

HISTORIC AND DESIGN REVIEW COMMISSION

May 21, 2025

HDRC CASE NO: 2025-076
ADDRESS: 238 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9005 BLK 3 LOT 32 33 AND 34
ZONING: R-4
CITY COUNCIL DIST.: 1
DISTRICT: Olmos Park Terrace Historic District
APPLICANT: Thomas Villanueva/Nueva General Contractors LLC
OWNER: Cynthia Marmolejo/MARMOLEJO ARMIN & MARMOLEJO CYNTHIA
TYPE OF WORK: New construction of a detached rear accessory structure
APPLICATION RECEIVED: March 09, 2025
60-DAY REVIEW: May 08, 2025
CASE MANAGER: Caitlin Brown-Clancy

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 508 sf detached rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

2. Building Massing and 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 overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Incorporating additional height into half stories or within traditional roof forms is strongly encouraged. 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. *Facade 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.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *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.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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 principal 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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

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.
 - 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 finish. 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 structure at 238 Lovera is a single-family one-story home that first appears on the 1938 Sanborn map. It is constructed in a minimal traditional style, features an asymmetrical façade with two hipped roof forms and is clad in limestone typical of Olmos Park Terrace.
- b. **CASE HISTORY** – The applicant presented this request to the HDRC on 4/16/25 where it was referred to committee. The applicant participated in two Design Review Consultations on 4/22/25 and 4/29/25 where commissioners shared feedback regarding the space plan, roof form, and materiality. This request reflects changes based upon Commissioner's feedback.
- c. **MASSING & SIZE** – The applicant is requesting to construct a one-story 508 sf detached rear accessory unit. The Guidelines for New Construction 5.A.i and ii state that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. Additionally, New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The proposed new construction measures 508 sf while the primary structure measures 1,282 sf. Staff finds the proposed massing and size consistent with the guidelines.
- a. **SETBACK** - The applicant is requesting to locate the proposed structure at the SE corner of the lot while observing a 15'0" side setback and a 10'6" rear setback. Guideline 5.B.ii states that new garages and outbuildings should follow the historic setback pattern of similar structures along the streetscape or district while historic garages or outbuildings are most typically located at the rear of the lot, behind the principal building. While staff finds the location at the rear of the lot appropriate staff finds the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.
- d. **ROOF (FORM)** – The applicant is requesting to construct a structure with shed roof forms featuring a ridge that measures 14'0" at its highest point. Guideline 2.B.i states that roof forms consistent with those predominantly found on the block should be incorporated into new construction. The 200 block of Lovera features roof forms consisting of front gable, side gable, hip, and shed roof forms. Staff finds the proposed roof forms appropriate.
- e. **ROOF (MATERIAL)** – The applicant is requesting to install an asphalt shingle roof. Guideline 3.a.iii states that roof materials that are similar in terms of form, color, and texture to those traditionally used in the district should be selected. Staff finds the installation of an asphalt shingle roof consistent with the Guidelines.
- f. **PORCH** – The applicant is requesting to install a 50 sf patio at the front façade of the proposed structure supported by two wooden columns. Staff finds the inclusion of an open porch appropriate, however, finds the applicant should design the columns to be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.
- g. **WINDOWS & DOORS** – The applicant is proposing to install fully wood windows featuring casement, awning and double-hung operations. Guideline 5.A.v states that window and door openings should be designed similar to those found on historic garages or outbuildings in the district. Windows found within the district and on the primary structure are typically wooden and sashed or steel casement. Staff finds the fenestration pattern and

proposed window product appropriate, however, finds the applicant should submit a section drawing of the window installation indicating a recess that complies with the Standard Stipulations for Wood Windows in New Construction. Additionally, staff finds the applicant should submit product specifications for the proposed exterior doors.

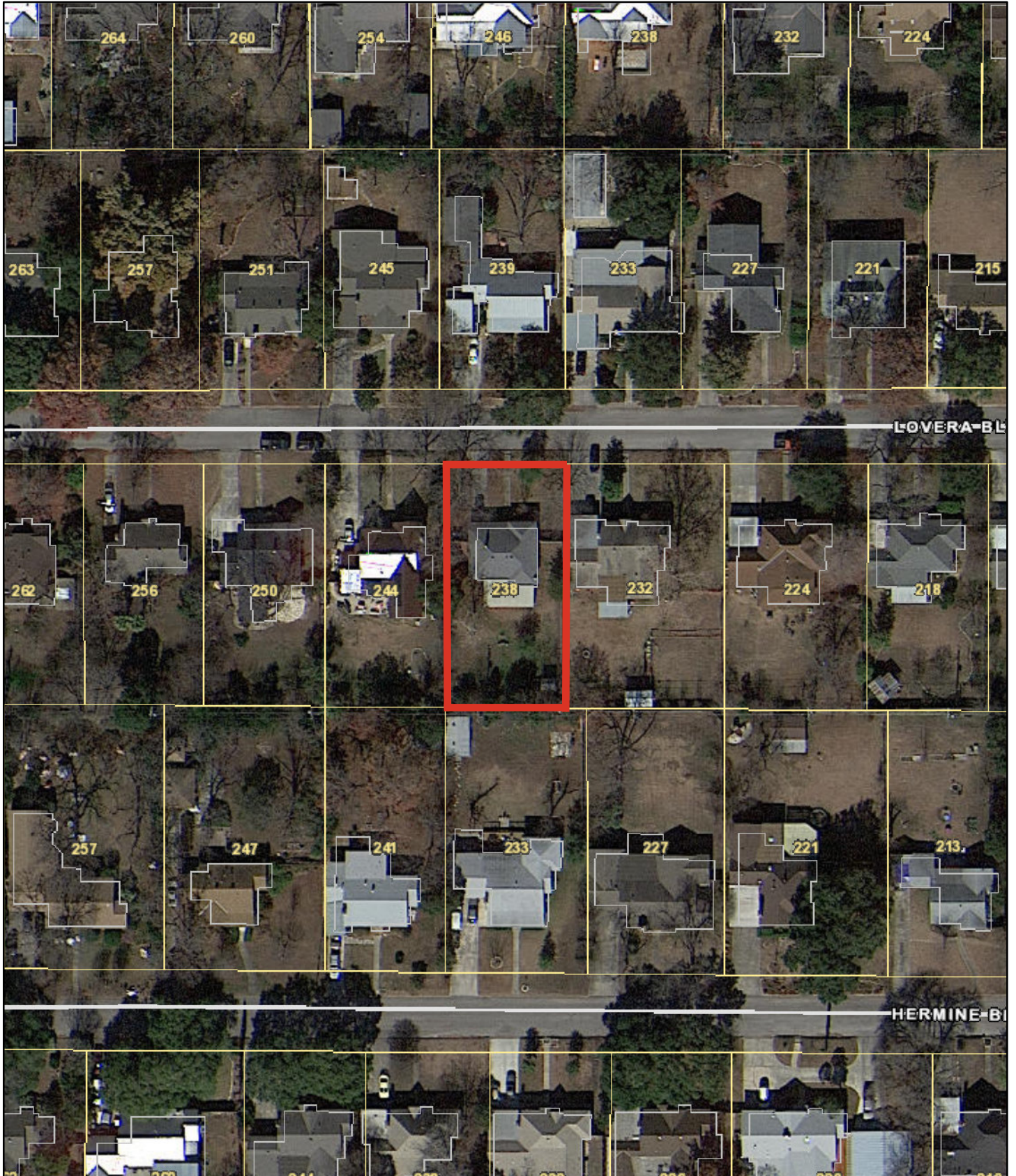
- h. **SIDING** – The applicant is requesting to clad the new structure in composite fiber siding featuring a smooth finish and a reveal of no more than 6". Guideline 3.A.v states that contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. Staff finds the proposed siding and reveal measurement consistent with the Guidelines.

RECOMMENDATION:

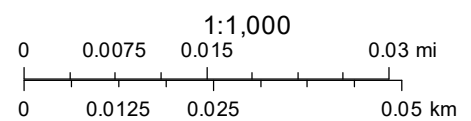
Staff recommends approval to construct a 508 sf rear accessory with the following stipulations;

1. That the applicant submit a window installation section drawing, column details, and exterior door product specifications to staff prior to the issuance of a COA.
2. That the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



April 11, 2025





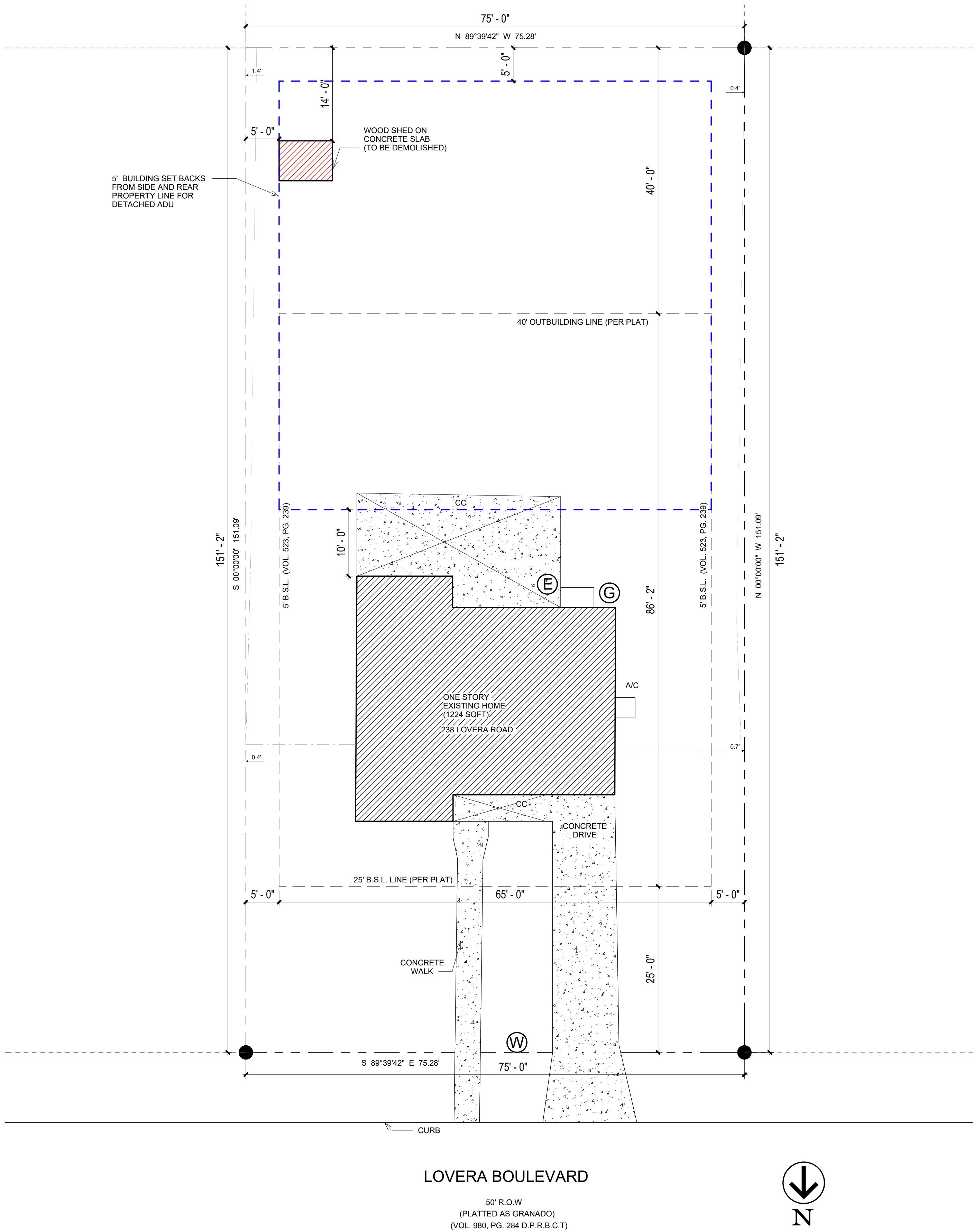












1 SITE PLAN
1" = 10'-0"

NOTE

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THOSE SHOWN ON THE RECORDED SUBDIVISION PLAT IN VOLUME 980, PAGES 282-285, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

2.PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

B1) RESTRICTIONS RECORDED IN VOLUME 1299, PAGE 572, AND VOLUME 1523, PAGE 229, DEED RECORDS OF BEXAR COUNTY, TEXAS.

10D) TERMS, CONDITIONS, EASEMENT, BUILDING SETBACK LINES AND OTHER MATTERS SET OUT ON OLMOS PARK TERRACE RECORDED IN VOLUME 980, PAGE 282-285, OF THE COUNTY PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE

ACCORDING TO FEMA MAP NO. 48029C0401H WITH AN EFFECTIVE DATE OF JUNE 19, 2020, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

LEGAL DESCRIPTION

LOTS 32, 33, AND 34 BLOCK 3, NEW CITY BLOCK 9005, OLMOS PARK TERRACE, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 980, PAGES 282-285, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND	
---	BOUNDARY
---	BUILDING SET - BACK
---	PROPOSED UNIT
---	DEMOLISHED UNIT
---	EXISTING UNIT
---	WOOD FENCE
---	CHAINLINK FENCE
---	ADU SET BACK
()	RECORD INFORMATION
●	ROUND IRON ROD
ⓐ	GM (GAS METER)
ⓑ	WM (WATER METER)
ⓒ	EM (ELECTRIC METER)
B.S.L.	BUILDING SET BACK LINE
E.G.T.V	GAS, ELECT., TEL., & CA.TV
CC	COVERED CONCRETE
AC	AIR CONDITIONER



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AREAS:	NO.	1	2	3	4	5	6	7	8	9
FIRST FLOOR	1									
SECOND FLOOR	2									
THIRD FLOOR	3									
BASEMENT	4									
GARAGE	5									
TOTAL	6									
BALCONY	7									
DRIVEWAY	8									
PORCH	9									

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SITE PLAN -
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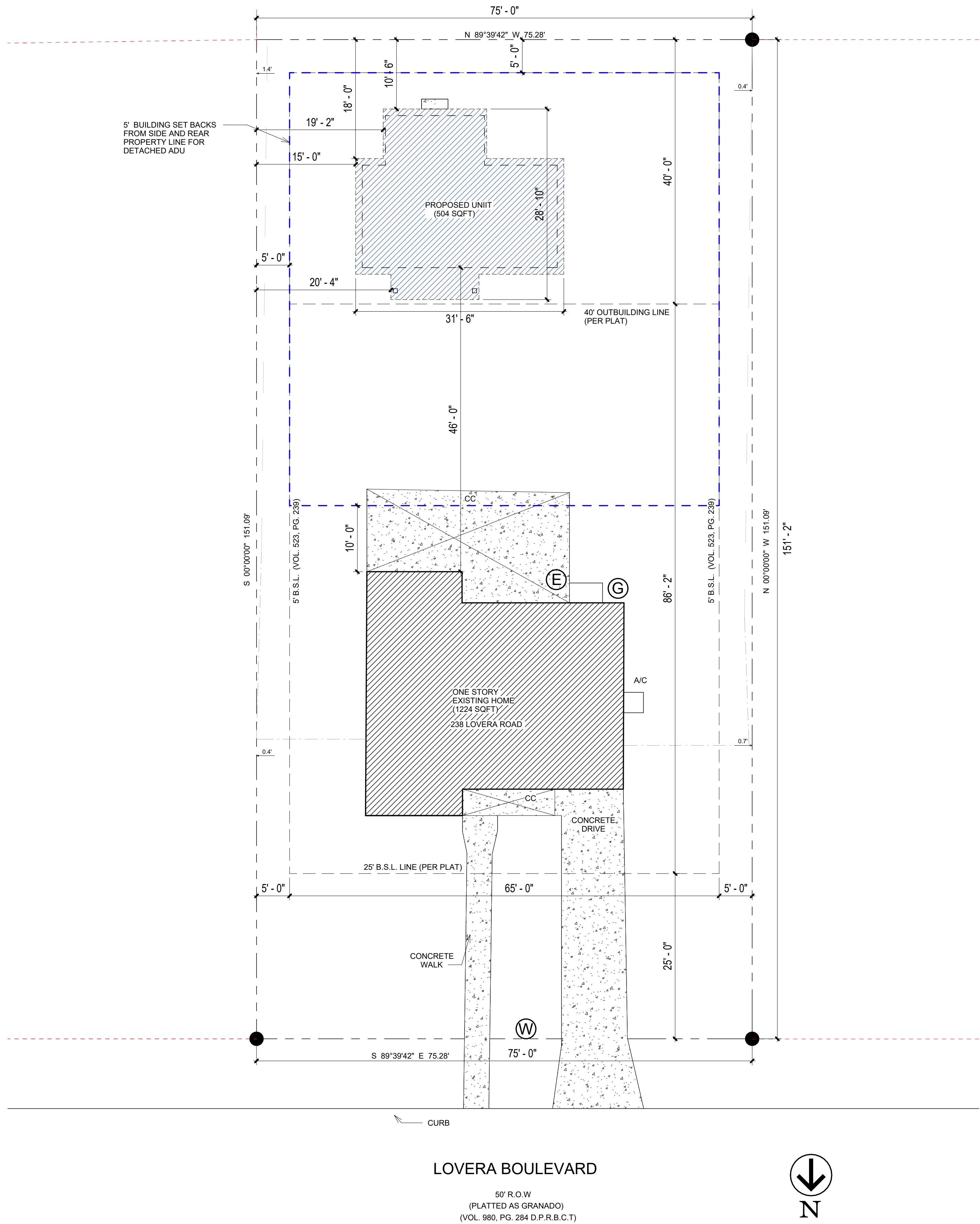
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NOTE

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LEGEND	
	BOUNDARY
	BUILDING SET - BACK
	PROPOSED UNIT
	DEMOLISHED UNIT
	EXISTING UNIT
	WOOD FENCE
	CHAINLINK FENCE
	ADU SET BACK
	RECORD INFORMATION
	ROUND IRON ROD
	GM (GAS METER)
	WM (WATER METER)
	EM (ELECTRIC METER)
	B.S.L.
	E.G.T.T.V
	COVERED CONCRETE
	AIR CONDITIONER



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BALCONY	7									
DRIVEWAY	8									
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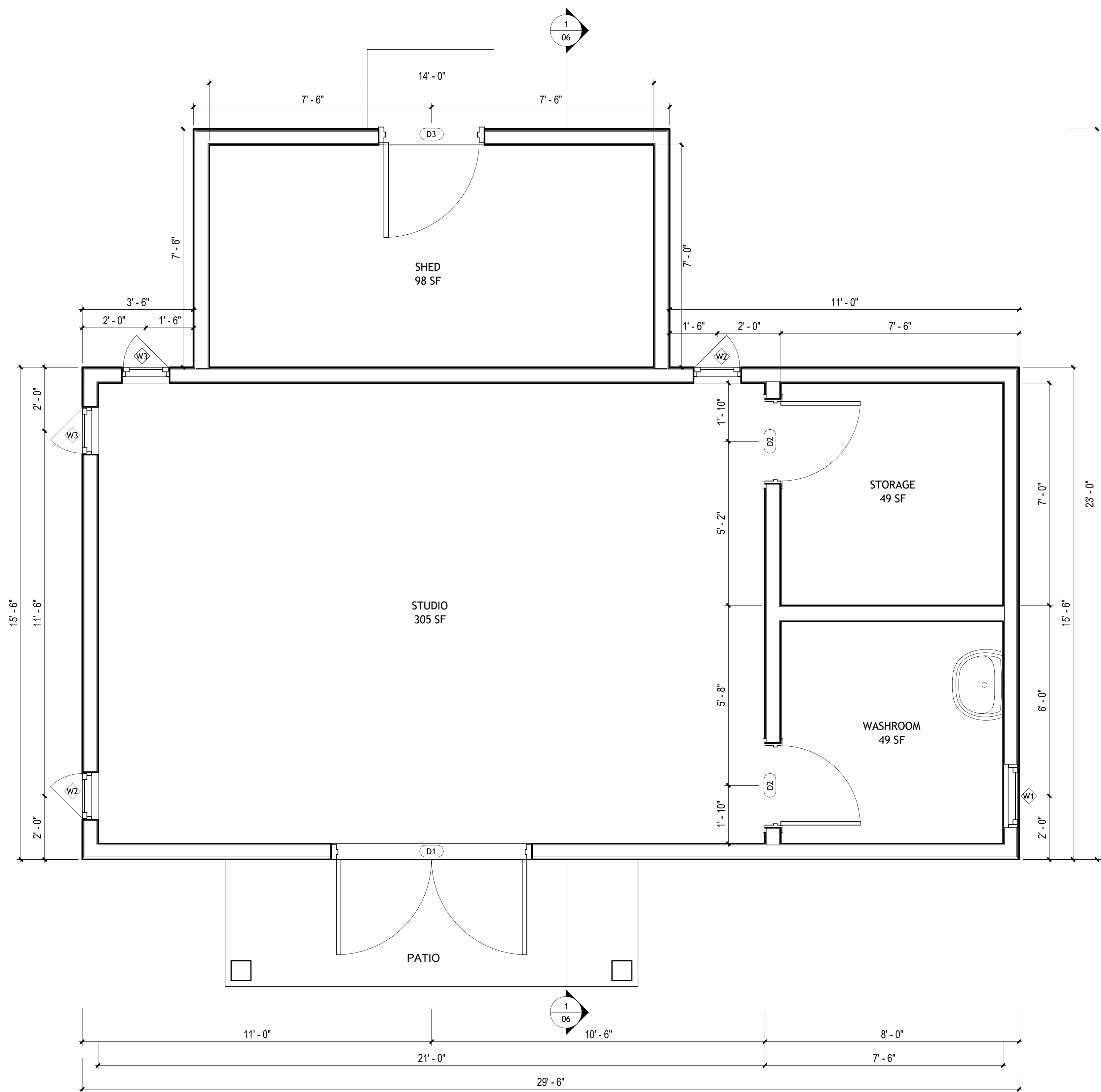
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1 FLOOR PLAN
1/2" = 1'-0"

WINDOW SCHEDULE							
Mark	Count	Width	Height	Head Height	Sill Height	Level	Type
W1	1	2' - 0"	2' - 11 1/4"	7' - 0"	4' - 0 3/4"	FINISH FLOOR LEVEL	Window Single Hung
W2	2	1' - 6"	5' - 1 1/4"	7' - 6"	2' - 4 3/4"	FINISH FLOOR LEVEL	Window Casement Single Right
W3	2	1' - 6"	5' - 1 1/4"	7' - 6"	2' - 4 3/4"	FINISH FLOOR LEVEL	Window Casement Single Left
W4	1	6' - 4"	2' - 0"	2' - 6 19/32"	0' - 6 19/32"	ROOF	Trapezoid 4 Sides Window
W5	1	14' - 8 1/4"	1' - 11 1/4"	2' - 10 1/4"	0' - 11"	ROOF	Elevate Rectangle Window
Grand total: 7							

DOOR SCHEDULE					
Mark	Width	Height	Head Height	Count	Function
D1	6' - 0"	7' - 0"	7' - 0"	1	Exterior
D2	2' - 6"	6' - 8"	6' - 8"	2	Interior
D3	3' - 0"	6' - 8"	6' - 8"	1	Exterior
Grand total: 4					



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8	DRIVEWAY
9	PORCH

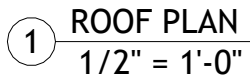
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FLOOR PLAN

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① FRONT ELEVATION
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② BACK ELEVATION
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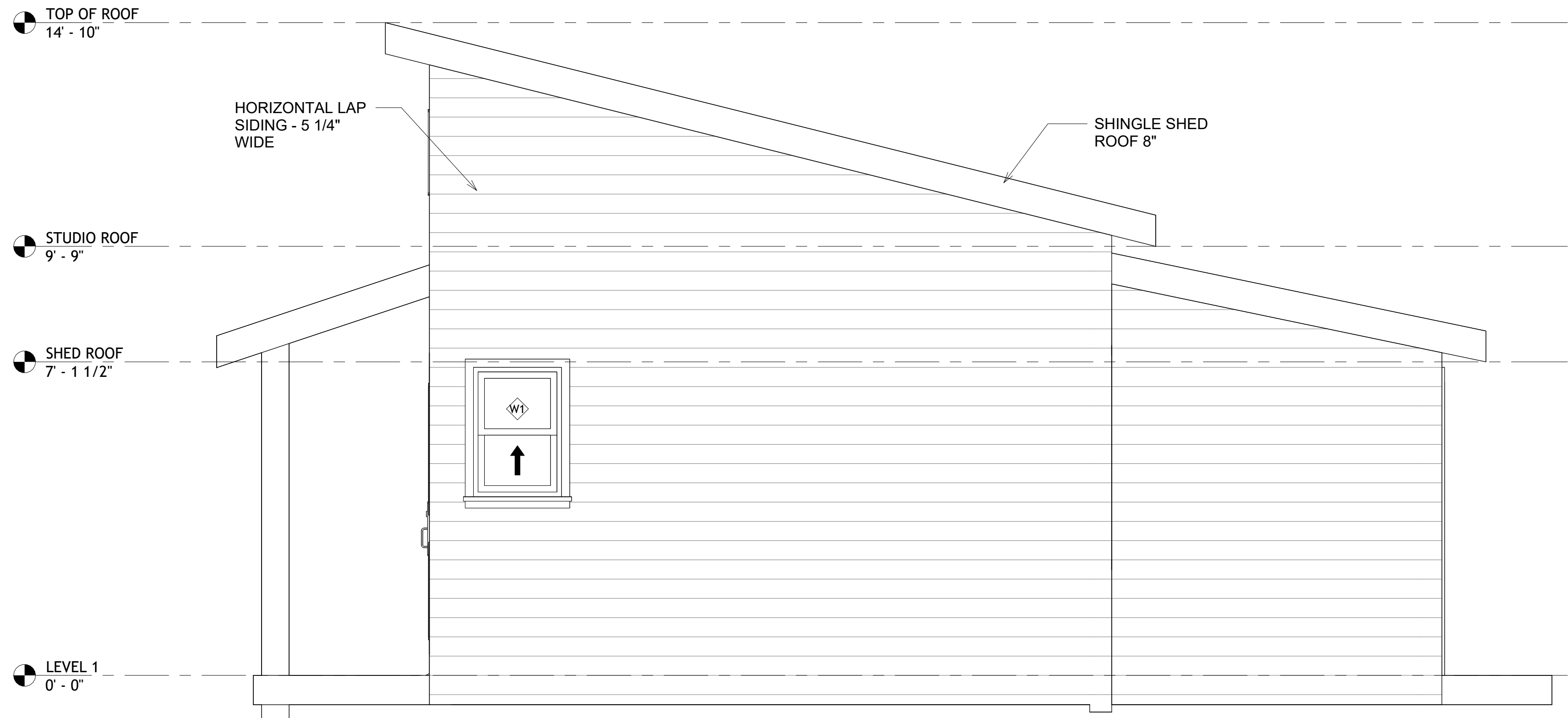


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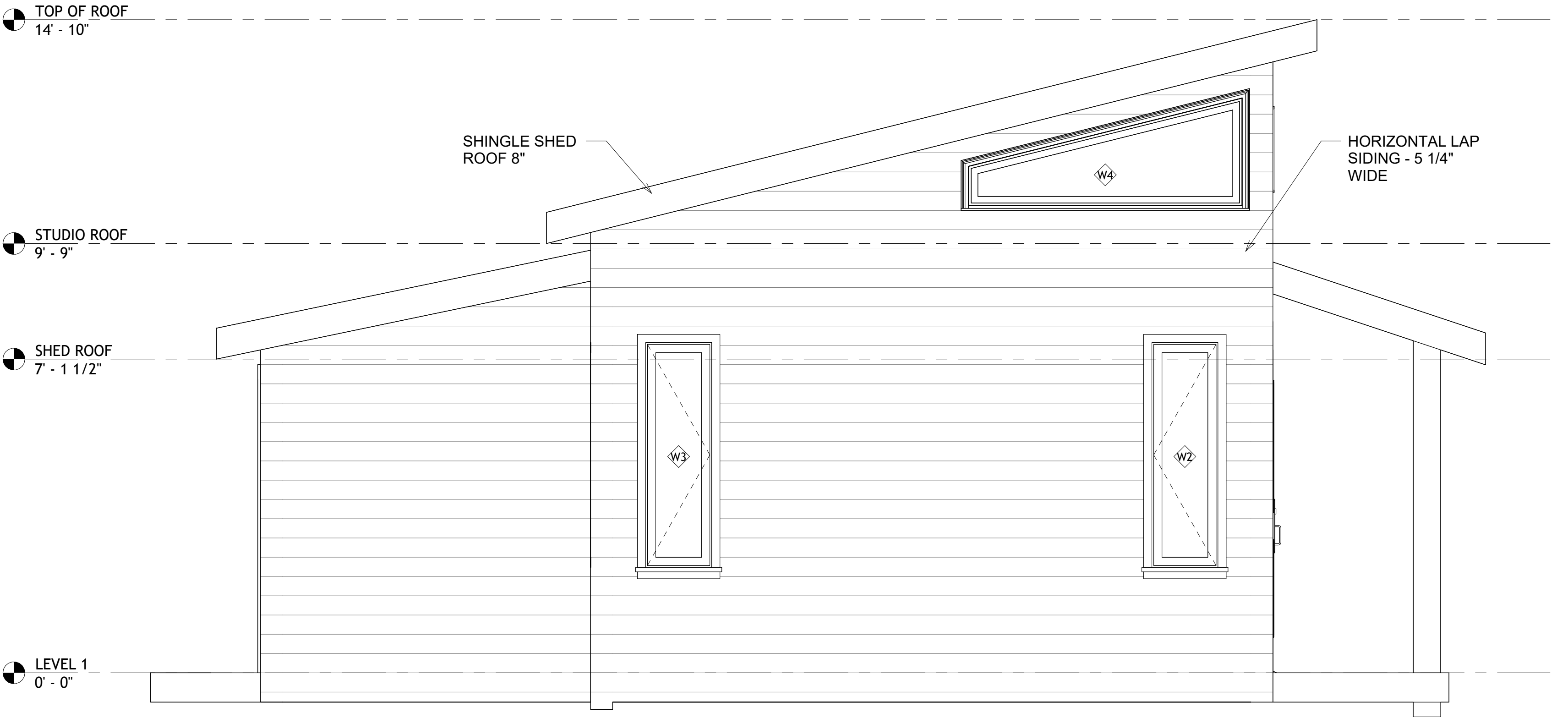
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1 RIGHT ELEVATION
1/2" = 1'-0"



2 LEFT ELEVATION
1/2" = 1'-0"



www.archilance.net/
611 SOUTH DUPONT HIGHWAY
SUITE 102 (STREET),DOVER
19901
Email:info@archilance.net

STAMP :

NO.	REVISION:	DATE:
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9		

		OWNER:		ADDRESS:	

NO.	AREAS:
1	FIRST FLOOR
2	SECOND FLOOR
3	THIRD FLOOR
4	BASEMENT
5	GARAGE
6	TOTAL
7	BALCONY
8	DRIVEWAY
9	PORCH

DRAWING TITLE :

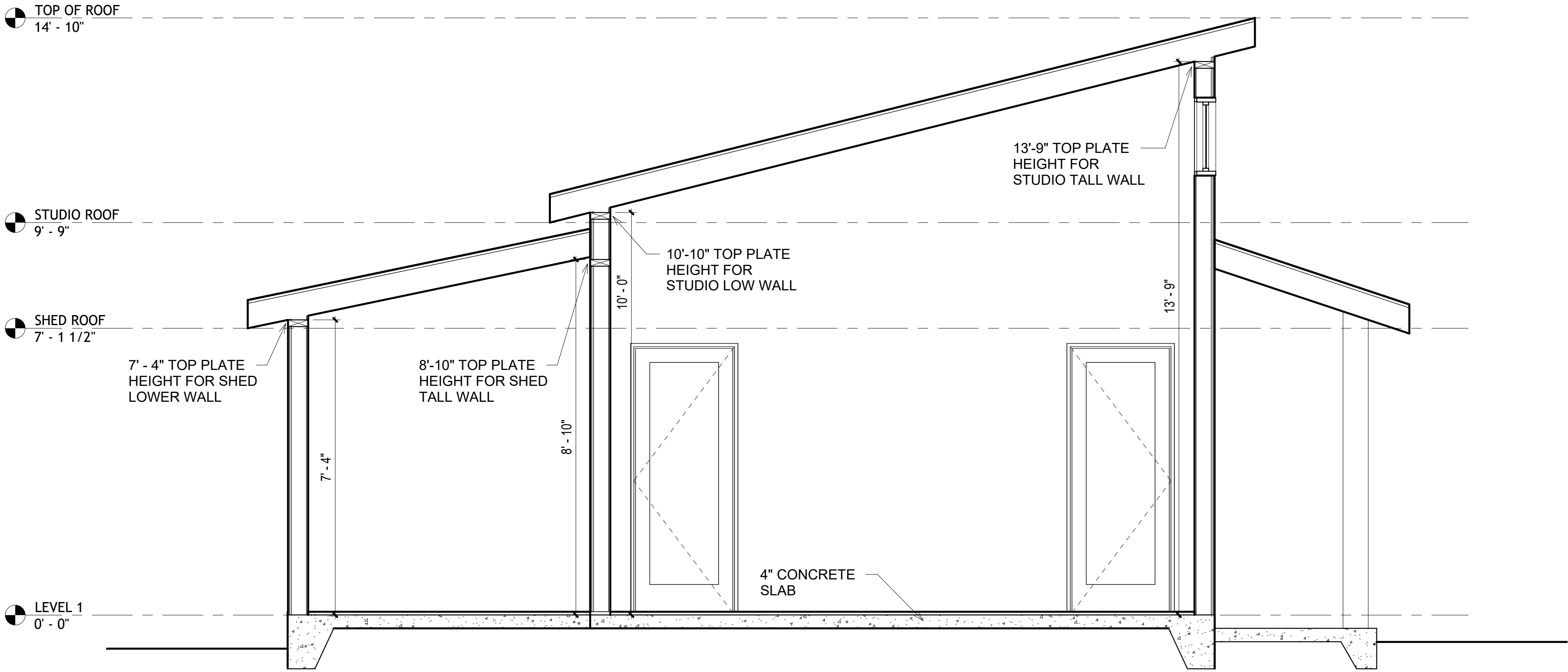
ELEVATIONS

SCALE: 1/2" = 1'-0"

PROJECT NO: 1/2" = 1'-0"

PAPER SIZE:

ARCH D 36X24



1 SECTION
1/2" = 1'-0"



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Email:info@archilance.net

STAMP :

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		OWNER:	ADDRESS:

NO.	AREAS:
1	FIRST FLOOR
2	SECOND FLOOR
3	THIRD FLOOR
4	BASEMENT
5	GARAGE
6	TOTAL
7	BALCONY
8	DRIVEWAY
9	PORCH

DRAWING TITLE :

SECTION

SCALE: 1/2" = 1'-0"

PROJECT NO: 1/2" =

PAPER SIZE: 1'-0"

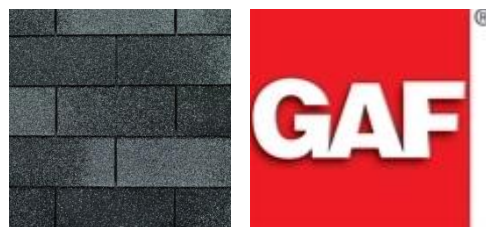
ARCH D 36X24

PRODUCT INFORMATION SHEET

Royal Sovereign® Shingles

English: (12" X 36" Shingles)

Beauty And Performance Meet Affordability



PRODUCT INFORMATION

"Professional contractors depend on Royal Sovereign® Shingles"

Royal Sovereign® Shingles Offer You These Great Benefits:

- **Proven Quality** . . . Over 10 billion Royal Sovereign® Shingles have been installed in North America—enough to circle the Earth more than 200 times if they were laid end to end!
- **Advanced Protection® Shingle Technology** . . . Reduces the use of precious natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Looks Great** . . . Color Lock™ Ceramic Firing (granules) helps maintain the true shingle color
- **Excellent Wind Performance** Meets ASTM D3161, Class F and ASTM 7158, Class H — the highest wind ratings possible under these test methods
- **Excellent Performance** . . . Extra-strong Micro Weave™ Core provides long life and durability
- **Highest Fire Rating** . . . Class A fire rating from Underwriters Laboratories
- **Great For Resale** . . . A new roof may increase your home's resale value
- **Peace Of Mind** . . . 25-year ltd. transferable warranty with SmartChoice® Protection (non-prorated material and installation labor coverage) for the first five years¹

¹See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

COLORS/AVAILABILITY

- **COLORS:** Ash Brown, Autumn Brown, Charcoal, Cypress Tan, Golden Cedar, Nickel Gray, Russet Red, Sandrift, Silver Lining, Slate, Summer Sage, Weathered Gray, and White
- **REGIONAL AVAILABILITY:**² Northeast, Southeast, Southwest, and Central Areas

²See http://www.gaf.com/Roofing/Residential/Products/Shingles/3_Tab/Royal_Sovereign for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved 12-1127.03
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267*
- Texas Department of Insurance
- ENERGY STAR® Qualified (White Only) (U.S. Only)**

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

*Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

**When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 12" x 36"
- Exposure: 5"
- Bundles/Square: 3
- Pieces/Square: 79
- Nails/Square: 316 (474 where 6 nails per shingle is required)††
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Ridge Cap: Royal Sovereign® Shingle
- Starter: Pro-Start®, WeatherBlocker™

†Refer to complete published installation instructions.

††Required by some local codes.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Royal Sovereign® Shingles. Installation instructions may also be obtained at www.gaf.com.

Hardie® Plank Lap Siding

Submittal Form

01

Submitted to: SA Office of Historical Preservation

Project Name: 238 Lovera Blvd - Backhouse

Submitted by: Thomas Villanueva

Date: 5/1/25

☐ HZ5® Product Zone ☒ HZ10® Product Zone

 Product Width: ☒ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

 Product Finish: ☒ Primed ☐ ColorPlus® Technology

 Product Texture: ☒ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn®
 ☐ Colonial Smooth® ☐ Rustic Cedar

Hardie® Plank Lap Siding

Specification Sheet

01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
THERMAL	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·F))/inch	As reported	2.07
DURABILITY	Actual Thermal Conductivity		(K _{eff})		6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
FIRE CHARACTERISTICS			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.



Guido Companies
8526 Vidor Ave



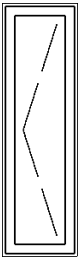
QUOTE BY : Sulecia Saez
SOLD TO : Thomas Villanueva
Suleica Saez
PO# :
Ship Via : Ground

QUOTE # : JW25050011D - Version 0
SHIP TO :
PROJECT NAME: 238 Lovera - Backhouse
REFERENCE :

U-Factor Weighted Average: 0.27

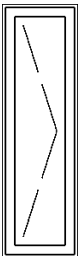
SHGC Weighted Average: 0.2

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	W3-STUDIO	Frame Size : 18 X 61 1/4 (Outside Casing Size: 21 X 63 11/16), Siteline Wood Casement, Auralast Pine, Natural Pine Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 6 9/16 Jamb, 4/4 Thick, Hinge Left, Traditional Handle, White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:8.1w, 56.8h, 3.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.27, SHGC: 0.19, VLT: 0.43, Energy Rating: 17.00, CPD: JEL-N- 877-04247-00001 PEV 2025.1.0.5102/PDV 7.803 (02/27/25)CW	\$853.24	2	\$1,706.48



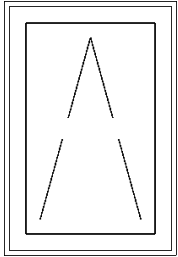
Viewed from Exterior. Scale: 1/2" =1'

Line 2	W3-STUDIO	Frame Size : 18 X 61 1/4 (Outside Casing Size: 21 X 63 11/16), Siteline Wood Casement, Auralast Pine, Natural Pine Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 6 9/16 Jamb, 4/4 Thick, Hinge Right, Traditional Handle, White Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:8.1w, 56.8h, 3.2 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.27, SHGC: 0.19, VLT: 0.43, Energy Rating: 17.00, CPD: JEL-N- 877-04247-00001 PEV 2025.1.0.5102/PDV 7.803 (02/27/25)CW			
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Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
			\$853.24	2	\$1,706.48
Line 3	W2-WASHROOM	Frame Size : 24 X 35 1/4 (Outside Casing Size: 27 X 37 11/16), Siteline Wood Awning, Auralast Pine, Natural Pine Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 6 9/16 Jamb, 4/4 Thick, Venting, Traditional Handle, White Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.27, SHGC: 0.19, VLT: 0.43, Energy Rating: 17.00, CPD: JEL-N- 879-05843-00001 PEV 2025.1.0.5102/PDV 7.803 (02/27/25)CW			
			\$797.48	1	\$797.48
Line 4	W6-CLERESTORY	Frame Size : 176 1/4 X 23 1/4 (Outside Casing Size: 178 7/8 X 25 7/16), Siteline Wood Fixed Auralast Pine, Double Hung Product, 3 Wide Flanker= 58 3/4 , Natural Pine Exterior, Primed Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 6 9/16 Jamb, 4/4 Thick, US National-WDMA/ASTM, DP 35, Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2025.1.0.5102/PDV 7.803 (02/27/25)CW			
			\$2,851.13	1	\$2,851.13
Line 4-1(A1)		Frame Size : 58 3/4 X 23 1/4 Siteline Double Hung Product, Sash Back (Picture) Wood Fixed Auralast Pine, Natural Pine Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.27, SHGC: 0.21, VLT: 0.49, Energy Rating: 18.00, CPD: JEL-N- 883-10578-00001 PEV 2025.1.0.5102/PDV 7.803 (02/27/25)CW			



Viewed from Exterior. Scale: 1/2" = 1'



Viewed from Exterior. Scale: 1/2" = 1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 4-2(A2)		Frame Size : 58 3/4 X 23 1/4			
Rough Opening : 59 1/2 X 24		Siteline Double Hung Product, Sash Back (Picture) Wood Fixed Auralast Pine, Natural Pine Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.27, SHGC: 0.21, VLT: 0.49, Energy Rating: 18.00, CPD: JEL-N-883-10578-00001 PEV 2025.1.0.5102/PDV 7.803 (02/27/25)CW			

Line 4-3(A3)		Frame Size : 58 3/4 X 23 1/4			
Rough Opening : 59 1/2 X 24		Siteline Double Hung Product, Sash Back (Picture) Wood Fixed Auralast Pine, Natural Pine Exterior, Primed Interior, No Exterior Trim, 4 9/16 Jamb, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Silver Spacer, Argon Filled, Traditional Glz Bd, *Custom-Width*, *Custom-Height*, IGThick=0.726(1/8 / 1/8), U-Factor: 0.27, SHGC: 0.21, VLT: 0.49, Energy Rating: 18.00, CPD: JEL-N-883-10578-00001 PEV 2025.1.0.5102/PDV 7.803 (02/27/25)CW			

Line 5		DELIVERY			
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	\$50.00	1	\$50.00
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Total:	\$7,111.57
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Tariff Surcharge:	\$74.15
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Bexar (8.2500%):	\$582.58
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Net Total:	\$7,774.42
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Total Units:	7
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Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.



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

April 16, 2025

HDRC CASE NO: 2025-076
ADDRESS: 238 LOVERA BLVD
LEGAL DESCRIPTION: NCB 9005 BLK 3 LOT 32 33 AND 34
HISTORIC DISTRICT: Olmos Park Terrace
APPLICANT: Thomas Villanueva/Nueva General Contractors LLC - 238 Lovera Blvd
OWNER: Cynthia Marmolejo/MARMOLEJO ARMIN & MARMOLEJO CYNTHIA - 238 LOVERA
TYPE OF WORK: New Construction of Accessory Building

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 508 sf detached rear accessory structure.

FINDINGS:

- a. The structure at 238 Lovera is a single-family one-story home that first appears on the 1938 Sanborn map. It is constructed in a minimal traditional style, features an asymmetrical façade with two hipped roof forms and is clad in limestone typical of Olmos Park Terrace.
- b. **MASSING & SIZE** – The applicant is requesting to construct a one-story 508 sf detached rear accessory unit. The Guidelines for New Construction 5.A.i and ii state that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. Additionally, New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint. The proposed new construction measures 508 sf while the primary structure measures 1,282 sf. Staff finds the proposed massing and size consistent with the guidelines.
- a. **SETBACK** - The applicant is requesting to locate the proposed structure at the SE corner of the lot while observing a 10'0" side setback and a 12'0" rear setback. Guideline 5.B.ii states that new garages and outbuildings should follow the historic setback pattern of similar structures along the streetscape or district while historic garages or outbuildings are most typically located at the rear of the lot, behind the principal building. While staff finds the location at the rear of the lot appropriate staff finds the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.
- c. **ROOF (FORM)** – The applicant is requesting to construct a structure with a primary hip roof form with two front-facing rear gables. Guideline 2.B.i states that roof forms consistent with those predominantly found on the block should be incorporated into new construction. The 200 block of Lovera features roof forms consisting of front gable, side gable and hip roof forms. Staff finds the proposed roof forms appropriate.
- d. **ROOF (MATERIAL)** – The applicant is requesting to install an asphalt shingle roof. Guideline 3.a.iii states that roof materials that are similar in terms of form, color, and texture to those traditionally used in the district should be selected. Staff finds the installation of an asphalt shingle roof consistent with the Guidelines.
- e. **WINDOWS & DOORS** – The applicant is proposing to install a variety of windows featuring non-traditional proportions and operations. Guideline 5.A.v states that window and door openings should be designed 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. Windows found within the district and on the primary structure are typically wooden and sashed, or steel casement. Staff finds the applicant should incorporate window products on each façade that feature traditional operations and proportions to those found throughout the district and/or relating to the primary structure. Additionally, the applicant has not submitted product specifications for the proposed doors. Staff finds the applicant should submit window and door product specifications for review prior to the issuance of a COA.
- f. **SIDING** – The applicant is requesting to clad the new structure in a vertically oriented textured engineered wood product. Guidelines 3.A.ii and v state that while traditional materials, such as wood siding, can be used in a new way to provide visual interest in new construction any contemporary materials not traditionally used in the district, such as brick or simulated stone

veneer and Hardie Board or other fiberboard siding, should be visually similar to traditional materials in dimension, finish, and texture. While staff finds the use of vertical siding appropriate, a smooth finish should be installed, and vertical wood siding should be dimensioned and profiled to represent historic siding within the district and that individual siding boards be used.

RECOMMENDATION:

Staff recommends approval to construct a 508 sf rear accessory with the following stipulations;

1. That the applicant incorporate a more traditional window product and fenestration pattern that relates to those existing within the district and primary structure based on findings a and e.
2. That the applicant install a vertical siding material that features a smooth-finish dimensioned and profiled to represent historic siding with individual boards versus sheets based on findings a and f.
3. That the applicant submit all window, door, roofing, and siding specifications to staff for review prior to the issuance of a COA based on findings a, d, e, and f.
4. That the applicant must meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

COMMISSION ACTION:

Referred to a committee. DRC - 4/22/25.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 4/22/25

HDRC Case #: 2025-076

Address: 238 Lovera

Meeting Location: Virtual

APPLICANT: Thomas Villanueva

DRC Members present: Monica Savino, Jeffrey Fetzer

Staff Present: Caitlin Brown-Clancy

Others present: N/A

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 508 sf detached rear accessory structure.

COMMENTS/CONCERNS:

Savino – Had comments re: the fenestration pattern and its efficacy in serving the intended use of the structure as an art studio. Did not take issue with the shed roof form but encouraged applicant to revisit the floor plan and simplify the rear forms into one massing.

Fetzer – Echoed Savino’s suggestions and proposed moving the clerestory to the Northern façade to maximize ideal light for an art studio. Drawings need to be fully thought out to be considered for final review.

OVERALL COMMENTS:

- ***Simply plan and merge rear forms into one massing***
- ***Reconsider fenestration pattern to maximize light for art studio***
- ***Tighten up drawings to be fully accurate***



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 4/29/25

HDRC Case #: 2025-076

Address: 238 Lovera

Meeting Location: Virtual

APPLICANT: Thomas Villanueva

DRC Members present: Monica Savino, Jeffrey Fetzer

Staff Present: Caitlin Brown-Clancy

Others present: N/A

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an approximately 508 sf detached rear accessory structure.

COMMENTS/CONCERNS:

Savino – Stated that the revised plan is much improved. Deferred to Staff re: fenestration pattern. Encouraged applicant to ensure drawings include plate heights, foundation heights, etc.

Fetzer – Agreed that plan is much improved. Discussed siding choice a bit and mentioned the importance of texture and reveal to comply with Guidelines. Echoed the necessity of having accurate drawings

OVERALL COMMENTS:

- ***Plan is much improved***
- ***Ensure windows are operable***
- ***Tighten up drawings to be fully accurate***