

# HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2023

**HDRC CASE NO:** 2023-412  
**ADDRESS:** 501 FURR DR  
**LEGAL DESCRIPTION:** NCB 7012 BLK LOT 1  
**ZONING:** RM-4 CD, H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Jesus Monarez/Charles Todd Helton Architect Inc.  
**OWNER:** Deborah Sands/SANDS DEBORAH  
**TYPE OF WORK:** Demolition of a landmark (accessory), new construction of a detached garage, additions  
**APPLICATION RECEIVED:** September 06, 2023  
**60-DAY REVIEW:** November 5, 2023 (applicant postponed to November 15, 2023)  
**CASE MANAGER:** Jessica Anderson  
**REQUEST:**

The applicant requests a Certificate of Appropriateness for approval to:

1. Demolish the detached garage.
2. Construct a 610-square-foot detached garage.
3. Construct a rear approx. 60-square-foot rear addition.
4. Construct a rear approx. 250-square-foot covered porch.
5. Replace the existing metal backyard fence with a metal and cast stone fence with stone-clad posts.
6. Construct a concrete front porch with stone piers and wood railings.
7. Replace the existing single 15-lite door with French doors.

## APPLICABLE CITATIONS:

### *UDC Section 35-614. – Demolition*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible,



unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

c) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.



(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive

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demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received

approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site

have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = \$2,000.00

2,501—10,000 square feet = \$5,000.00

10,001—25,000 square feet = \$10,000.00

25,001—50,000 square feet = \$20,000.00

Over 50,000 square feet = \$30,000.00

#### *Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

#### 6. Architectural Features: Doors, Windows, and Screens

##### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.



- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## 11. Canopies and Awnings

### A. MAINTENANCE (PRESERVATION)

- i. *Existing canopies and awnings*—Preserve existing historic awnings and canopies through regular cleaning and periodic inspections of the support system to ensure they are secure.



## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- ii. *Replacement canopies and awnings*—Replace canopies and awnings in-kind whenever possible.
- iii. *New canopies and awnings*—Add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. See UDC Section 35-609(j).
- iv. *Lighting*—Do not internally illuminate awnings; however, lighting may be concealed in an awning to provide illumination to sidewalks or storefronts.
- v. *Awning materials*—Use fire-resistant canvas awnings that are striped or solid in a color that is appropriate to the period of the building.
- vi. *Building features*—Avoid obscuring building features such as arched transom windows with new canopies or awnings.
- vii. *Support structure*—Support awnings with metal or wood frames, matching the historic support system whenever possible. Minimize damage to historic materials when anchoring the support system. For example, anchors should be inserted into mortar rather than brick. Ensure that the support structure is integrated into the structure of the building as to avoid stress on the structural stability of the façade.

### *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. *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.
- ii. *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.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *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

- i. *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.
- ii. *Rooftop 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.
- iii. *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.
- iv. *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.
- v. *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.

#### 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 Alterations 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

- ii. *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.

### *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

## 2. Building Massing and Roof Form

#### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—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.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. 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.

#### D. LOT COVERAGE



- i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction 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.

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## 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.

#### *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 501 Furr is a two-story stone-clad Spanish Revival residence with detached garage built c 1938. It is located on the southeast corner of a block bound to the south by Furr Dr, the east by Shearer Blvd, the north by Mary Louise Dr, and the west by Kampmann Blvd. The property first appears on the 1938 Sanborn Fire Insurance map with the detached garage. The house appears without a front porch on the map, but does include the existing east side porch. The house has a barrel tiled gable-on-hip roof and one-over-one wood windows. The detached garage, which opens east onto Shearer Blvd, has a pyramidal composition shingle-clad roof, wood siding, and a split bay garage door configuration. The property, including the detached garage, contributes to the Monticello Park Historic District.
- b. **CASE HISTORY:** On October 18, 2023, the HDRC heard the applicant's request for work at 501 Furr. At that hearing, the applicant indicated intent to alter the request for a stucco fence to a metal fence with stone piers, to remove the proposed shutters and awnings from the request, and to conform to the following staff stipulations regarding the proposed rear addition:
  - That the applicant submits full measured drawings for the proposed covered porch to staff for review. *Applicant has met this stipulation.*
  - That the applicant submits full measured drawings for the treatment of the north elevation beyond the proposed covered porch. *Applicant has met this stipulation.*
  - That the fenestration pattern, including doors and windows, is retained on the north elevation beyond the proposed covered porch. *Applicant has not met this stipulation.*

The HDRC continued this request to a hearing to take place within one month to allow the applicant time to update construction documents so that they coincide with what they agreed to at the October 18 hearing.



- c. **ADMINISTRATIVE REVIEW:** The applicant's documents include the installation of a pool and spa. These scopes of work are eligible for administrative approval and do not require review or approval by the Historic and Design Review Commission.
- d. **DEMOLITION OF DETACHED GARAGE:** The applicant requests approval to demolish the detached rear one-story double carport with small living quarters. In general, accessory structures contribute to the character of historic properties and the historic development pattern within an historic district.
- e. **CONTRIBUTING STATUS:** As noted in finding a, the carport appears to be original to the property; it appears on the 1938 Sanborn Fire Insurance map, where it features a footprint consistent with the footprint presently found on site.
- f. **UNREASONABLE ECONOMIC HARDSHIP:** In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has not provided evidence of financial hardship.
- g. **LOSS OF SIGNIFICANCE:** In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural, or archaeological significance, qualities, or features which qualified the structure or property for such designation. The applicant has not provided information regarding the rear accessory structure's structural integrity. The applicant and property owner were not available for a site visit so that staff could assess integrity in person.
- h. **MATERIALS SALVAGE AND DECONSTRUCTION:** Should the HDRC find the demolition of the detached garage appropriate, it will require deconstruction. In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or prior to December 31, 1945, are required to be deconstructed if designed historic. This property is subject to the City's deconstruction ordinance and the accessory structure must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). Per the ordinance, the assigned Certified Deconstruction Contractor must complete a Pre-Deconstruction and Post-Deconstruction Form, which require a pre-deconstruction salvage inventory; a final itemized list, with quantities and photos of materials salvaged and their destination (for reuse on site, moved to be sold, donated, etc); documented diversion rate of the overall project; and transaction receipts or weight tickets for all materials taken to a transfer facility, material recovery facility, and/or landfill. Materials should be reused on site, when possible.
- i. **NEW CONSTRUCTION OF DETACHED GARAGE:** The applicant proposes to replace the existing garage with a 610-square-foot detached two-car garage. The garage features split-bay garage doors, stucco and salvaged wood cladding, and a barrel tile roof to match the primary structure. An open-air kitchen is included under the primary roof form of the garage, contributing to the overall square footage. The garage has one pedestrian door on the north elevation and two pedestrian doors on the south elevation. The applicant also did not provide a full list of materials or manufacturer's specifications for the proposed garage door and pedestrian doors. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing two-story primary structure on the lot features a footprint of 1,254 square feet. The proposed one-story accessory structures feature a total footprint of 610 square feet, or approximately 49% of the primary structure's footprint. The neighborhood features predominately single-story accessory structures, but there are some examples of two-story accessories. Staff finds the footprint of the proposed garage does not conform to historic design guidelines.
- j. **NEW CONSTRUCTION OF DETACHED GARAGE (ORIENTATION & SETBACKS):** The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- k. **NEW CONSTRUCTION OF A DETACHED GARAGE (GARAGE DOOR):** The applicant proposes split-bay garage doors. Historic Design Guidelines for New Construction 5.A.v says incorporate garage doors with



similar proportions and materials as those traditionally found in the district. Staff finds the proposed garage doors conform to guidelines.

1. **ADDITION (NORTH ELEVATION):** The applicant proposes an approx. 60-square-foot addition to the northwest corner of the first floor of the existing house, inset beneath a proposed covered porch. Modifications to the first-floor exterior of the north elevation include removal of two stoop roofs with barrel tile and knee braces and the doors below, replaced with the continuous roof of the covered porch and metal sliding doors with side lights. The applicant also requests to relocate one window several feet to the left. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A say to preserve historic windows and openings Historic Design Guidelines for Additions 4.B.i says to 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. Staff finds the proposed addition conforming, but that the applicant should propose a product for the sliding doors in keeping with the material, style, and period of construction of the home. Staff finds the request to relocate the first-floor window does not conform to guidelines.
- m. **ADDITION (REAR COVERED PORCH):** The applicant proposes to construct an approx. 250-square-foot one-story rear covered porch with a hipped roof clad in barrel tile to match the existing structure. Historic Design Guidelines for Additions 1.B.iv states that residential additions should not be so large as to double the existing building footprint, regardless of lot size. The proposed covered porch is approx. 20% of the size of the existing structure. Staff finds the proposed covered porch appropriate.
- n. **FENCE/WALL:** The applicant proposes to replace the existing metal backyard fence with a metal and cast stone fence with stone-clad posts. Historic Design Guidelines for Site Elements 2.B.i says new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Fences in the area surrounding the property are predominately metal or metal with stone-clad posts. Staff finds the request conforms to guidelines, but that the cast stone footer have a smooth plaster finish.
- o. **ADDITION (FRONT PORCH):** The applicant proposes the addition of a concrete front porch with stone piers and wood railings. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iv says do not add new elements and details that create a false historic appearance. The applicant has not provided evidence that a large concrete front porch previously existed, nor was it included on Sanborn Fire Insurance maps when the property first appears in 1938. Staff finds the request does not conform to guidelines.
- p. **DOOR REPLACEMENT:** The applicant requests to replace a wood 15-lite door on the second floor of the primary (south) elevation with French doors. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.ii says to preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures. Staff finds the request does not conform to guidelines.

## **RECOMMENDATION:**

Staff does not recommend approval of item 1, the request to demolish the detached garage, based on findings d through h. Should the HDRC find demolition of the detached garage appropriate, the applicant must comply with the City's deconstruction ordinance and select a Certified Deconstruction Contractor to complete deconstruction, form submission, and permitting in accordance with UDC Chapter 12, Article II, as noted in finding h.

Regarding item 2, new construction of a detached garage, should the HDRC find demolition of the existing garage appropriate, then staff recommends that only conceptual approval be granted at this time, based on findings i through k, with the following stipulations:

- i. That the applicant submits complete materials information, including but not limited to manufacturer's specifications for the garage door and pedestrian doors, as noted in finding h.
- ii. That the applicant reduces the overall footprint of the proposed garage, as noted in finding h.
- iii. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

A demolition permit will not be approved until replacement plans are reviewed and approved by the HDRC via application for a Certificate of Appropriateness and construction permits are pulled for this scope of work.



Staff recommends approval of items 3 and 4, rear addition and rear covered porch, based on findings l and m, with the following stipulations:

- i. That the applicant proposes a sliding door product in keeping with the material, style, and period of construction of the home, namely one made of wood and without false muntins or side lites.
- ii. That the window on the first floor of the north elevation is retained in place.

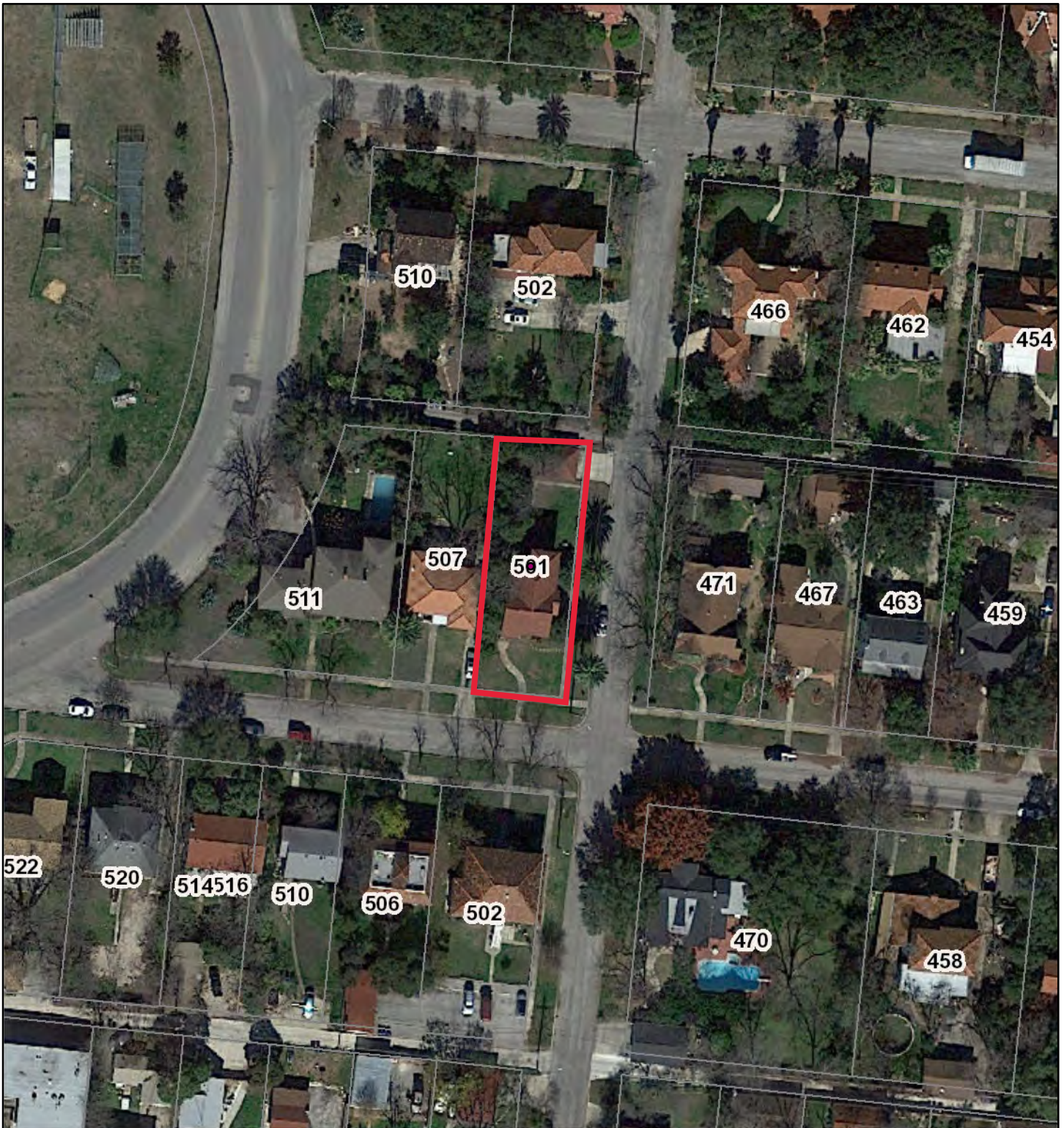
Staff recommends approval of item 5, replacement of the existing metal backyard fence with a metal and cast stone fence with stone-clad posts, based on finding n, with the following stipulation:

- i. That the cast stone footer features a smooth plaster finish.

Staff does not recommend approval of items 6 and 7, based on findings o and p.

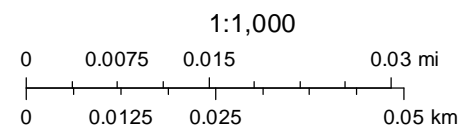


# City of San Antonio One Stop



October 13, 2023

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels







# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

October 18, 2023

**HDRC CASE NO:** 2023-412  
**ADDRESS:** 501 FURR DR  
**LEGAL DESCRIPTION:** NCB 7012 BLK LOT 1  
**HISTORIC DISTRICT:** Monticello Park  
**APPLICANT:** Jesus Monarez/Charles Todd Helton Architect Inc. - 4115 Irish Ivy Court  
**OWNER:** Deborah Sands/SANDS DEBORAH - 501 FURR DR  
**TYPE OF WORK:** Addition

#### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Demolish the detached garage.
2. Construct a 757-square-foot detached garage.
3. Construct of a rear covered porch.
4. Replace the existing metal backyard fence with a stucco-clad CMU wall.
5. Construct a concrete front porch with concrete balustrade.
6. Replace the existing single 15-lite door with French doors.
7. Install awnings and shutters on the primary (south) and east elevations.

#### FINDINGS:

a. The property at 501 Furr is a two-story stone-clad Spanish Revival residence with detached garage built c 1938. It is located on the southeast corner of a block bound to the south by Furr Dr, the east by Shearer Blvd, the north by Mary Louise Dr, and the west by Kampmann Blvd. The property first appears on the 1938 Sanborn Fire Insurance map with the detached garage. The house appears without a front porch on the map, but does include the existing east side porch. The house has a barrel tiled gable-on-hip roof and one-over-one wood windows. The detached garage, which opens east onto Shearer Blvd, has a pyramidal composition shingle-clad roof, wood siding, and a split bay garage door configuration. The property, including the detached garage, contributes to the Monticello Park Historic District.

b. ADMINISTRATIVE REVIEW: The applicant's documents include the installation of a pool and spa. These scopes of work are eligible for administrative approval and do not require review or approval by the Historic and Design Review Commission.

c. DEMOLITION OF DETACHED GARAGE: The applicant requests approval to demolish the detached rear one-story double carport with small living quarters. In general, accessory structures contribute to the character of historic properties and the historic development pattern within an historic district.

d. CONTRIBUTING STATUS: As noted in finding a, the carport appears to be original to the property; it appears on the 1938 Sanborn Fire Insurance map, where it features a footprint consistent with the footprint presently found on site.

e. UNREASONABLE ECONOMIC HARDSHIP: In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has not provided evidence of financial hardship.

f. LOSS OF SIGNIFICANCE: In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural, or archaeological significance, qualities, or features which qualified the structure or property for such designation. The applicant has not provided information regarding the rear accessory structure's structural integrity. The applicant and property owner were not available for a site visit so that staff could assess integrity in



person.

g. **MATERIALS SALVAGE AND DECONSTRUCTION:** Should the HDRC find the demolition of the detached garage appropriate, it will require deconstruction. In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or prior to December 31, 1945, are required to be deconstructed if designed historic. This property is subject to the City's deconstruction ordinance and the accessory structure must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). Per the ordinance, the assigned Certified Deconstruction Contractor must complete a Pre-Deconstruction and Post-Deconstruction Form, which require a pre-deconstruction salvage inventory; a final itemized list, with quantities and photos of materials salvaged and their destination (for reuse on site, moved to be sold, donated, etc); documented diversion rate of the overall project; and transaction receipts or weight tickets for all materials taken to a transfer facility, material recovery facility, and/or landfill. Materials should be reused on site, when possible.

h. **NEW CONSTRUCTION OF DETACHED GARAGE:** The applicant proposes to replace the existing garage with a 757-square-foot detached two-car garage. The garage features a full-width garage door, stucco cladding, and a barrel tile roof to the match the primary structure. An open-air kitchen is included under the primary roof form of the garage, contributing to the overall square footage. The garage has one pedestrian door on the south elevation and two pedestrian doors on the west elevation. The applicant also did not provide a full list of materials or manufacturer's specifications for the proposed garage door and pedestrian doors. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing two-story primary structure on the lot features a footprint of 1254 square feet. The proposed one-story accessory structures feature a total footprint of 757 square feet, or approximately 60% of the primary structure's footprint. The neighborhood features predominately single-story accessory structures, but there are some examples of two-story accessories. Staff finds the footprint of the proposed garage does not conform to historic design guidelines. The applicant also proposes a rear addition to the property, but did not provide dimensions for the addition; that additional square footage may impact the percentage of proposed new footprint relative to the primary structure. Regardless, staff finds the level of documentation provided appropriate for conceptual review only, and that the applicant must submit full measured drawings, a measured site plan, and materials information for final review via a new application for a Certificate of Appropriateness.

i. **NEW CONSTRUCTION OF DETACHED GARAGE (ORIENTATION & SETBACKS):** The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.

j. **NEW CONSTRUCTION OF A DETACHED GARAGE (GARAGE DOOR):** The applicant proposes a full-width two-car garage door. Historic Design Guidelines for New Construction 5.A.v says incorporate garage doors with similar proportions and materials as those traditionally found in the district. The existing garage has a split-bay configuration. Staff finds the proposed garage door does not conform to guidelines.

k. **ADDITION (REAR COVERED PORCH):** The applicant proposes to construct a one-story rear covered porch with a hipped roof clad in barrel tile to match the existing structure. However, the applicant did not provide measured drawings of the addition or of the north elevation to which the covered patio attaches. Staff finds the addition generally appropriate, but that the applicant must provide measured drawings of both the overall plan and of the north elevation beyond the proposed addition.

l. **FENCE/WALL:** The applicant proposes to replace the existing metal backyard fence with a stucco-clad CMU wall; dimensions for the wall were not included in the application. Historic Design Guidelines for Site Elements 2.B.i says new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Fences in the area surrounding the property are predominately metal or metal with stone-clad posts. Staff finds the request does not conform to guidelines. A fence that conforms to Historic Design Guidelines, namely a metal fence or a metal fence with stone-clad posts, may be eligible for administrative review and approval.

m. **ADDITION (FRONT PORCH):** The applicant proposes the addition of a concrete front porch with concrete balustrade. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iv says do not add new elements and details that create a false historic appearance. The applicant has not provided evidence that a large concrete front porch previously existed, nor was it included on Sanborn Fire Insurance maps when the property first appears in 1938. Staff finds the request does not conform to guidelines.

n. **DOOR REPLACEMENT:** The applicant requests to replace a wood 15-lite door on the second floor of the primary (south) elevation with French doors. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.ii says to preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures. Staff finds the request does not conform to guidelines.

o. **AWNINGS AND SHUTTERS:** The applicant requests to install awnings and shutters on the primary (south) and east elevations. Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.x says to incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Historic Design Guideline 11.B.iii says to add canopies and awnings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design of new canopies and awnings should be based on the architectural style of the building and be proportionate in shape and size to the scale of the building façade to which they will be attached. The applicant did not provide evidence that canopies and awnings previously existing on site, and the proposed canopies and awnings are not a feature commonly found on Spanish Revival homes. Staff finds the request does not conform to guidelines.

#### **RECOMMENDATION:**

Staff does not recommend approval of item 1, the request to demolish the detached garage, based on findings c through f. Should



the HDRC find demolition of the detached garage appropriate, the applicant must comply with the City's deconstruction ordinance and select a Certified Deconstruction Contractor to complete deconstruction, form submission, and permitting in accordance with UDC Chapter 12, Article II, as noted in finding g.

Regarding item 2, new construction of a detached garage, should the HDRC find demolition of the existing garage appropriate, then staff recommends that only conceptual approval be granted at this time, based on finding h, with the following stipulations:

- i. That the applicant submits full measured drawings and measured site plan, as noted in finding h.
- ii. That the applicant submits complete materials information, including but not limited to manufacturer's specifications for the garage door and pedestrian doors, as noted in finding h.
- iii. That the applicant reduces the overall footprint of the proposed garage, as noted in finding h.
- iv. That the applicant proposes a split-bay garage door, as noted in finding i.
- v. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

A demolition permit will not be approved until replacement plans are reviewed and approved by the HDRC via application for a Certificate of Appropriateness and construction permits are pulled for this scope of work.

Staff recommends approval of item 3, addition of a rear covered porch, based on finding j, with the following stipulations:

- i. That the applicant submits full measured drawings for the proposed covered porch to staff for review.
- ii. That the applicant submits full measured drawings for the treatment of the north elevation beyond the proposed covered porch.
- iii. That the fenestration pattern, including doors and windows, is retained on the north elevation beyond the proposed covered porch.

Staff does not recommend approval of items 4 through 7, based on findings k through m.

**COMMISSION ACTION:**

Reset. Continued to a hearing to take place within a month.



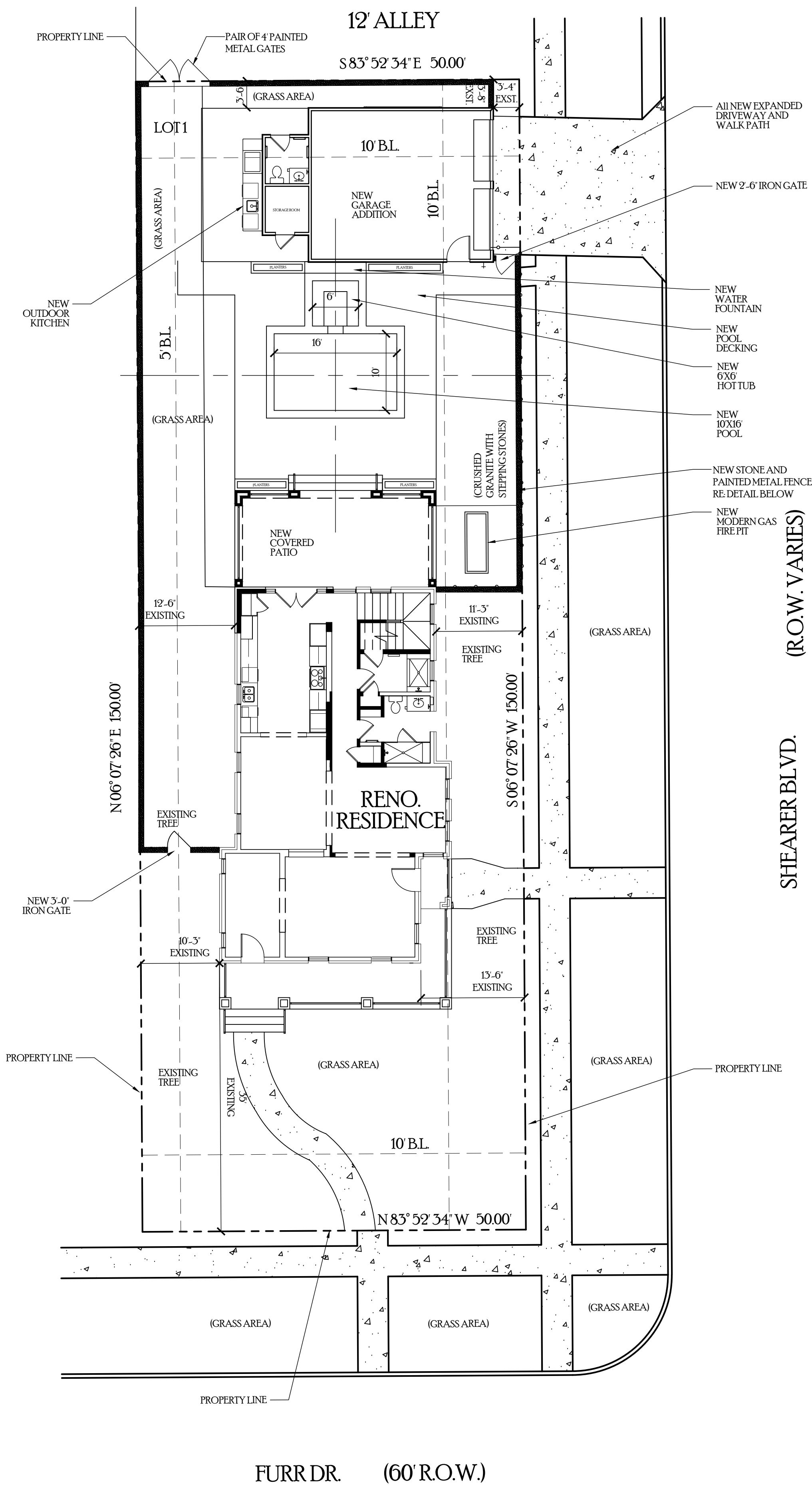
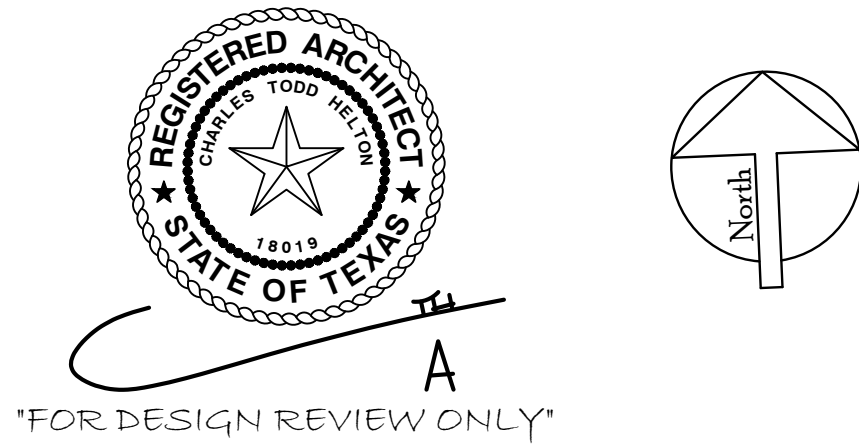
**Shanon Shea Miller**  
**Historic Preservation Officer**



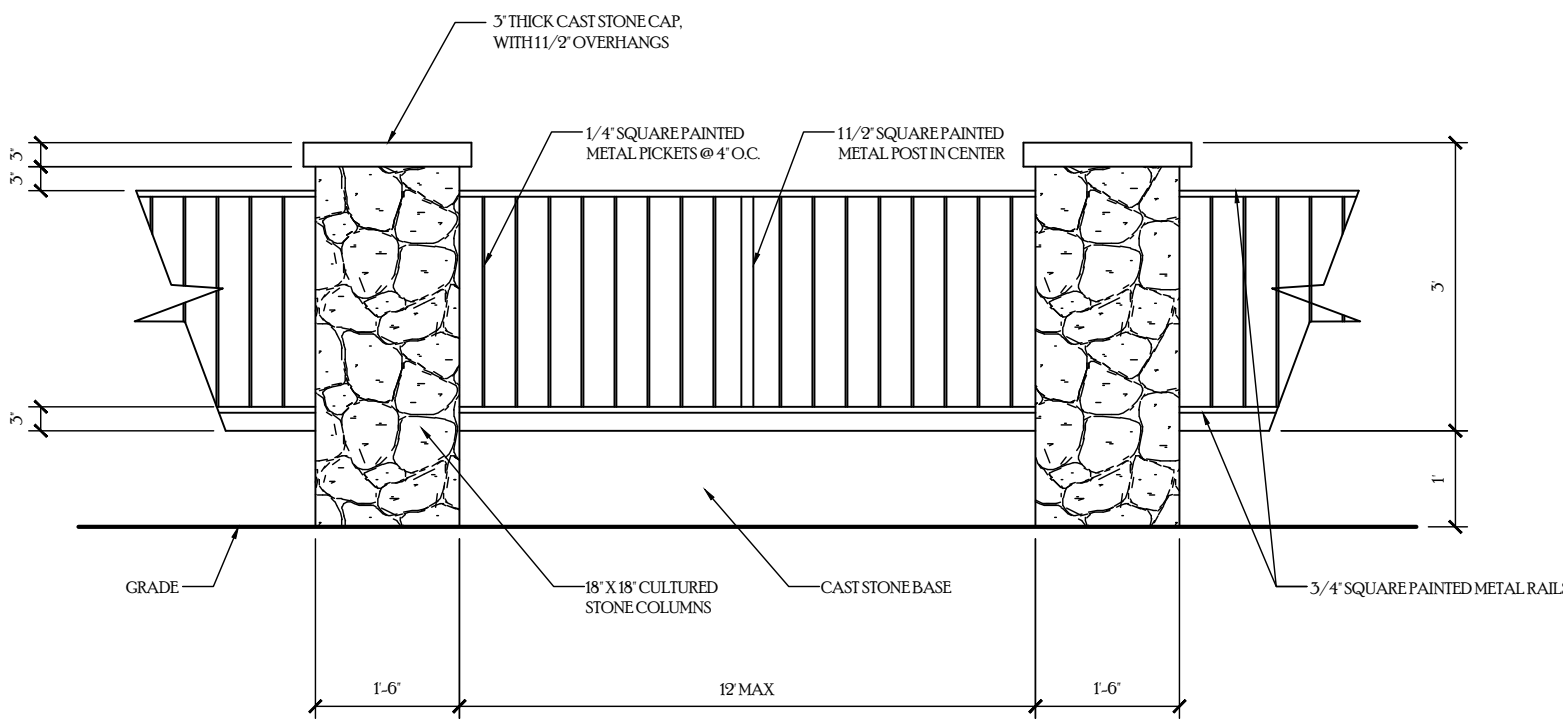




THE SANDS RENOVATION  
SITE PLAN, 1" = 10'-0"  
CHARLES TODD HELTON ARCHITECT, INC.  
281.528.8181  
www.charlestoddhelton.com



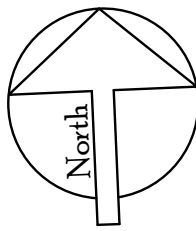
OWNER INFORMATION
OWNER: MRS. DEBI SANDS CURRENT PHONE NUMBER: 832.309.6302 PROJECT ADDRESS: 501 FURR DRIVE SAN ANTONIO, TEXAS 78201
LEGAL DESCRIPTION
LOT 1, NCB 7012 BLK MONTICELLO PARK HISTORIC
HOUSE PLAN TABLE OF CONTENTS
1. SITE PLAN 2. DEMOLITION PLAN 1 3. DEMOLITION PLAN 2 4. FLOOR PLAN 1 5. FLOOR PLAN 2 6. ELECTRICAL PLAN 1 7. ELECTRICAL PLAN 2 8. CEILING PLAN 1 9. CEILING PLAN 2 10. ROOF PLAN 11. EXTERIOR ELEVATIONS 12. EXTERIOR ELEVATIONS
GARAGE PLAN TABLE OF CONTENTS
1. FLOOR PLAN 2. CEILING PLAN 3. ROOF PLAN 4. EXTERIOR ELEVATIONS
HOUSE SQUARE FOOTAGE INFORMATION
EXISTING AIR CONDITIONED SQ. FT. = 2,508 SQ. FT. EXISTING NON-AIR CONDITIONED SQ. FT. = 24 SQ. FT. EXISTING DETACHED GARAGE = 348 SQ. FT. EXISTING TOTAL COVERED SQ. FT. = 2,532 SQ. FT.
GARAGE SQUARE FOOTAGE INFORMATION
NEW AIR CONDITIONED SQ. FT. = 0 SQ. FT. NEW NON-AIR CONDITIONED SQ. FT. = 472 SQ. FT. NEW TOTAL COVERED SQ. FT. = 472 SQ. FT.



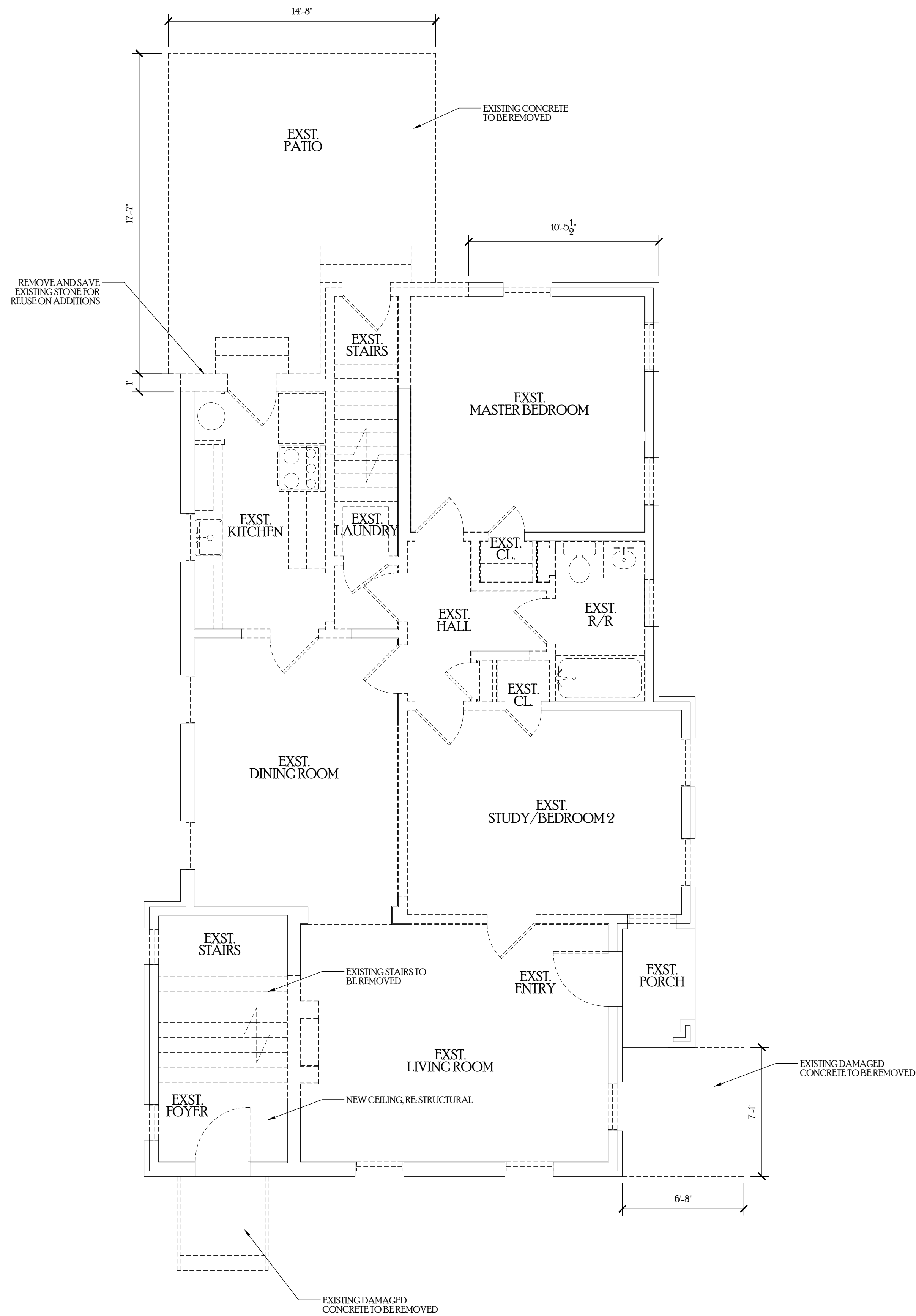
NEW BACK YARD FENCE DESIGN, 1/2" = 1'-0"



THE SANDS RENOVATION  
DEMOLITION PLAN 1, 1/4" = 1'-0"  
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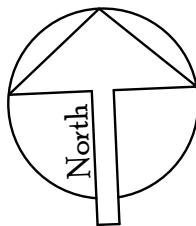
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"FOR DESIGN REVIEW ONLY"



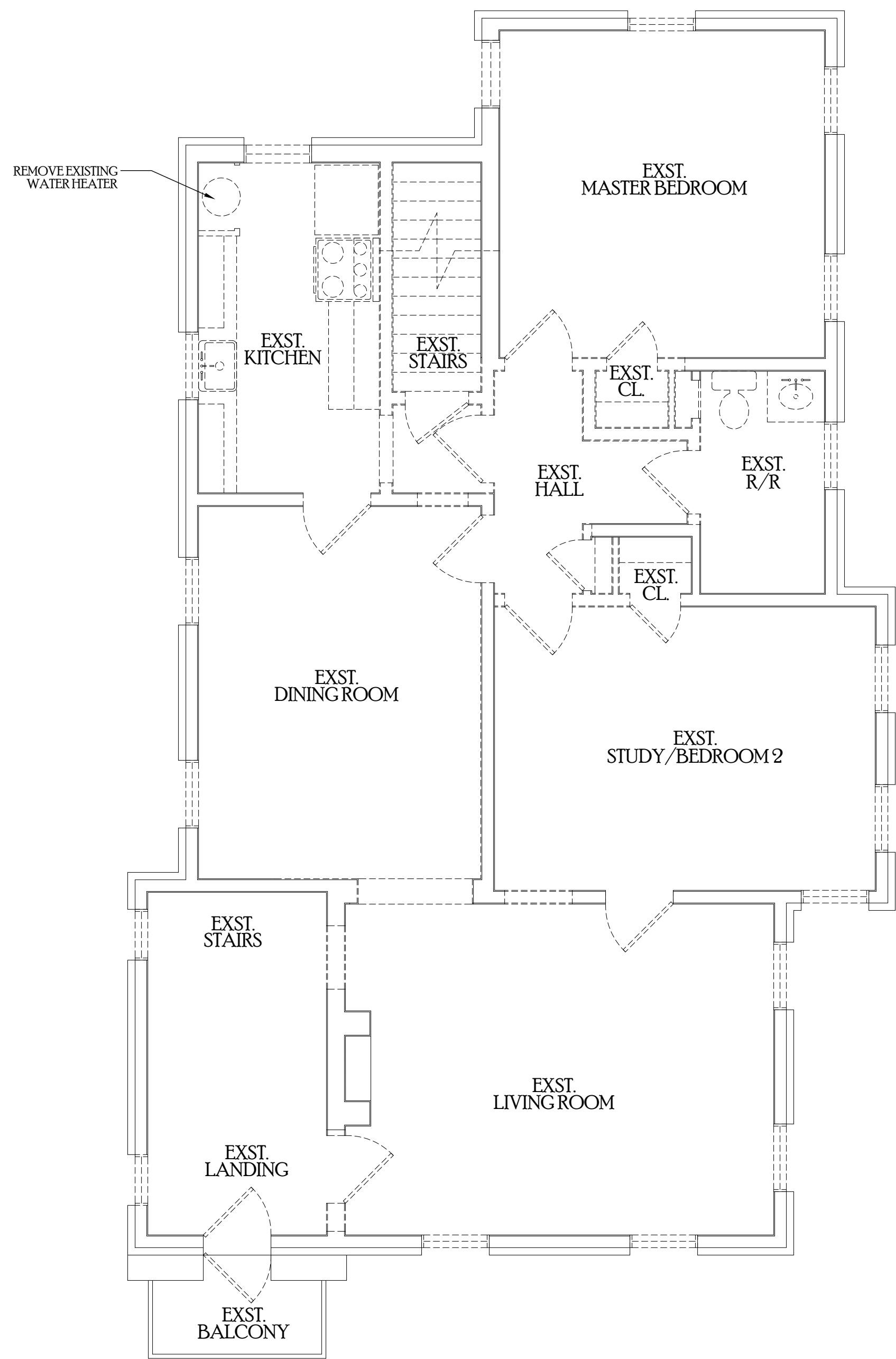
DEMOLITION PLAN NOTES	
<u>NOTE:</u>	CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT/LOCAL RESIDENTIAL CODE.
<u>NOTE:</u>	CONTRACTOR TO WALK THE HOUSE, AND FIELD VERIFY THE LOCATIONS OF THE DEMOLITION AGAINST THE PROPOSED NEW PLANS.
<u>NOTE:</u>	ALL MATERIALS DURING DEMOLITION ARE TO BE SALVAGED FOR REUSE DURING THE ADDITIONS.
DEMOLITION PLAN LEGEND	
----	TO BE DEMOLISHED
—	EXISTING TO REMAIN



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FLOOR PLAN 2, 1/4" = 1'-0"  
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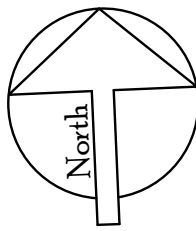
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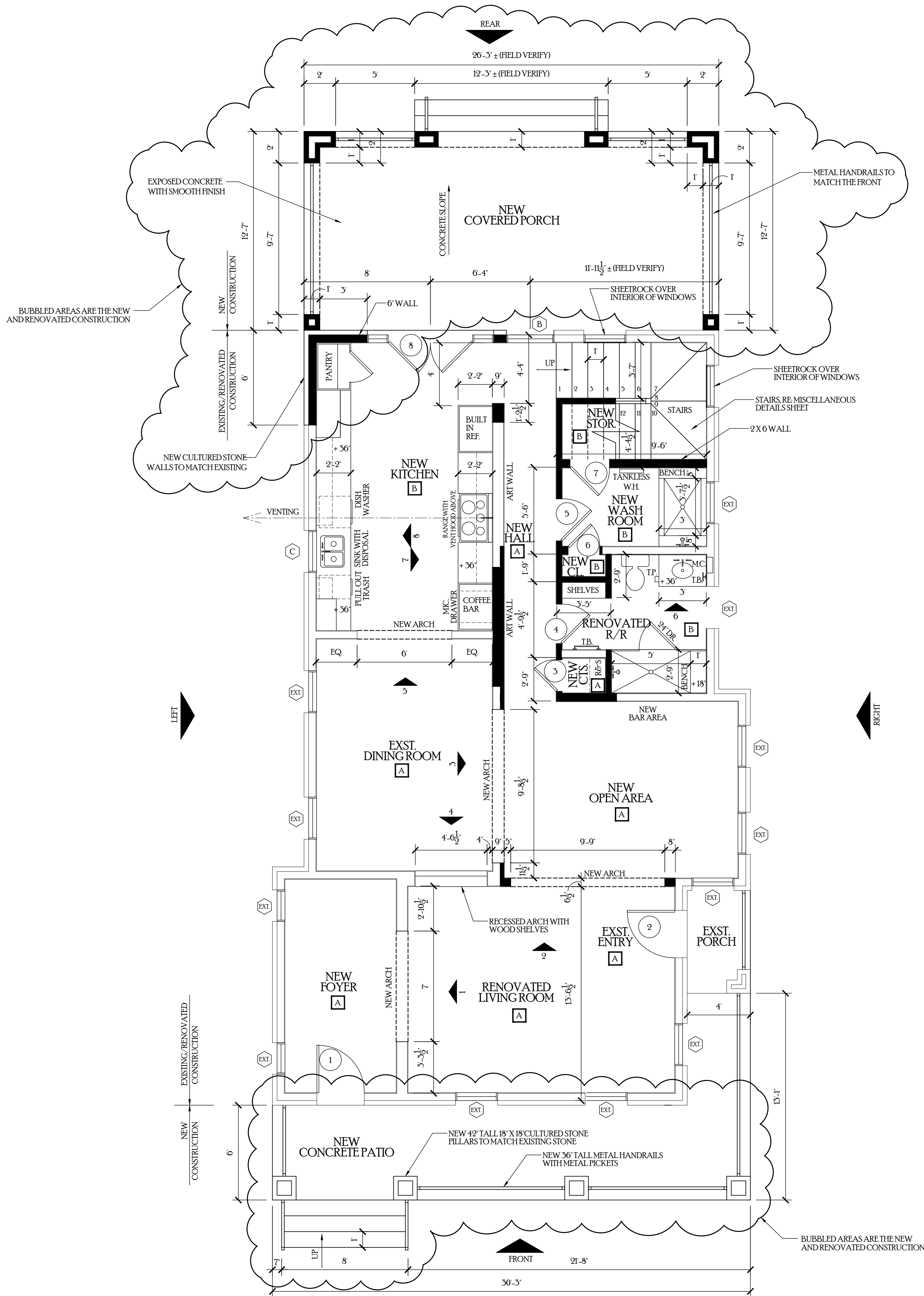
DEMOLITION PLAN NOTES	
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DEMOLITION PLAN LEGEND	
----	TO BE DEMOLISHED
----	EXISTING TO REMAIN



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"FOR DESIGN REVIEW ONLY"



CODE INFORMATION	
IRC R308	SAFETY GLAZING: SAFETY GLAZING IS REQUIRED AT SHOWER AND TUB ENCLOSURES, SIDE HINGED DOORS (EXCEPT JALOUSIES), ADJACENT TO STAIRS AND LANDINGS, PANELS ADJACENT AND WITHIN 24" OF DOOR (UNLESS 12" BARRIER PROVIDED) PANELS WITH 9 SQ. FT. AND BOTTOM WITHIN 18" OF FLOOR AND TOP 36" ABOVE THE FLOOR AND WITHIN 36" OF A WALKING SURFACE.
IRC R310	EXITS - EMERGENCY ESCAPE AND RESCUE: ALL BEDROOMS TO HAVE AT LEAST ONE EGRESS WINDOW WHICH COMPLIES TO THE FOLLOWING: 5'-0" SQ. FT. OPENABLE AT GRADE AND 5'-7" SQ. FT. OPENABLE ABOVE GRADE WITH A MINIMUM HEIGHT OPENING OF 24" AND A MINIMUM WIDE OPENING OF 20".
IRC R311	EXIT DOOR: AT LEAST ONE 3'-0" WIDE BY 6'-8" TALL EXIT DOOR.

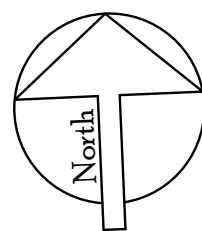
ROOM FINISH SCHEDULE	
FLOOR:	WOOD LAMINATE FLOOR, RE. OWNER FOR SPECS
BASE:	5/8" WOOD, RE. OWNER FOR GRADE/COLOR
WALLS:	1/2" PAINTED GYPSUM BOARD, TYPICAL
CEILING:	1/2" PAINTED GYPSUM BOARD, TYPICAL, RE. CEILING PLANS
FLOOR:	TILE, RE. OWNER FOR SPECS
BASE:	5/8" TILE, RE. OWNER FOR GRADE/COLOR
WALLS:	1/2" PAINTED GYPSUM BOARD, TILE IN WET AREAS, TUB AND SHOWER, RE. PLANS AND INT. ELEV.
CEILING:	1/2" PAINTED GYPSUM BOARD, TYPICAL, RE. CEILING PLANS

FLOOR PLAN LEGEND & SYMBOLS	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	DOOR KEY, RE. DOOR SCHEDULE
	FINISH KEY, RE. FINISH SCHEDULE
	INTERIOR ELEVATION KEY, RE. INTERIOR ELEVATIONS
	EXTERIOR ELEVATION KEY, RE. EXTERIOR ELEVATIONS
	SECTION KEY, RE. SECTIONS
T.B.	TOWEL HANGING BAR
M.C.	MEDICINE CABINET
R & S	ROD & SHELF
T.P.	TOILET PAPER HOLDER
H.B.	HOSE BIB
S.H.	RECESSED SOAP/SHAMPOO HOLDER

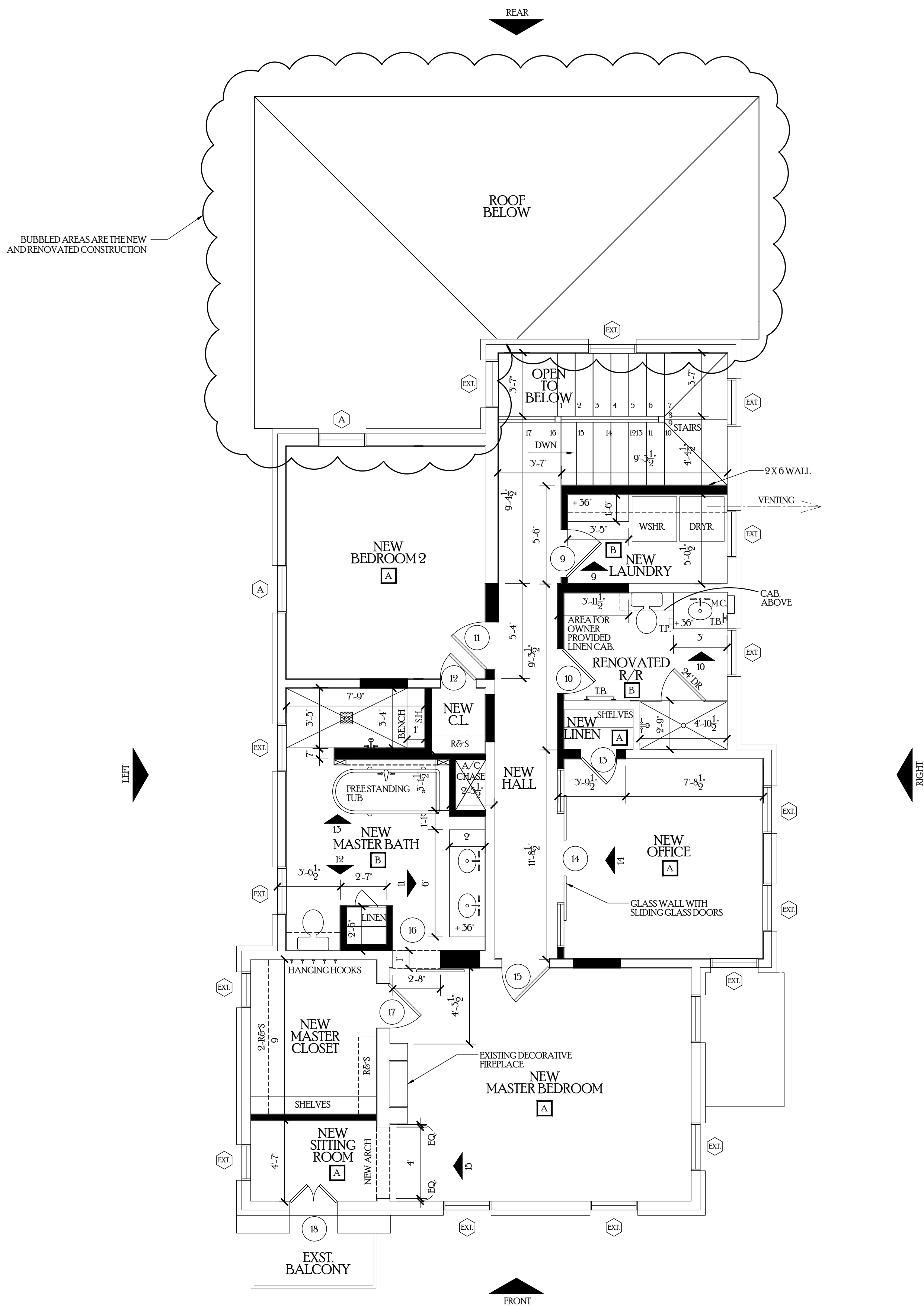
FLOOR PLAN NOTES	
<b>NOTE:</b> CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT/LOCAL RESIDENTIAL CODE.	<b>NOTE:</b> NEW FOUNDATION TO BE SLAB ON GRADE, RE. STRUCTURAL DRAWINGS.
<b>NOTE:</b> PROVIDE BLOCKING IN WALLS THAT ARE TO RECEIVE SHELVES, TOWEL HOLDERS, OUTLETS, ETC..	<b>NOTE:</b> USE 1/2" HARD BACKER BOARD AROUND ALL TUBS AND SHOWERS.
<b>NOTE:</b> WEATHER-STRIPPING ON ALL WINDOWS AND DOORS. WINDOW SILLS ARE TO BE WOOD AND PROTRUDE 1/2" FROM FACE OF GYP BD. WALLS.	<b>NOTE:</b> IF DOORS ARE NOT DIMENSIONED THEN THEY ARE EITHER CENTERED IN THE SPACE, OR 6" FROM THE WALL ON THE HINGE SIDE.
<b>NOTE:</b> NEW R-15 (MIN) BATT INSULATION IN ALL OF THE EXISTING EXTERIOR WALLS THAT ARE OPENED UP DURING THE CONSTRUCTION PROCESS, AND BATT INSULATION IN ALL INTERIOR WALLS, RE. WALL SECTION ON MISC. DETAILS SHEET.	<b>NOTE:</b> ALL EXTERIOR AND INTERIOR WALLS ARE 2X4 STUDS, RE. STRUCTURAL.
<b>NOTE:</b> ALL DIMENSIONS ARE TO FACE OF STUD ON THE INTERIOR, AND TO FACE OF STUD/CONCRETE ON THE EXTERIOR, AND TO CENTERLINE OF WINDOWS, UNLESS NOTED OTHERWISE.	<b>NOTE:</b> USE ONLY HIGH EFFICIENCY APPLIANCES, AS WELL AS THE HEATING/COOLING EQUIPMENT.
<b>NOTE:</b> ALL SHELVES ABOVE RODS ARE 1'-6" DEEP, AND THE RODS ARE 1'-0" FROM WALL, PUT ROD MIN. 6" BELOW SHELF ABOVE, UNLESS NOTED OTHERWISE.	<b>NOTE:</b> BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUB WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
<b>NOTE:</b> ALL UPPER CABINETS ARE 1'-0" DEEP, AND ALL BASE CABINETS ARE 2'-0", UNLESS NOTED OTHERWISE.	<b>NOTE:</b> GAS FURNACE TO BE LOCATED IN ATTIC.
<b>NOTE:</b> ALL WALLS AND CEILINGS ARE 1/2" GYPSUM BOARD, UNLESS NOTED OTHERWISE.	



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CODE INFORMATION	
IRC R308	SAFETY GLAZING: SAFETY GLAZING IS REQUIRED AT SHOWER AND TUB ENCLOSURES, SIDE HINGED DOORS (EXCEPT JALOUSIES), ADJACENT TO STAIRS AND LANDINGS, PANELS ADJACENT AND WITHIN 24" OF DOOR (UNLESS 12" BARRIER PROVIDED) PANELS WITH 9 SQ. FT. AND BOTTOM WITHIN 18" OF FLOOR AND TOP 36" ABOVE THE FLOOR AND WITHIN 36" OF A WALKING SURFACE.
IRC R310	EXITS - EMERGENCY ESCAPE AND RESCUE: ALL BEDROOMS TO HAVE AT LEAST ONE EGRESS WINDOW WHICH COMPLIES TO THE FOLLOWING: 5'-0" SQ. FT. OPENABLE AT GRADE AND 5'-7" SQ. FT. OPENABLE ABOVE GRADE WITH A MINIMUM HEIGHT OPENING OF 24" AND A MINIMUM WIDE OPENING OF 20".
IRC R311	EXIT DOOR: AT LEAST ONE 5'-0" WIDE BY 6'-8" TALL EXIT DOOR.

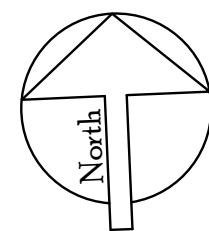
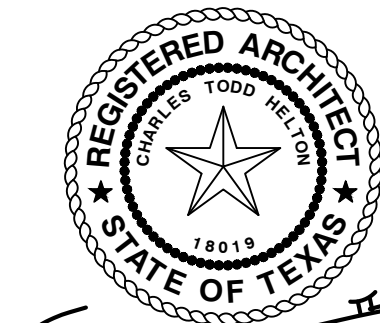
ROOM FINISH SCHEDULE	
FLOOR:	WOOD LAMINATE FLOOR, RE. OWNER FOR SPECS
BASE:	5 1/2" WOOD, RE. OWNER FOR GRADE/COLOR
WALLS:	1/2" PAINTED GYPSUM BOARD, TYPICAL
CEILING:	1/2" PAINTED GYPSUM BOARD, TYPICAL, RE. CEILING PLANS
FLOOR:	TILE, RE. OWNER FOR SPECS
BASE:	5 1/2" TILE, RE. OWNER FOR GRADE/COLOR
WALLS:	1/2" PAINTED GYPSUM BOARD, TILE IN WET AREAS, TUB AND SHOWER, RE. PLANS AND INT. ELEV.
CEILING:	1/2" PAINTED GYPSUM BOARD, TYPICAL, RE. CEILING PLANS

FLOOR PLAN LEGEND & SYMBOLS	
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION
	DOOR KEY, RE. DOOR SCHEDULE
	FINISH KEY, RE. FINISH SCHEDULE
	INTERIOR ELEVATION KEY, RE. INTERIOR ELEVATIONS
	EXTERIOR ELEVATION KEY, RE. EXTERIOR ELEVATIONS
	SECTION KEY, RE. SECTIONS
T.B.	TOWEL HANGING BAR
M.C.	MEDICINE CABINET
R & S	ROD & SHELF
T.P.	TOILET PAPER HOLDER
H.B.	HOSE BIB
SH.	RECESSED SOAP/SHAMPOO HOLDER

FLOOR PLAN NOTES		
<b>NOTE:</b>	CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT/LOCAL RESIDENTIAL CODE.	<b>NOTE:</b> NEW FOUNDATION TO BE SLAB ON GRADE, RE. STRUCTURAL DRAWINGS.
<b>NOTE:</b>	PROVIDE BLOCKING IN WALLS THAT ARE TO RECEIVE SHELVES, TOWEL HOLDERS, OUTLETS, ETC..	<b>NOTE:</b> USE 1/2" HARD BACKER BOARD AROUND ALL TUBS AND SHOWERS.
<b>NOTE:</b>	WEATHER-STRIPPING ON ALL WINDOWS AND DOORS. WINDOW SILLS ARE TO BE WOOD, AND PROTRUDE 1/2" FROM FACE OF GYPBD WALLS.	<b>NOTE:</b> IF DOORS ARE NOT DIMENSIONED THEN THEY ARE EITHER CENTERED IN THE SPACE, OR 6" FROM THE WALL ON THE HINGE SIDE.
<b>NOTE:</b>	NEW R-15 (MIN) BATT INSULATION IN ALL OF THE EXISTING EXTERIOR WALLS THAT ARE OPENED UP DURING THE CONSTRUCTION PROCESS, AND SOUND BATT INSULATION IN ALL INTERIOR WALLS. RE. WALL SECTION ON MISC. DETAILS SHEET.	<b>NOTE:</b> ALL EXTERIOR AND INTERIOR WALLS ARE 2X4 STUDS, RE. STRUCTURAL.
<b>NOTE:</b>	ALL DIMENSIONS ARE TO FACE OF STUD ON THE INTERIOR, AND TO FACE OF STUD/CONCRETE ON THE EXTERIOR, AND TO CENTERLINE OF WINDOWS, UNLESS NOTED OTHERWISE.	<b>NOTE:</b> USE ONLY HIGH EFFICIENCY APPLIANCES, AS WELL AS THE HEATING/COOLING EQUIPMENT.
<b>NOTE:</b>	ALL SHELVES ABOVE RODS ARE 1'-6" DEEP, AND THE RODS ARE 1'-0" FROM WALL, PUT ROD MIN. 6" BELOW SHELF ABOVE, UNLESS NOTED OTHERWISE.	<b>NOTE:</b> BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUB WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
<b>NOTE:</b>	ALL UPPER CABINETS ARE 1'-0" DEEP, AND ALL BASE CABINETS ARE 2'-0", UNLESS NOTED OTHERWISE.	<b>NOTE:</b> GAS FURNACE TO BE LOCATED IN ATTIC.
<b>NOTE:</b>	ALL WALLS AND CEILINGS ARE 1/2" GYPSUM BOARD, UNLESS NOTED OTHERWISE.	

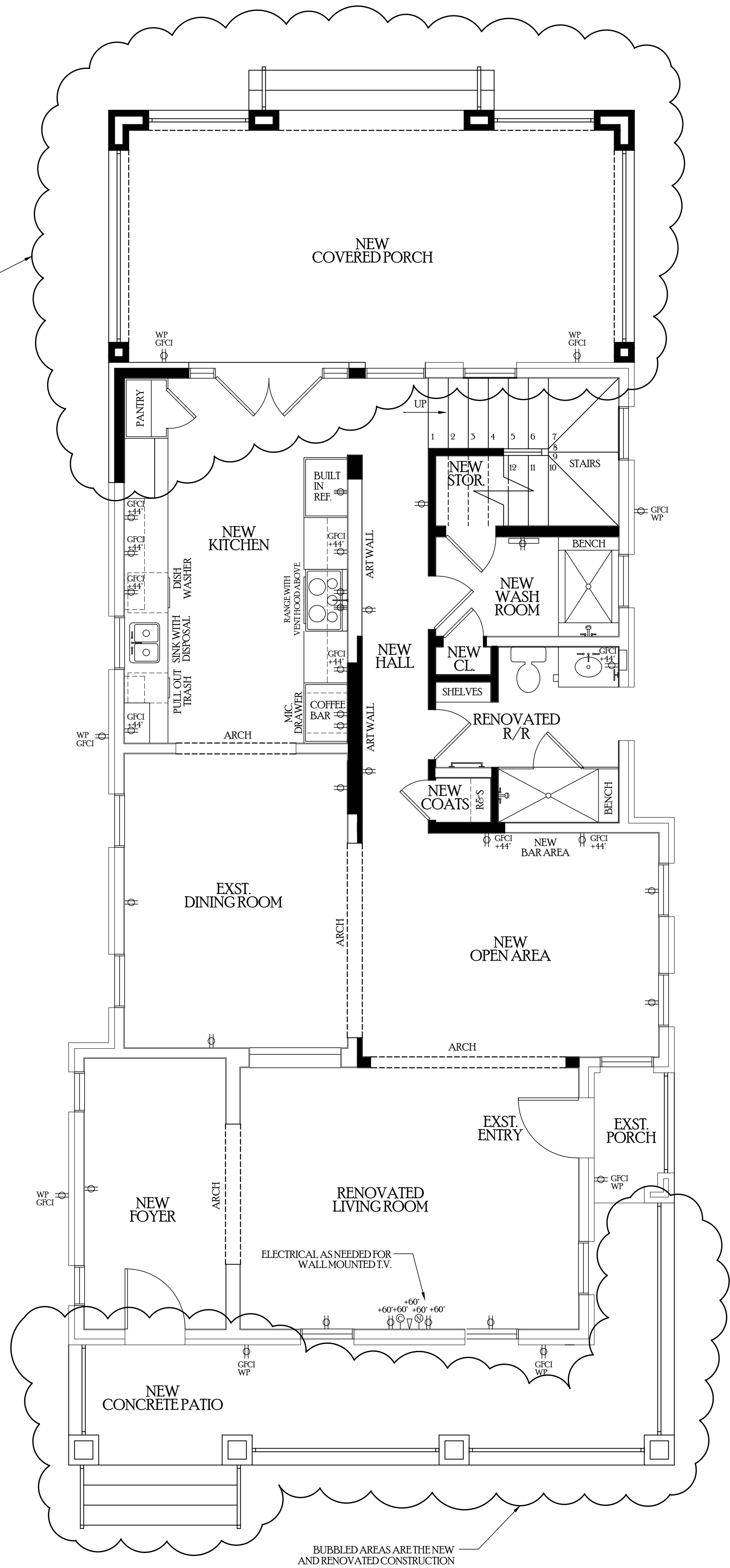


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BUBBLED AREAS ARE THE NEW  
AND RENOVATED CONSTRUCTION



BUBBLED AREAS ARE THE NEW  
AND RENOVATED CONSTRUCTION

ELECTRICAL PLAN LEGEND & SYMBOLS	
	ELECTRICAL OUTLET
	SHOCK RESISTANT ELEC. OUTLET
	WEATHER-PROOF ELEC. OUTLET
	ELEC. OUTLET MOUNTING HEIGHT
	DEDICATED ELECTRICAL OUTLET
	DOOR SWITCH
	PHONE JACK CAT6
	THERMOSTAT
	ALARM KEYPAD
	CABLE TV JACK
	NETWORK CABLE CAT6
	DOOR BELL
	ELEC. OUTLET SWITCH
ELECTRICAL PLAN NOTES	
<b>NOTE:</b>	CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT/LOCAL RESIDENTIAL CODE.
<b>NOTE:</b>	OWNER WILL MAKE WALKTHRU WITH CONTRACTOR TO DOUBLE CHECK THE PLACEMENT OF OUTLETS, ETC..
<b>NOTE:</b>	ALL SUPPLY AND RETURN AIR DUCTS ARE TO BE LOCATED IN CEILINGS.
<b>NOTE:</b>	NEW OUTLET COVERS TO MATCH EXISTING.
<b>NOTE:</b>	AIR HANDLING UNITS ARE TO BE LOCATED IN THE ATTIC SPACE.
<b>NOTE:</b>	USE MOST EFFICIENT APPLIANCES, AIR CONDITIONERS, ETC.
<b>NOTE:</b>	WIRELESS INTERNET THROUGHOUT RESIDENCE, AS WELL AS THE PORCHES.
<b>NOTE:</b>	INSPECT ALL WIRING, AND REPLACE ALL DAMAGED WIRING, ETC..



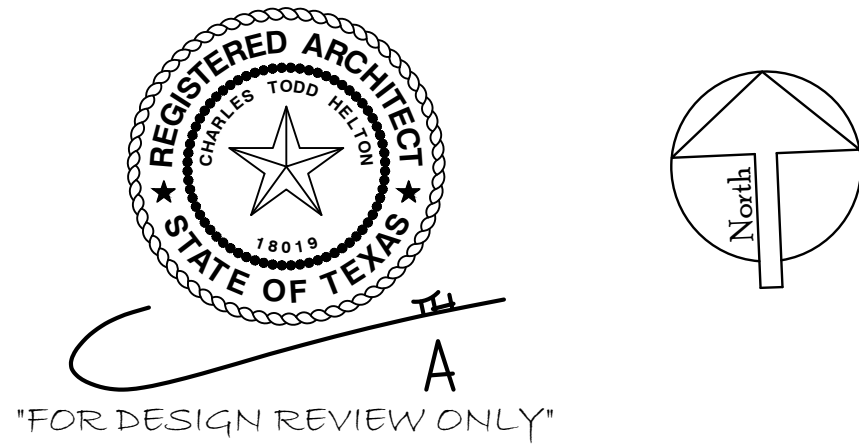
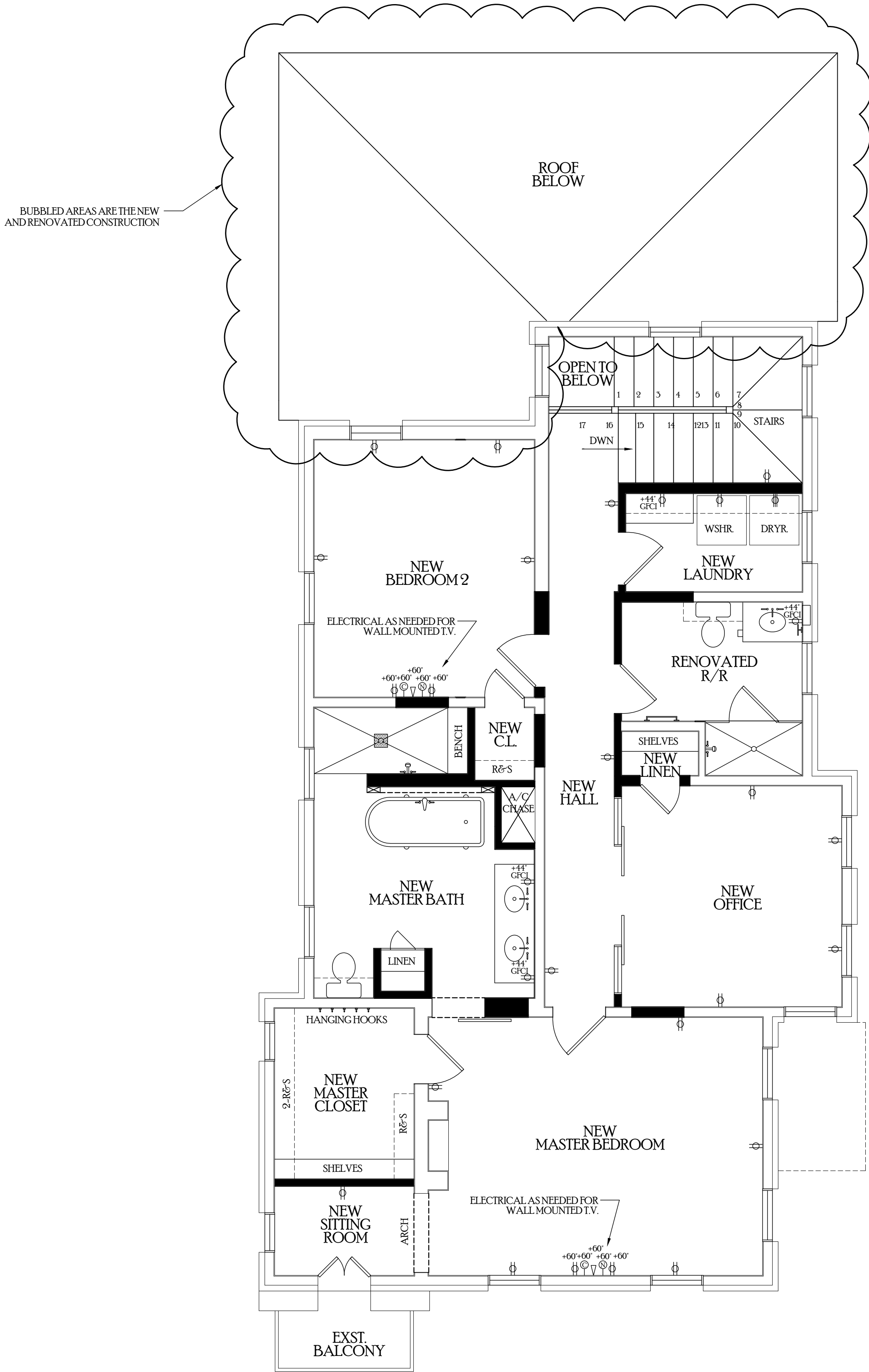
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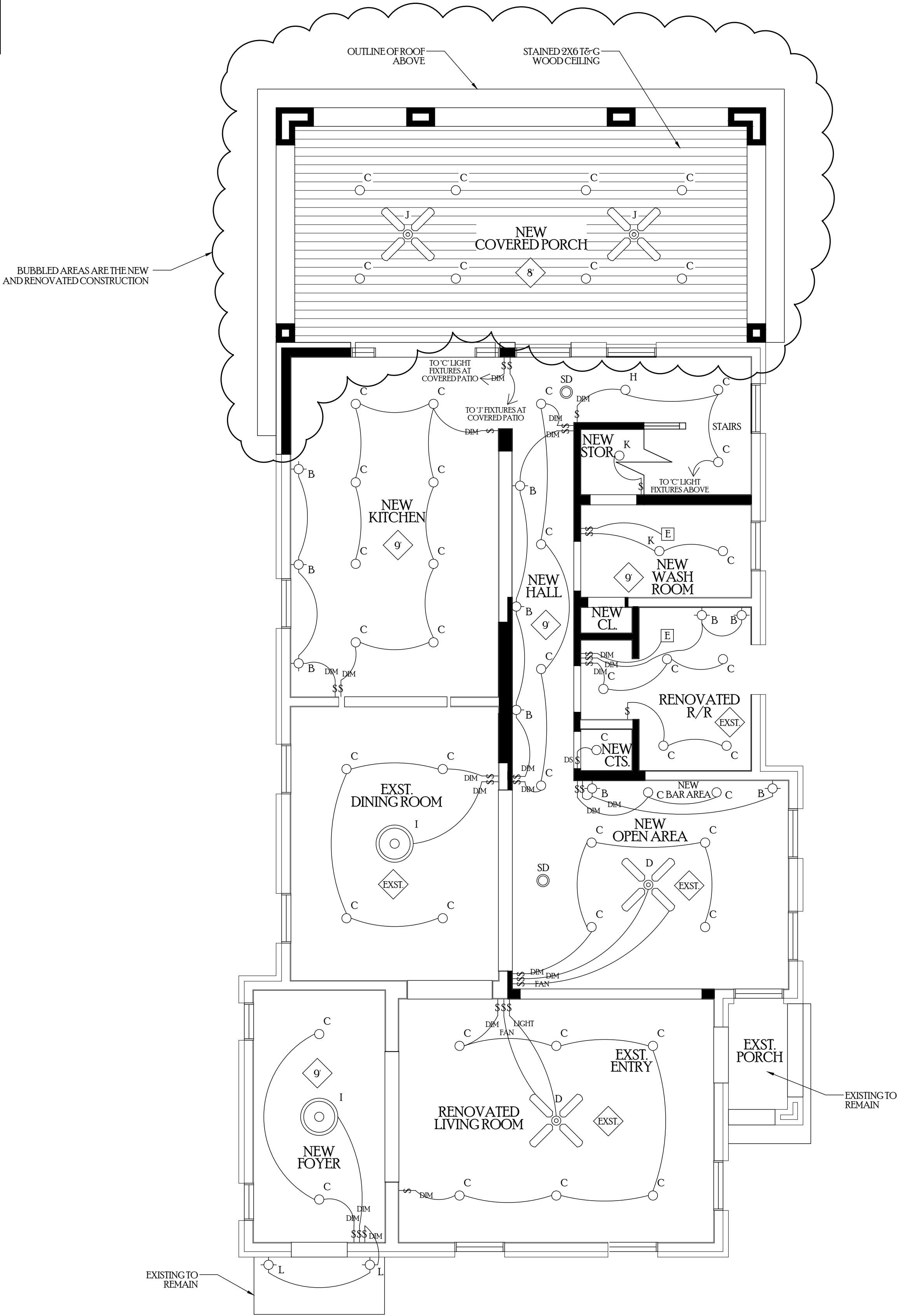
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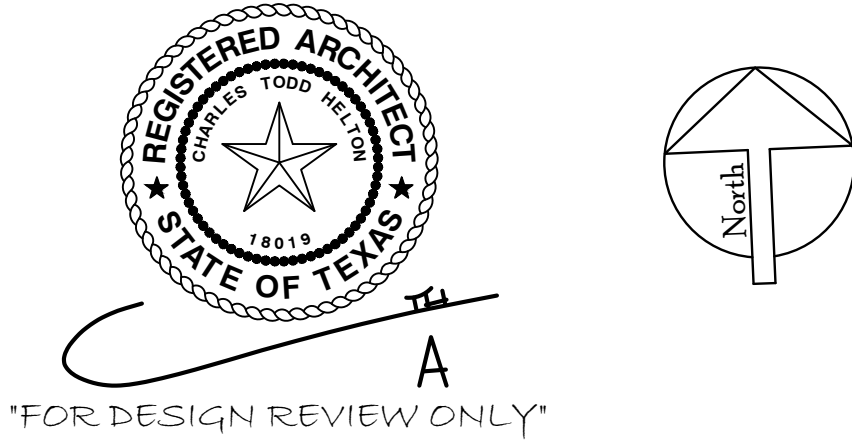
ELECTRICAL PLAN LEGEND & SYMBOLS	
	ELECTRICAL OUTLET
	SHOCK RESISTANT ELEC. OUTLET
	WEATHER-PROOF ELEC. OUTLET
	ELEC. OUTLET MOUNTING HEIGHT
	DEDICATED ELECTRICAL OUTLET
	DOOR SWITCH
	PHONE JACK CAT6
	THERMOSTAT
	ALARM KEYPAD
	CABLE TV JACK
	NETWORK CABLE CAT6
	DOOR BELL
	ELEC. OUTLET SWITCH
ELECTRICAL PLAN NOTES	
NOTE:	CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT / LOCAL RESIDENTIAL CODE.
NOTE:	OWNER WILL MAKE WALKTHRU WITH CONTRACTOR TO DOUBLE CHECK THE PLACEMENT OF OUTLETS, ETC..
NOTE:	ALL SUPPLY AND RETURN AIR DUCTS ARE TO BE LOCATED IN CEILINGS.
NOTE:	NEW OUTLET COVERS TO MATCH EXISTING.
NOTE:	AIR HANDLING UNITS ARE TO BE LOCATED IN THE ATTIC SPACE.
NOTE:	USE MOST EFFICIENT APPLIANCES, AIR CONDITIONERS, ETC.
NOTE:	WIRELESS INTERNET THROUGHOUT RESIDENCE, AS WELL AS THE PORCHES.
NOTE:	INSPECT ALL WIRING, AND REPLACE ALL DAMAGED WIRING, ETC..



CEILING PLAN NOTES		
NOTE:	CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT /LOCAL RESIDENTIAL CODE.	NOTE: LIGHT SWITCHES TO BE TYPICAL TOGGLE STYLE.
NOTE:	IS FOR NEW CEILING HEIGHTS, NOTED ON PLAN. EXISTING CEILING HEIGHTS ARE ALL 8'-0".	NOTE: ALL CEILINGS ARE 1/2" GYPSUM BOARD, UNLESS NOTED OTHERWISE.
NOTE:	ATTIC ACCESS PULL DOWN STAIRS MEET THE MINIMUM OF A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 300 POUNDS.	



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LIGHT FIXTURE SCHEDULE	CEILING PLAN LEGEND & SYMBOLS
A FLOOD LIGHT W/ MOTION DETECTOR & ELEC. EYE WALL BEAM OR SOFT MOUNTED & ADJUSTABLE (WITH SWITCH)	§ LIGHT SWITCH
B WALL SCONCE W/ WARM COLORED LED BULB	§ D DIMMER LIGHT SWITCH
C RECESSED CAN LIGHT W/ WARM COLORED LED BULB	§ DS DOOR SWITCH
D CEILING FAN WITH WARM COLORED LED BULBS	SD SMOKE / CARBON MONOXIDE DETECTOR
E EXHAUST FAN	□ EXHAUST FAN
F LED STRIP FIXTURE MOUNTED ON THE BOTTOM OF THE UPPER CABINETS, SWITCH ON FIXTURE	⊗ SOLAR TUBE SKYLIGHT
G STANDARD PORCELAIN TYPE SOCKET FIXTURE, WITH LED BULB, FIELD LOCATE IN ATTIC	⊘ ELECTRICAL OUTLET
H CEILING MOUNTED DECORATIVE SPOT LIGHT W/ LED BULB ON CABLE DROP, ADJUSTABLE	⊘ GFCI SHOCK RESISTANT ELEC. OUTLET
I HANGING CHANDELIER W/ WARM COLOR LED BULBS	⊘ WP WEATHER-PROOF ELEC. OUTLET
J CEILING FAN WITH NO LIGHTS	⊘ +44' ELEC. OUTLET MOUNTING HEIGHT
K FLUSH MOUNT LED FIXTURE WITH WARM COLORED BULBS	◇ CEILING HEIGHT KEY
L OUTDOOR GAS SCONCES, RE. OWNER FOR DETAILS	Y12 CEILING SLOPE KEY (POINTS DOWN)
CEILING PLAN NOTES	CODE INFORMATION
NOTE: CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT /LOCAL RESIDENTIAL CODE.	IRC R807 ATTIC ACCESS: BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT AS ELECTRICAL, GAS MECHANICAL, PLUMBING EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. SEE SECTION M300.1 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS. ATTIC STAIR MUST HAVE MINIMUM 500LB LOAD CAPACITY, AND HAVE A CATWALK WITH AN UNOBSTRUCTED PASSAGEWAY AT LEAST 30' LONG FROM CENTERLINE OF THE PASSAGEWAY FROM OPENING OF APPLIANCE, WITH MIN HEADROOM OF 30' AND MIN WIDTH OF 30'. A LEVEL SURFACE SPACE AT LEAST 30' DEEP AND 30' WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.
NOTE: LIGHT SWITCHES TO BE TYPICAL TOGGLE STYLE.	IRC R3101 SMOKE ALARMS: ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. THEY MUST BE INTER-CONNECTED, HARD WIRED WITH A BATTERY BACKUP.
NOTE: ATTIC ACCESS PULL DOWN STAIRS MEET THE MINIMUM OF A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 300 POUNDS.	IRC R3132 LOCATION: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA, AND ON EACH FLOOR / LEVEL.
NOTE: GAS FURNACE TO BE LOCATED IN ATTIC	IRC I1031 HVAC EFFICIENCY RATING: USE 15 SEER MINIMUM.



CEILING PLAN NOTES		
<b>NOTE:</b>	CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT/LOCAL RESIDENTIAL CODE.	<b>NOTE:</b> LIGHT SWITCHES TO BE TYPICAL TOGGLE STYLE.
<b>NOTE:</b>	<div><div>X</div> IS FOR NEW CEILING HEIGHTS, NOTED ON PLAN. EXISTING CEILING HEIGHTS ARE ALL 8'-0".</div>	<b>NOTE:</b> ALL CEILINGS ARE 1/2" GYPSUM BOARD, UNLESS NOTED OTHERWISE.
<b>NOTE:</b>	ATTIC ACCESS PULL DOWN STAIRS MEET THE MINIMUM OF A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 300 POUNDS.	

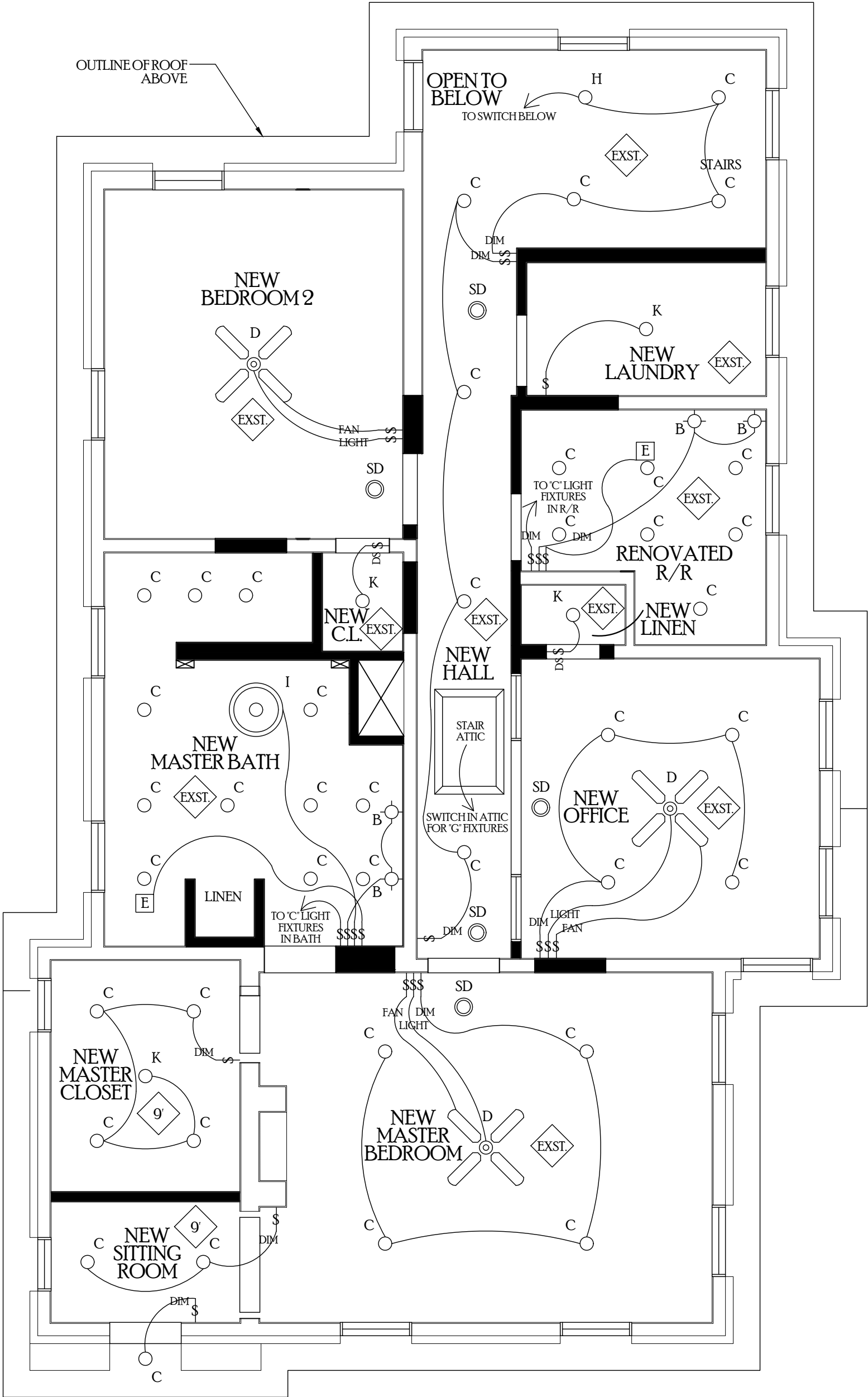
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CEILING PLAN 2, 1/4" = 1'-0"

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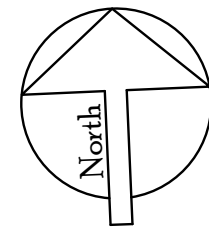
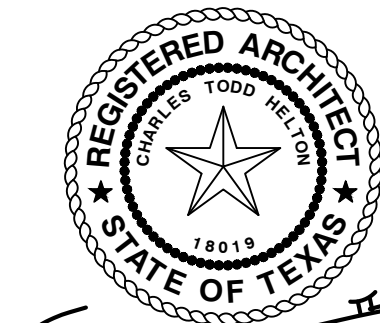
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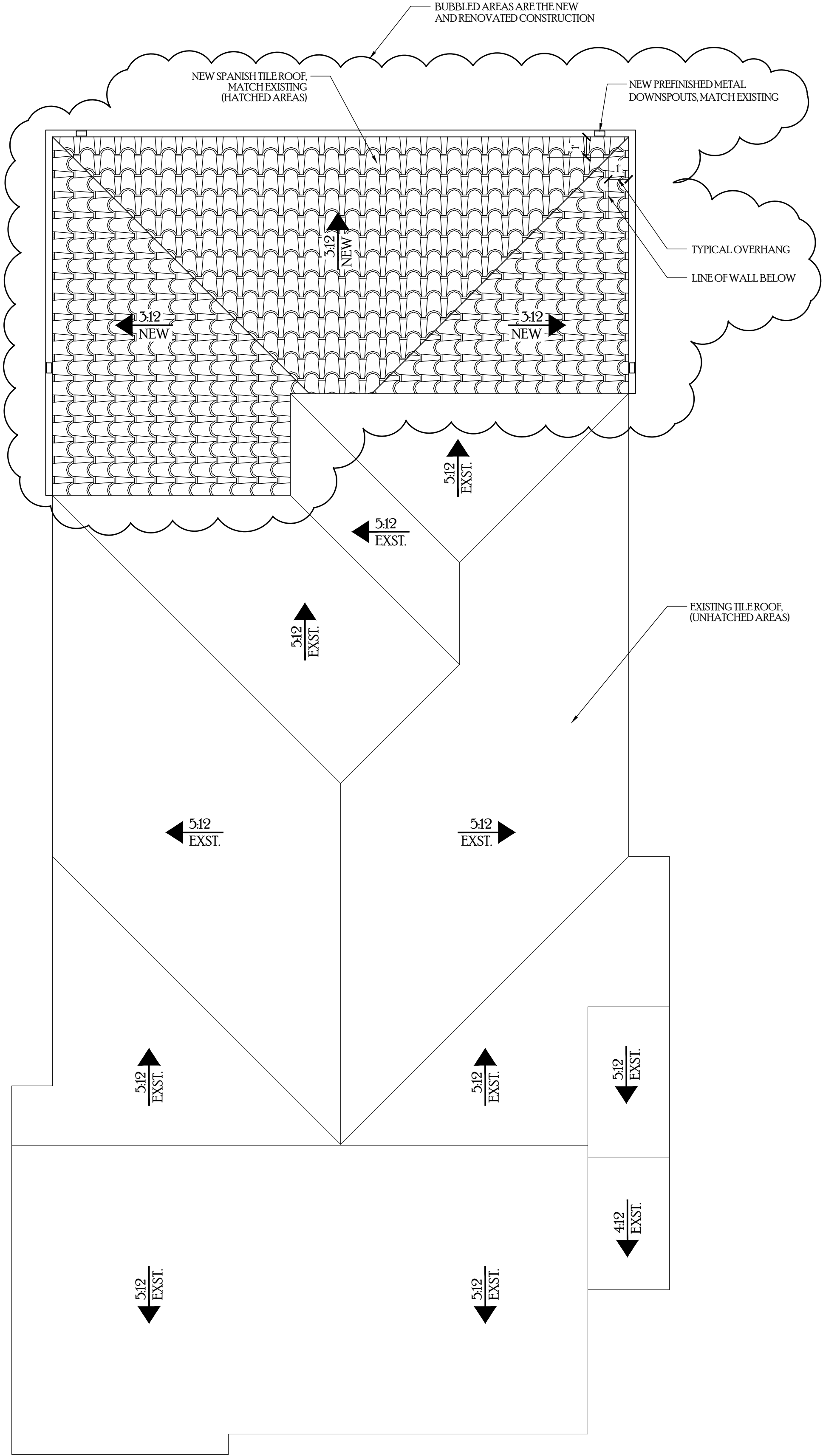
LIGHT FIXTURE SCHEDULE	CEILING PLAN LEGEND & SYMBOLS
A FLOOD LIGHT W/ MOTION DETECTOR & ELEC. EYE WALL BEAM OR SOFT MOUNTED & ADJUSTABLE (WITH SWITCH)	§ LIGHT SWITCH
B WALL SCONCE W/ WARM COLORED LED BULB	§ <sub>D</sub> DIMMER LIGHT SWITCH
C RECESSED CAN LIGHT W/ WARM COLORED LED BULB	§ <sub>DS</sub> DOOR SWITCH
D CEILING FAN WITH WARM COLORED LED BULBS	○ <sub>SD</sub> SMOKE / CARBON MONOXIDE DETECTOR
E EXHAUST FAN	□ EXHAUST FAN
F LED STRIP FIXTURE MOUNTED ON THE BOTTOM OF THE UPPER CABINETS, SWITCH ON FIXTURE	⊗ SOLAR TUBE SKYLIGHT
G STANDARD PORCELAIN TYPE SOCKET FIXTURE, WITH LED BULB, FIELD LOCATE IN ATTIC	⌀ ELECTRICAL OUTLET
H CEILING MOUNTED DECORATIVE SPOT LIGHT W/ LED BULB ON CABLE DROP, ADJUSTABLE	⌀ <sub>GFCI</sub> SHOCK RESISTANT ELEC. OUTLET
I HANGING CHANDELIER W/ WARM COLOR LED BULBS	⌀ <sub>WP</sub> WEATHER-PROOF ELEC. OUTLET
J CEILING FAN WITH NO LIGHTS	⌀ <sub>+44'</sub> ELEC. OUTLET MOUNTING HEIGHT
K FLUSH MOUNT LED FIXTURE WITH WARM COLORED BULBS	◇ CEILING HEIGHT KEY
L OUTDOOR GAS SCONCES, RE. OWNER FOR DETAILS	◀ <sub>Y12</sub> CEILING SLOPE KEY (POINTS DOWN)
CEILING PLAN NOTES	CODE INFORMATION
<b>NOTE:</b> CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT/LOCAL RESIDENTIAL CODE.	IRC R807 ATTIC ACCESS: BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT AS ELECTRICAL, GAS, MECHANICAL, PLUMBING EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. SEE SECTION M300.1 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS. ATTIC STAIR MUST HAVE MINIMUM 500 LB LOAD CAPACITY, AND HAVE A CATWALK WITH AN UNOBSTRUCTED PASSAGEWAY AT LEAST 30' LONG FROM CENTERLINE OF THE PASSAGEWAY FROM OPENING OF APPLIANCE, WITH MIN HEADROOM OF 30' AND MIN WIDTH OF 30'. A LEVEL SURFACE SPACE AT LEAST 30' DEEP AND 30' WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.
<b>NOTE:</b> LIGHT SWITCHES TO BE TYPICAL TOGGLE STYLE.	IRC R3151 SMOKE ALARMS: ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. THEY MUST BE INTERCONNECTED, HARD WIRED WITH A BATTERY BACKUP.
<b>NOTE:</b> ATTIC ACCESS PULL DOWN STAIRS MEET THE MINIMUM OF A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 300 POUNDS.	IRC R3152 LOCATION: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA, AND ON EACH FLOOR / LEVEL.
<b>NOTE:</b> GAS FURNACE TO BE LOCATED IN ATTIC	IRC I1031 HVAC EFFICIENCY RATING: USE 15 SEER MINIMUM.



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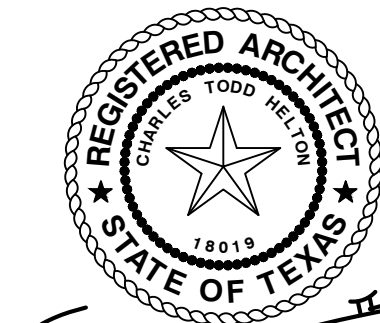


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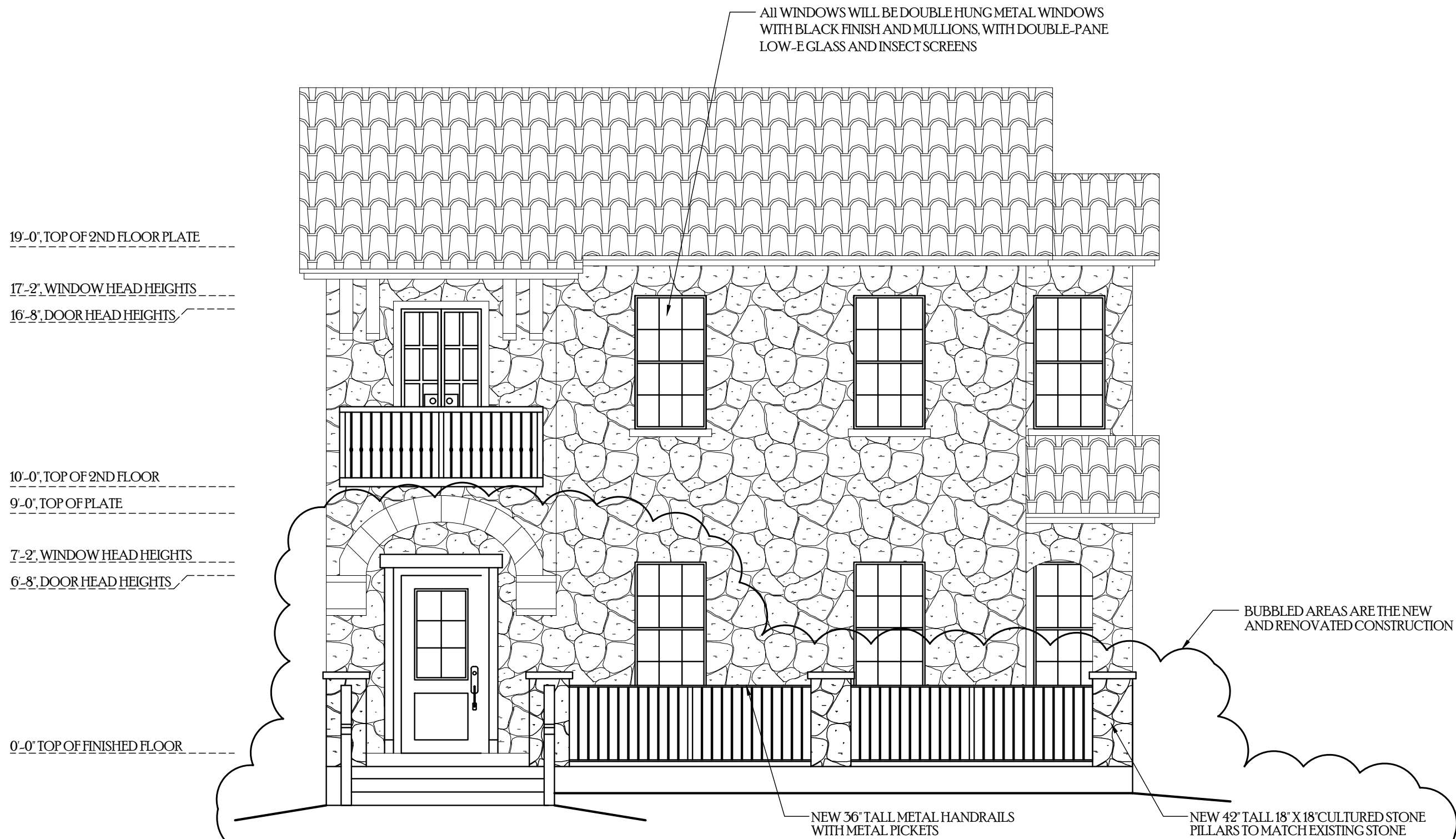
ROOF PLAN NOTES	
NOTE:	CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT / LOCAL RESIDENTIAL CODE.
NOTE:	ROOFING SUBCONTRACTOR TO CALCULATE THE AMOUNT OF VENTILATION REQUIRED AND ADD RIDGE VENTS AS NEEDED.
NOTE:	ALL ROOF PENETRATIONS ARE TO BE LOCATED ON THE REAR SIDE OF THE ROOF AND PAINT TO MATCH THE COLOR OF ROOFING.
NOTE:	NEW SPANISH TILE ROOF TO BE 30 YEAR WARRANTY (MIN.) AND BE A LIGHT COLOR TO HELP MINIMIZE ROOF HEAT SOLAR GAIN.
NOTE:	REPAIR EXISTING GUTTERS AND DOWNSPOUTS AS NEEDED.
NOTE:	REPAIR ANY DAMAGED OR MISSING SPANISH ROOF TILES.
ROOF PLAN LEGEND & SYMBOLS	
	DOWNWARD SLOPE ROOF PITCH KEY



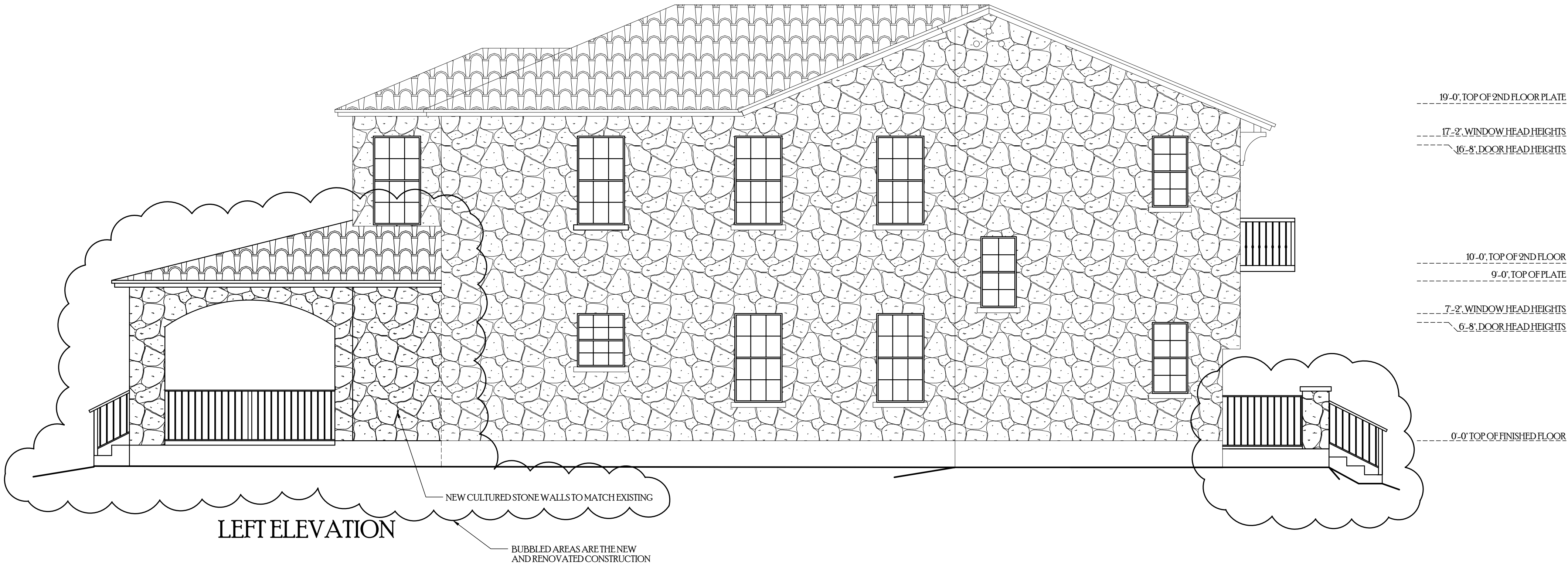


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EXTERIOR ELEVATION NOTES	
NOTE	CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT/LOCAL RESIDENTIAL CODE.
NOTE	ALL WINDOWS TO BE DOUBLE HUNG METAL WINDOWS WITH BLACK FINISH AND MULLIONS, WITH DOUBLE-PANE LOW-E GLASS AND INSECT SCREENS
NOTE	NEW SHINGLE ROOF TO BE 30 YEAR WARRANTY (MIN).
EXTERIOR ELEVATION LEGEND & SYMBOLS	
Y	WINDOW KEY: FOR ALL NEW WINDOWS LOCATED IN NEW LOCATIONS, RE WINDOW ELEVATIONS ON THE MISCELLANEOUS DETAILS SHEET.
EXST	WINDOW KEY: FOR ALL EXISTING WINDOWS THAT ARE TO REMAIN AS IS.

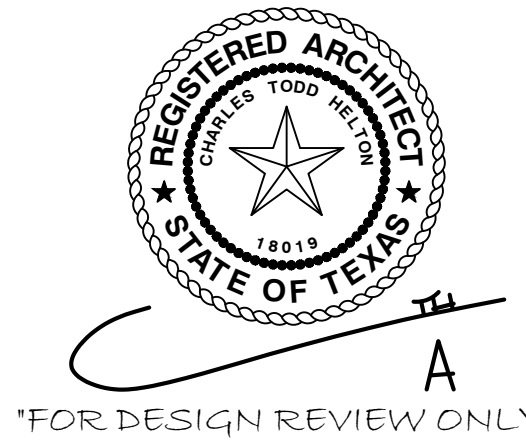


FRONT ELEVATION

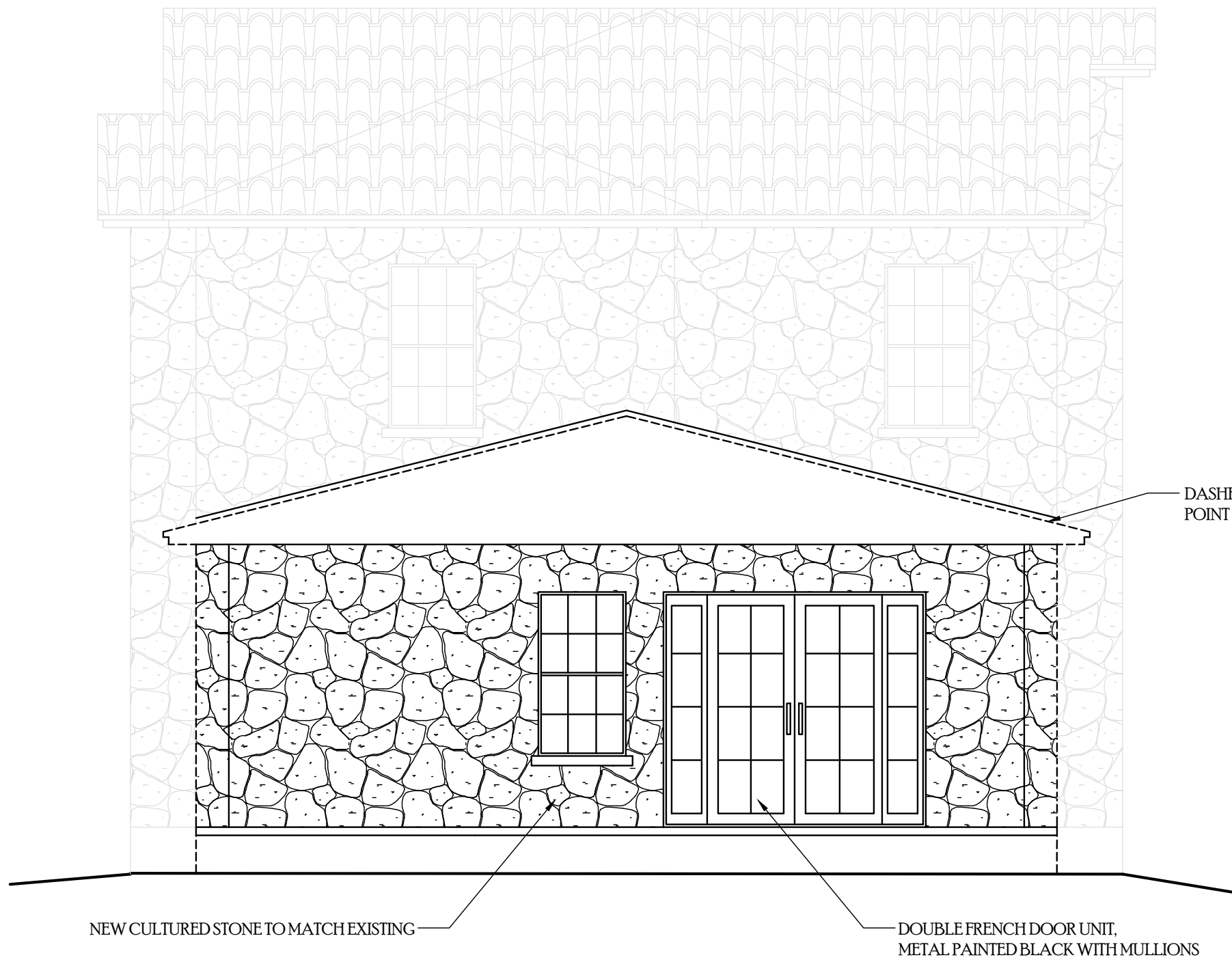


LEFT ELEVATION

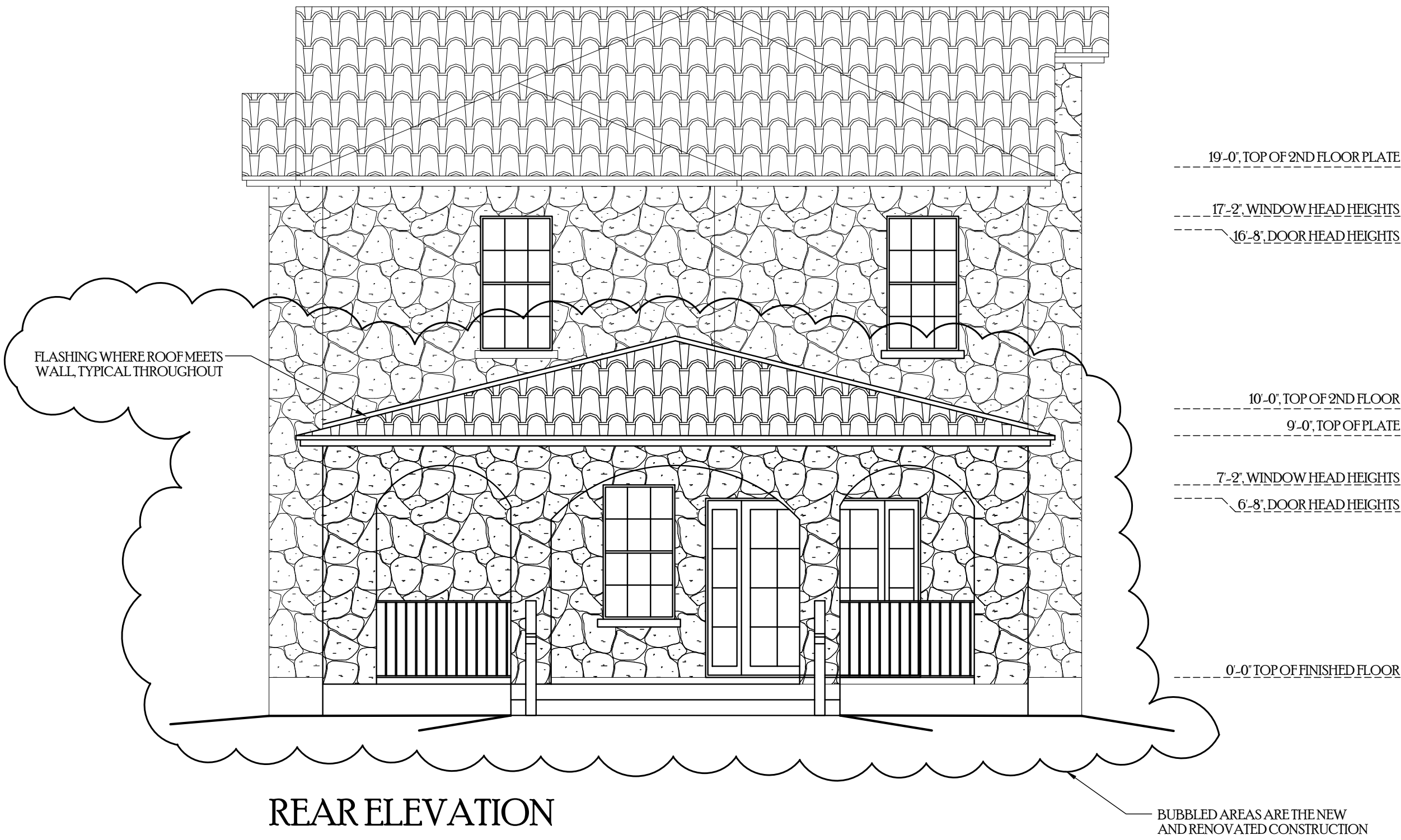




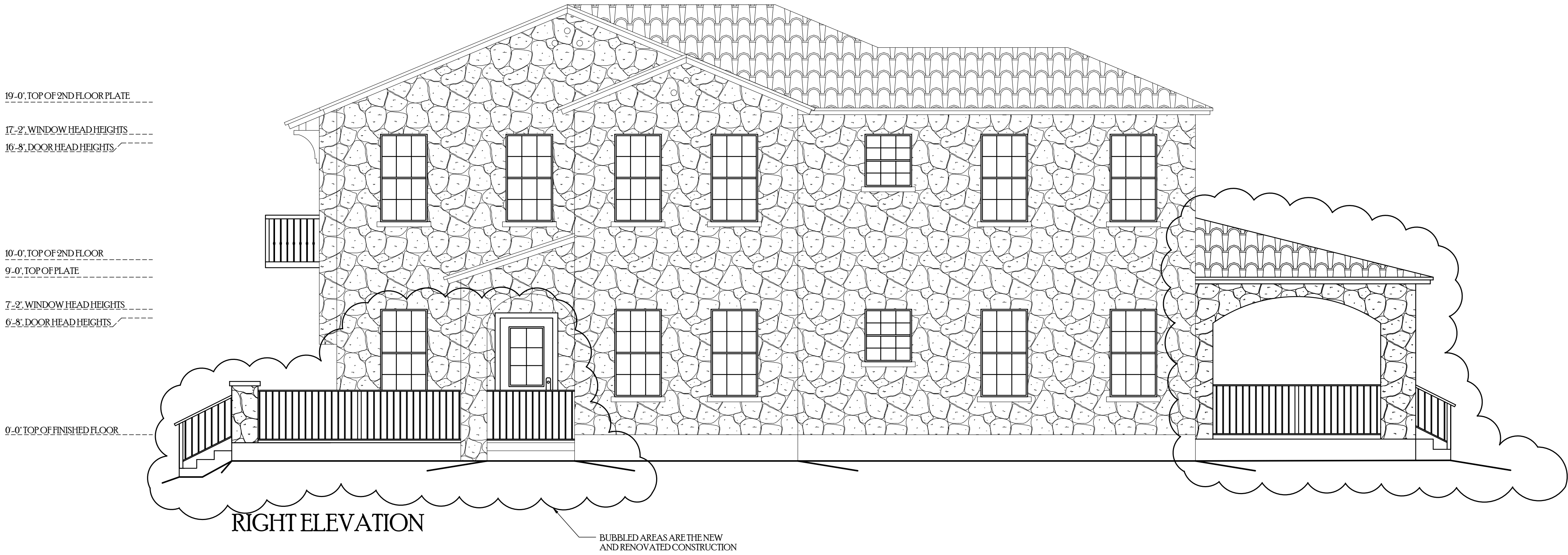
EXTERIOR ELEVATION NOTES	
NOTE	CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT/LOCAL RESIDENTIAL CODE.
NOTE	ALL WINDOWS TO BE DOUBLE HUNG METAL WINDOWS WITH BLACK FINISH AND MULLIONS, WITH DOUBLE-PANE LOW-E GLASS AND INSECT SCREENS.
NOTE	NEW SHINGLE ROOF TO BE 30 YEAR WARRANTY (MIN).
EXTERIOR ELEVATION LEGEND & SYMBOLS	
Y	WINDOW KEY: FOR ALL NEW WINDOWS LOCATED IN NEW LOCATIONS, RE WINDOW ELEVATIONS ON THE MISCELLANEOUS DETAILS SHEET.
EXST	WINDOW KEY: FOR ALL EXISTING WINDOWS THAT ARE TO REMAIN AS IS.



REAR ELEVATION WITH NEW PORCH COLUMNS/WALLS/ROOF REMOVED



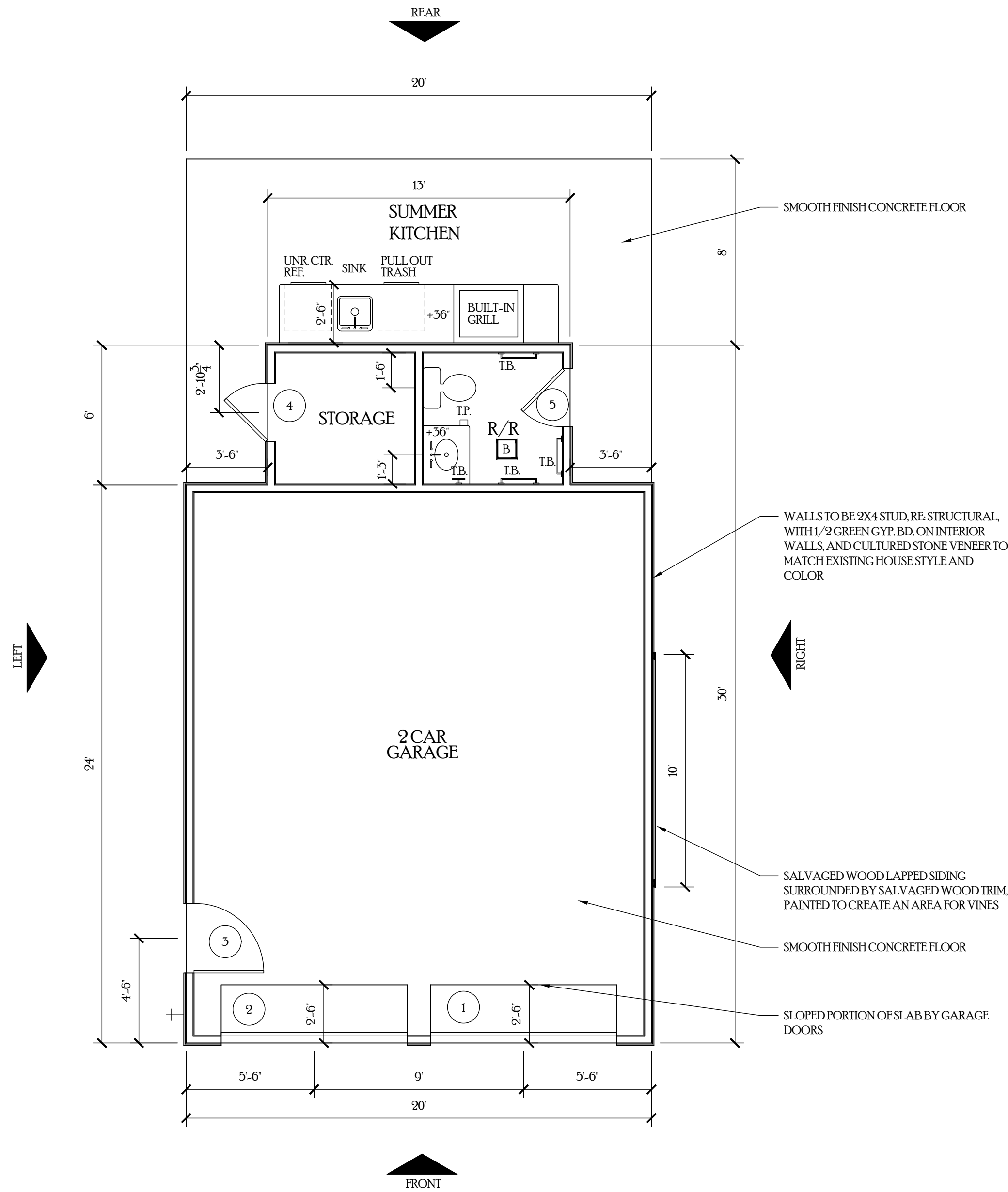
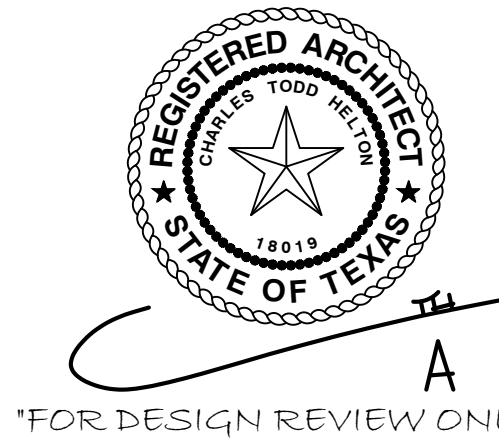
REAR ELEVATION



RIGHT ELEVATION



THE SANDS RENOVATION  
GARAGE FLOOR PLAN, 1/4" = 1'-0"  
CHARLES TODD HELTON ARCHITECT, INC.  
281.528.8181  
www.charlestoddhelton.com

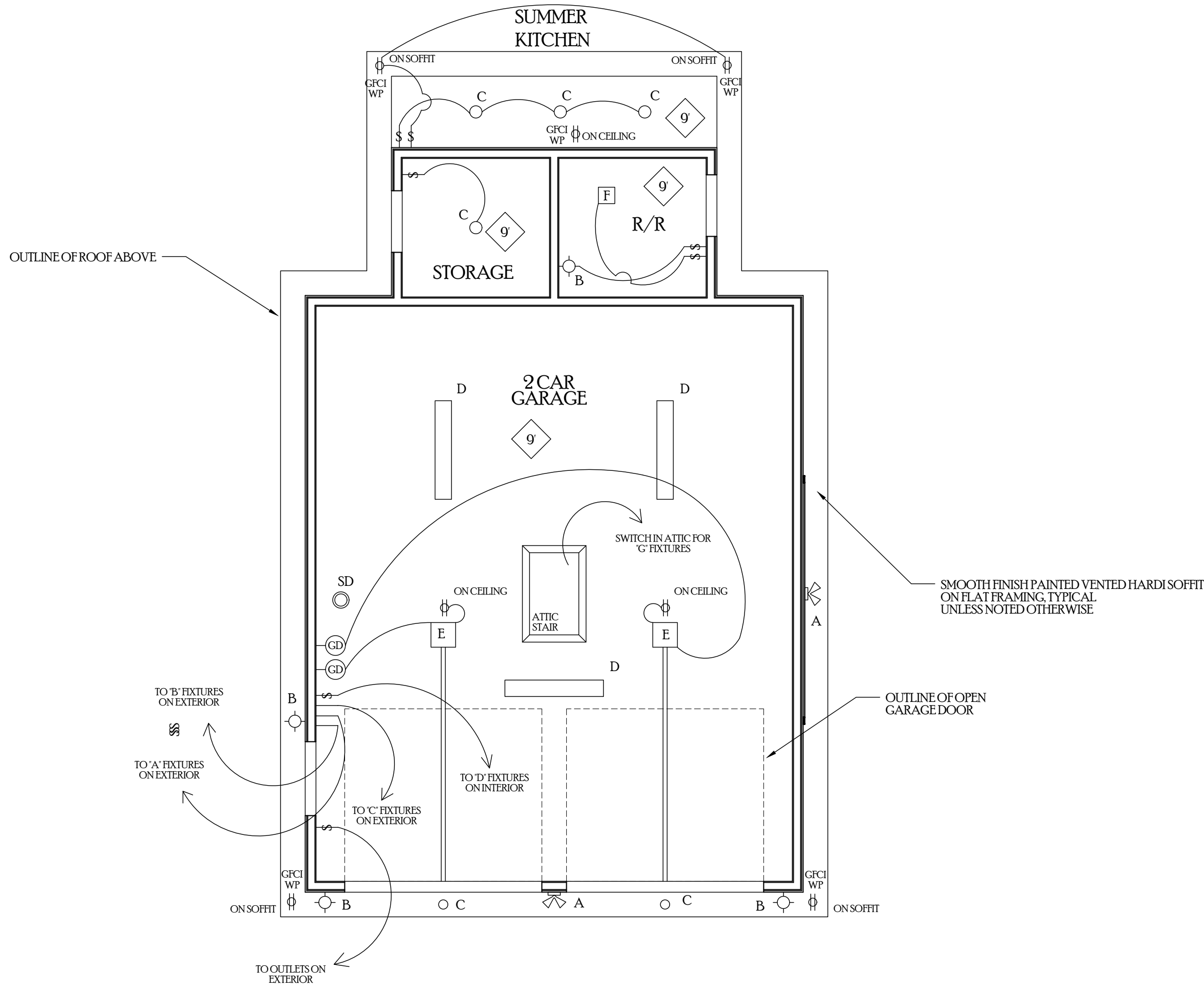


CODE INFORMATION	FLOOR PLAN LEGEND & SYMBOLS
IRC R308 SAFETY GLAZING: SAFETY GLAZING IS REQUIRED AT SHOWER AND TUB ENCLOSURES, SIDE HINGED DOORS (EXCEPT JALOUSIES), ADJACENT TO STAIRS AND LANDINGS, PANELS ADJACENT AND WITHIN 24" OF DOOR (UNLESS 12" BARRIER PROVIDED) PANELS WITH 9 SQ. FT. AND BOTTOM WITHIN 18" OF FLOOR AND TOP 36" ABOVE THE FLOOR AND WITHIN 36" OF A WALKING SURFACE.	EXISTING CONSTRUCTION NEW CONSTRUCTION
IRC R310 EXITS - EMERGENCY ESCAPE AND RESCUE. ALL BEDROOMS TO HAVE AT LEAST ONE EGRESS WINDOW WHICH COMPLIES TO THE FOLLOWING: 5'-0" SQ. FT. OPENABLE AT GRADE AND 5'-7" SQ. FT. OPENABLE ABOVE GRADE, WITH A MINIMUM HEIGHT OPENING OF 24" AND A MINIMUM WIDE OPENING OF 20".	Y DOOR KEY, RE. DOOR SCHEDULE Y FINISH KEY, RE. FINISH SCHEDULE
IRC R311 EXIT DOOR: AT LEAST ONE 3'-0" WIDE BY 6'-8" TALL EXIT DOOR.	Y INTERIOR ELEVATION KEY, RE. INTERIOR ELEVATIONS YYY EXTERIOR ELEVATION KEY, RE. EXTERIOR ELEVATIONS YYY SECTION KEY, RE. SECTIONS
	TB. TOWEL HANGING BAR
	MC. MEDICINE CABINET
	R & S ROD & SHELF
	TP. TOILET PAPER HOLDER
	HB. HOSE BIB
	SH. RECESSED SOAP / SHAMPOO HOLDER

FLOOR PLAN NOTES	
<b>NOTE:</b> CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT / LOCAL RESIDENTIAL CODE.	<b>NOTE:</b> ALL WALLS AND CEILINGS ARE 1/2" GYPSUM BOARD, UNLESS NOTED OTHERWISE.
<b>NOTE:</b> PROVIDE BLOCKING IN WALLS THAT ARE TO RECEIVE SHELVES, TOWEL HOLDERS, OUTLETS, ETC..	<b>NOTE:</b> NEW FOUNDATION TO BE SLAB ON GRADE, RE. STRUCTURAL DRAWINGS.
<b>NOTE:</b> WEATHER STRIPPING ON ALL WINDOWS AND DOORS, WINDOW SILLS ARE TO BE WOOD, AND PROTRUDE 1 1/2" FROM FACE OF GYP BD. WALLS.	<b>NOTE:</b> USE 1/2" HARDIBACKER BOARD AROUND ALL TUBS AND SHOWERS.
<b>NOTE:</b> NEW R-15 (MIN) BATT INSULATION IN ALL OF THE EXISTING EXTERIOR WALLS THAT ARE OPENED UP DURING THE CONSTRUCTION PROCESS, AND SOUND BATT INSULATION IN ALL INTERIOR WALLS, RE. WALL SECTION ON MISC. DETAILS SHEET.	<b>NOTE:</b> IF DOORS ARE NOT DIMENSIONED, THEN THEY ARE EITHER CENTERED IN THE SPACE, OR 6" FROM THE WALL ON THE HINGE SIDE.
<b>NOTE:</b> ALL DIMENSIONS ARE TO FACE OF STUD ON THE INTERIOR, AND TO FACE OF STUD / CONCRETE ON THE EXTERIOR, AND TO CENTERLINE OF WINDOWS, UNLESS NOTED OTHERWISE.	<b>NOTE:</b> ALL EXTERIOR AND INTERIOR WALLS ARE 2X4 STUDS, RE. STRUCTURAL.
<b>NOTE:</b> ALL SHELVES ABOVE RODS ARE 1'-6" DEEP, AND THE RODS ARE 1'-0" FROM WALL, PUT ROD MIN. 6" BELOW SHELF ABOVE, UNLESS NOTED OTHERWISE.	<b>NOTE:</b> USE ONLY HIGH EFFICIENCY APPLIANCES, AS WELL AS THE HEATING / COOLING EQUIPMENT.
<b>NOTE:</b> ALL UPPER CABINETS ARE 1'-0" DEEP, AND ALL BASE CABINETS ARE 2'-0", UNLESS NOTED OTHERWISE.	<b>NOTE:</b> BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUB WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.



THE SANDS RENOVATION  
GARAGE CEILING PLAN, 1/4" = 1'-0"  
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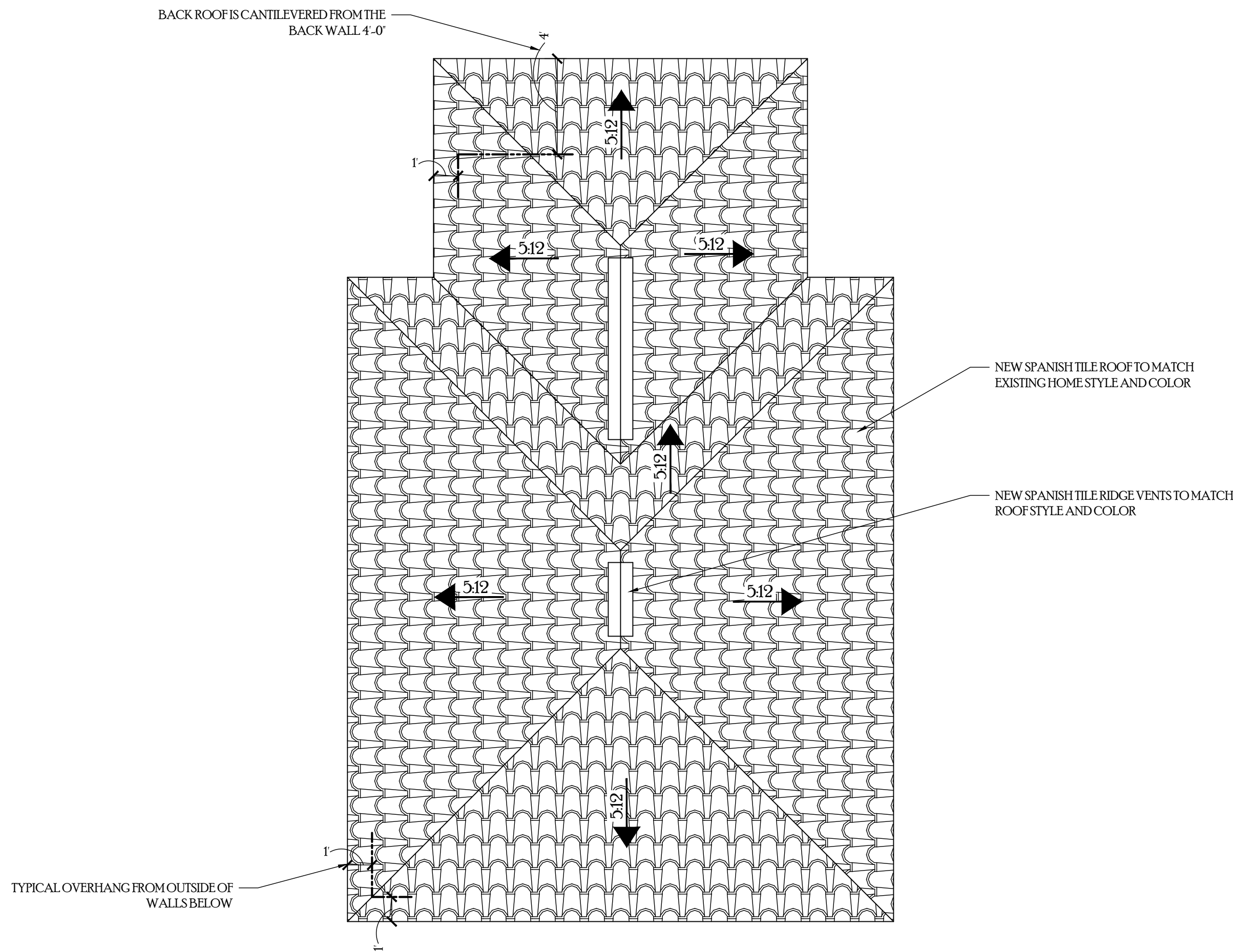
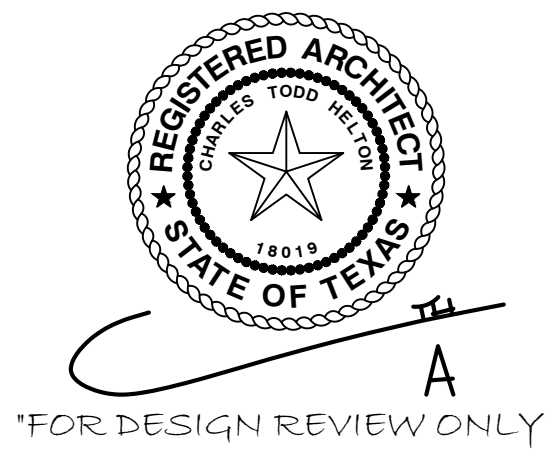
CEILING PLAN NOTES	
NOTE:	CONTRACTOR AND SUBCONTRACTORS ARE TO FOLLOW MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES FOR EACH PRODUCT, AND ALL CONSTRUCTION IS TO CONFORM TO THE CURRENT/LOCAL RESIDENTIAL CODE.
NOTE:	ALL CEILINGS ARE 1/2" GYPSUM BOARD, UNLESS NOTED OTHERWISE.
NOTE:	X IS FOR CEILING HEIGHTS, NOTED ON PLAN.
NOTE:	LIGHT SWITCHES TO BE TYPICAL TOGGLE STYLE.
NOTE:	ATTIC ACCESS PULL DOWN STAIRS MEET THE MINIMUM OF A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.

LIGHT FIXTURE SCHEDULE	
A	LED FLOOD LIGHT W/ MOTION DETECTOR & ELEC. EYE, WALL MOUNTED & ADJUSTABLE
B	WALL SCONCE W/ WARM COLORED LED BULB
C	RECESSED CAN LIGHT W/ WARM COLORED LED BULB
D	CEILING MOUNTED LED IX4 PANEL LIGHT
E	GOOD QUALITY GARAGE DOOR OPENER WITH LED BULB
F	EXHAUST FAN
G	PORCELAIN FIXTURE (MOUNTED ON FRAMING) WITH LED BULB

CODE INFORMATION	
IRC R807	ATTIC ACCESS: BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT AS ELECTRICAL, GAS, MECHANICAL, PLUMBING EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. SEE SECTION M300.13 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS. ATTIC STAIR MUST HAVE MINIMUM 350LB LOAD CAPACITY, AND HAVE A CATWALK WITH AN UNOBSTRUCTED PASSAGEWAY AT LEAST 30" LONG FROM CENTERLINE OF THE PASSAGEWAY FROM OPENING OF APPLIANCE, WITH MIN. HEADROOM OF 30" AND MIN. WIDTH OF 30". A LEVEL SURFACE SPACE AT LEAST 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.
IRC R313.1	SMOKE ALARMS: ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2017 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. THEY MUST BE INTER-CONNECTED, HARD WIRED WITH A BATTERY BACKUP.
IRC R313.2	LOCATION: IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA, AND ON EACH FLOOR/LEVEL.
IRC 110.3.1	HVAC EFFICIENCY RATING: USE 15 SEER MINIMUM.

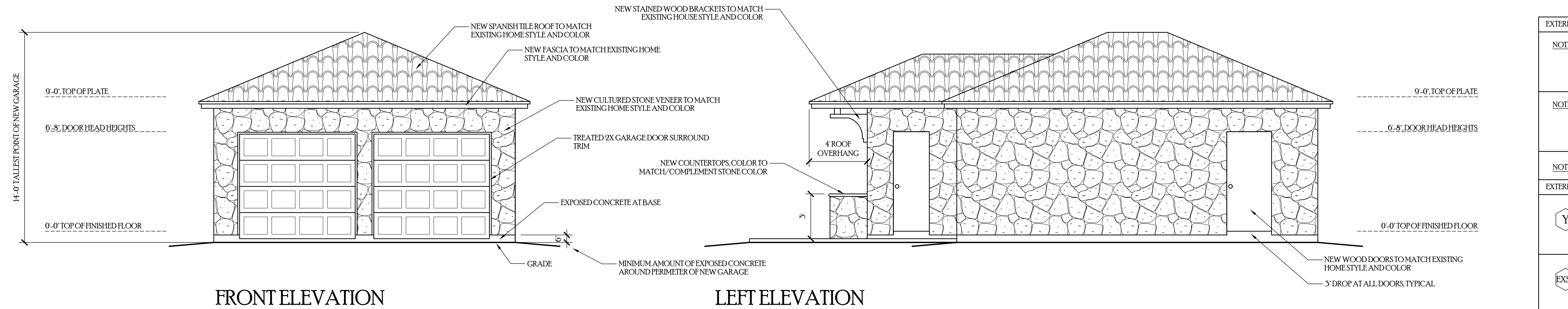
CEILING PLAN LEGEND & SYMBOLS	
§	LIGHT SWITCH
SD	SMOKE/CARBON MONOXIDE DETECTOR/ALARM
□	EXHAUST FAN
Ø	ELECTRICAL OUTLET
Ø GFCI	SHOCK RESISTANT ELEC. OUTLET
Ø WP	WEATHER-PROOF ELEC. OUTLET
Ø +44"	ELEC. OUTLET MOUNTING HEIGHT
X	CEILING HEIGHT KEY



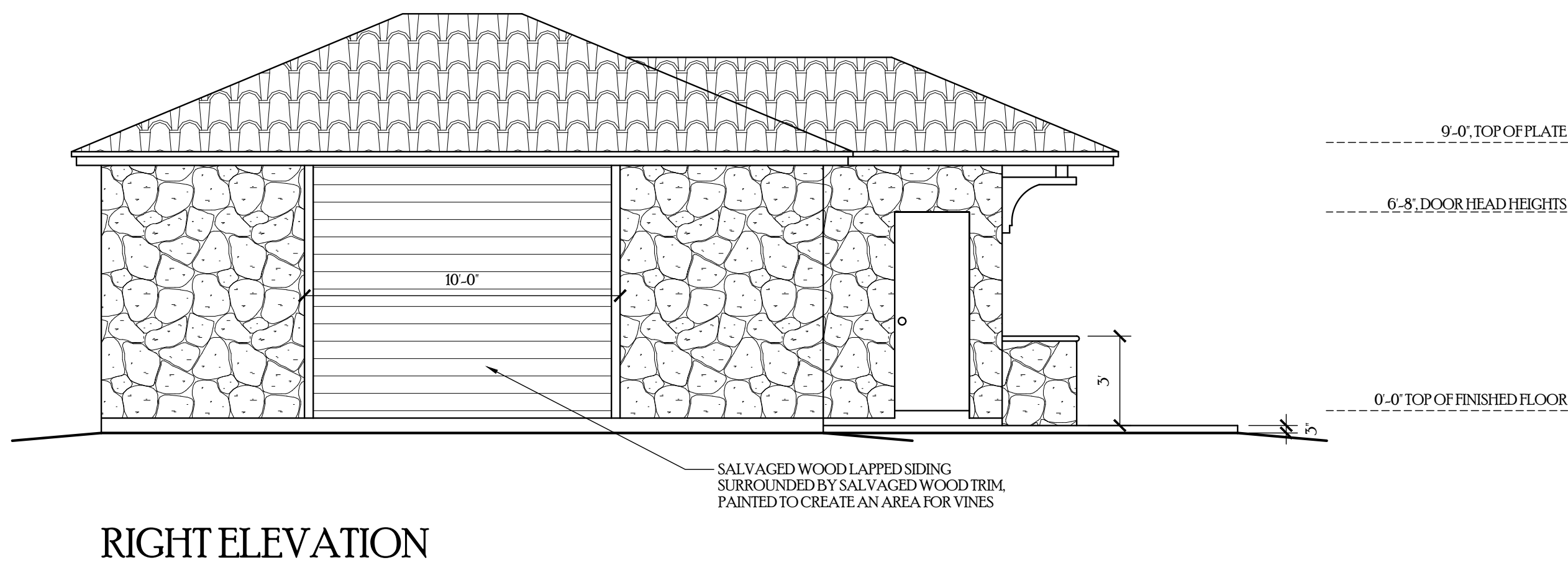
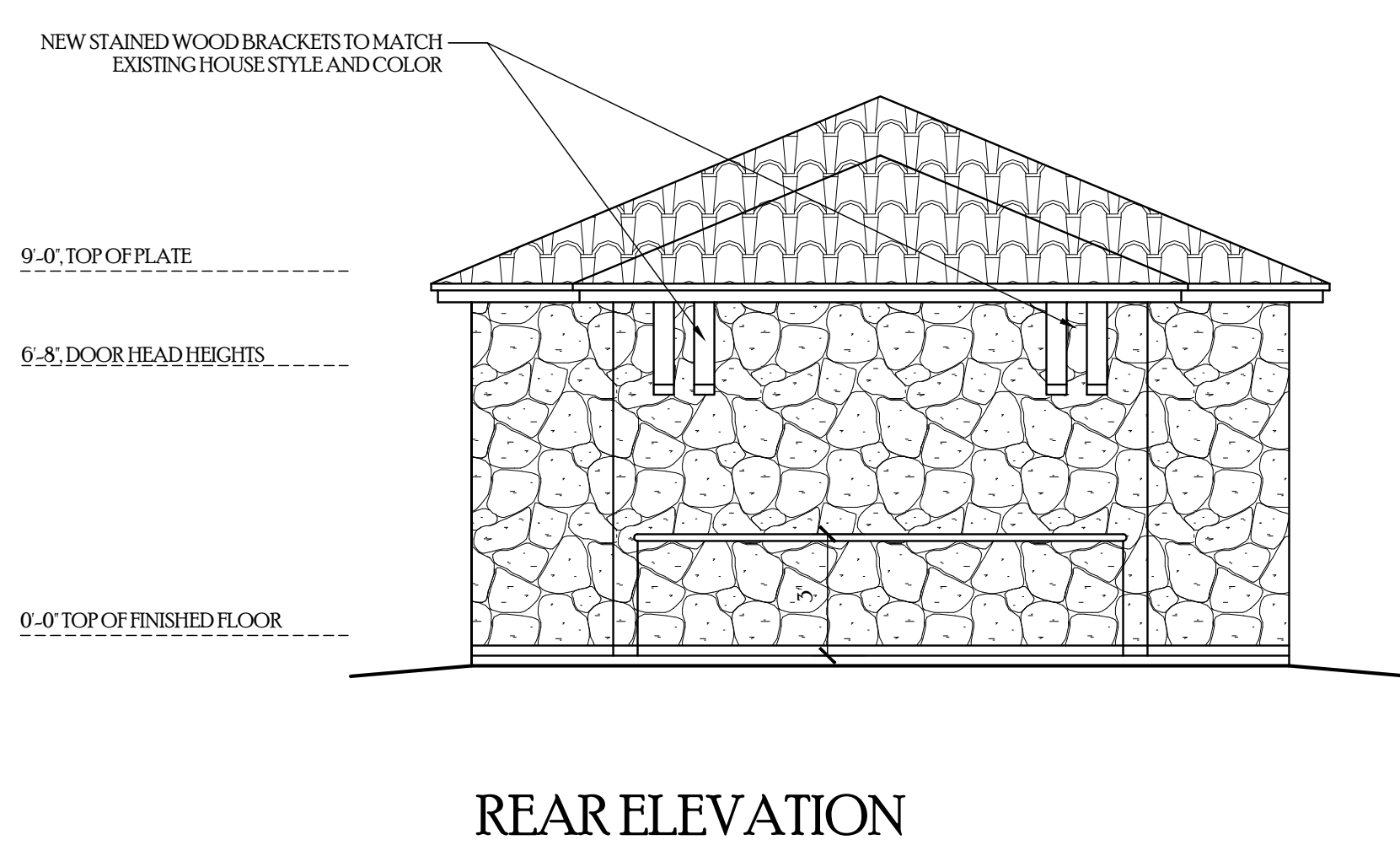


ROOF PLAN NOTES	
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NOTE	ROOFING SUBCONTRACTOR TO CALCULATE THE AMOUNT OF VENTILATION REQUIRED AND ADD RIDGE VENTS AS NEEDED.
NOTE	ALL ROOF PENETRATIONS ARE TO BE LOCATED ON THE REAR SIDE OF THE ROOF AND PAINT TO MATCH THE COLOR OF ROOFING.
NOTE	NEW SPANISH TILE ROOF TO BE 30 YEAR WARRANTY (MIN.) AND BE A LIGHT COLOR TO HELP MINIMIZE ROOF HEAT SOLAR GAIN.
ROOF PLAN LEGEND & SYMBOLS	
	DOWNWARD SLOPE ROOF PITCH KEY





EXTERIOR ELEVATION NOTES	
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# < Colonial sliding doors

H

Hazel E

Ideas you might love

House design

New homes

French doors patio

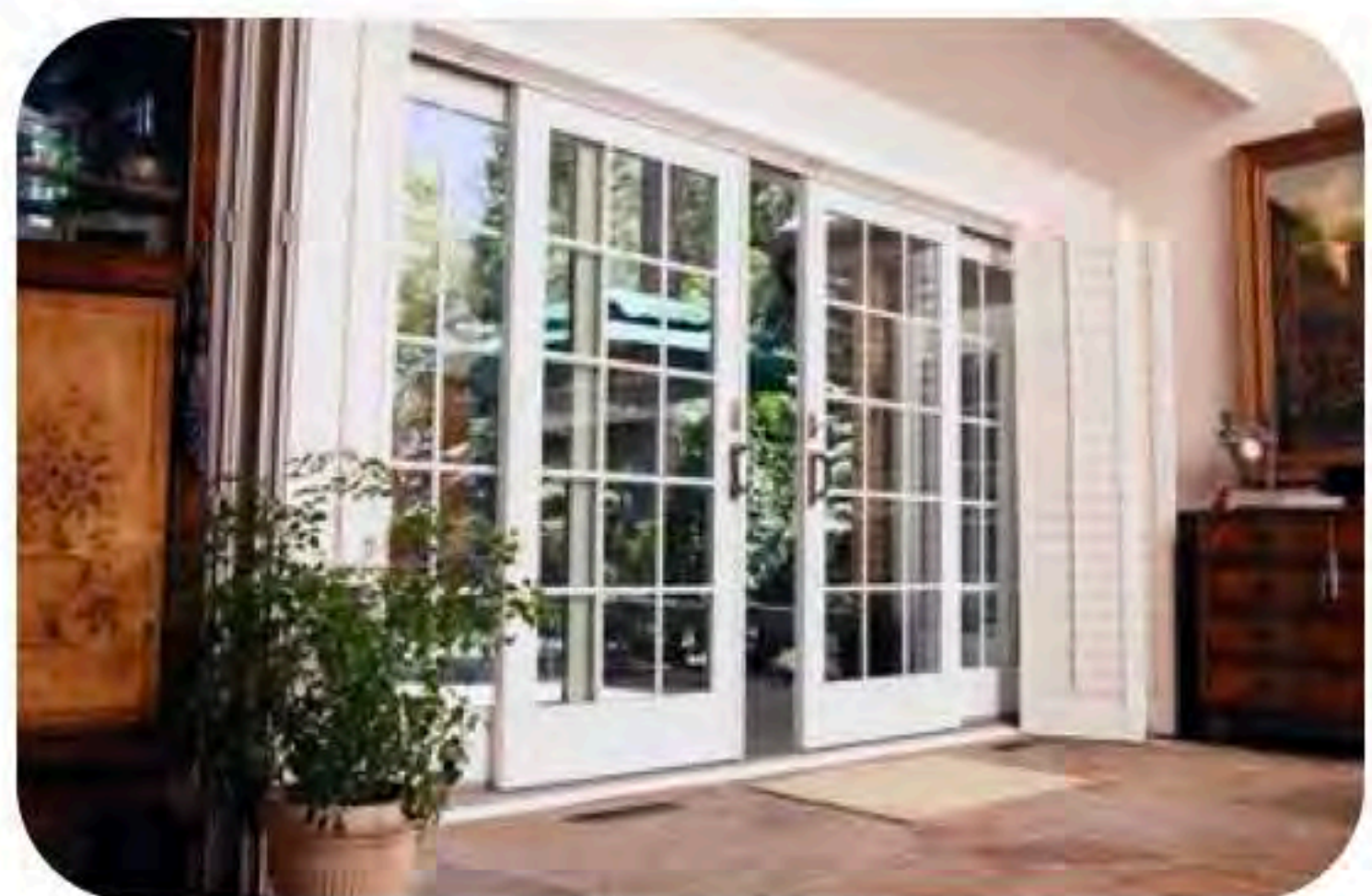
House exterior

House interior

French doors interior



35 Colonial Bar ...  
Stacker Door for Y...



Improvement Of ...  
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Crittall Doors



Church Hill Road ...  
Private Residence













Within the Grove



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501













































Photo by Shipooopi







## Jessica L. Anderson (OHP)

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**From:** Rachel Rettaliata (OHP)  
**Sent:** Wednesday, October 18, 2023 12:37 PM  
**To:** [REDACTED]  
**Cc:** Jessica L. Anderson (OHP)  
**Subject:** RE: [EXTERNAL] Fw: Comments for cases 5, 8, and 14- Monticello Park Historic District

Hello Bianca,

Thank you very much for sharing the MPNA comments. I have cc'ed Jessica Anderson to this email, she is the case manager for the request at 501 Furr.

If you have any questions prior to the hearing, please let us know!

Best,  
Rachel



**Rachel Rettaliata, MSHP**  
Senior Historic Preservation Specialist  
Design Review Team

Direct: (210) 207-0145 • Main Office: (210) 207-0035  
rachel.rettaliata@sanantonio.gov • [www.sapreservation.com](http://www.sapreservation.com)

[Historic Home Dashboard](#)

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**From:** Bianca Maldonado <[REDACTED]>  
**Sent:** Wednesday, October 18, 2023 11:47 AM  
**To:** Rachel Rettaliata (OHP) <Rachel.Rettaliata@sanantonio.gov>  
**Subject:** [EXTERNAL] Fw: Comments for cases 5, 8, and 14- Monticello Park Historic District

Rachel,

See agenda item 14, specifically about the rear porch addition and mis representation in the renderings.

Just sending you a heads up on our comments.

Thank you,  
BM

----- Forwarded Message -----

**From:** Bianca Maldonado <[REDACTED]>  
**To:** [HistoricDesignReviewCommission@sanantonio.gov](mailto:HistoricDesignReviewCommission@sanantonio.gov) <[historicdesignreviewcommission@sanantonio.gov](mailto:historicdesignreviewcommission@sanantonio.gov)>



Cc: MPNA Board [REDACTED]  
Sent: Wednesday, October 18, 2023 at 11:45:10 AM CDT  
Subject: Comments for cases 5, 8, and 14- Monticello Park Historic District

**Please see the comments recorded for agenda items 5, 8, and 14.**

## **Agenda Item #5**

Case# 2023-416

302 Furr Drive

My name is Bianca Maldonado, chair of the Monticello Park Architectural review committee, offering comments on behalf of Drea Garza, President of Monticello Park Neighborhood Association (MPNA), and the nine member MPNA Board of Directors. PO Box 100315 78201

We support staff's recommendation for approval and thank the applicant for their restoration and investments to this historic property. Specifically, we note the restoration of the 35 one over one wood windows; the deconstruction and new construction of the garage with an Accessory Dwelling unit which was executed with appropriate massing and scale to the property and neighborhood; and for foundation and exterior improvements. The investments in this 1920's home will carry this property into its next 100 years.

Thank you for consideration of our comments.

## **Agenda Item #8**

Case# 2023-402

723 Donaldson Ave

We thank SAISD and FPC for meeting with the MPNA and considering our additional recommendations. We support SAISD's project which has the goal to provide ADA accessibility and define the front entrance to this landmark school. We support staff's recommendations and respectfully ask the following items to be included in a motion for approval:

- 1) no decomposed granite in the landscaping beds adjacent to the public ROW be used due to washout/maintenance concerns
- 2) a sealant be added to all stone/brick elements of the signage and stone retaining walls
- 3) for consideration to be given in the placement of new trees along the walkway to the front of the school and to the new walkway crossing in front of the school to ensure two unobstructed viewsheds are maintained of the lawn and 2 story front elevation of the school (page 33 of HDRC packet)
- 4) for the new ADA ramp and sidewalk from the parking lot, that the limestone retaining wall be minimal in height, lower than the renderings provided, so that it does not seek to obstruct the view of the brickwork under the arrowhead windows of the cafeteria or dominate in the topography of the front façade and elevation. (page 40 of HDRC packet)



Thank you for consideration of our comments.

## Agenda Item #14

Case# 2023-412

501 Furr Drive

We thank the applicant for seeking to invest in their historic home and note this is a duplex being converted to a single-family home. For items 1-7:

- 1) We disagree with staff's recommendations on item 1, demolition of the garage.
- 2) We support conceptual approval of new construction of the garage if staff's stipulations i-v are met. We ask for consideration that the exterior wood cladding material be either reused or new (no stucco) with a new tile roof.
- 3) Rear covered porch- we support staff's recommendation but ask for conceptual approval due to the lack of construction documents for how the addition will touch the existing home and inaccurate location of the rear exterior doors on the elevation submitted. One door has moved and been its location enclosed. (HDRC packet pages 18 and 22)
- 4) **through** 7) We support staff's recommendation for denial. CMU Walls, concrete front porch with balustrade, altering the fenestration pattern on the front elevation of a home, and awnings on the front elevations directly contradict the historic district fundamental guidelines and seeks to alter to another time and style which is not in keeping with the Monticello Park Historic District.

Thank you for consideration of our comments.

Regards,  
Bianca Maldonado

**\*\*THIS EMAIL IS FROM AN EXTERNAL SENDER OUTSIDE OF THE CITY.\*\***

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