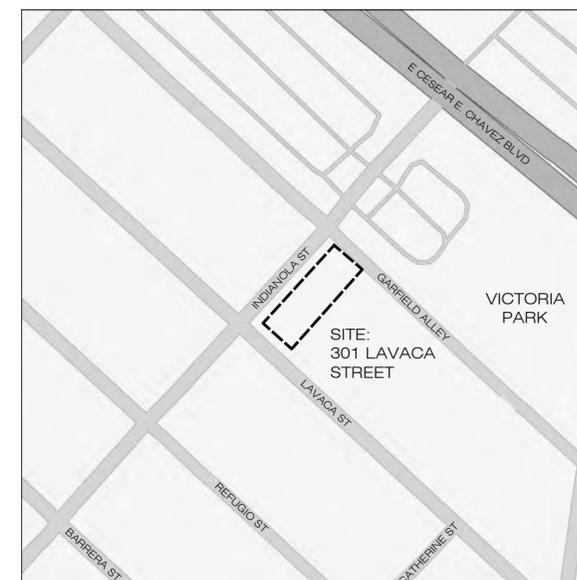
| | |
|-----------|------|
| Existing: | 709 |
| Addition: | 1972 |

| | |
|--------|------|
| TOTAL: | 2681 |
|--------|------|



VICINITY MAP

Scale: Not to scale



LOCATION MAP

Scale: Not to scale

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301 Lavaca St,
San Antonio, TX 78210

Issued:

Date: October 15, 2024

Revisions:

Sheet Contents:

- General notes & project information

Sheet No.

A0.1

SPECIFICATIONS

SITework & LANDSCAPING:

- Contractor to coordinate and lay out building pad, to be verified with client & architect.
- Refer to landscape drawings and specifications for site grading, site drainage and landscaping elements.

SITE ELECTRICAL:

- Contractor to provide site electrical for lighting, gate openers, EV chargers and other elements per plans. Contractor to coordinate installation of sleeves for buried wire as required.

IRRIGATION:

- Contractor to provide allowance for irrigation system. Contractor to coordinate installation of sleeves for buried irrigation lines as required. Refer to landscape.

MEP:

- Contractor to coordinate tie-ins to and installation of all site utilities, including electrical, gas, sewer and water.
- Mechanical contractor to coordinate with general contractor and architect on HVAC system design prior to construction. Some system components will be under slab. Under slab ductwork to be Blue Duct by AQC Industries or approved equal. Refer to sheet A4.1 for proposed system layout.
- HVAC air registers and diffusers to be liner or slot type. Register/diffuser types to be approved by architect during system design phase. Register/diffuser locations to be coordinated with and approved by architect prior to installation.
- Water heaters to be tankless units - two gas at new addition and one electric unit at historic home. Refer to utility plan for water heater locations. Gas tankless water heaters to be Rinnai or approved equal. Electric tankless water heater to be Stiebel Eltron or approved equal. All water heaters to be sized to accommodate high-flow rate shower heads.
- Bathroom vent fans to be Broan, Roomside Series with Clean Cover grilles.
- Contractor to confirm gas, water and electrical requirements of all appliances.
- Water softener to be Waterboss, model 700. Water softener to be housed in cabinet in laundry room. See utility plan. Provide floor drain under cabinet for draining softener when required.

FOUNDATION & STRUCTURE:

- Refer to structural drawings and specifications for all foundation elements.
- Refer to structural drawings and specifications for all structural steel & wood framing.
- All exposed wood structure to be sealed/ stained.

WALL, CEILING & ROOF FRAMING:

- 2x6 No:2 or better at all wood framed walls unless otherwise specified in structural drawings or specifications. 2x4 walls where noted on plans.
- Refer to structural drawings and specifications for roof & ceiling member sizes, spacing, connections and species.
- Confirm blocking locations for towel rods, TVs, artwork, etc. with owner and architect.

SHEATHING & CONCEALED ROOF DECKING:

- Sheathing to be OSB, plywood or Zip System sheathing with a minimum thickness of 7/16" or as specified by structural.
- Roof decking to be OSB, plywood or Zip System decking with a minimum thickness of 3/4" or as specified by structural.
- Refer to structural for dimensional and strength requirements of sheathing and decking materials as well as fastener spacing and patterns.

EXPOSED ROOF DECKING, EXTERIOR WOOD CEILINGS & SOFFITS:

- Exterior wood ceilings to be 1x6 T&G cedar, select grade, clear sealed.
- Wood ceiling/decking at carport to be 4x6 T&G cedar Lock-Deck, decorative grade, clear sealed.
- Refer to reflected ceiling plans for board orientations.

WOOD SIDING:

- Exterior and interior wood siding to be 1x6 T&G shou sugi ban charred cedar siding. Provide Kodiak finish by Delta Millwork. No alternative products permitted unless approved by architect. Refer to exterior elevations, interior elevations and finish schedule for shou sugi ban locations and board orientations.

WEATHER BARRIER:

- Weather barrier (house wrap) to be DuPont Tyvek DrainWrap. No alternative products permitted without prior approval of architect.

PLASTER:

- New plaster on interior and exterior of historic masonry structure to be lime plaster applied in a traditional three-coat process.
- Provide breathable sealer on exterior plaster surfaces.
- Plaster color to be determined. Provide samples to architect for approval.
- Final surface texture to be a smooth, hand troweled finish. Provide samples to architect for approval.

STONE SITE WALLS & STONE VENEER:

- Refer to structural for site wall footings.
- Stone site walls and stone veneer on house to rough-faced limestone blocks. Refer to elevations and details for stone coursing and sizing.
- Contractor and stone masons to coordinate with architect on sourcing, color and texture of stone.
- Provide allowance for a minimum of three 4'x4' mockups to be reviewed by architect and owner.

INSULATION:

- Insulation to be open cell spray foam applied continuously at exterior walls and at underside of all roof decks.
- R-38 at roofs
- R-19 at walls
- Provide sound batt insulation at walls surrounding bathrooms.

ROOFING:

- Refer to roof plan and elevations for roofing types and locations.
- New metal roofing to be standing seam galvalume, 18" wide panels with 1" high seams and double munched ridges. No ridge caps or gable end caps will be permitted. Panels are to be smooth with no striations or corrugations of any kind.
- TPO roofing where specified on roof plan. TPO roofing to be 80-mil thickness, fully adhered system in white. Apply membrane over 1/2" high density polyisocyanurate foam cover board.

GUTTERS, DOWNSPOUTS, BRAKE METAL FASCIAS & FLASHING:

- Refer to exterior elevations for gutter types and locations.
- Half-round gutters to be 5" galvanized, with 3" diameter round, galvanized downspouts. All hangers and accessories to be galvanized.
- Box gutters to be SMACNA style H box gutters, dimensions per plans. Box gutters will not have downspouts - instead provide scupper-like outlets from each gutter that will pour water away from house - coordinate with architect. Box gutters to match color of window frames or other color approved by architect.
- Brake metal fascias at all TPO roofing edges. See plans and details. Brake metal fascias to match window frame color.
- Provide flashing and counter flashing at all roof-to-wall conditions. Flashing to match window frame color.

INTERIOR WALL FINISHES:

- Refer to room finish schedule and interior elevations for wall finishes.
- Drywall to be 5/8" at walls, level 5 finish, smooth texture, painted, no bullnosed edges.
- Moisture resistant drywall in bathrooms.
- 1x6, T&G, Shou sugi ban siding matching exterior siding were indicated on finish schedule and interior elevations.
- Cement backer board at tile walls.
- Continuous waterproof membrane at shower floors and walls.

INTERIOR CEILING FINISHES:

- Refer to room finish schedule and ceiling plan for ceiling finishes.
- Drywall to be 5/8" at ceilings, level 5 finish, smooth texture, painted.
- 1x6, select grade, T&G cedar ceilings at new addition porches, clear sealed.
- 1x4, character grade, T&G cedar ceiling at new front porch on historic house, painted.
- 1x6, character grade, T&G long leaf pine ceilings where indicated at historic house, clear sealed.

DOORS :

- Refer to plans, door schedule and door elevations for door numbers and handing.
- All glass lites in exterior doors to be double-paned, low-E, argon filled units.
- Interior wood doors to be 1 3/4" thick solid core, flush slab doors, painted.

DOOR HARDWARE:

- Door hardware to be selected by owner and architect. Provide budget allowance for door hardware.

WINDOWS:

- Refer to plans, building elevations, window elevations and window schedule for window sizes and specs.
- All windows to be Marvin Signature Modern series. Verify frame color with architect.
- All glazing to be double-paned, low-E, argon filled units.

FLOORING:

- Refer to finish schedule for flooring types.
- For polished concrete, provide sample areas of polish for approval by architect and owner.
- Provide sealer at all polished concrete floors.
- Wood floors to be wide plank, reclaimed long leaf pine, character grade, clear sealed.

CABINERY & MILLWORK:

- Provide millwork allowance.
- Millwork and cabinetry to be 3/4" paint grade material.
- All cabinet door and drawer fronts to have full overlay flush fronts with full extension slides and fully recessed euro hinges.
- Euro style boxes with no face frames.
- Provide shop drawings of all cabinetry and millwork for architect to review prior to fabrication.

CABINERY & MILLWORK HARDWARE:

- Provide cabinetry hardware allowance.
- Cabinetry and millwork hardware to be selected by owner and architect during construction.
- Closet rods to be Knap & Voght. Rods to be Knap & Voght oval rods with center brackets as required.
- Verify finishes and exact selections with owner and architect during construction.

BATH ACCESSORIES:

- Provide bath accessories allowance.
- Bath accessories to be selected by owner and architect during construction.

COUNTERS:

- Countertop selections to be made by owner and architect. Provide allowance for a solid surface material such as quartz or marble.
- Solid surface counters to be 3cm thickness.
- Solid surface backsplashes to be 2cm thickness.

TILE:

- Tile selections to be made by owner and architect. Provide allowance for porcelain tile at shower walls and floors.

APPLIANCES:

- Provide allowance for all appliances.
- Verify electrical, gas and spatial requirements of all appliances during utility rough-in stage.
- Install all appliances per manufacturer instructions.

AUDIO/VISUAL:

- Provide allowance for audio/visual and security alarm systems.
- Audio/visual systems and components to be selected by owner and architect during construction.

LIGHTING & LIGHTING CONTROL SYSTEM:

- Refer to lighting schedule and RCP for lighting fixtures and fixture locations.
- Provide allowance for all lighting fixtures and lighting control systems.
- All fixtures and control systems to be installed according to manufacturer instructions.

LANDSCAPE LIGHTING:

- Provide allowance for landscape lighting.
- Coordinate integration of landscape lighting with lighting control system.

PLUMBING FIXTURES:

- Provide plumbing fixture allowance.
- Verify spatial requirements of all plumbing fixtures during rough-in stage.
- Install all plumbing fixtures per manufacturer instructions.

GATE OPENERS:

- Automatic sliding gate openers to be LiftMaster or approved equal. Refer to site plan for gate and gate opener locations.

ROLLER SHADES:

- Automatic roller shades to be Sivoia QS Roller Shades by Lutron. Refer to electrical and ceiling plans for roller shade locations. Refer also to section details of recessed coves.
- Contractor to verify dimensional and spatial requirements of shade housings with manufacturer.
- Provide shade material and color options to architect and owner for approval.

ATTIC HATCHES:

- Attic access drop-down ladders to be Fakro model number 66876.

EV CHARGERS:

- Provide allowance for two level two EV chargers at carport. See site plan and electrical plan. Coordinate charger mounting locations with architect.
- Contractor to ensure adequate electrical service to accommodate EV chargers and ensure power is routed as required.

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COINER HOMESTEAD

301 Lavaca St,
San Antonio, TX 78210

Issued:

Date: October 15, 2024

Revisions:

Sheet Contents:

- Specifications

Sheet No.

A0.2

Issued:

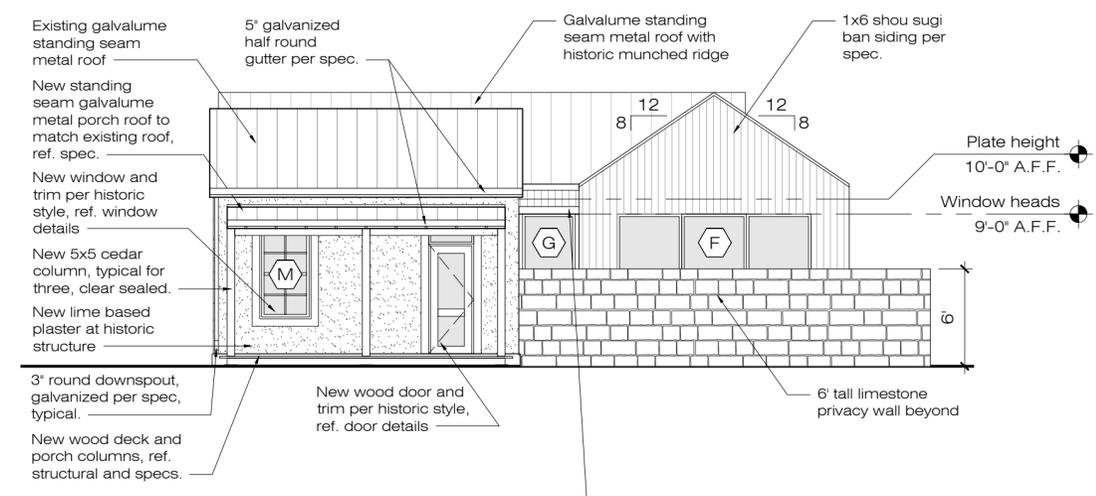
Date: October 15, 2024

Revisions:

Sheet Contents:
• Building elevations

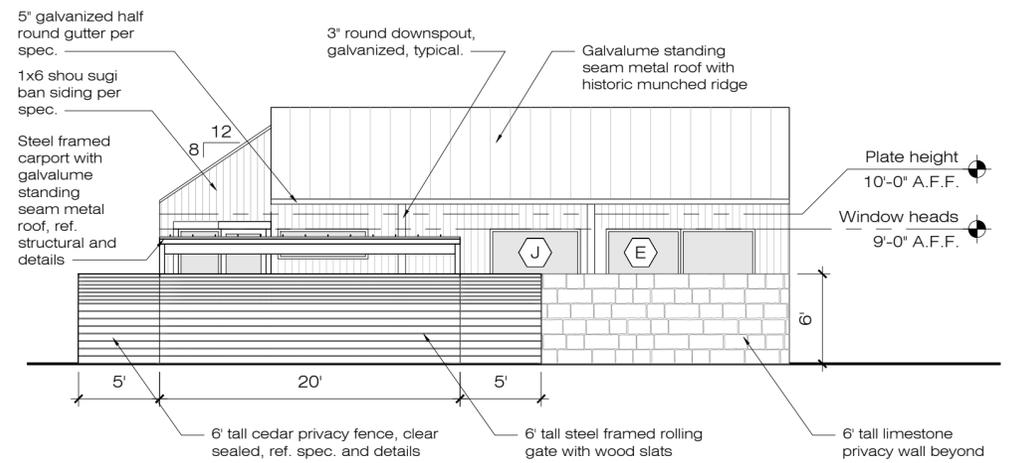
Sheet No.

A2.0

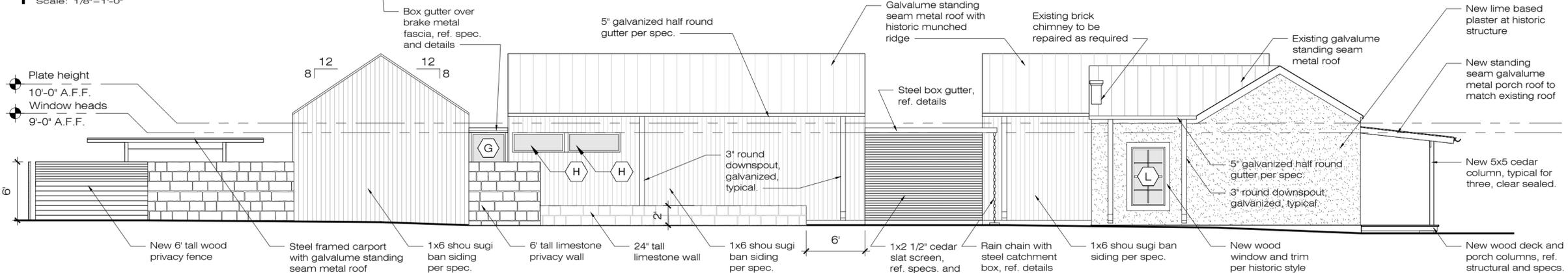


1 SOUTH ELEVATION
Scale: 1/8"=1'-0"

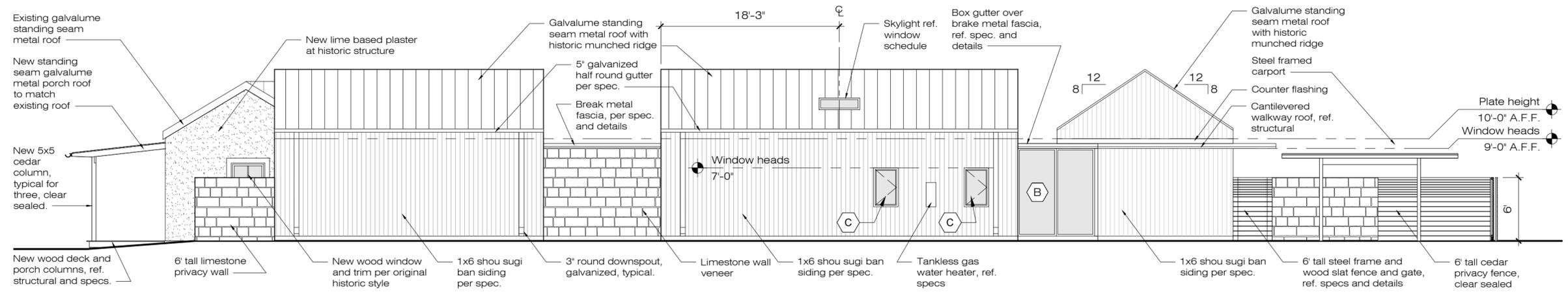
METAL ROOF NOTE:
All new metal roofing to be standing seam galvalume 18" wide panels, 1" high seams, double munched ridge. No ridge caps or end caps of any kind. Panels to be smooth with no striation or corrugation.



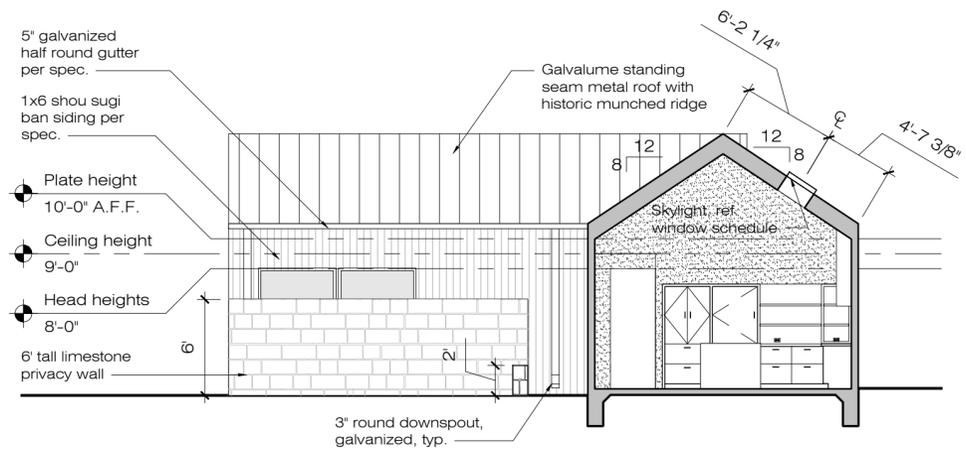
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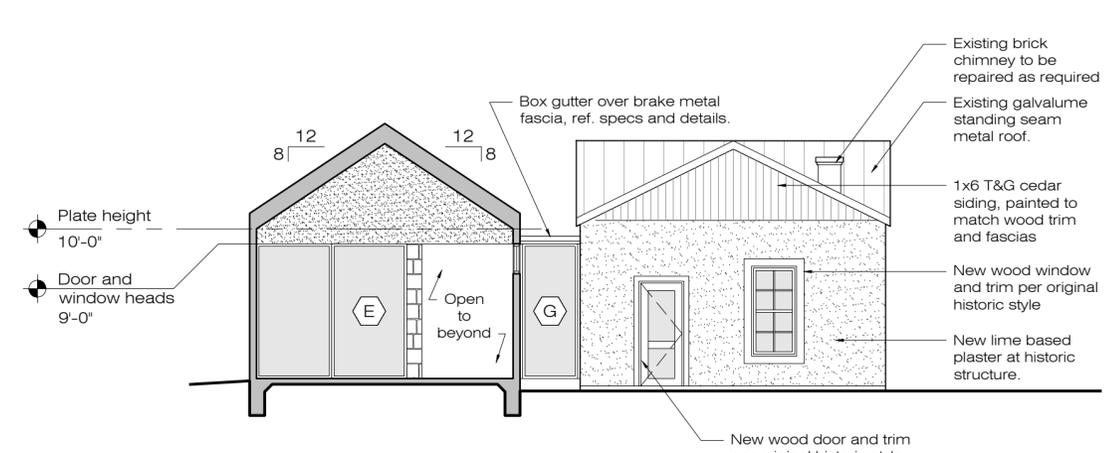
3 WEST ELEVATION
Scale: 1/8"=1'-0"



4 EAST ELEVATION
Scale: 1/8"=1'-0"



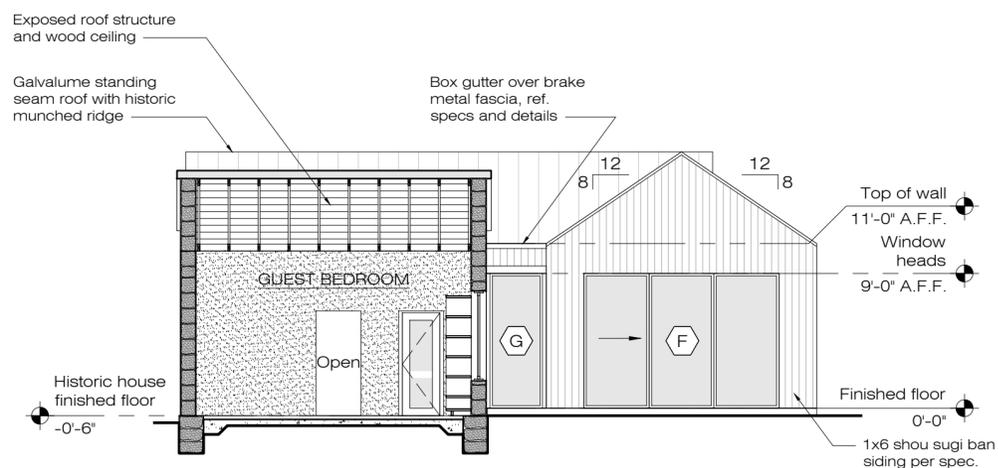
5 COURTYARD ELEVATION
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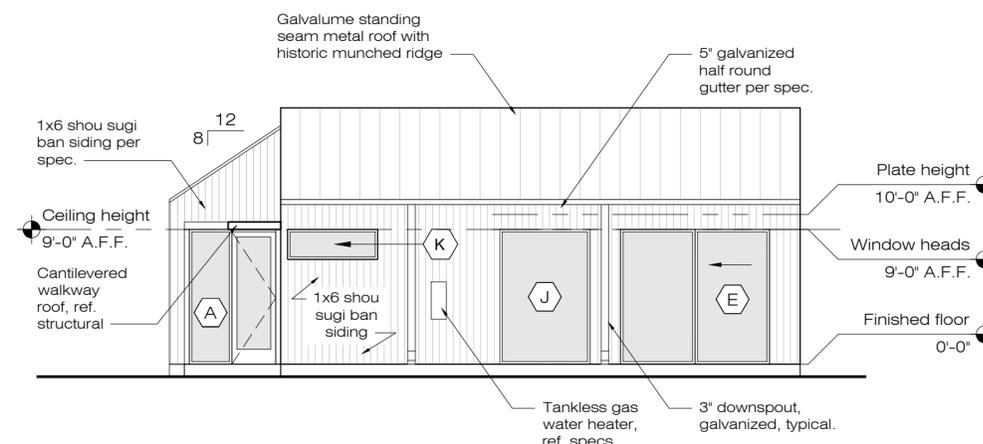
6 COURTYARD ELEVATION
Scale: 1/8"=1'-0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

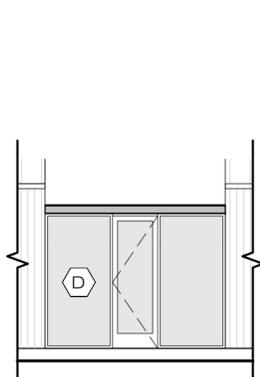
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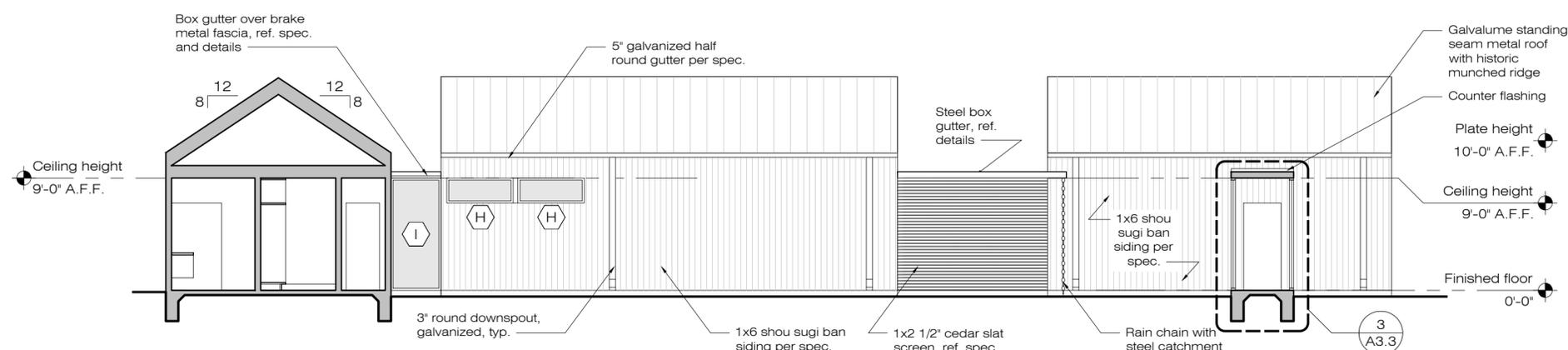
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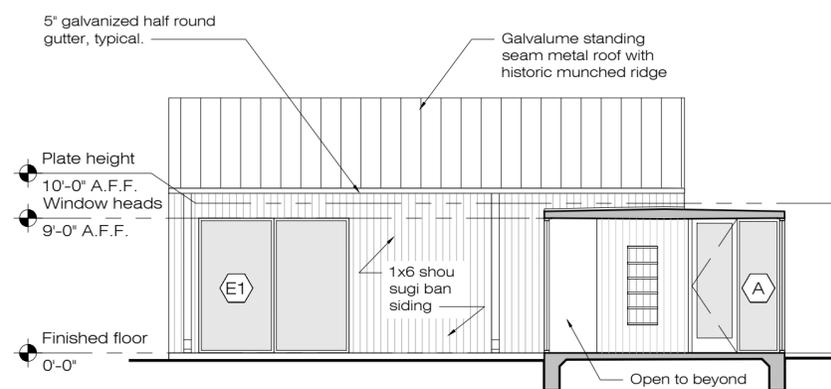
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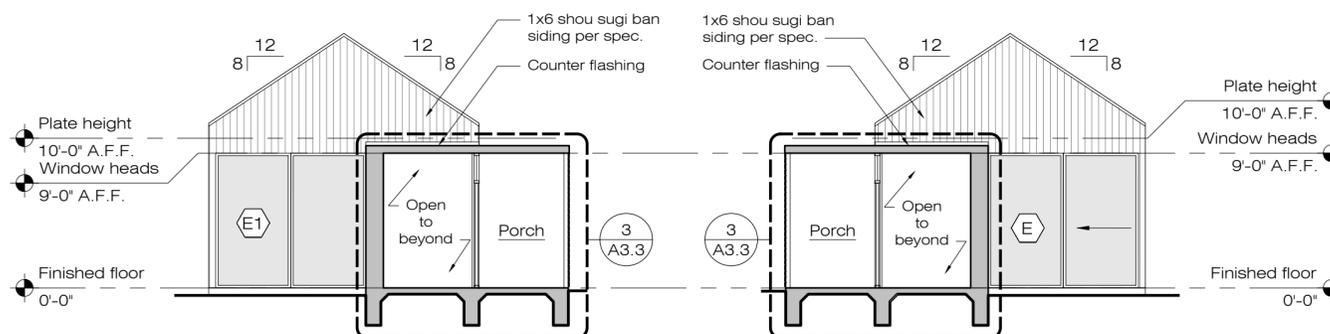
3 ENTRY ELEVATION
Scale: 1/8"=1'-0"



4 WEST ELEVATION
Scale: 1/8"=1'-0"



5 COURTYARD ELEVATION
Scale: 1/8"=1'-0"



6 COURTYARD ELEVATION
Scale: 1/8"=1'-0"

7 COURTYARD ELEVATION
Scale: 1/8"=1'-0"

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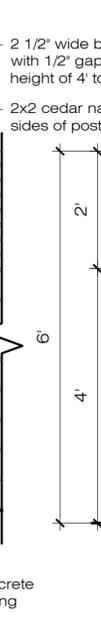
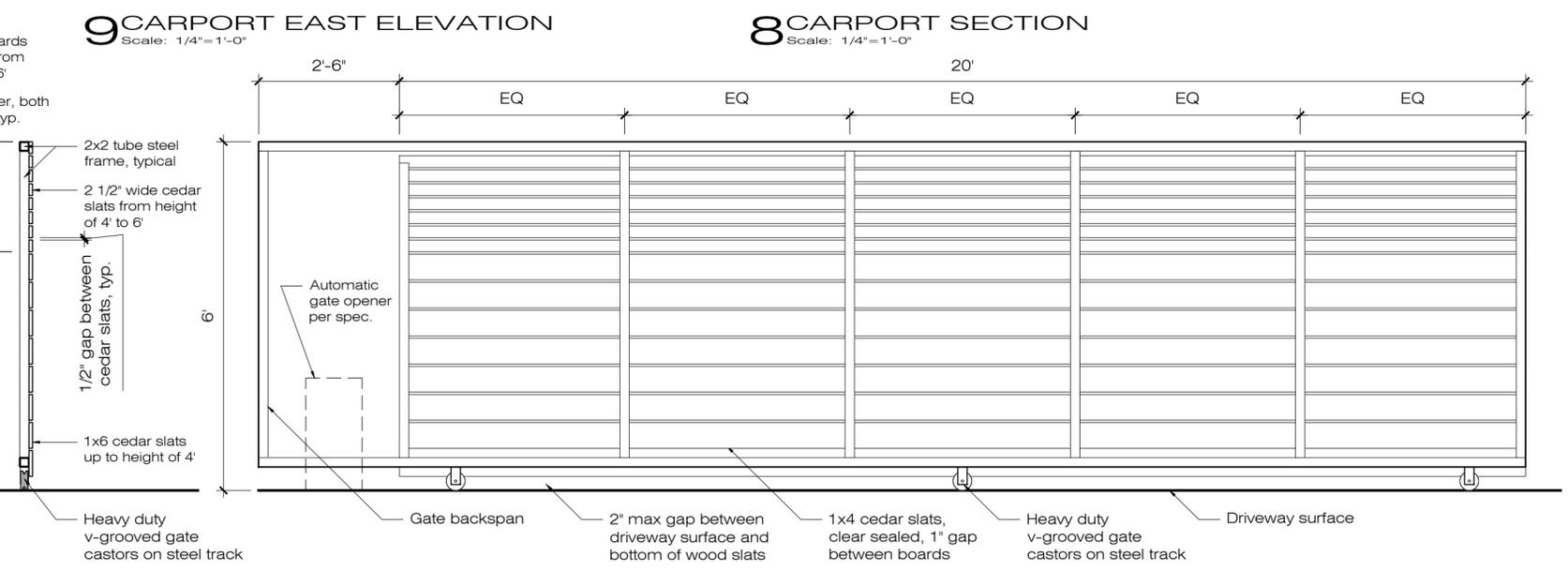
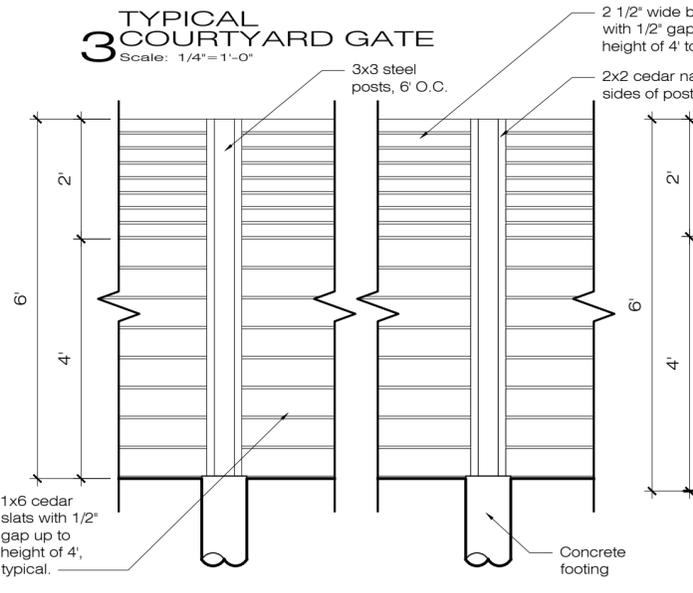
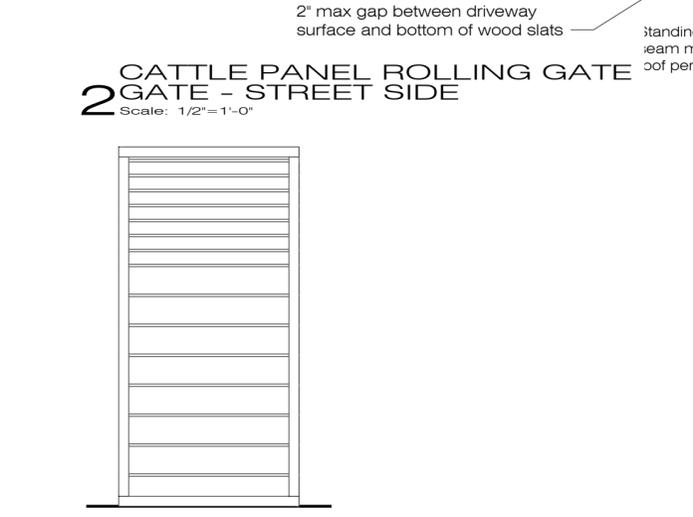
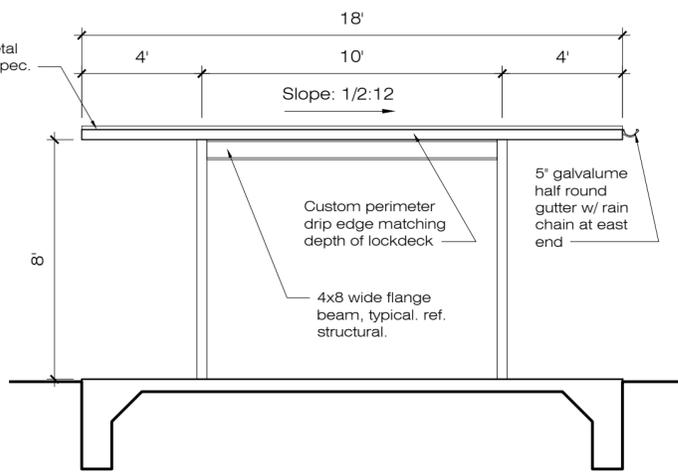
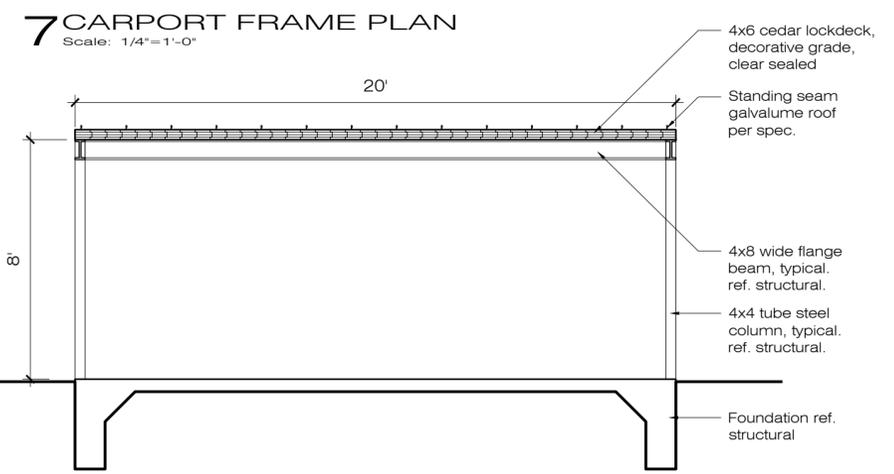
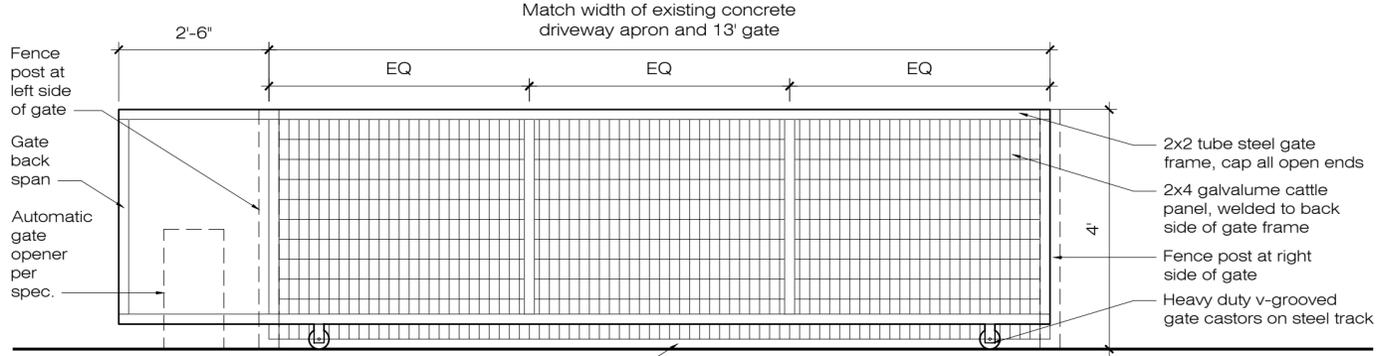
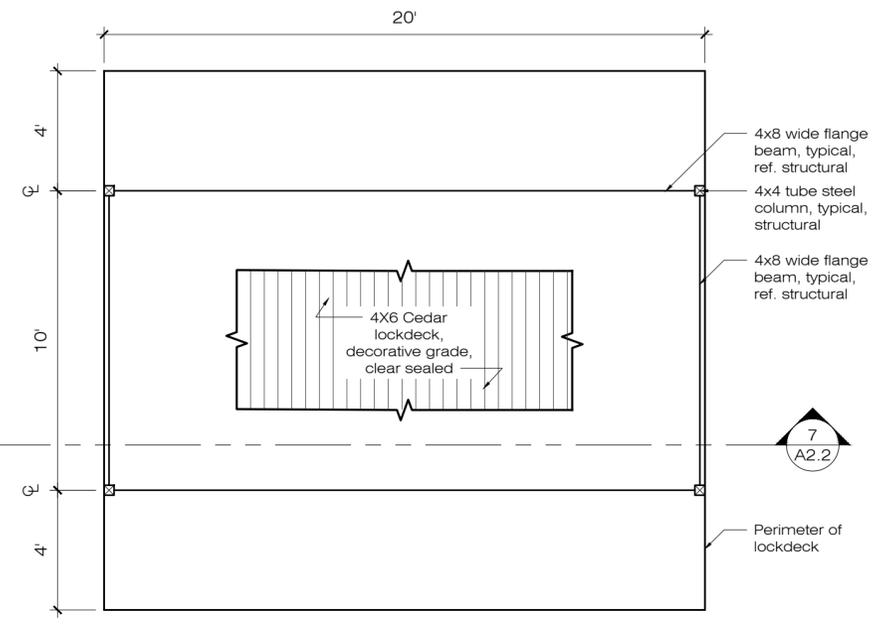
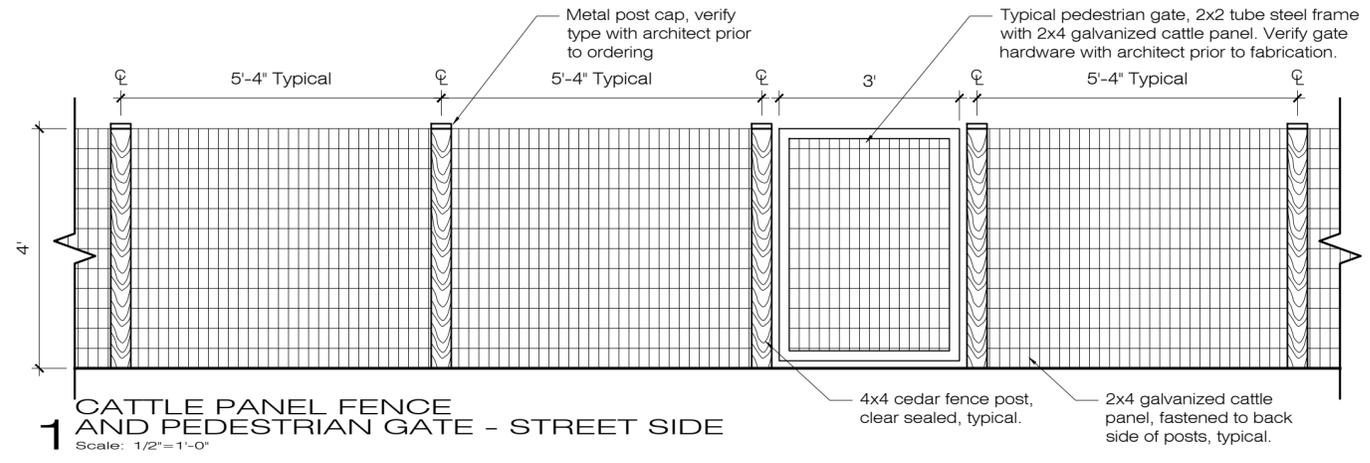
Revisions:

Sheet Contents:
• Building elevations

Sheet No.

A2.1

NOTE:
All exposed steel structure at carport as well as steel fence posts and gate framing to be painted, Verify color with architect.



4 WOOD PRIVACY FENCE - INTERIOR SIDE
Scale: 1/2"=1'-0"

5 GATE SECTION - DETAIL
Scale: 1/2"=1'-0"

6 WOOD ROLLING GATE ELEVATION - INTERIOR SIDE
Scale: 1/2"=1'-0"

8 CARPORT SECTION
Scale: 1/4"=1'-0"

9 CARPORT EAST ELEVATION
Scale: 1/4"=1'-0"

2 CATTLE PANEL ROLLING GATE - STREET SIDE
Scale: 1/2"=1'-0"

7 CARPORT FRAME PLAN
Scale: 1/4"=1'-0"

1 CATTLE PANEL FENCE AND PEDESTRIAN GATE - STREET SIDE
Scale: 1/2"=1'-0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

COINER HOMESTEAD
301 Lavaca St,
San Antonio, TX 78210

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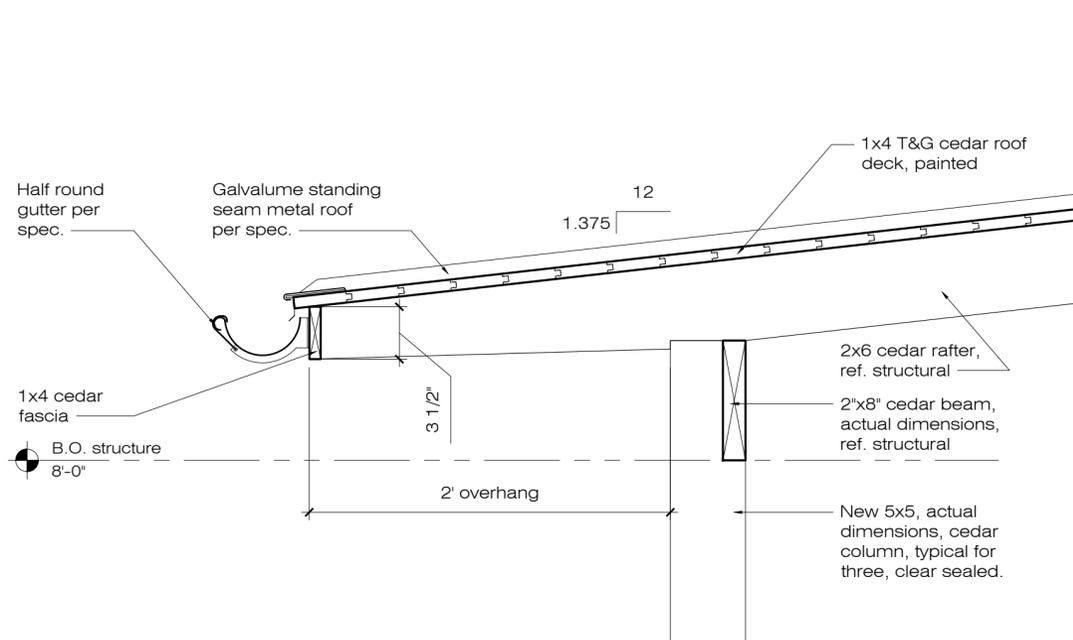
Date: October 15, 2024

Revisions:

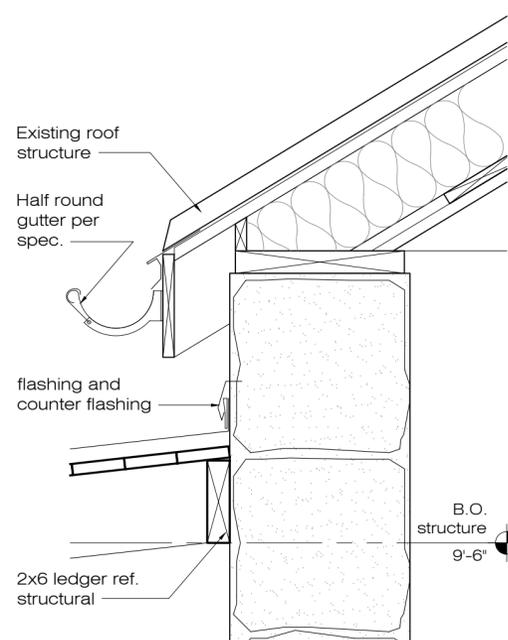
Sheet Contents:
• Building sections

Sheet No.

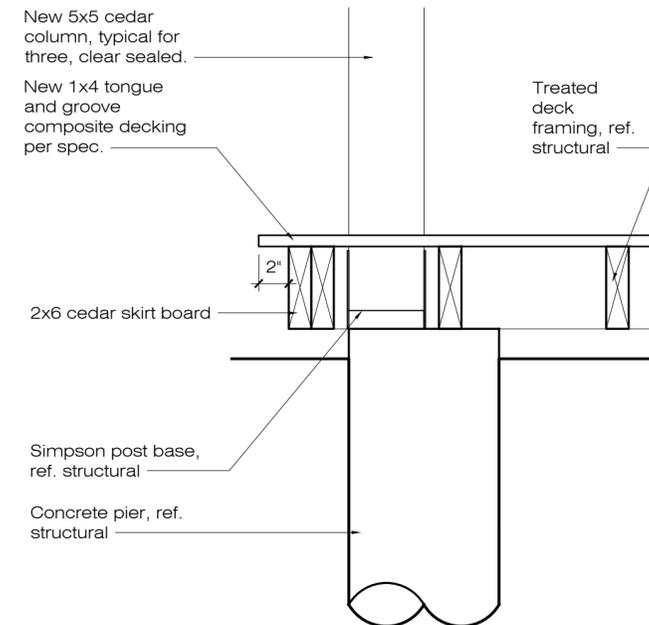
A3.0



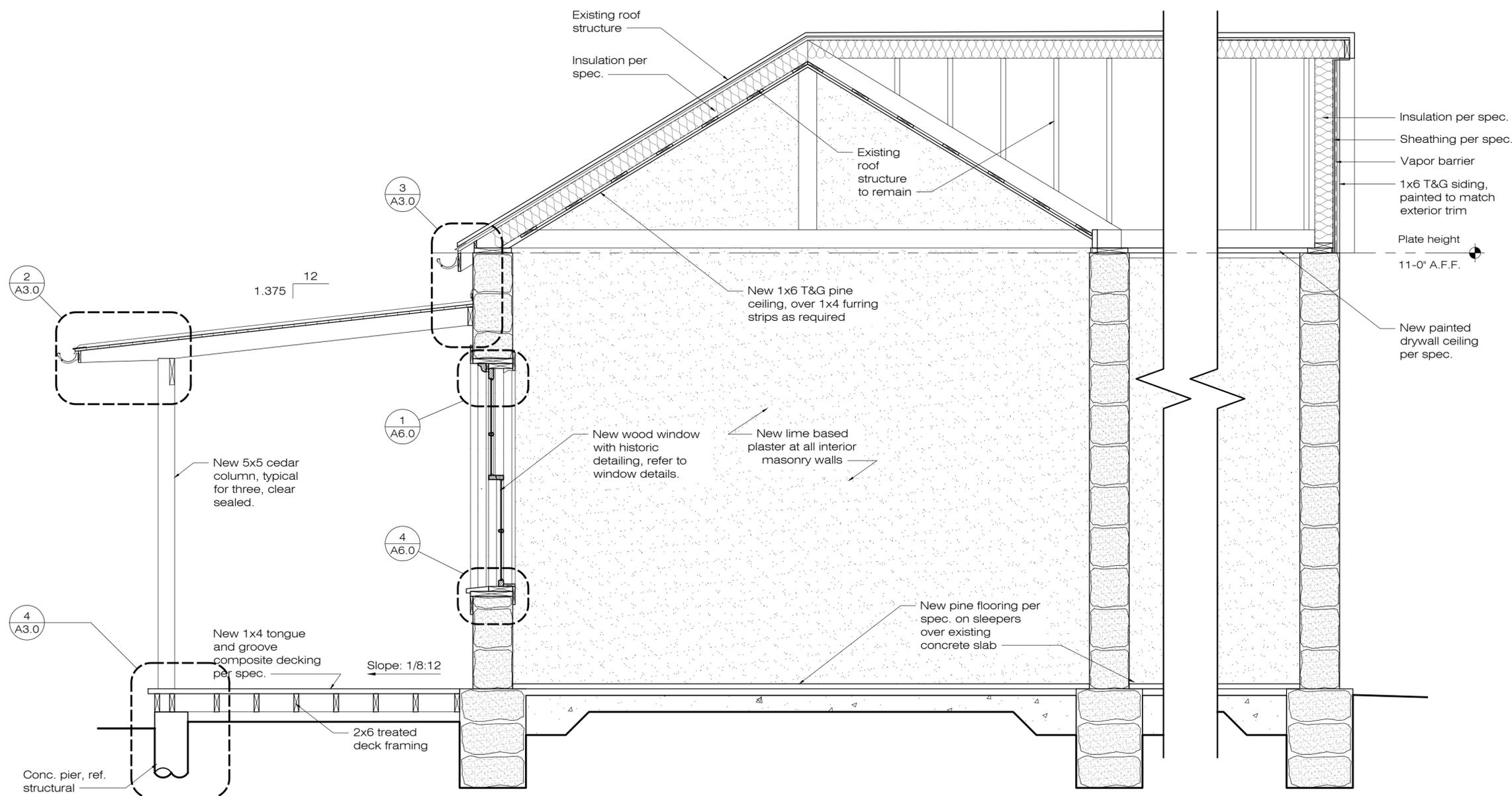
2 PORCH DETAIL
Scale: 1 1/2"=1'-0"



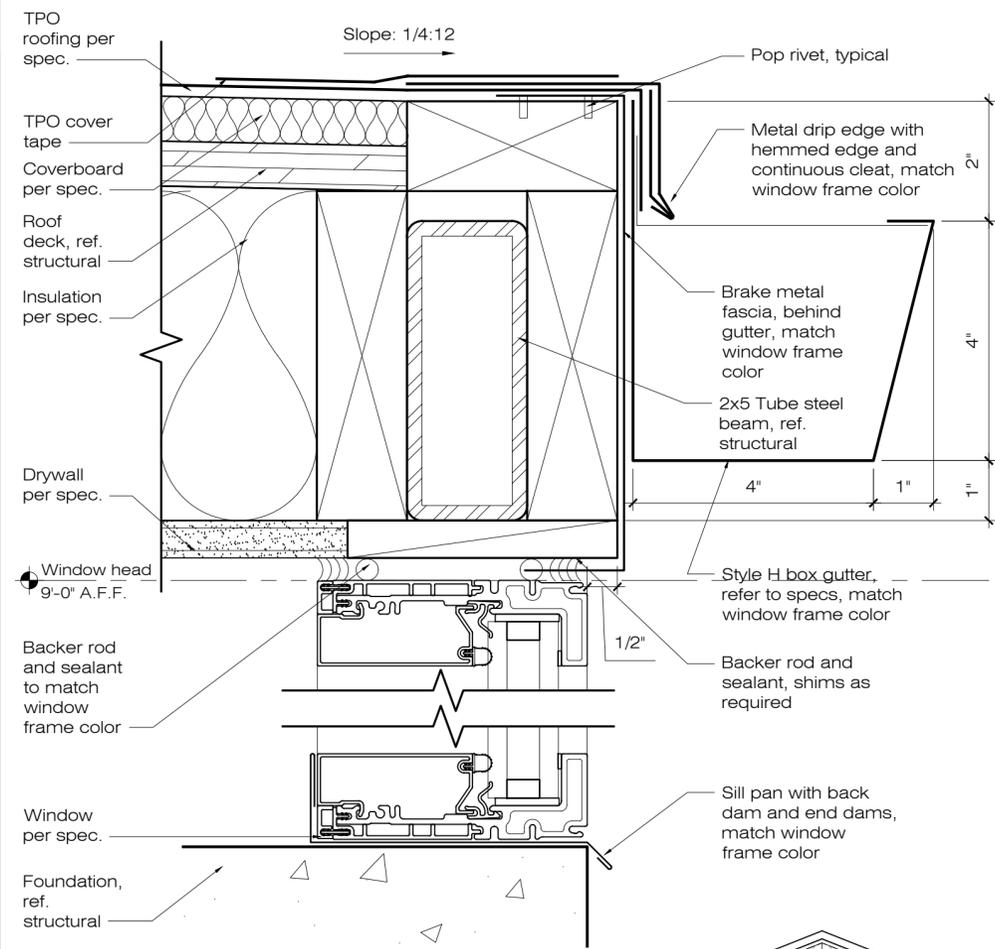
3 PORCH DETAIL
Scale: 1 1/2"=1'-0"



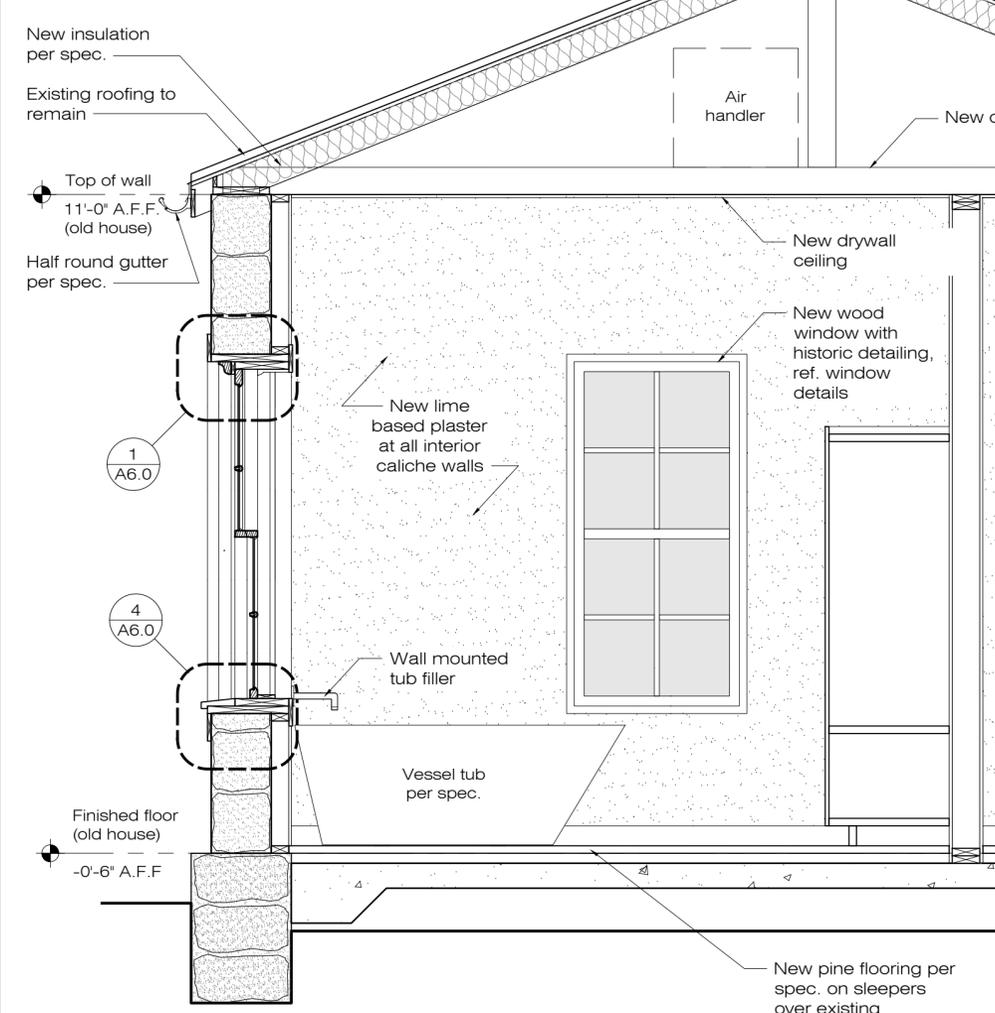
4 PORCH DETAIL
Scale: 1 1/2"=1'-0"



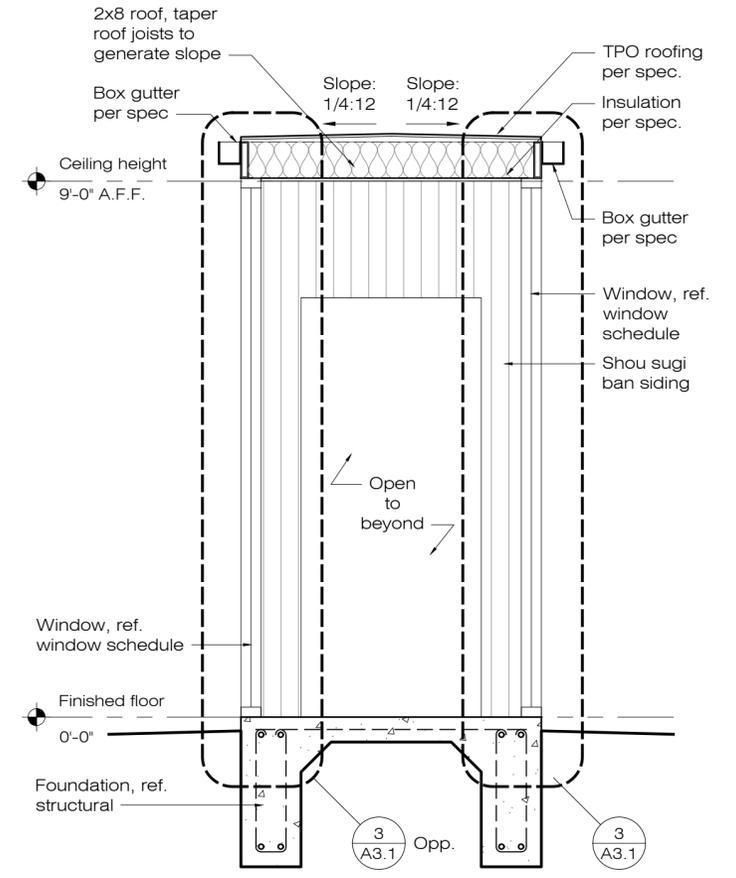
1 BUILDING SECTION
Scale: 1/2"=1'-0"



3 HEADER DETAIL
Scale: 6"=1'-0"



1 BUILDING SECTION
Scale: 1/2"=1'-0"



2 BUILDING SECTION
Scale: 1/2"=1'-0"

Issued:

Date: October 15, 2024

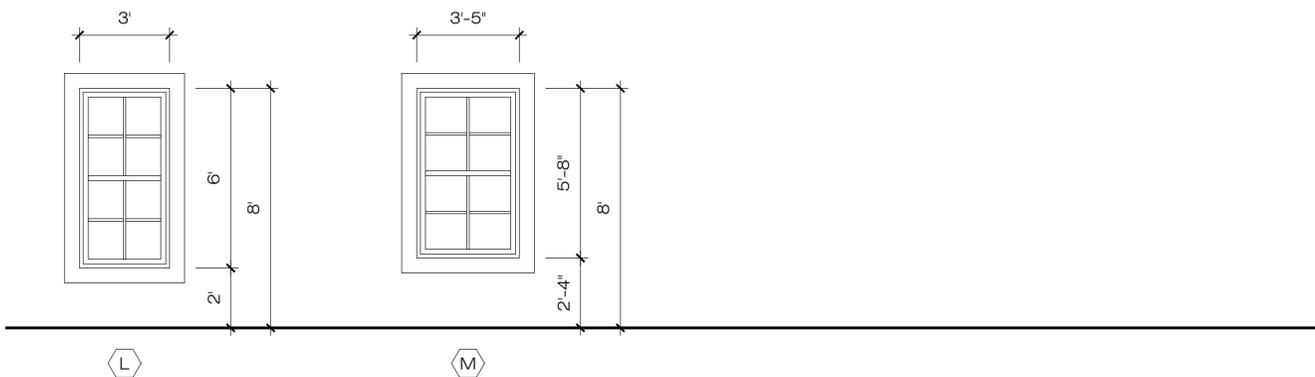
Revisions:

Sheet Contents:
• Building sections

Sheet No.

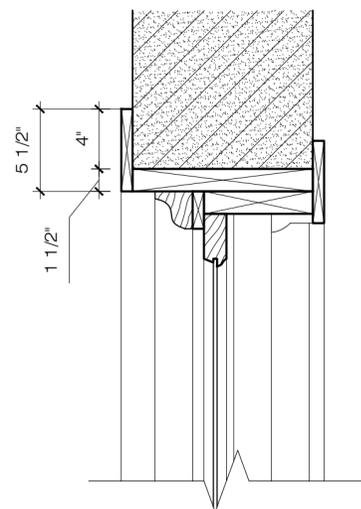
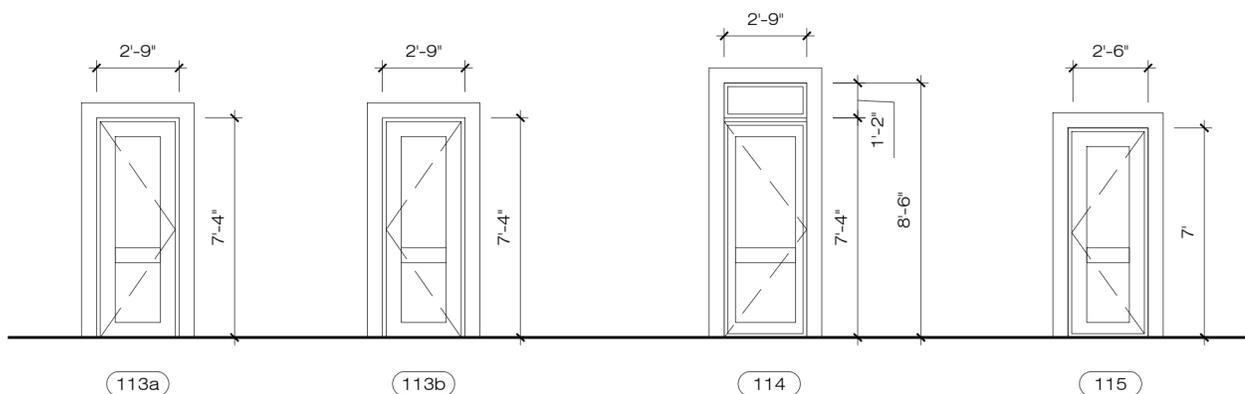
WINDOW SCHEDULE - HISTORIC HOUSE

| MARK | MANUF. | GLAZING | | FRAME | | | REMARKS |
|------|--------|---------|-------|----------|-------|-----------------|---------|
| | | TYPE | GLASS | MATERIAL | COLOR | INTERIOR FINISH | |
| L | Custom | | Clear | Wood | Ptd. | Stained | |
| M | Custom | | Clear | Wood | Ptd. | Stained | |

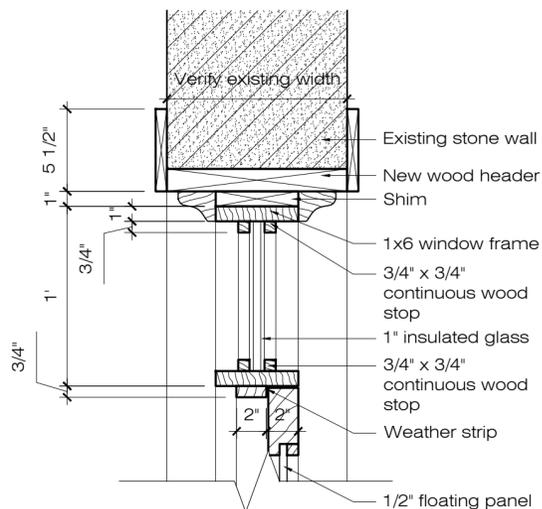


DOOR SCHEDULE - HISTORIC HOUSE

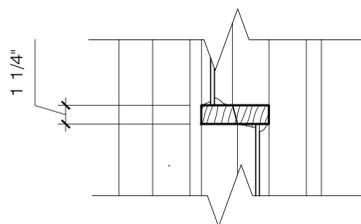
| | MANUF. | DOOR TYPE | MATERIAL | FINISH | HARDWARE |
|------|--------|-----------|----------|---------|----------|
| 113a | Custom | Exterior | Wood | Stained | TBD |
| 113b | Custom | Interior | Wood | Stained | TBD |
| 114 | Custom | Exterior | Wood | Stained | TBD |
| 115 | Custom | Interior | Wood | Stained | TBD |



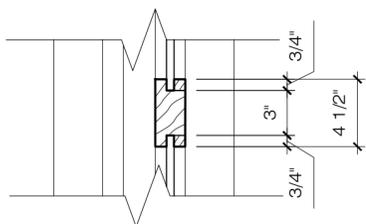
1 WINDOW HEADER DETAIL
Scale: 1 1/2"=1'-0"



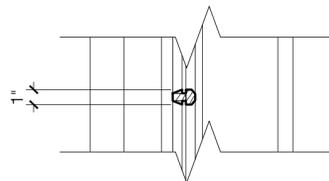
6 DOOR TRANSOM/HEADER DETAIL
Scale: 1 1/2"=1'-0"



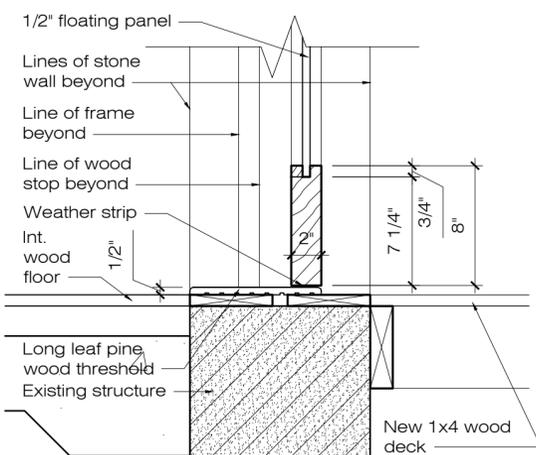
2 WINDOW GLASS PANEL DETAIL
Scale: 1 1/2"=1'-0"



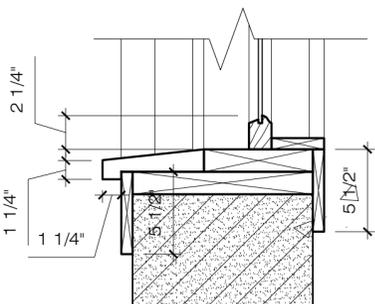
7 DOOR TRANSOM/HEADER DETAIL
Scale: 1 1/2"=1'-0"



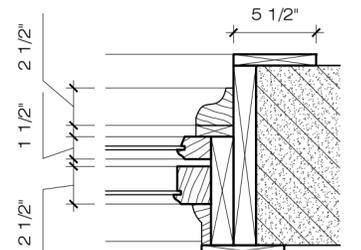
3 WINDOW GLASS PANEL DETAIL
Scale: 1 1/2"=1'-0"



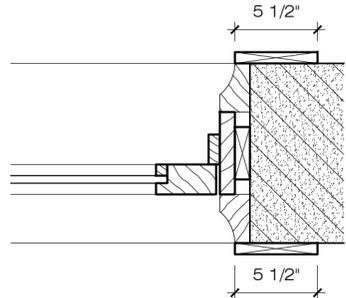
8 DOOR THRESHOLD DETAIL
Scale: 1 1/2"=1'-0"



4 WINDOW SILL DETAIL
Scale: 1 1/2"=1'-0"



5 WINDOW JAMB DETAIL
Scale: 1 1/2"=1'-0"



9 DOOR JAMB DETAIL
Scale: 1 1/2"=1'-0"

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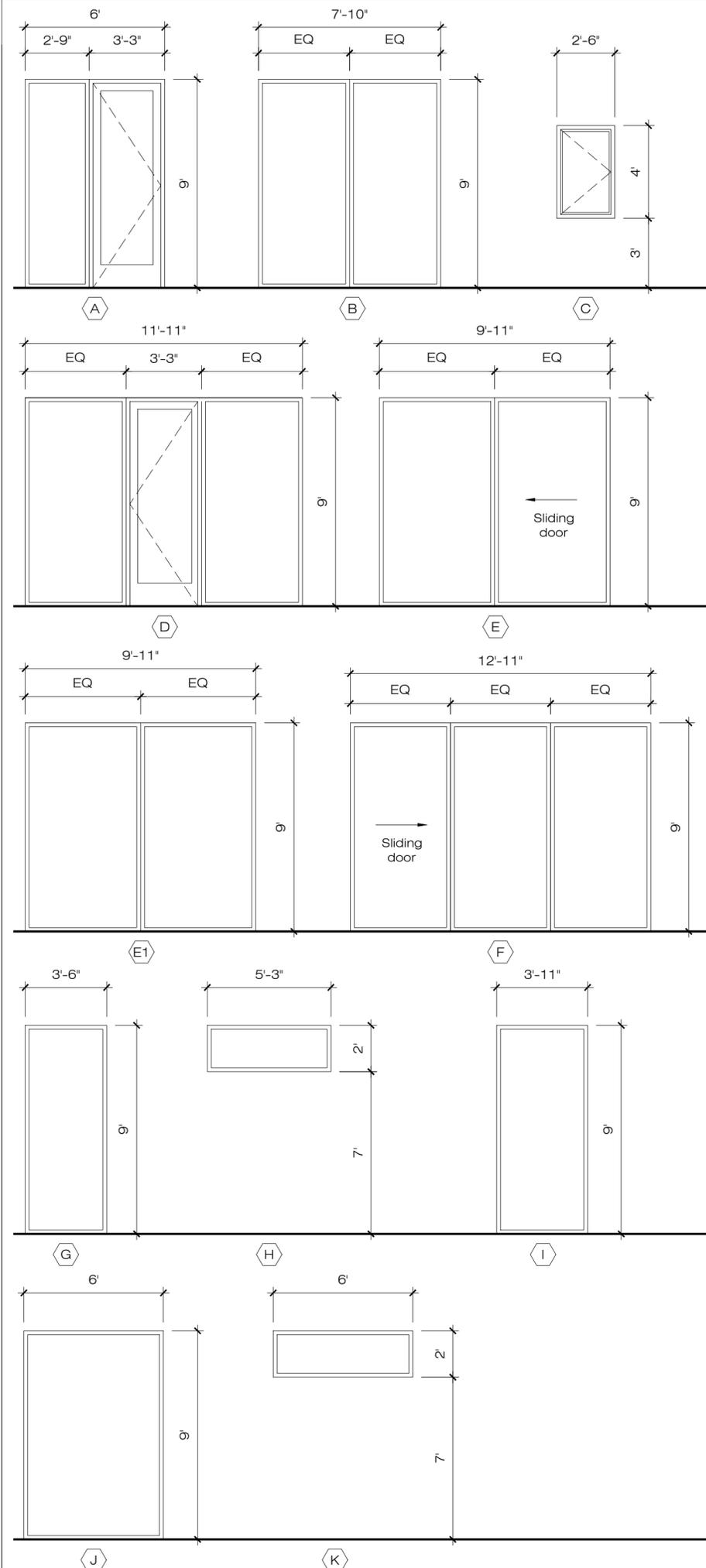
Date: October 15, 2024

Revisions:

Sheet Contents:

- Door and window schedules

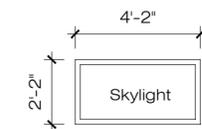
Sheet No.



1 WINDOW & EXTERIOR DOOR ELEVATIONS
Scale: 1/4"=1'-0"

WINDOW SCHEDULE (See A/6.0 for windows at historic structure)

| MARK | MANUFACTURER | PRODUCT LINE | GLASS TYPE | FRAME COLOR | REMARKS |
|------|--------------|------------------|--------------|-------------|---------|
| A | Marvin | Signature Modern | Low-E, clear | TBD | |
| B | Marvin | Signature Modern | Low-E, clear | TBD | |
| C | Marvin | Signature Modern | Low-E, clear | TBD | |
| D | Marvin | Signature Modern | Low-E, clear | TBD | |
| E | Marvin | Signature Modern | Low-E, clear | TBD | |
| F | Marvin | Signature Modern | Low-E, clear | TBD | |
| G | Marvin | Signature Modern | Low-E, clear | TBD | |
| H | Marvin | Signature Modern | Low-E, clear | TBD | |
| I | Marvin | Signature Modern | Low-E, clear | TBD | |
| J | Marvin | Signature Modern | Low-E, clear | TBD | |
| K | Marvin | Signature Modern | Low-E, clear | TBD | |



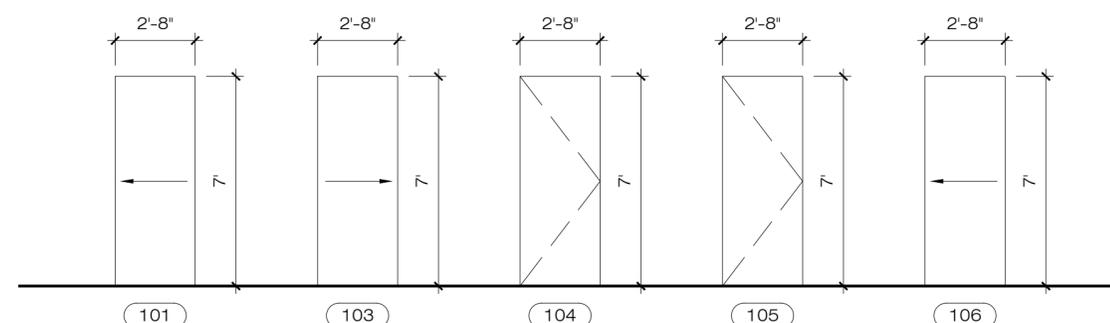
NOTE:
Skylight to be Velux, fixed, curb-mounted unit with white laminated impact glass.

NOTE:
All windows and door elevations are viewed from exterior

NOTE:
Provide sill pans with end dams at all windows resting on floor. Refer to sill details. Match window frame color.

DOOR SCHEDULE (See sheet A/6.0 for doors at historic structure)

| NUMBER | TYPE | LOCATION | MATERIAL | COLOR | REMARKS |
|--------|--------|----------|----------|---------|---------------------------|
| 100 | | Exterior | Metal | | Refer to window schedule |
| 101 | Custom | Interior | Wood | Stained | Pocket door |
| 103 | Custom | Interior | Wood | Stained | Hardware TBD |
| 104 | Custom | Interior | Wood | Stained | Hardware TBD |
| 105 | Custom | Interior | Wood | Stained | Hardware TBD |
| 106 | Custom | Interior | Wood | Stained | Pocket door, hardware TBD |
| 107 | | Exterior | Metal | | Refer to window schedule |
| 109 | | Exterior | Metal | | Refer to window schedule |
| 110 | | Exterior | Metal | | Refer to window schedule |
| 111 | | Exterior | Metal | | Refer to window schedule |



2 INTERIOR DOOR ELEVATIONS
Scale: 1/4"=1'-0"

Issued:

Date: October 15, 2024

Revisions:

Sheet Contents:
• Door and window schedules

Sheet No.



1 SITE PLAN
Scale: 3/32" = 1'-0"



- 1 Decomposed granite
- 2 Flagstone, Leuders Grey, Linear format, set in mortar
- 3 Flagstone, Leuders Grey, Linear format, set in decomposed granite
- 4 Water Feature
- 5 Grasses & Perennials, Streetscape Mix
- 6 Grasses & Perennials, Understory Mix 1
- 7 Grasses & Perennials, Understory Mix 2
- 8 Creeping groundcover Mix
- 9 Concrete driveway under carport
- 10 Reinforced turf block or similar

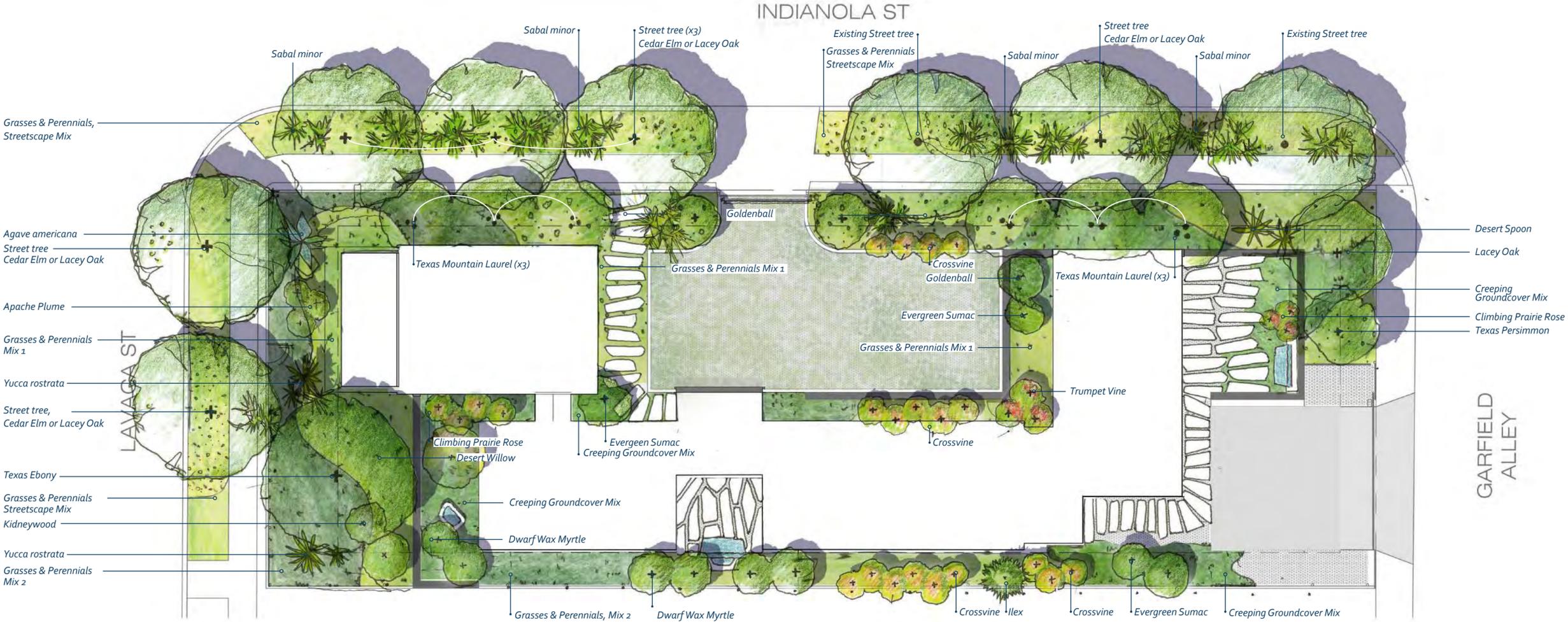
301 Lavaca
Coiner Garden
Schematic Design

Material Plan

Kate Rodgers, PLA, ASLA
25 October 2024

Landscape Planting Plan

301 Lavaca



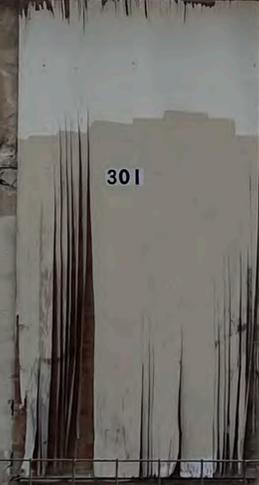
1 SITE PLAN
Scale: 3/32" = 1'-0"



301 Lavaca
Coiner Garden
Schematic Design

Planting Plan

Kate Rodgers, PLA, ASLA
25 October 2024



NO PARKING
THIS SIDE
IN THIS
BLOCK



301



PRIVATE
PROPERTY
NO TRESPASSING

17 33 1/2

15





NO TRESPASSING

PRIVATE PROPERTY
NO TRESPASSING

