

HISTORIC AND DESIGN REVIEW COMMISSION

March 05, 2025

HDRC CASE NO: 2025-047
ADDRESS: 115 GORMAN ST
LEGAL DESCRIPTION: NCB 1666 BLK J LOT E 48.4 FT OF 3 & 4
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Pryce Belding and Hannah Noelle Ancona
OWNER: Pryce Belding and Hannah Noelle Ancona
TYPE OF WORK: Historic Tax Certification & Verification
APPLICATION RECEIVED: February 11, 2025
60-DAY REVIEW: April 12, 2025
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 115 Gorman.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification

d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

UDC Section 35-618 Tax Exemption Qualifications:

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

- a. The primary structure at 115 Gorman is a 1-story residence constructed circa 1915 in the Craftsman style. It features a steeply pitched hipped composition shingle roof with exposed rafter tails, wood waterfall siding, one-over-one wood windows, and two (2) front doors with transoms. The property is contributing to the Dignowity Hill Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.
- b. The scope of work includes a comprehensive interior remodel, plumbing, mechanical, and electrical upgrades, insulation installation, fenestration modifications, the construction of a rear addition, demolition of an attached carport, and construction of a detached carport.

- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.
- d. Staff conducted a site visit on February 26, 2025, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC for work completed in 2024, means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2025. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

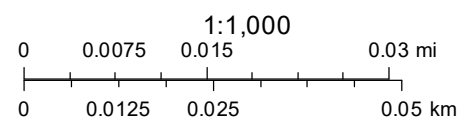
Staff recommends approval based on findings a through f.

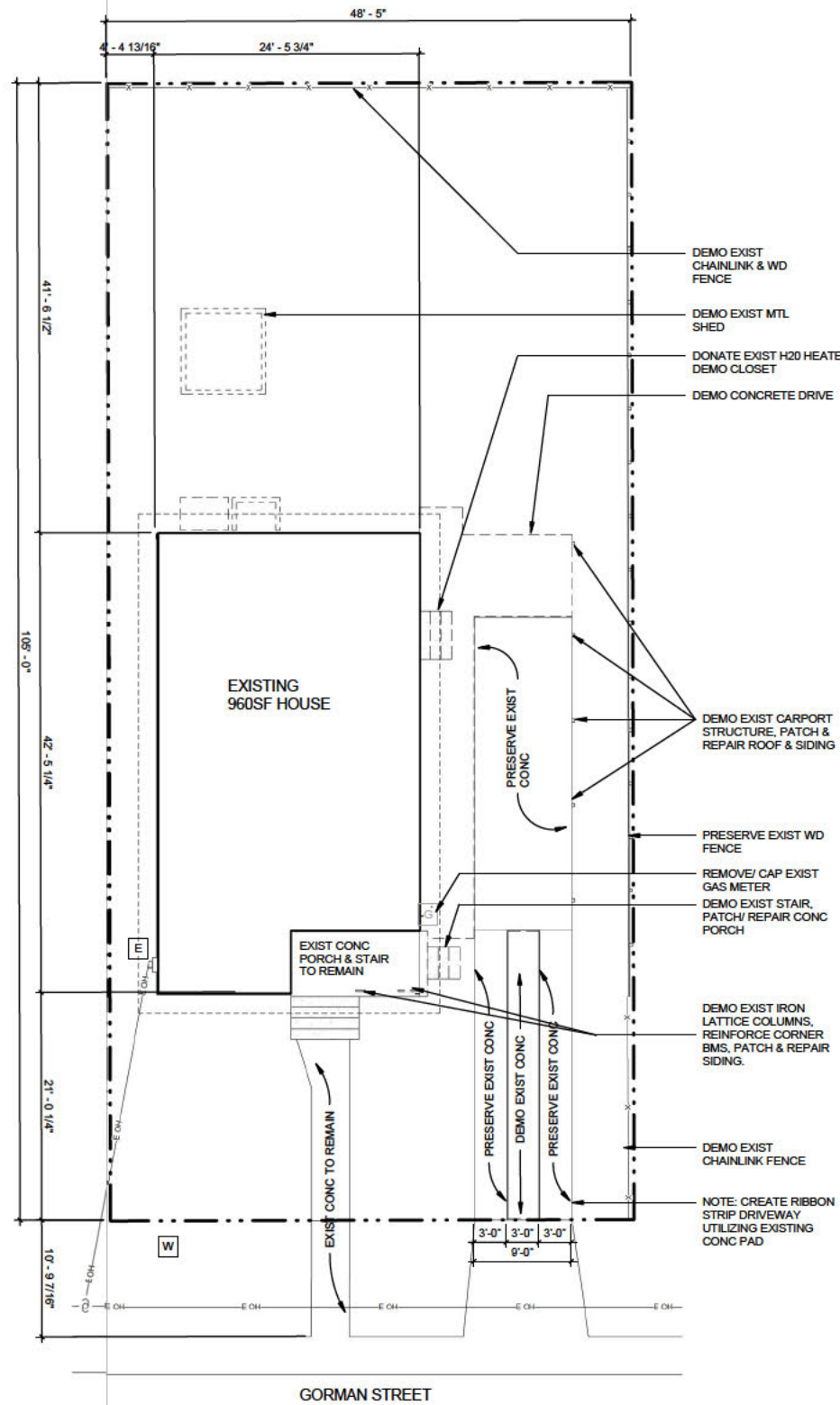
City of San Antonio One Stop



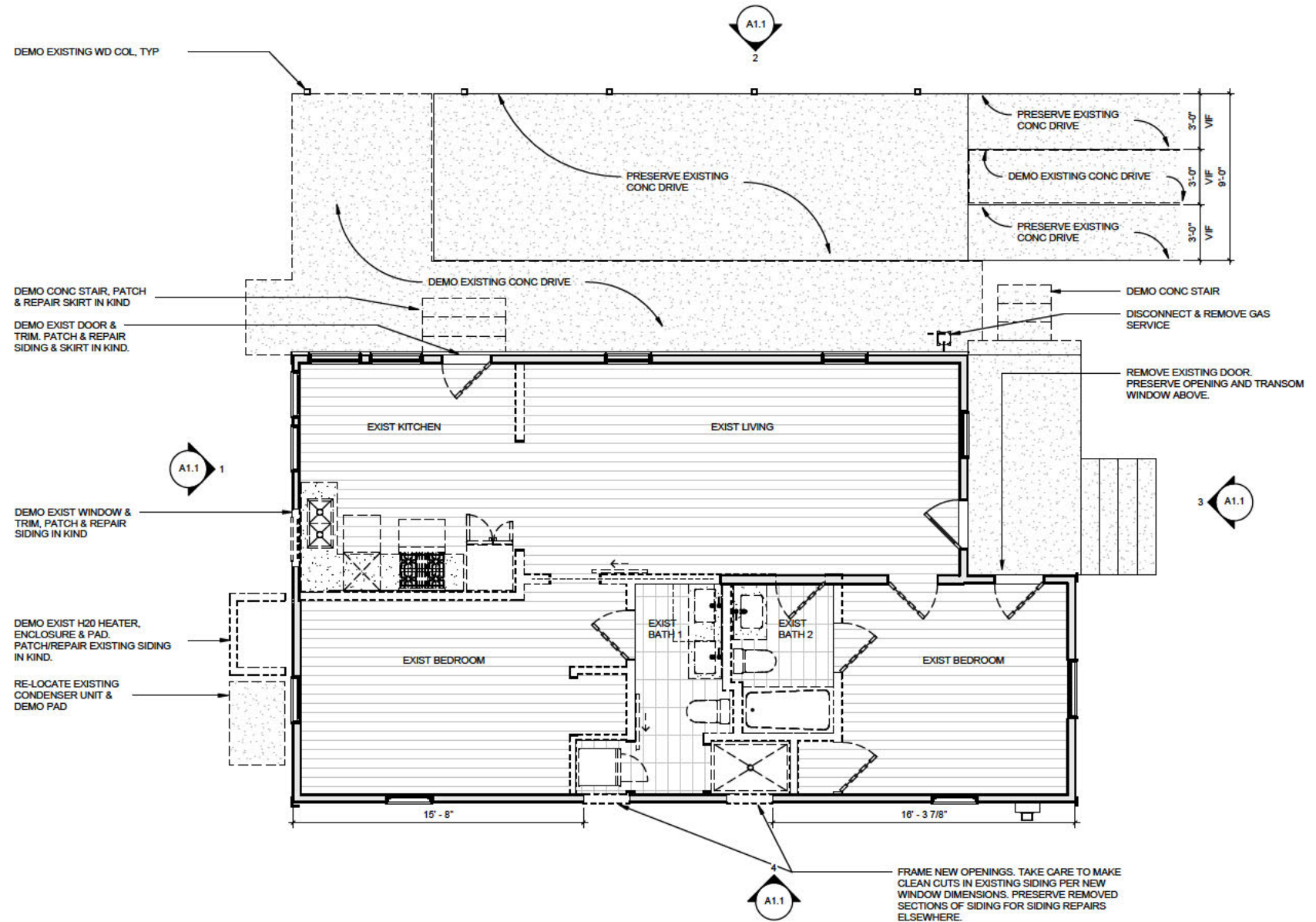
February 28, 2025

— User drawn lines





2 DEMO SITE PLAN
SCALE: 1/8" = 1'-0"



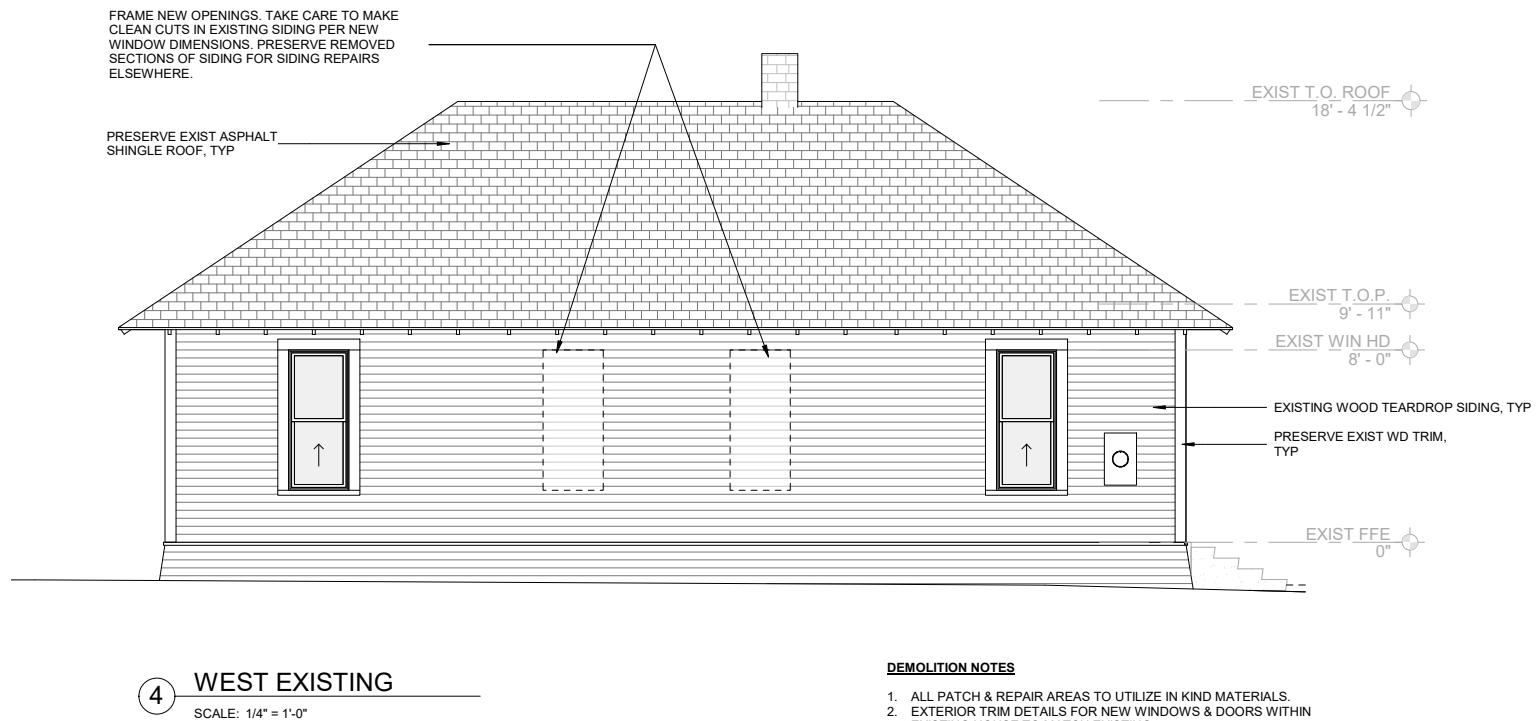
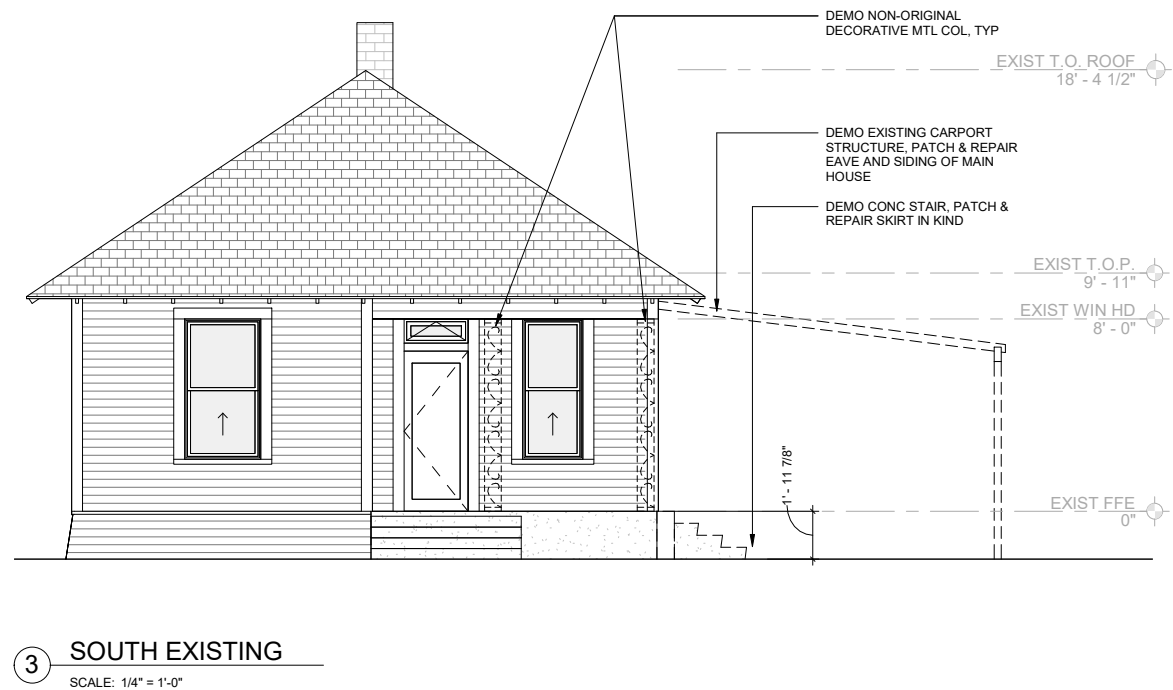
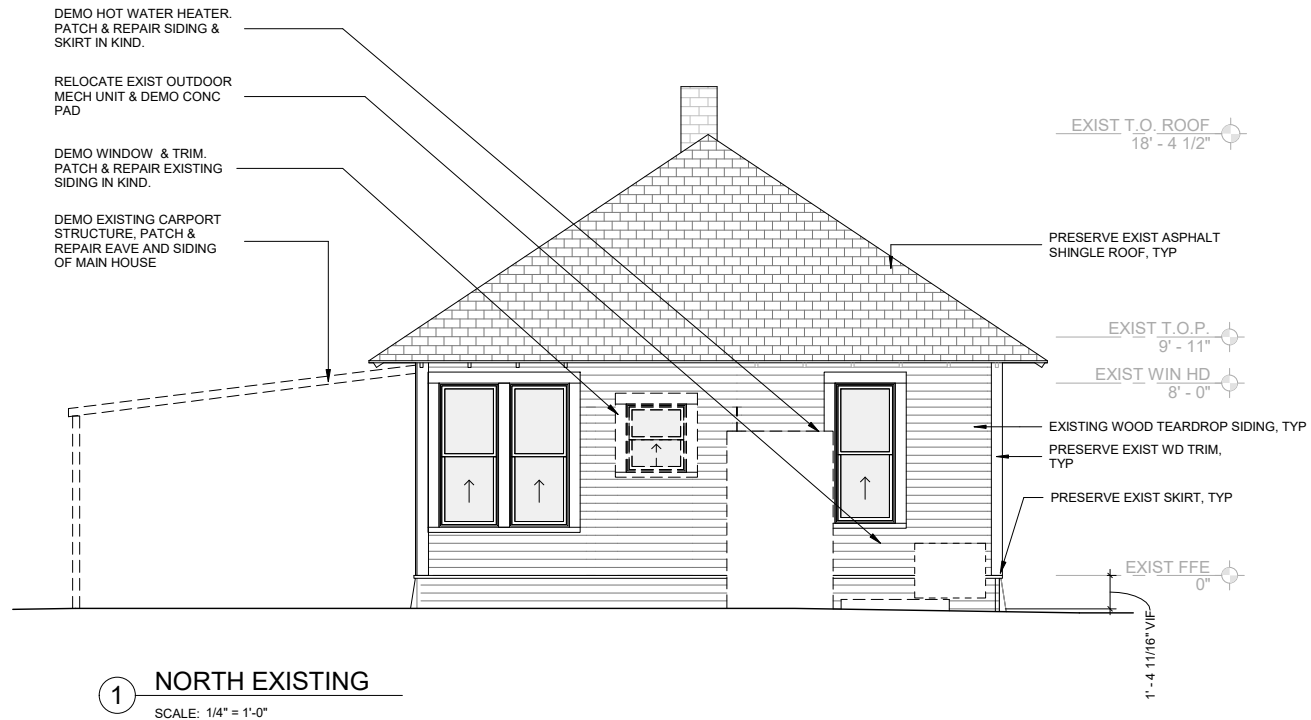
1 DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMO LEGEND

- WALLS & ELEMENTS TO REMAIN
- WALLS & ELEMENTS TO BE REMOVED

DEMOLITION NOTES

1. ALL PATCH & REPAIR AREAS TO UTILIZE IN KIND MATERIALS.
2. EXTERIOR TRIM DETAILS FOR NEW WINDOWS & DOORS WITHIN EXISTING HOUSE TO MATCH EXISTING.
3. SALVAGED WINDOWS TO MATCH DIMENSIONS AND OPERATION OF EXISTING WINDOWS (REFER TO WINDOW & DOOR SCHEDULE).
4. ALL OLD-GROWTH LUMBER REMOVED FROM EXISTING HOUSE TO BE DE-NAILED AND STOCKPILED IN DRY, PROTECTED LOCATION ON SITE.
5. DEMO'D EQUIPMENT SUCH AS HOT WATER HEATER TO BE DELIVERED TO HABITAT FOR HUMANITY.



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the
cotton
catcher

PROJECT:

ANCONA RESIDENCE/
THE COTTON CATCHER HOUSE
115 GORMAN STREET
SAN ANTONIO TX 78202

OWNER:

HANNAH & PRYCE ANCONA
115 GORMAN STREET
SAN ANTONIO TX 78202

PROJECT TEAM:

STRUCTURAL

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SPALDING STRUCTURAL ENGINEERING INC
12227 HUEBNER, STE 106
SAN ANTONIO TX 78230
(210) 451-7756

MECHANICAL

SONNY ERWIN, PE
MR. ERWIN INC.
1008 BECKETT STREET
SAN ANTONIO TX 78213
(210) 348-4081

LANDSCAPE

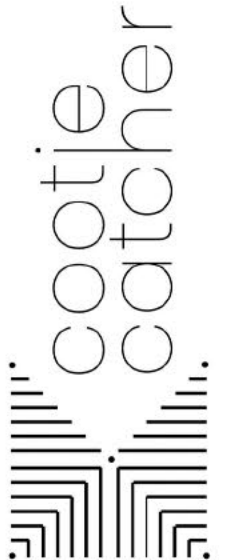
SET ISSUE DATES:

08/18/2022 HDRC COA APPLICATION

CONSTRUCTION DOCUMENTS

EXISTING & DEMO ELEVATIONS

A1.1



PROJECT:
ANDOMA RESIDENCE/
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OWNER:
HARRIS & PRICE, ANDOMA
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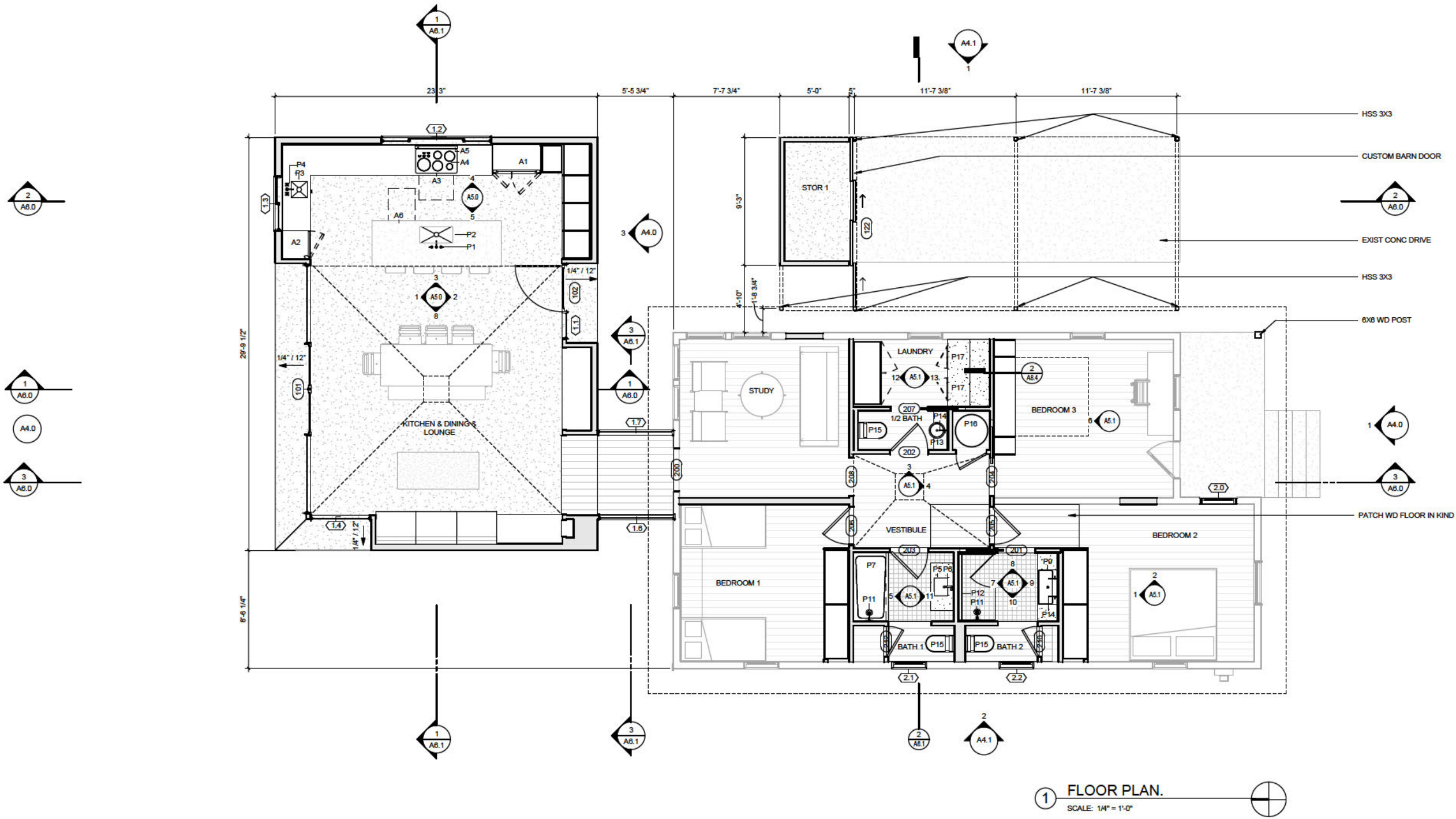
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CONSTRUCTION
DOCUMENTS

FLOOR PLAN
LEVEL 1

A2.1



NEW & EXISTING LEGEND

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

FLOOR PLAN NOTES

- DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "A/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- ADD FULL ACOUSTICAL INSULATION TO ALL PARTITION TYPES ENCLOSED THESE SPACES: MECHANICAL ROOMS & ATTICS, BEDROOMS, BATHROOMS.
- FURNITURE SHOWN IN GREY IS FOR "REFERENCE" ONLY, NOT IN SCOPE



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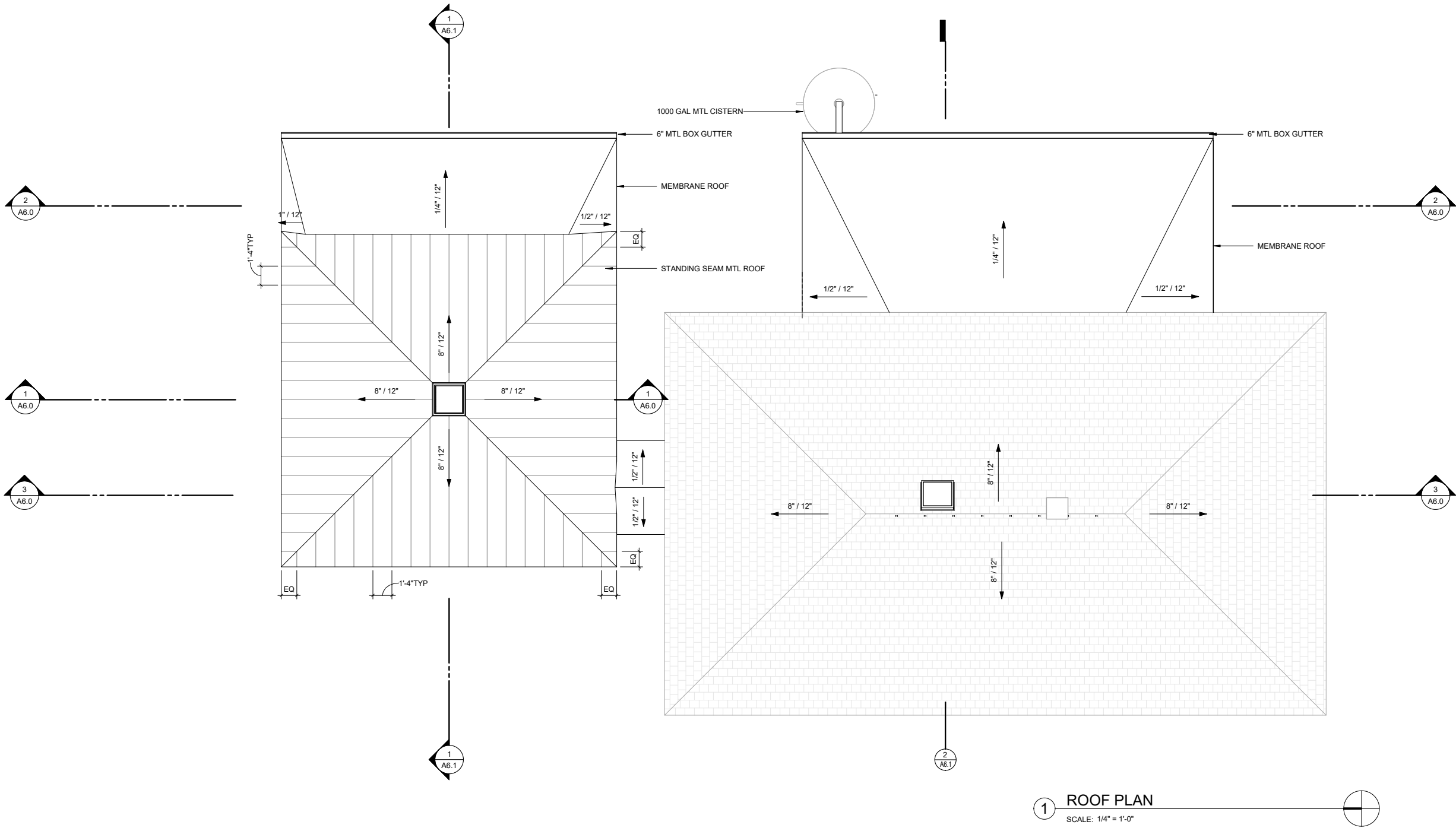
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CONSTRUCTION
DOCUMENTS

ROOF PLAN

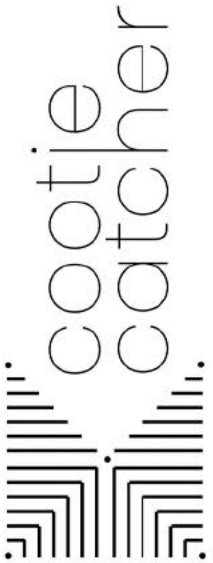
A2.4



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES

- 1 REFER TO MECHANICAL, PLUMBING AND ELECTRICAL FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE.
- 2 PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC., EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL COLORED AS SELECTED BY ARCHITECT.
- 3 ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 4 REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN SIZES.
- 5 OVERFLOW ROOF DRAIN INLETS SHALL BE 2" ABOVE THE PRIMARY DRAIN INLETS.
- 6 STANDING SEAM MTL ROOF TO BE MECHANICALLY CRIMPED AT SEAMS AND RIDGES. RIDGE CAPS WILL NOT BE ACCEPTED.



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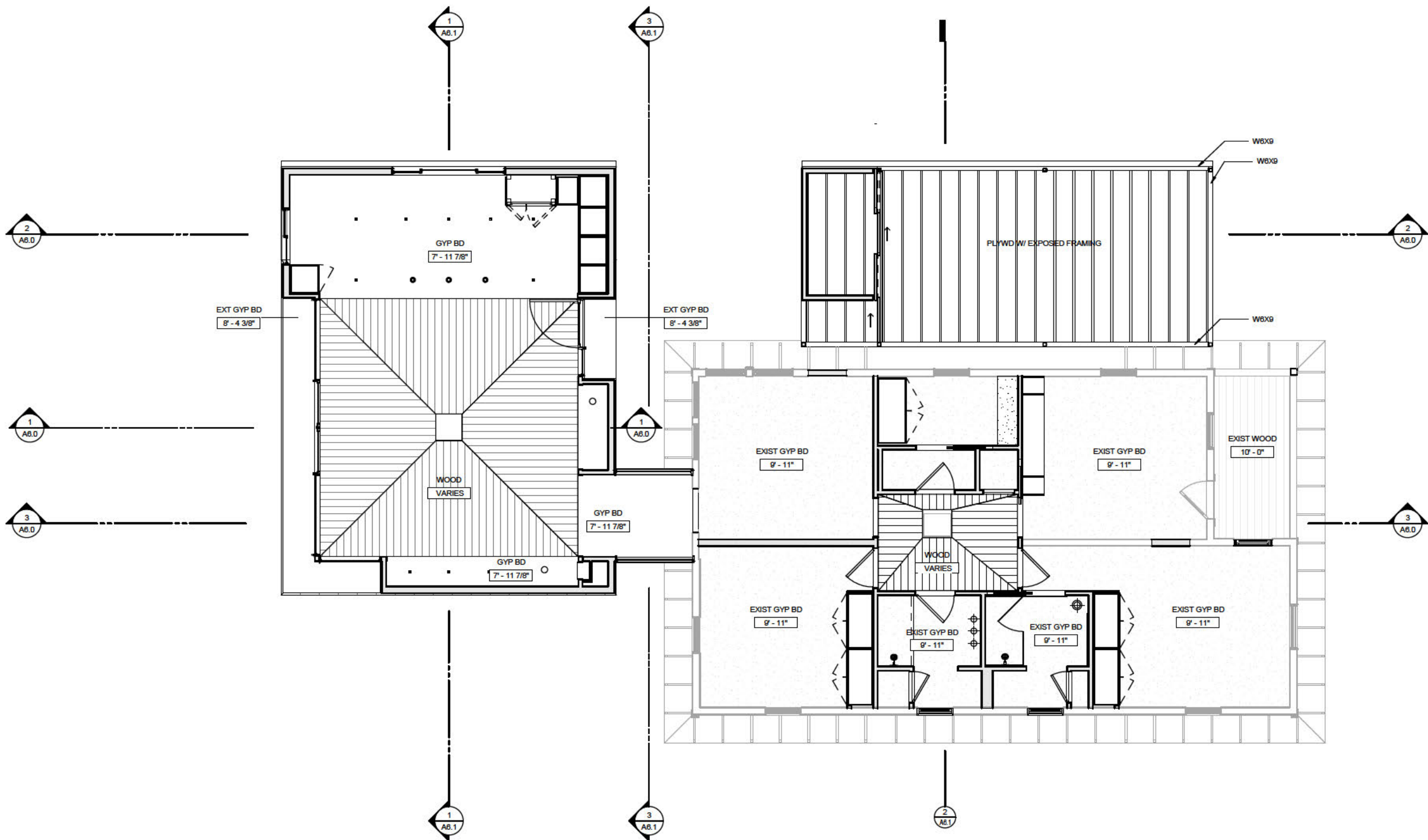
LANDSCAPE

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**CONSTRUCTION
DOCUMENTS**

RCP LVL 1

A3.0



MECHANICAL SYMBOLS

---	ALIGN CENTERS
⊠	CEILING EXHAUST FAN
⊠	SUPPLY GRILLE
⊠	RETURN GRILLE
⊠	ACCESS PANEL
⊠	THERMOSTAT

ELECTRICAL FIXTURE SYMBOLS

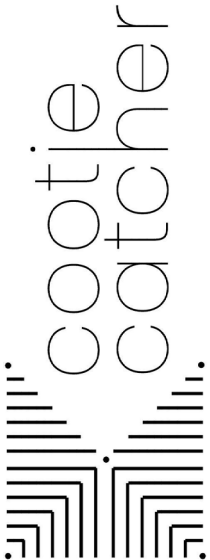
○	RECESSED CEILING FIXTURE
⊙	RECESSED WALL WASHER CEILING FIXTURE
⊕	WALL SCONCE
⊕	PENDANT
—	LINEAR PENDANT
⊗	CEILING FAN
---	LED STRIP LIGHTING
---	ALIGN CENTER OF FIXTURE

1 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

- 1 DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- 2 LIGHT FIXTURES ARE INDICATED FOR LOCATION ONLY, SEE ELECTRICAL FOR TYPES.
- 3 NOT ALL ACCESS DOORS ARE SHOWN, REFER TO MECHANICAL AND ELEC DRAWINGS FOR ADDITIONAL ACCESS DOOR REQUIREMENTS.
- 4 THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
- 5 RELOCATE SUPPLY DRAIN AND VENT PIPES TO MAINTAIN SCHEDULED CEILING HEIGHTS. COORDINATE RELOCATIONS WITH MEP ENGINEERS.



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WINDOW & DOOR SCHEDULE

A2.6

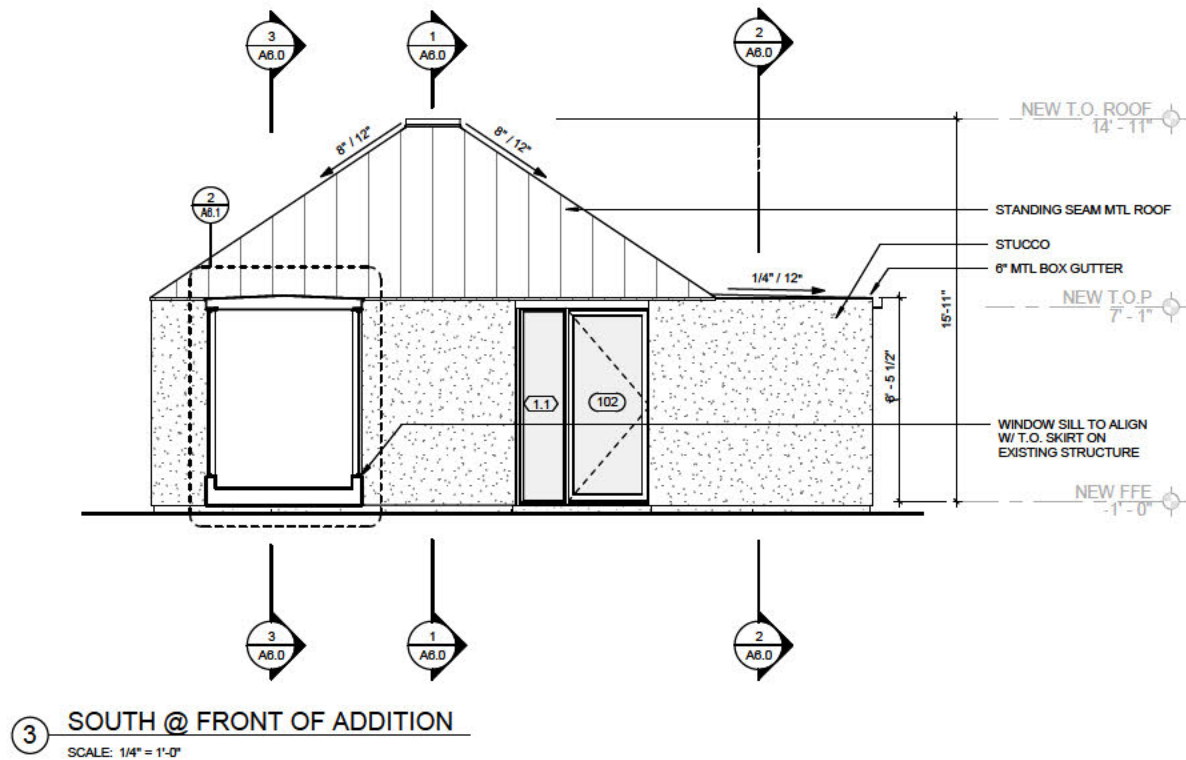
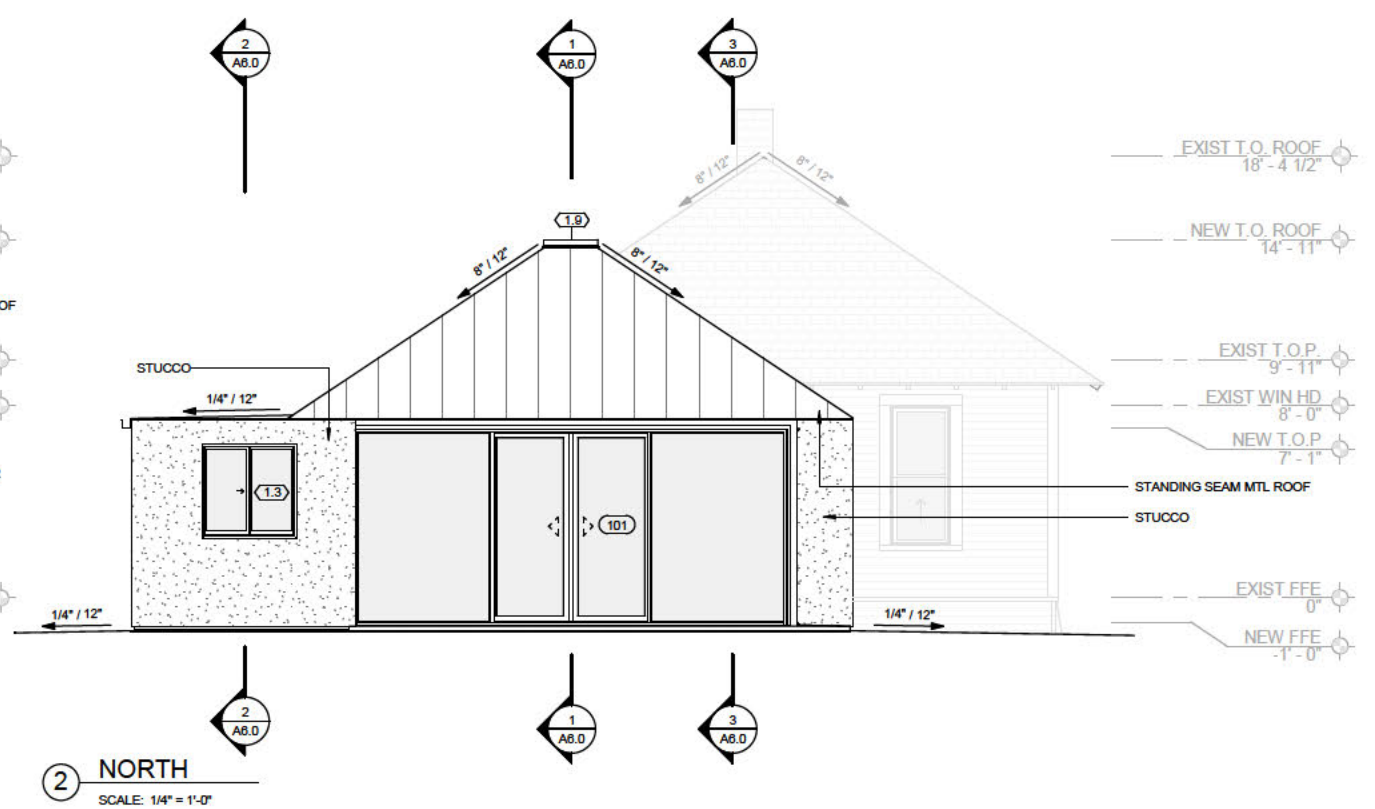
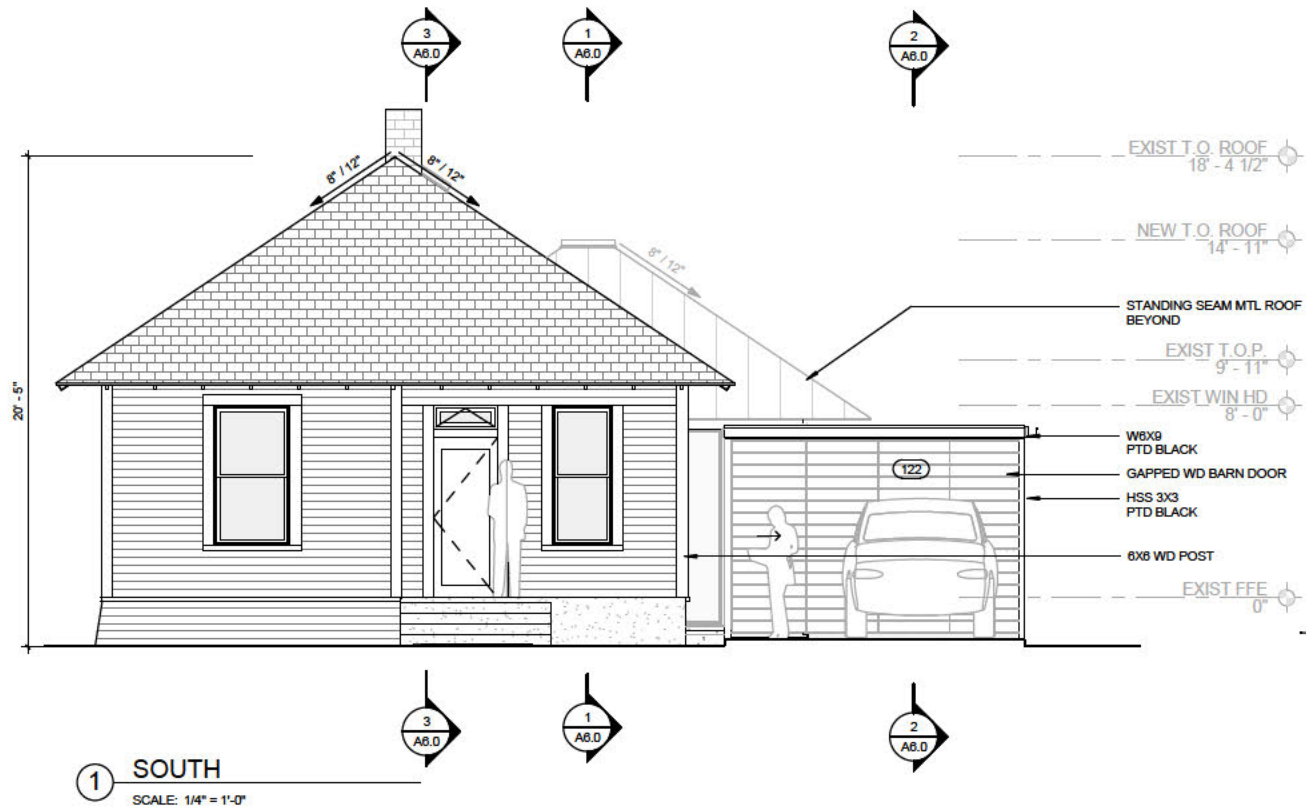
WINDOW SCHEDULE												
MARK	TYPE	FRAME WIDTH	FRAME HEIGHT	SILL HEIGHT AFF	DETAIL		FRAME		GLAZING TYPE	MANU.	HARWARE GROUP	MARK
					HEAD/ SILL	JAMB	MATERIAL	FINISH				
1.1	MULLED SIDELITE	2' - 0"	8' - 2"	-1 1/2"			ALUM CLAD WD	ANO BLACK/PINE	DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.1
1.2	SLIDING	7' - 11 1/2"	3' - 11 1/2"	3' - 5 1/2"			ALUM CLAD WD	ANO BLACK/PINE	DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.2
1.3	SLIDING	3' - 11 1/2"	3' - 11 1/2"	3' - 5 1/2"			ALUM CLAD WD	ANO BLACK/PINE	DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.3
1.4	DIRECT SET	4' - 4"	8' - 2"	-1 1/2"			ALUM CLAD WD	ANO BLACK/PINE	DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.4
1.6	DIRECT SET	5' - 6"	7' - 0"	0"			ALUM CLAD WD	ANO BLACK/PINE	DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.6
1.7	DIRECT SET	5' - 6"	7' - 0"	0"			ALUM CLAD WD	ANO BLACK/PINE	TEMPERED DOUBLE PANE W/ ARGON, LOW-E	Weather Shield Mfg, Inc.		1.7
1.8	FIXED DECK MOUNT SKYLIGHT	2' - 2"	2' - 2"				ALUM	DARK GREY	TEMPERED DOUBLE PANE W/ ARGON, LOW-E	Generic		1.8
1.9	FIXED DECK MOUNT SKYLIGHT	2' - 2"	2' - 2"				ALUM	DARK GREY	TEMPERED DOUBLE PANE W/ ARGON, LOW-E	Generic		1.9
2.0	NEW HISTORICAL DOUBLE HUNG	2' - 6"	4' - 8 1/2"	2' - 2"	MATCH EXIST	MATC H EXIST	WD	PAINT WHITE TO MATCH EXIST TRIM	SINGLE PANE CLR	SALVAGE	C	2.0
2.1	NEW HISTORICAL DOUBLE HUNG	2' - 6"	5' - 10"	2' - 2"	MATCH EXIST	MATC H EXIST	WD	PAINT WHITE TO MATCH EXIST TRIM	SINGLE PANE CLR, INTERIOR TO RECEIVE FROSTED FILM	SALVAGE	C	2.1
2.2	NEW HISTORICAL DOUBLE HUNG	2' - 6"	5' - 10"	2' - 2"	MATCH EXIST	MATC H EXIST	WD	PAINT WHITE TO MATCH EXIST TRIM	SINGLE PANE CLR, INTERIOR TO RECEIVE FROSTED FILM	SALVAGE	C	2.2

EXTERIOR DOOR SCHEDULE												
MARK	TYPE	HEIGHT	WIDTH	PANEL THICKNESS	PANEL		FRAME		GLASS TYPE	MANU.	HARDWAR E GROUP	MARK
					MATERIAL	FINISH	MATERIAL	FINISH				
101	BI-PARTING SLIDER	8' - 2"	18' - 0"		ALUM CLAD WD	ANO BLACK/ PINE			LOW-E	Weather Shield Mfg, Inc.		101
102	INSWING ENTRY, MULLED	8' - 2"	3' - 6"		ALUM CLAD WD	ANO BLACK/ PINE			LOW-E	Weather Shield Mfg, Inc.		102
103	FRAMELESS SHOWER DOOR	6' - 11 5/16"	2' - 6"		3/8 TEMPERED GLASS					Weather Shield Mfg, Inc.		103
120	CUSTOM BARN DOOR	8' - 0"	4' - 0"	2 1/4"	SLATTED WD ON STL FRAME					CUSTOM		120
121	CUSTOM BARN DOOR	8' - 1"	3' - 2"	2 1/4"	SLATTED WD ON STL FRAME					CUSTOM		121
122	CUSTOM BARN DOOR	8' - 1"	3' - 0"	2 1/4"	SLATTED WD ON STL FRAME					CUSTOM		122

INTERIOR DOOR SCHEDULE														
MARK	FRAME HEIGHT	FRAME WIDTH	DETAILS		PANEL THICKNESS	PANEL		FRAME		GLASS TYPE	MANU.	COMMENTS	HARDWARE GROUP	MARK
			HEAD/ THRESH	JAMB		MATERIAL	FINISH	MATERIAL	FINISH					
200	7' - 0"	3' - 0"												200
201	8' - 0"	2' - 8"												201
202	8' - 0"	2' - 8"												202
203	8' - 0"	2' - 8"												203
204	8' - 0"	2' - 8"												204
205	8' - 0"	2' - 8"												205
206	8' - 0"	2' - 8"												206
207	7' - 11 5/8"	2' - 8"			1 3/4"									207
208	8' - 0"	2' - 8"												208
210	7' - 6"	2' - 2"			1"						CUSTOM			210
211	7' - 6"	2' - 2"			1"						CUSTOM			211
212	7' - 6"	2' - 2"			1"						CUSTOM			212

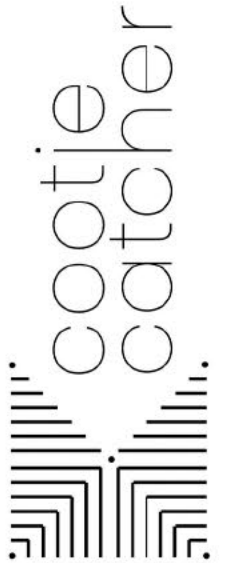
GENERAL NOTES ON WINDOWS & DOORS

- 1 THE WINDOW AND DOOR SCHEDULE IS NOT TO BE CONSIDERED AN ORDER FORM. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND NOTATIONS TO ENSURE THEY CONFORM TO SIZES AND TYPES NOTED IN THE DRAWINGS. VERIFY ALL DIEMENSIONS IN FIELD.
- 2 CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL WINDOWS AND DOORS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICAITON.
- 3 PROVIDE TEMPERED GLAZING AT ALL LOCATIONS REQUIRED BY CODE
- 4 PROVIDE GANGED UNITS WHERE INDICATED IN ELEVATION.
- 5 ALL STICKING PROFILES TO BE SQUARE UNLESS NOTED OTHERWISE. HISTORIC WINDOW PROFILES TO MATCH EXISTING HISTORIC WINDOWS.
- 6 REFER TO SPECIFICATIONS FOR HARDWARE GROUPS.



ELEVATION NOTES

- 1 REFER TO EXISTING & DEMO ELEVATIONS FOR EXISTING ELEMENTS AND MATERIALS TO BE PRESERVED OR DEMO'D.
- 2 ALL GRADES TO BE VERIFIED IN FIELD. REPORT ANY INCONSISTENCIES TO THE ARCHITECT.
- 3 PROVIDE MIN. 1/4" / 12" SLOPE AWAY FROM ALL FOUNDATIONS EXTENDING 4'-0" BEYOND EXTERIOR WALL.



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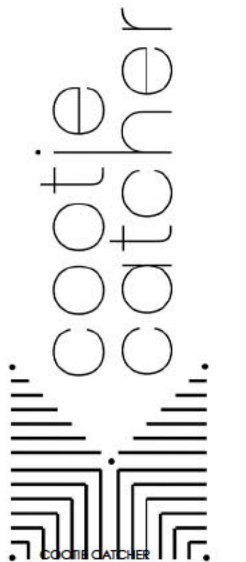
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CONSTRUCTION
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EXTERIOR
ELEVATIONS

A4.0



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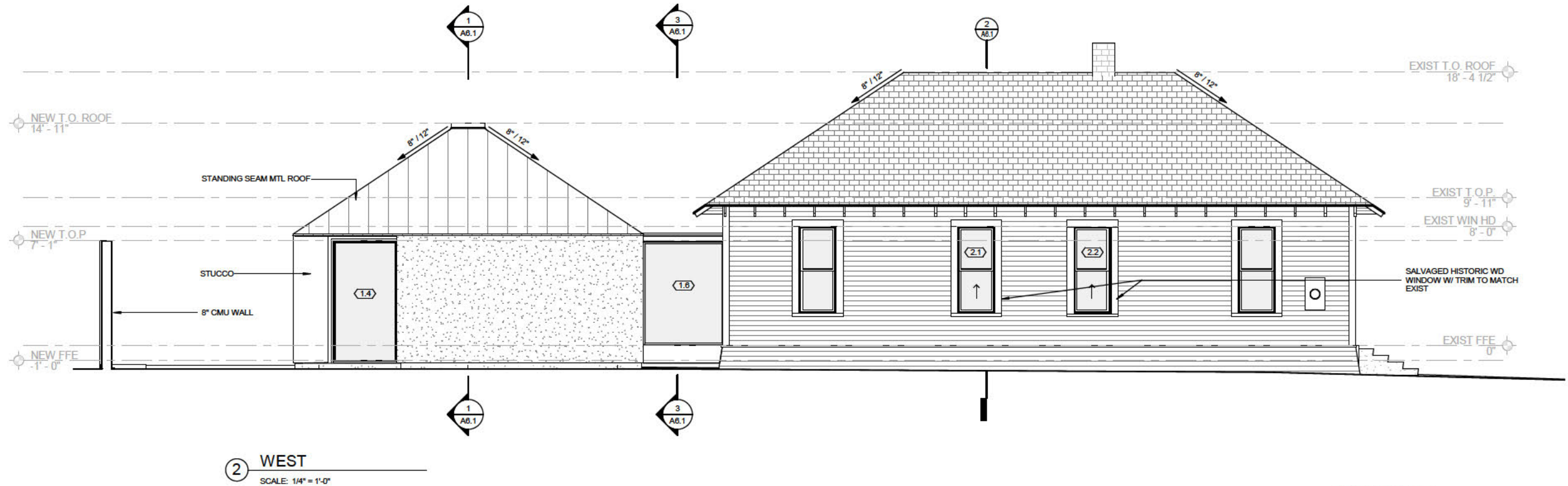
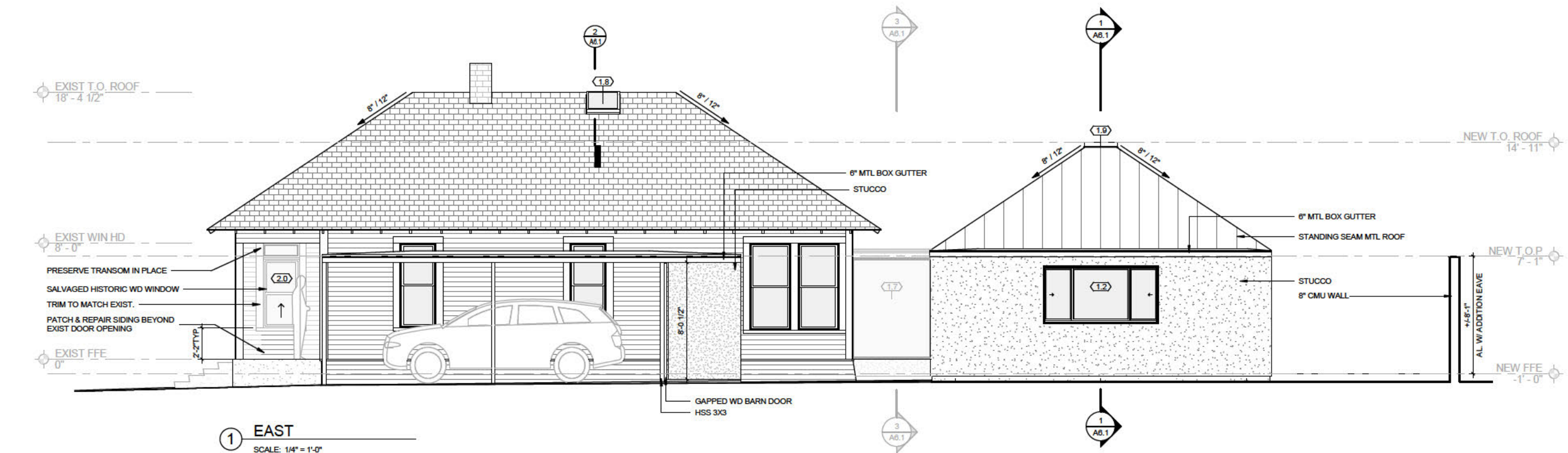
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EXTERIOR
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A4.1



- ELEVATION NOTES**
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 - 3 PROVIDE MIN. 1/4" / 12" SLOPE AWAY FROM ALL FOUNDATIONS EXTENDING 4'-0" BEYOND EXTERIOR WALL.

WEST ELEVATION

* West elevation is difficult to photograph due to narrow setbacks of neighboring building.

1. Backyard metal shed (to be removed)



EAST ELEVATION

1. Carport (to be replaced)
2. Exposed joist hangers & ledgers indicate that carport is not original
3. Concrete walkways abutting building to be replaced with pervious pavers and positive drainage away from foundation.
4. Chain link fence to be replaced with wood slat fencing.



SOUTH ELEVATION

1. Non-original columns (corner post to be replaced with solid wood post to support sagging porch roof)
2. Original concrete walkway to remain
3. We propose replacing secondary, side-facing front door with historical salvaged wood window to match adj. window size and detailing. Transom above to remain.



NORTH ELEVATION

1. Non-original window (to be removed, siding to be patched and repaired)
2. Water heat closet (to be removed, siding and roof to be patched & repaired)
3. Backyard metal shed (to be removed)
4. View from 910 Nolan elevated stage and bar looking south toward 115 Gorman



115 GORMAN STREET

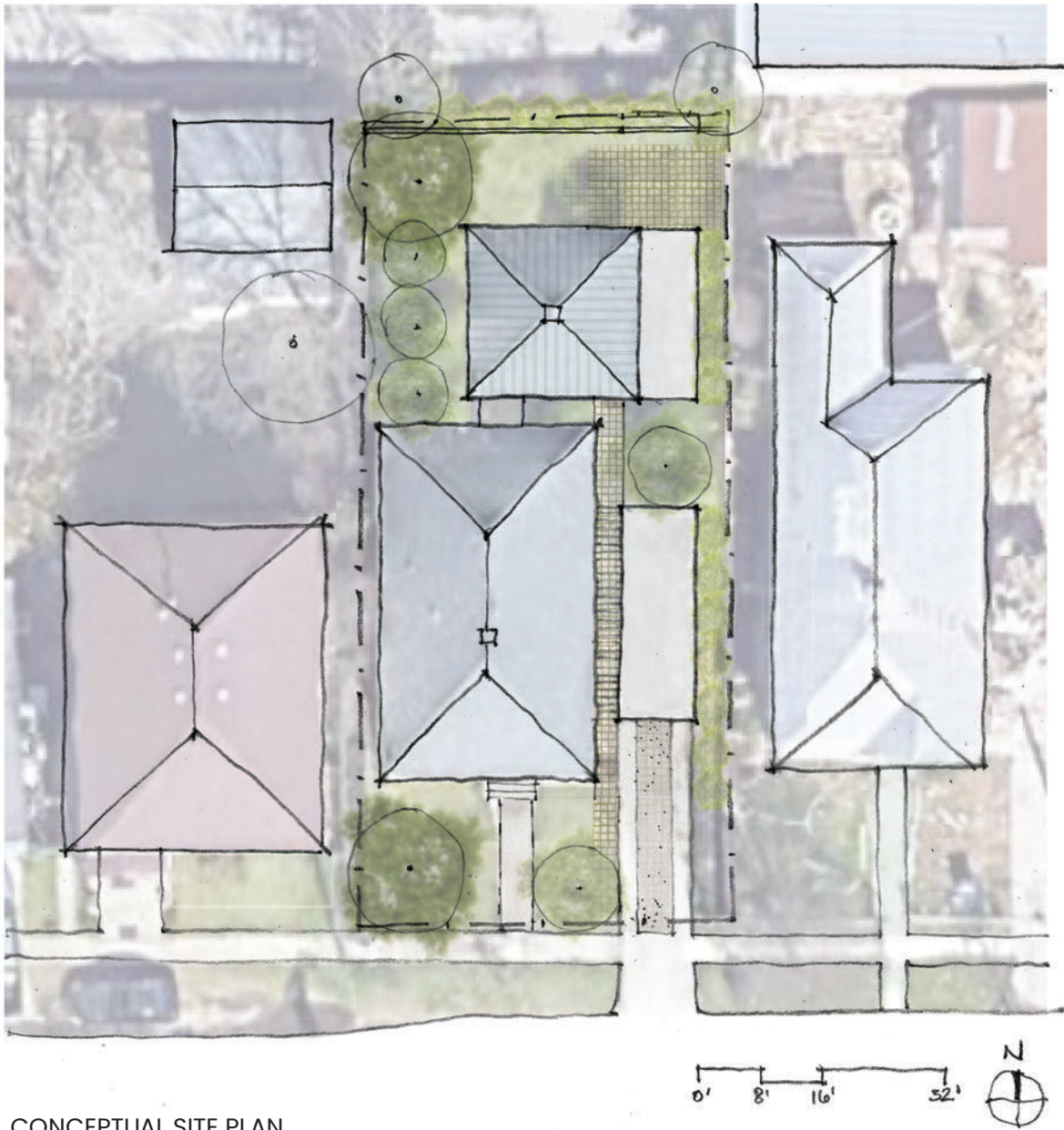
The existing residence located at 115 Gorman consists of a 960 square foot single-story Craftsman style home built in 1935. Its exterior features original double-hung and transom windows with teardrop wood siding, and an asphalt hipped roof that was likely once standing seam metal. There is a recently constructed carport along the eastern property line, and the interior was renovated circa 2019.

Gorman Street demonstrates a pattern of similarly modest Craftsman-style homes built in the 1930's, many of which feature hipped roofs and rear additions as well as detached out buildings. The property is approximately 5,090 square feet.

Our hope is to make this small home suitable for a growing a family to age in place while respectfully responding to the historic fabric of the block. The proposed scope of work includes a 660 square foot addition, replacement of the carport, fencing, and minor alterations to the original home. Please see the following page for a detailed description of the proposed scope of work. Landscape is not included in this proposal and will be submitted at a later date.

Please note, a zoning variance request for 115 Gorman Street is pending approval. The variance request is to reduce the rear yard setback from 20' to 10' to allow for better utilization of the small back yard and respectful breathing room between the historic home and the new addition. We understand that a COA approval will be conditional upon the variance request.

Thank you for your consideration!



CONCEPTUAL SITE PLAN

(for general reference only, please see architectural drawings)

ADDITION:

The addition is sited at the rear of the property to minimize its visual impact from the street. Its roof form matches that of the original home, and the addition is separated from the home by a glazed corridor that marks the transition between old and new. The proposed floor height of the addition is 12" lower than the existing home, yet important datum lines of the original home (such as the skirt height and window head height) are translated in the detailing and proportions of the addition.

Proposed materials are intended to be subtly distinct from but compatible with the original home. The new hand-crimped standing seam metal roof will be a dark grey color so as not to compete with the existing dark grey/black shingle roof. Like the metal roof, cement-based stucco is a historically appropriate material for craftsman style homes found in the area. The proposed off-white cementitious (non-synthetic) stucco siding is intended to complement the painted white horizontal clapboards of the original home. The two materials will be very similar in color and tone but distinct in texture. For new windows and doors within the addition (not visible from the street), we propose aluminum-clad wood frames.

CARPORT:

The existing carport is poorly attached to the original home and does not relate to the massing or detailing of the home. We proposed to replace this structure with a detached carport. The proposed carport is set back 6' from the front of the home to align with the existing recessed front porch. The flat roof aligns with the front door head height. The columns and roof detailing are understated in deference to the original home. The storage unit (for recycling & trash bins) is located at the rear, set back 60' from the sidewalk, and doubles as privacy fence for the backyard. The storage unit is clad with horizontal wood slats like the proposed fence cladding to make this structure read more as a landscape element than a structure.

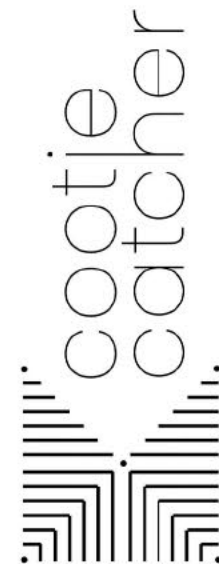
FENCING:

For fencing, we proposed replacing all existing chain link side and rear yard fencing with slatted horizontal wood fencing following the maximum allowable heights according to the HDRC guidelines. On the back property line we propose an 8' tall solid masonry wall to provide improved safety, acoustical separation and privacy from the outdoor elevated stage and bar located at 910 Nolan Street. This wall will be planted with vines and is concealed from view of the street. Following the advice of CoSA senior planners, our building permit application will include a Special Exception request for an 8' fence height. We have also been collaborating with the owners of 910 Nolan on the details and shared requirements for this wall.

MINOR ALTERATIONS:

Proposed alterations to the existing fenestration include replacing a secondary, side-facing front door with a double-hung wood window, and the addition of two double-hung windows on the west elevation. The primary street-facing front door will remain. All new windows within the footprint of the existing home will be salvaged wood double-hung windows to match the sizing and detailing of the original windows. We also propose the addition of a small skylight that is set back 60' from the sidewalk. This skylight provides needed daylight deep into the interior of the home and will be deck-mounted to minimize visibility from the street.

Other proposed minor alterations include a column replacement and driveway alteration. We propose replacing two non-original metal columns with painted wood column as commonly found on similar stylistically similar historic homes. We propose reducing impervious cover by converting the existing the concrete driveway into a ribbon strip driveway and replacing secondary solid concrete walkways with pervious pavers. The front door concrete walkway will remain.



PROJECT:
ANCONA RESIDENCE/
THE COOTIE CATCHER HOUSE
115 GORMAN STREET
SAN ANTONIO TX 78202

OWNER:
HANNAH & PRYCE ANCONA
115 GORMAN STREET
SAN ANTONIO TX 78202

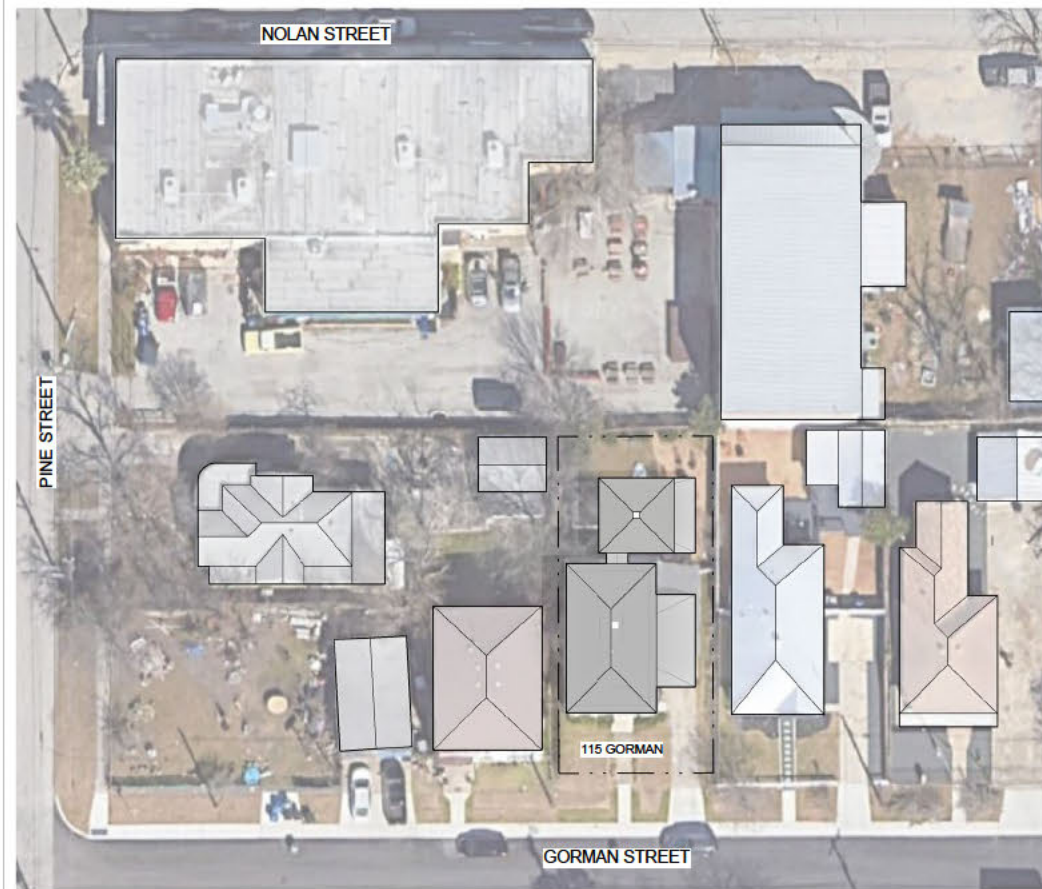
PROJECT TEAM:
STRUCTURAL
CHESTER SPALLING III, P.E.
SPALLING STRUCTURAL ENGINEERING INC.
12227 HUESNER, STE 106
SAN ANTONIO TX 78230
(210) 451-7756
MECHANICAL
SONNY ERWIN, P.E.
MR. ERWIN INC.
1008 BECKETT STREET
SAN ANTONIO TX 78213
(210) 345-4081
LANDSCAPE

SET / ISSUE DATES:
08/18/2022 HORD COA APPLICATION

CONSTRUCTION
DOCUMENTS

SITE PLAN

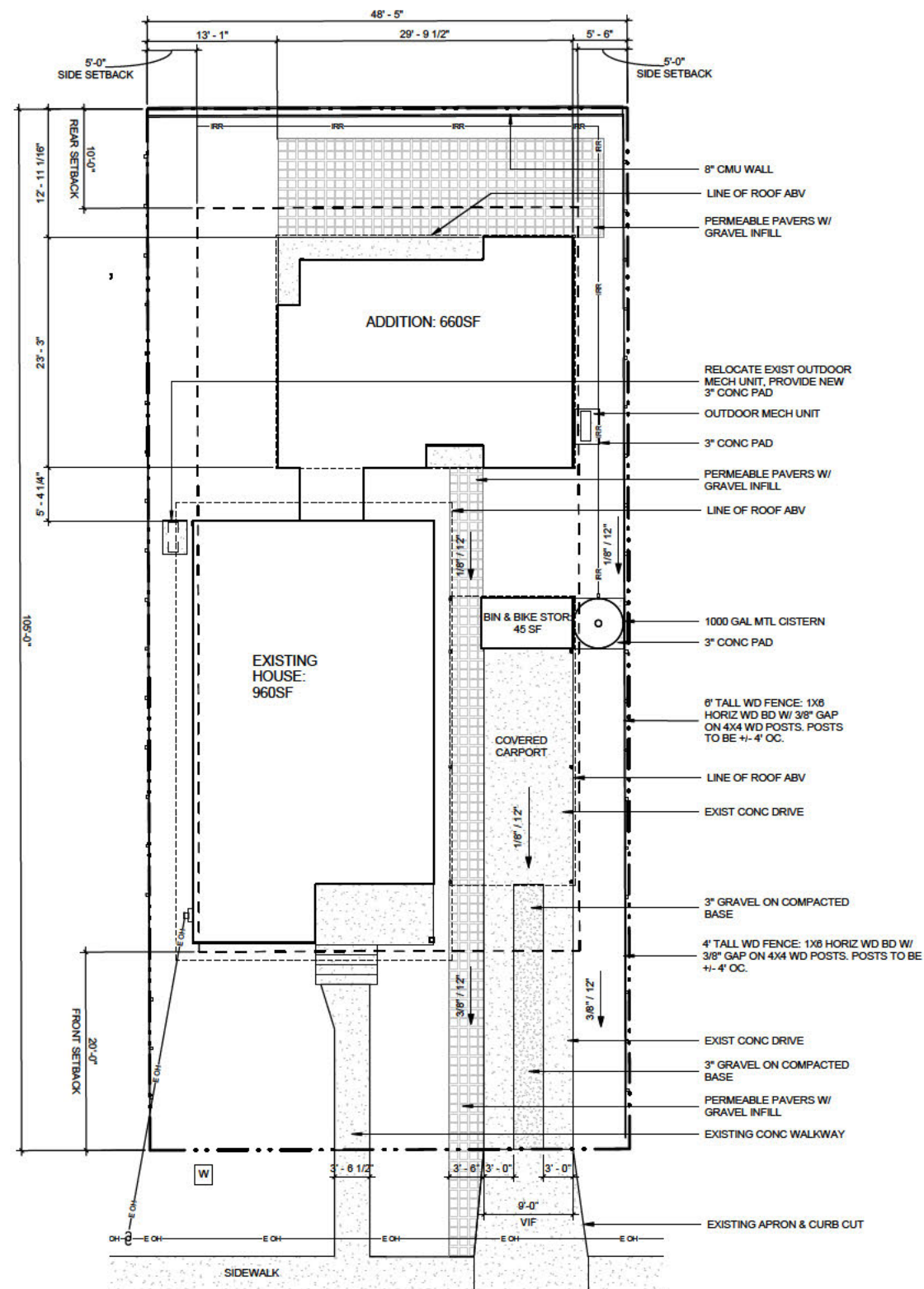
A2.00



1 CONTEXT PLAN
SCALE: 1" = 30'-0"



2 STREET VIEW
SCALE:



3 SITE PLAN
SCALE: 1/8" = 1'-0"

UTILITY SYMBOLS

IRR	IRRIGATION LINE (BY OTHERS)	(C)	UTILITY POLE
SS	SANITARY	G	GAS METER
E CH	OVERHEAD ELECTRIC	E	ELEC METER
E UG	UNDERGROUND ELECTRIC	W	WATER METER

SITE PLAN GENERAL NOTES

- 1 GRADING PLAN INDICATES ROUGH GRADE ELEVATIONS.
- 2 DIMENSIONS ARE TO OUTSIDE FACE OF SIDING. REFER TO FLOOR PLANS FOR FRAMING DIMENSIONS.
- 3 PROVIDE A MINIMUM OF 2% SLOPE AWAY FROM BUILDING FOUNDATION EXTENDING 2'-0" BEYOND LINE OF ROOF.
- 4 PLANTING AND IRRIGATION SYSTEMS TO BE PROVIDED BY OTHERS.
- 5 COORDINATE WITH DIGSAFE & LOCAL UTILITY PROVIDERS BEFORE DIGGING.

FROST RANK
CONTRACT INSPECTION & DRAW SCHEDULE

DRAW #

DATE:

LOAN AND NOTE #

BORROWER:

BORROWER E-MAIL:

BUILDER:

BUILDER CONTACT:

4

12/13/2023

XXXXXX48-9001

Pryce & Hannah Ancona

PHONE #:

Long House Builders, PLLC

Michael Long

PHONE #:

E-MAIL:

	DESCRIPTION	%	BUDGET	Draw #1 6/25/2023	Draw#2 9/25/2023	Draw#3 11/2/2023	Draw#4 12/13/2023	Draw #5	Total to Date	Remaining	Overage (contingency)	
	General - Permits/Toilets/Trash Removal	1%										COMPLETE
	Site - Demo Ph 1 & 2 Ext/Finish Grade/Cedar Fence	6%										Cedar fence, final grade
	Addition											
	Foundation	5%										COMPLETE
	Standing Seam Roof	2%										COMPLETE
	TPO Roof	1%										Carport roof
	Skylight	0%										COMPLETE
	Windows/Doors	12%										
	Concrete Floor Polish/Seal	1%										COMPLETE
	Sheetrock	1%										COMPLETE
	Paint	1%										COMPLETE
	IKEA Package	2%										COMPLETE
	Custom Cabinet Faces	0%										COMPLETE
	Cabinet Face Finish	0%										COMPLETE
	Cabinet Pulls	0%										COMPLETE
	Custom Cabinet Bodies	0%										COMPLETE
	Pot Rach & Shelf Suspension System	0%										COMPLETE
	Countertops	1%										COMPLETE
	Oak bar Island Top & Legs	0%										COMPLETE
	Interior Finish Carpentry	0%										COMPLETE
	Wood Floor	0%										COMPLETE
	Floor Finish	0%										COMPLETE
	Rear Storage Nook Doors	0%										
	Renovation											
	Demo Ph2 Int	0%										COMPLETE
	Framing - Reno	1%										COMPLETE
	Doors	0%										COMPLETE
	Door Hardware	0%										COMPLETE
	Replacement Windows	0%										COMPLETE
	Sheetrock	1%										COMPLETE
	Skylight	0%										
	Tile Wall & Floor	1%										COMPLETE
	Tile Labor	1%										COMPLETE
	Floor Repair	0%										COMPLETE
	IKEA (Kids Vanity & Sink)	0%										COMPLETE
	Master Bath Vanity	0%										COMPLETE
	Trim	0%										COMPLETE
	Paint	1%										COMPLETE
	Shower Door	0%										COMPLETE
	Window Treatment	0%										COMPLETE
	1/ Round Gutter	0%										COMPLETE
	Bath Fans	0%										COMPLETE
	Reclaimed LLP Wall Finish	0%										COMPLETE
	Shared Building Costs											
	Electric	5%										
	Plumbing	4%										COMPLETE
	HVAC	4%										COMPLETE
	Insulation	1%										COMPLETE
	Appliances	3%										COMPLETE
	Plumbing Fixtures	2%										COMPLETE
	Electrical Fixtures	1%										COMPLETE
	Toilet Accessories	0%										COMPLETE
	Carport											
	Column Footings	0%										
	Carport Steel	1%										
	Carport Wood Framing	0%										
	Carport Cedar Ceiling	0%										
	Carport Cedar Csealing	0%										
	Barn Door Bike Shed	1%										
	Misc. Fees											
	Long House Labor	14%										
	GC Fee	17%										
		0%										
	Total Draw	0%										Disbursement sheet lines:
		0%										"Total Completed and Stored to Date"
	LESS: RETAINAGE HELD	5%										"Less: 5% Retainage"
	TOTAL DRAW LESS RETAINAGE	100%										"Current Payment Due"
	TOTAL PROJECT COST TO DATE LESS RETAINAGE											"Less: Previous Payment Recieved"



