

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2024

HDRC CASE NO: 2024-246
ADDRESS: 325 E LOCUST
LEGAL DESCRIPTION: NCB 1738 BLK 3 LOT 6
ZONING: MF-33
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: RICARDO MCCULLOUGH/MCCULLOUGH DESIGN ASSOCIATES
OWNER: RAUL OSIO/TOBIN HILL DEVELOPMENTS LLC
TYPE OF WORK: Additions and alterations
APPLICATION RECEIVED: July 03, 2024
60-DAY REVIEW: September 1, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting approval to:

1. Demolish the rear cmu addition.
2. Construct a new, two-story rear addition.
3. Modify the structure's fenestration pattern.
4. Modify the front porch.
5. Modify the existing roof form and materials.
6. Remove existing wood siding.
7. Install rear parking.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardieboard and other cementitious materials are not recommended.
- Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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 I*—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 Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

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

C. MULCH

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

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

D. TREES

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

7. Off-Street Parking

A. LOCATION

- i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

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

B. ENTRANCES

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

C. DESIGN

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

Standard Specifications for Original Wood Window Replacement

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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:** Replacement 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:** Replacement 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.

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 roof 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 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 property located at 325 E Locust is a one-story, heavily modified Folk Victorian style structure constructed c. 1909 and first appears in the 1912 Sanborn Map. The structure features a standing seam metal roof, a central chimney, a dormer, and several rear additions. This property contributes to the Tobin Hill Historic District.
- b. SITE VISIT – On February 29, 2024, staff conducted a site visit at the property with the property owners and the applicant to discuss potential plans for repair versus demolition. Staff observed the condition of the structure and noted the numerous additions and modifications done onsite. Some character-defining features remain onsite such as the two chimneys, front-facing dormer, some wood windows, the original front porch roof form, the pressed-tin roof, and a portion of the bay windows on the east façade.
- c. DESIGN REVIEW COMMITTEE – On April 9, 2024, the applicant shared with the Design Review Committee the proposed modifications to the property. Commissioners in attendance were Jeff Fetzer, Roland Mazuca, and Michael Pollog. Discussion primarily focused on the proposed changes in roof form and fenestration patterns of the structure. In addition, modifications to footprint, the two-story addition, landscape design, and rear parking were addressed. Commissioners expressed concern concerning the proposal and indicated that substantial changes to the proposal would be necessary to conform with Guidelines. On May 29, 2024, commissioners met onsite to discuss with the applicant the modifications to their design. Commissioners walked the property and observed the remaining historic features and materials onsite, the reduction of the second-story's overall height, and suggested modifications to the existing front addition.
- d. CONCEPTUAL APPROVAL – This project received conceptual approval from the HDRC on June 28, 2024, with the following stipulations:
 - Item 1: The HDRC conceptually approves of partial demolition of the rear addition. ***This stipulation has been met.***
 - Item 2: The HDRC conceptually approves of the proposed rear addition with the following stipulation:
 - i. That the applicant eliminate the transitional roof elements between the proposed second story addition and existing first floor roof line and redesign the second story addition with a simple roof that is distinctive from the original footprint. ***This stipulation has been met.***
 - Item 3: The HDRC conceptually approves of the fenestration modifications with the following stipulation:
 - i. That the applicant retain the historic window openings found on the east elevation. ***This stipulation has NOT been met.***
 - Item 4: The HDRC conceptually approves of the proposed front porch alterations with the stipulations that:
 - i. The columns be no wider than 6", feature chamfered corners, and a traditional base and cap. ***This stipulation has NOT been met. The applicant has not provided staff measurements for the proposed columns.***
 - ii. That replacement windows be fully wood and meet staff's stipulations for replacement windows. ***This stipulation has NOT been met. The applicant has not provided staff window specifications for their request.***
 - Item 5: The HDRC does not conceptually approve of the new roof materials. The existing materials include a pressed metal shingle which is unique to the property and should be repaired in-kind where present. ***This stipulation has NOT been met.***
 - Item 6: The HDRC conceptually approves of the rear parking with the following stipulation:

- i. That the applicant installs a permeable material for the parking area. ***This stipulation has NOT been met.***

Item 7: The HDRC conceptually approves of the landscape modifications with the following stipulations:

- i. That the applicant includes plantings within the proposed gravel area. ***This stipulation has NOT been met. The applicant has not provided staff a landscape site plan.***
- ii. That the applicant installs gravel not exceeding 2 inches in size. ***This stipulation has NOT been met. The applicant has not provided staff a landscape site plan.***
- iii. That the applicant installs gravel natural in color. ***This stipulation has NOT been met. The applicant has not provided staff a landscape site plan.***

- e. ADMINISTRATIVE APPROVAL – The applicant is requesting the removal of a side addition on the structure’s west façade, foundation repair, front ramp removal, side addition construction, rear walkway removal, front door replacement with an architecturally appropriate door, rear walkway installation, and two rear concrete pads removal. The scopes of work listed are eligible for administrative approval and are not a part of the present request for final review.
- f. PARTIAL DEMOLITION OF REAR ADDITION – The applicant is requesting approval to remove the existing CMU rear addition. This section of the structure first appears on the 1973 Historic Aerials map. Staff finds the demolition of the CMU rear addition generally conforms to the UDC.
- g. TWO-STORY REAR ADDITION (LOT COVERAGE) – The applicant has proposed to construct a two-story rear addition. The applicant has not provided the total percentage of lot coverage to staff for review at this time. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds that the size of the proposed addition is generally appropriate considering the two-story addition would use the same footprint currently existing on the property.
- h. TWO-STORY REAR ADDITION (MASSING & FOOTPRINT) – The applicant has proposed to construct a two-story rear addition. The existing primary structure is a 1-story structure. Additions 1.B.i stipulates residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Additions 2.B.iv states the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposal generally appropriate.
- i. TWO-STORY REAR ADDITION (ROOF FORM) – The applicant has proposed to install a hipped roof to the proposed two-story rear addition. The roof form of the addition will be visible from the public right-of-way. Additions 1.A.iii stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form generally appropriate.
- j. TWO-STORY REAR ADDITION (ROOF MATERIAL) – The applicant has proposed to install a standing seam metal roof on the proposed rear addition. Additions 3.A.ii. states to construct new metal roofs in a similar fashion as historic metal roof. Staff finds the proposed roof material conforms to Guidelines.
- k. TWO-STORY REAR ADDITION (NEW WINDOWS & DOORS: SIZE AND PROPORTION) – The applicant is requesting approval to install on the proposed two-story rear addition two full-lite doors on the north façade and multiple one-over-one windows on the north, east, and west facades. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. In addition, whole window systems should match the size of historic windows on the property unless otherwise approved and windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposed windows generally appropriate. Staff finds the installation of the proposed doors generally appropriate.
- l. TWO-STORY REAR ADDITION (RELATIONSHIP OF SOLIDS AND VOIDS) – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern conforms to Guidelines.
- m. TWO-STORY REAR ADDITION (MATERIALS: NEW WINDOWS & DOORS) – The applicant has not indicated specific window or door materials. The Standard Specifications for Windows in Additions and New Construction clarifies that new windows on additions should relate to the windows of the primary historic structure in terms of

materiality and overall appearance. Window and door specifications are required for review prior to the issuance of a Certificate of Appropriateness.

- n. **TWO-STORY REAR ADDITION (MATERIALS)** – The applicant has not indicated specific siding materials. Additions 3.A.i. states to use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible and that any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure. Siding profile and material specifications required for review prior to the issuance of a Certificate of Appropriateness.
- o. **TWO-STORY REAR ADDITION (ARCHITECTURAL DETAILS)** – The applicant has proposed to construct a two-story rear addition. Additions 4.A.ii states additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Additions 4.A.iii states applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new. Additions 2.A.v recommends that for side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms. Staff finds the proposed architectural details of the two-story rear addition generally appropriate.
- p. **TWO-STORY REAR ADDITION (PORCH)** – The applicant is requesting approval to install a rear porch on the proposed two-story rear addition. The porch will feature a hipped standing seam metal roof with turned columns. Additions 4.A.i. states 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. Additions 4.A.ii. states to 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. Staff finds the proposed rear porch construction generally appropriate.
- q. **FENESTRATION MODIFICATIONS** – The applicant is requesting approval to modify the existing fenestration patterns on the original footprint and later additions. The Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i. states to preserve existing window and door openings, to avoid enlarging or diminishing to fit stock sizes or air conditioning units, and to avoid filling in historic door or window openings. Exterior Maintenance and Alterations 6.A.iii. states to preserve historic windows. Exterior Maintenance and Alterations 6.B.iv. states to 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. Exterior Maintenance and Alterations 6.B.vii. states to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Staff finds the modifications generally appropriate; however, historic windows and window openings should be retained.
- r. **FRONT PORCH MODIFICATIONS** – The applicant is requesting approval to modify the existing front porch. Modifications include the replacement of decorative metal columns with square wood columns, and new side door opening, and railing installation. In the revised proposal, the existing porch roof form is to remain and the applicant has included additional windows at the front to mimic an enclosed porch. Exterior Maintenance and Alterations 7.B.iii. states to replace in-kind porches and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair, and 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. Exterior Maintenance and Alterations 7.B.v. states to reconstruct porches based on accurate evidence of the original, such as photographs, and if no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds the proposed front porch modifications are generally consistent with the Guidelines.
- s. **ROOF FORM & MATERIALS MODIFICATIONS** – The applicant is requesting approval to modify the existing front-facing dormer. Additionally, the applicant is requesting approval to remove the existing decorative pressed-tin metal roof and replace with a standing seam metal roof where present. The applicant's submitted construction documents show the removal of the front-facing dormer on the proposed side elevations and other inconsistencies between the elevation drawings. Exterior Maintenance and Alterations 3.B.ii. states to preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary. Exterior Maintenance and Alterations

- 3.B.iii. states to preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends. Exterior Maintenance and Alterations 3.B.iv. stipulates to replace roofing materials in-kind whenever possible when the roof must be replaced and to match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible. Staff finds the proposed front-facing dormer removal does not conform to Guidelines. While the proposed replacement roof conforms to the standing seam metal roof stipulations found in Chapter 2, Exterior Maintenance and Alterations, staff finds that the proposed standing seam metal roof does not conform with Guidelines as it constitutes a change in material, texture, and style, where the decorative pressed-tin metal roof is present.
- t. **WHOLESALE SIDING REMOVAL** – The applicant is requesting approval to remove existing asbestos tile siding and historic wood siding underneath. Exterior Maintenance and Alterations 1.B.i. states to avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance. The applicant has not provided staff photos or documentation detailing the condition of the historic siding. Staff finds the wholesale historic siding removal does not conform to Guidelines.
 - u. **PARKING** – The applicant is requesting approval to install six asphalt parking spots at the rear of the property with access from the alley. Site Elements 7.A.i. states to place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. Site Elements 7.A.iii. states to design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible. Site Elements 7.B.ii. states to use permeable parking surfaces when possible, to reduce run-off and flooding. Staff finds the proposed installation of six rear parking spots generally appropriate; however, the applicant should incorporate permeable materials rather than concrete.
 - v. **LANDSCAPE MODIFICATIONS** – The applicant has not provided staff an updated landscape site plan. A landscape site plan is required for review prior to the issuance of a Certificate of Appropriateness.

RECOMMENDATION:

Staff finds the application incomplete. The documents provided by the applicant show inconsistencies between elevation drawings and the applicant has not provided a landscape site plan, profile and material specifications for new siding, and window and door specifications. Should the HDRC receive additional evidence that would warrant consideration of the request, staff recommends the following:

Item 1: Staff recommends approval of partial demolition of the rear addition, based on findings a through f.

Item 2: Staff recommends approval of the two-story rear addition, based on findings a through p, with the following stipulations:

- i. That the applicant provide staff with the proposed siding profile and material specifications for review and approval prior to the issuance of the Certificate of Appropriateness.
- ii. That the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant will be required to provide staff the proposed window specifications prior to the issuance of a Certificate of Appropriateness.

Item 3: Staff recommends approval of the fenestration modifications, based on findings a through d and finding q, with the following stipulations:

- i. That the applicant retain the historic window openings found on the east elevation.
- ii. That the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color

selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. The applicant will be required to provide staff the proposed window specifications prior to the issuance of a Certificate of Appropriateness.

Item 4: Staff recommends approval of the proposed front porch alterations, based on findings a through e and finding r, with the following stipulations:

- i. That the columns be no wider than 6", feature chamfered corners, and a traditional base and cap.
- ii. That replacement windows be fully wood and meet staff's stipulations for replacement windows.

Item 5: Staff does not recommend approval of the front-facing dormer removal and new roof materials, based on findings a through e and finding s. The front-facing dormer is a character-defining feature that should be retained. The existing materials include a pressed metal shingle which is unique to the property and should be repaired in kind where present.

Item 6: Staff does not recommend approval of the historic siding removal, based on findings a through e and finding t. Existing historic siding should be repaired in-kind.

Item 7: Staff recommends approval of the rear parking, based on findings a through e and finding u, with the following stipulation:

- i. That the applicant installs a permeable material for the parking area.

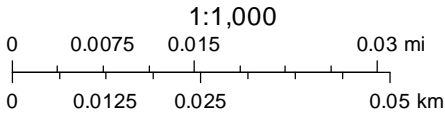
Item 8: The applicant has not provided staff an updated landscape site plan for final review. If the applicant is requesting the landscape site plan conceptually reviewed by the HDRC, staff recommends approval of the landscape modifications with the following stipulations:

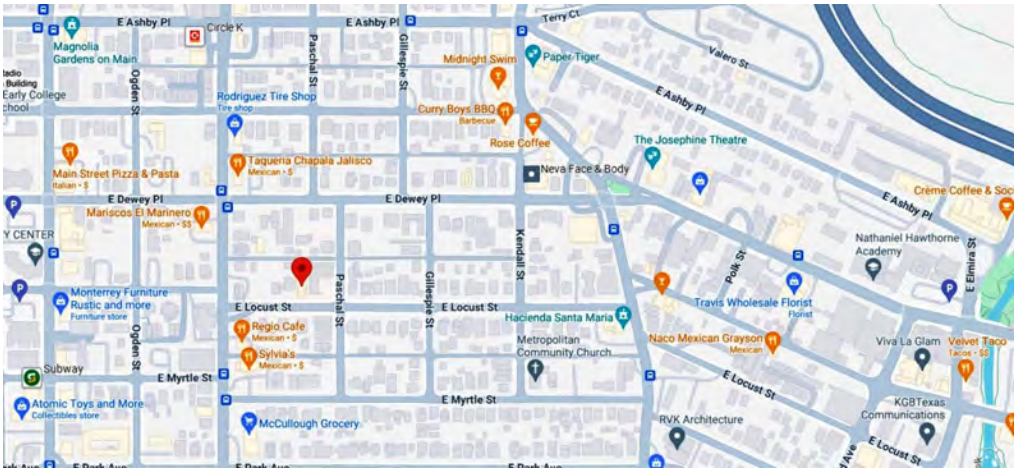
- i. That the applicant includes plantings within the proposed gravel area.
- ii. That the applicant installs gravel not exceeding 2 inches in size.
- iii. That the applicant installs gravel natural in color.

City of San Antonio One Stop



April 24, 2024





SITE MAP



AERIAL VIEW



EXISTING STRUCTUE



325 E. LOCUST ST. SAN ANTONIO, TEXAS



EXISTING STRUCTUE RIGHT SIDE

325 E. LOCUST ST. SAN ANTONIO, TEXAS



EXISTING STRUCTURE LEFT SIDE

325 E. LOCUST ST, SAN ANTONIO, TEXAS



EXISTING STRUCTURE REAR SIDE

325 E. LOCUST ST, SAN ANTONIO, TEXAS



EXISTING STRUCTURE INTERIOR

325 E. LOCUST ST, SAN ANTONIO, TEXAS



EXISTING ADJACENT STRUCTURES

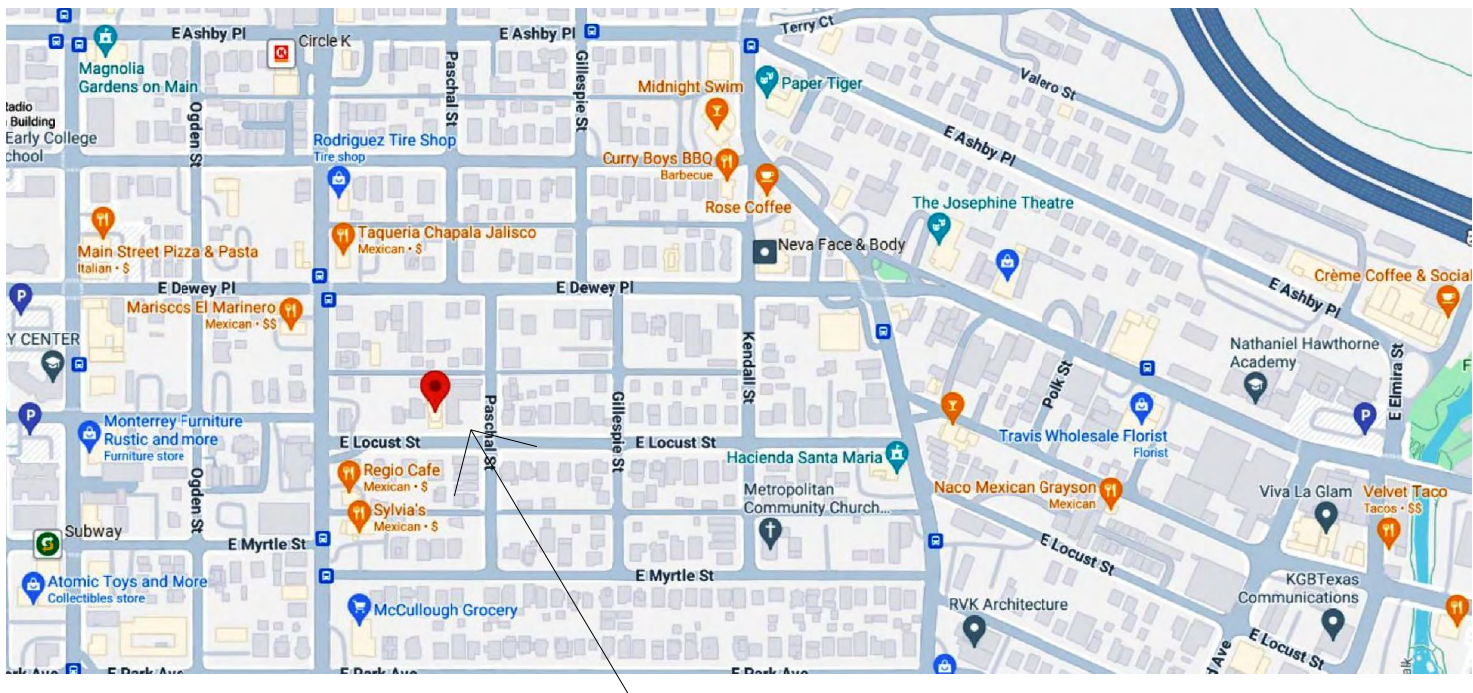
325 E. LOCUST ST, SAN ANTONIO, TEXAS



ADJACENT STRUCTURES
AT REAR ALLEY

325 E. LOCUST ST, SAN ANTONIO,

LOCUST FOURPLEX.
A REMODEL
AND ADDITION.
LOT 6, BLOCK 3, NCB. 1738,
325 E. LOCUST,
SAN ANTONIO, TEXAS.



LOCATION MAP

N.T.S.

TABLE R402.4.1.1 Installation

The components of the building thermal envelope as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of installation. When required by the code official, an approved third party shall inspect all components and verify compliance.

TO SHOW CONFORMANCE WITH THE 2024 IECC

TABLE R402.4.1.1

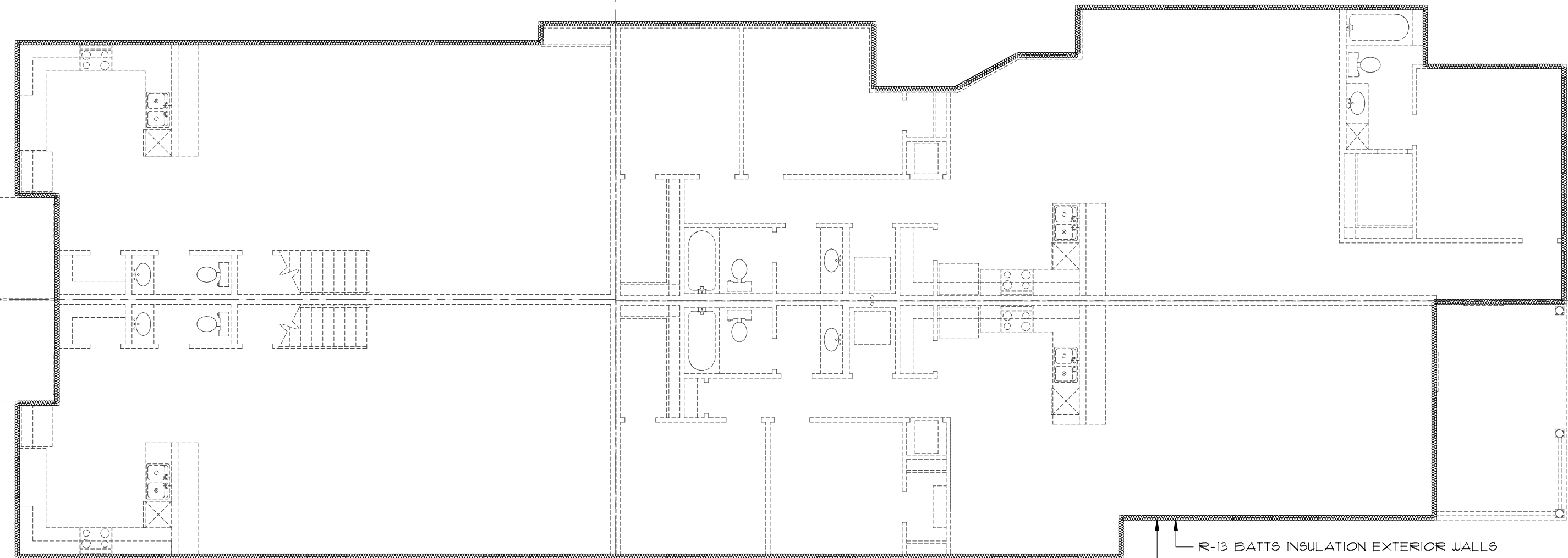
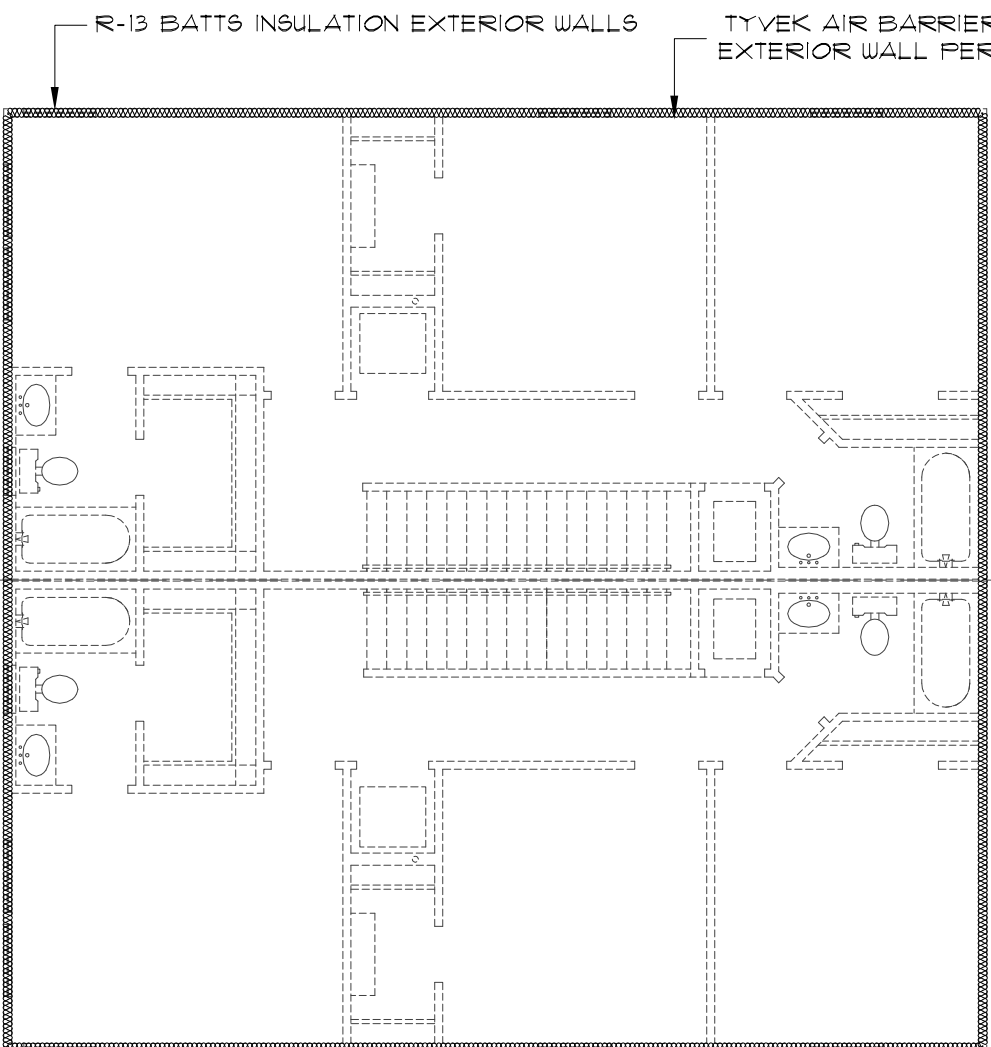
COMPONENT	AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION ^a	
	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Seams or joints in the air barrier shall be sealed. The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	Any permeable insulation shall not be used as an airtighting material. The insulation in any dropped ceiling/soffits shall be aligned with the air barrier.
Ceiling/soffits	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Stair walls shall be sealed.	Centers with corners and headers of frame walls shall be insulated by compressing filling the cavity with a mineral-fiberglass thermal insulation, a value of R-13 or greater. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Walls	The space between framing and skylights, and the joints of windows and doors, shall be sealed. Stair walls shall be sealed.	Centers with corners and headers of frame walls shall be insulated by compressing filling the cavity with a mineral-fiberglass thermal insulation, a value of R-13 or greater. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the joints of windows and doors, shall be sealed. Stair walls shall be sealed.	Centers with corners and headers of frame walls shall be insulated by compressing filling the cavity with a mineral-fiberglass thermal insulation, a value of R-13 or greater. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Roof joints	The junctions of the roof board to the sill plate and the rim board and the soffits shall be air sealed.	Roof joints shall be insulated so that the insulation maintains permanent contact with the exterior rim board.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder or barrier in accordance with Section R402.2.10. Penetrations through the rigid concrete foundation walls and slabs shall be air sealed. Class I vapor retarders shall not be used as an air barrier or vapor retarder and shall be installed in accordance with Section R402.7 of the International Residential Code.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be installed with the top edge of sheathing or continuous insulation installed on the undersides of floor framing and extending from the bottom to the top of all perimeter floor framing members. Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section R402.3.10. Conditioned basement foundation wall insulation shall be installed in accordance with Section R402.3.1. Slab-on-grade floor insulation shall be installed in accordance with Section R402.3.1.
Basement crawl space and slab foundations	The air barrier shall be installed at any exposed edge of insulation. Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder or barrier in accordance with Section R402.2.10. Penetrations through the rigid concrete foundation walls and slabs shall be air sealed. Class I vapor retarders shall not be used as an air barrier or vapor retarder and shall be installed in accordance with Section R402.7 of the International Residential Code.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be installed with the top edge of sheathing or continuous insulation installed on the undersides of floor framing and extending from the bottom to the top of all perimeter floor framing members. Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section R402.3.10. Conditioned basement foundation wall insulation shall be installed in accordance with Section R402.3.1. Slab-on-grade floor insulation shall be installed in accordance with Section R402.3.1.
Shells, penetrations	Quirt and flux shall be sealed to exterior or unconditioned space shall be sealed. Utility penetrations of the air barrier shall be sealed, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope in materials required R-value.
Narrow cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Barriers to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that an insulation ready conform to the available cavity space.
Garage separation	An airtight wall shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with Section R402.3.1 and R402.3.2.

CORNERS AND HEADERS SHALL BE SEALED. THE JUNCTION OF THE FOUNDATION AND SILL PLATES SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER WALLS SHALL BE SEALED. SERVICE PENETRATIONS ARE SEALED AND AIR SEALING IS IN PLACE BEHIND OR AROUND SHOWER/TUB ENCLOSURES, ELECTRICAL BOXES, BUTCHES AND OUTLETS ON EXTERIOR WALLS. SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING IS SEALED.

COMPONENT	RECEIVED LIGHT FIXTURES	
	RECEIVED LIGHT FIXTURES	RECEIVED LIGHT FIXTURES
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with Section R402.4.5.	Recessed light fixtures installed in the building thermal envelope shall be airtight and G rated, and shall be located or surrounded with insulation.
Plumbing, wiring or other penetrations	All holes created by wiring, plumbing or other penetrations in the air barrier assembly shall be air sealed.	Insulation shall be installed to fill the available space and surround wiring, plumbing, or other penetrations, unless the required R-value can be met by installing insulation and an air barrier system completely to the exterior side of the penetrations.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical boxes on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air sealed boxes shall be installed.	—
HVAC register boxes	HVAC supply and return register boxes that penetrate building thermal envelope shall be sealed to the building, and covering or sealing generated by the box.	—
Conditioned spaces	Where required to be sealed, unvented fire sprinklers shall be sealed in a manner that is unobstructed by the manufacturer. Chalking or other adhesives shall not be used to fit and seal the fire sprinkler cover plates and walls or ceilings.	—

a. Inspection of tag walls shall be in accordance with the provisions of ICC-400.

b. Air barrier and insulation full enclosure is not required in unconditioned ventilated attic spaces and at rim joints.

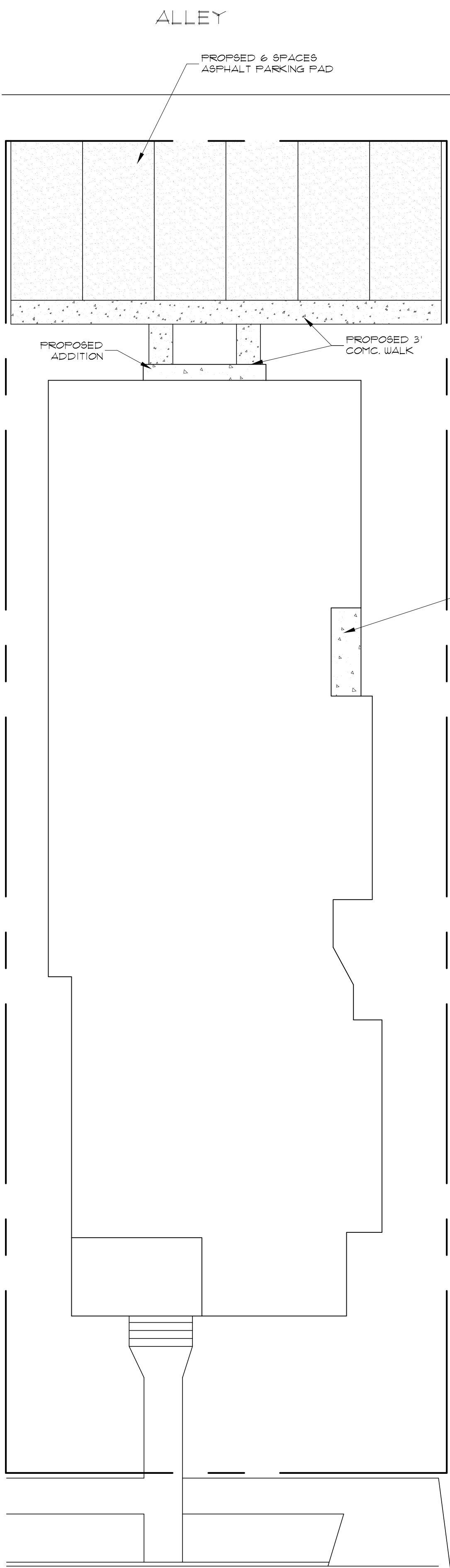


MECHANICAL NOTES:
1. CLIMATE ZONE: 2
2. GLAZED PENETRATIONS: SHGC: 0.30

INSULATION ENVELOPE

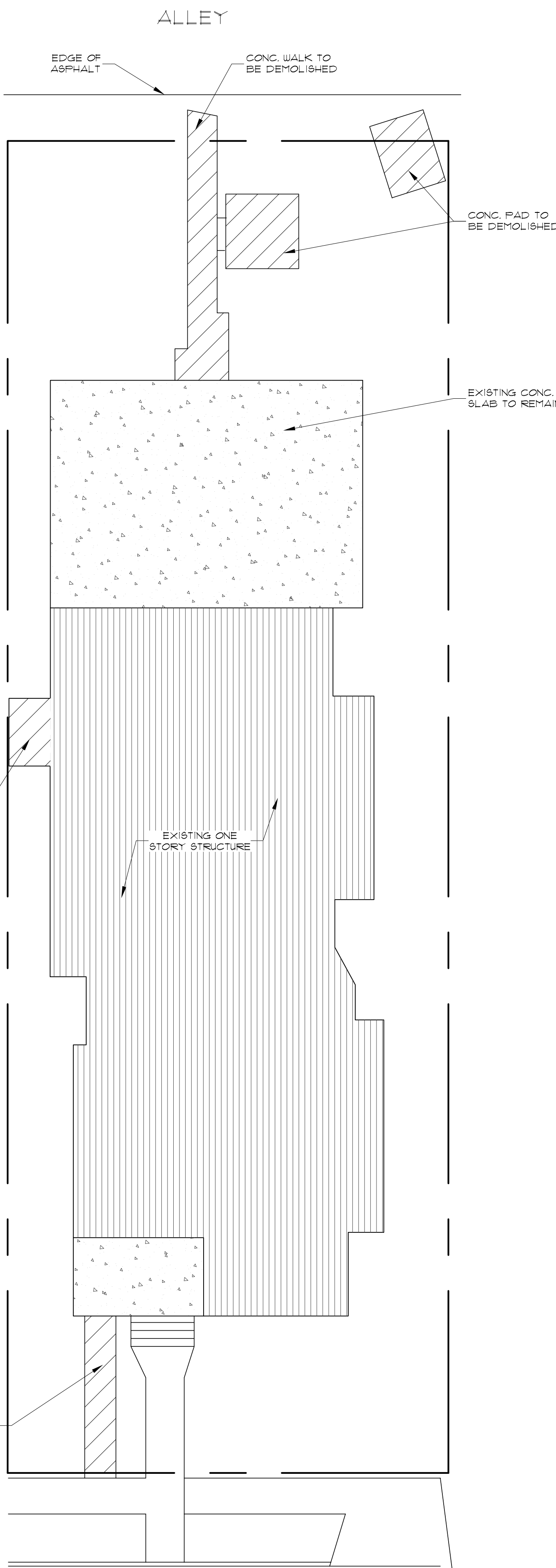
SCALE: 1/8" = 1'-0"

GRAPHIC SYMBOLS



PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



EXISTING SITE PLAN

SCALE: 1" = 10'-0"

LEGEND:

PIER AND BEAM
CONCRETE SLAB



McCULLOUGH
DESIGN
ASSOCIATES

84 N. E. LOOP 410, SUITE 217,
SAN ANTONIO, TEXAS, 78216.
210-843-1632
ricardo@mcculloughda.com

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LOCUST FOURPLEX.
A REMODEL AND ADDITION.
LOT 6, BLOCK 3, NCB. 1738,
325 E. LOCUST,
SAN ANTONIO, TEXAS.

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHKD BY: RAMc	DATE: 07.03.2024
PROJECT No:	
SHEET 1 of	9

CONTRACTOR NOTES

CONTRACTOR SHALL INSURE ALL WORK IS IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE, N.Y.S. ENERGY CONSERVATION CODE, N.Y.S. PLUMBING CODE, NATIONAL ELECTRIC CODE, AND ALL OTHER FEDERAL, STATE AND LOCAL AGENCY REGULATIONS HAVING JURISDICTION OVER THIS PROJECT. IN THE EVENT OF ANY DISCREPANCIES BETWEEN AGENCY REQUIREMENTS, THE CONTRACTOR SHALL OBSERVE THE MORE STRINGENT OF REQUIREMENTS.

CONTRACTOR (AND HIS SUBCONTRACTORS) SHALL BE LICENSED BY THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED IN ADVANCE BY THE OWNER.

CONTRACTOR SHALL FILE ALL APPLICATIONS, PAY FOR ALL NECESSARY PERMITS AND SECURE CERTIFICATES OF OCCUPANCY FOR THE PROJECT.

ALL WORK IS TO BE COORDINATED WITH THE OWNER. THE CONTRACTOR IS TO MEET WITH THE OWNER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR WILL PRESENT THE BUILDING PERMIT AND INSURANCE CERTIFICATES TO THE OWNER PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR SHALL PROVIDE ANY NECESSARY MEASURES TO PROTECT THE WORKERS AND OTHER PERSONS DURING CONSTRUCTION.

CHECK WITH THE OWNER FOR COORDINATION OF THE WORK UNDER THIS CONTRACT WITH WORK OF OTHER TRADES. OWNER'S REGULATIONS GOVERN ALL ASPECTS OF OUTSIDE CONTRACTORS WORKING ON THE PROPERTY.

CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE DUMPSTERS ETC. AS REQUIRED. REMOVE ALL DEBRIS ON A DAILY BASIS.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BUILDINGS AND OTHER INSTALLATIONS THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK. PROVIDE AND MAINTAIN FIRE EXTINGUISHERS ON PROJECT SITE DURING CONSTRUCTION.

UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF QUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR EQUIV-2NATURE AND CHARACTER. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARD OF THE TRADES INVOLVED.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.

PAINTING FOR GYPSUM BOARD AND WOOD CONSTRUCTION. PROVIDE TWO (2) FINISH COATS OF PREMIUM GRADE PAINT OVER SINGLE COAT OF COMPATIBLE PRIMER, PROMAR 200 SERIES BY SHERWIN WILLIAMS, CLEVELAND, OHIO OR APPROVED EQUAL. ALL PAINT BY SINGLE MANUFACTURER.

VISIT THE SITE TO VERIFY EXISTING CONDITIONS. EXISTING CONCEALED CONDITIONS AND CONNECTIONS ARE BASED UPON INFORMATION TAKEN FROM LIMITED FIELD INVESTIGATIONS. CONTRACTOR SHALL MAKE REQUIRED ADJUSTMENTS TO SYSTEM COMPONENTS AS NECESSITATED BY ACTUAL FIELD CONDITIONS AT NO ADDITIONAL COST TO OWNER OR ARCHITECT. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT BEFORE CONSTRUCTION BEGINS.

UNLESS OTHERWISE INDICATED, ALL INTERIOR FINISHES SHALL BE AS DIRECTED BY THE OWNER.

CONTRACTOR TO OBTAIN AND PROVIDE OWNER WITH COLOR SAMPLES FOR PROPER COLOR SELECTION AND FINAL APPROVAL OF ALL FINISHES PRIOR TO INSTALLATION.

ALL GYPSUM BOARD WORK SHALL BE DONE IN ACCORDANCE WITH THE DRYWALL CONSTRUCTION HANDBOOK, LATEST EDITION, PREPARED BY UNITED STATES GYPSUM. ALL JOINTS AND SEAMS SHALL BE TAPED AND FINISHED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES, NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED. ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.

2. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR.

3. REMOVE ONLY NONLOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NONCONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.

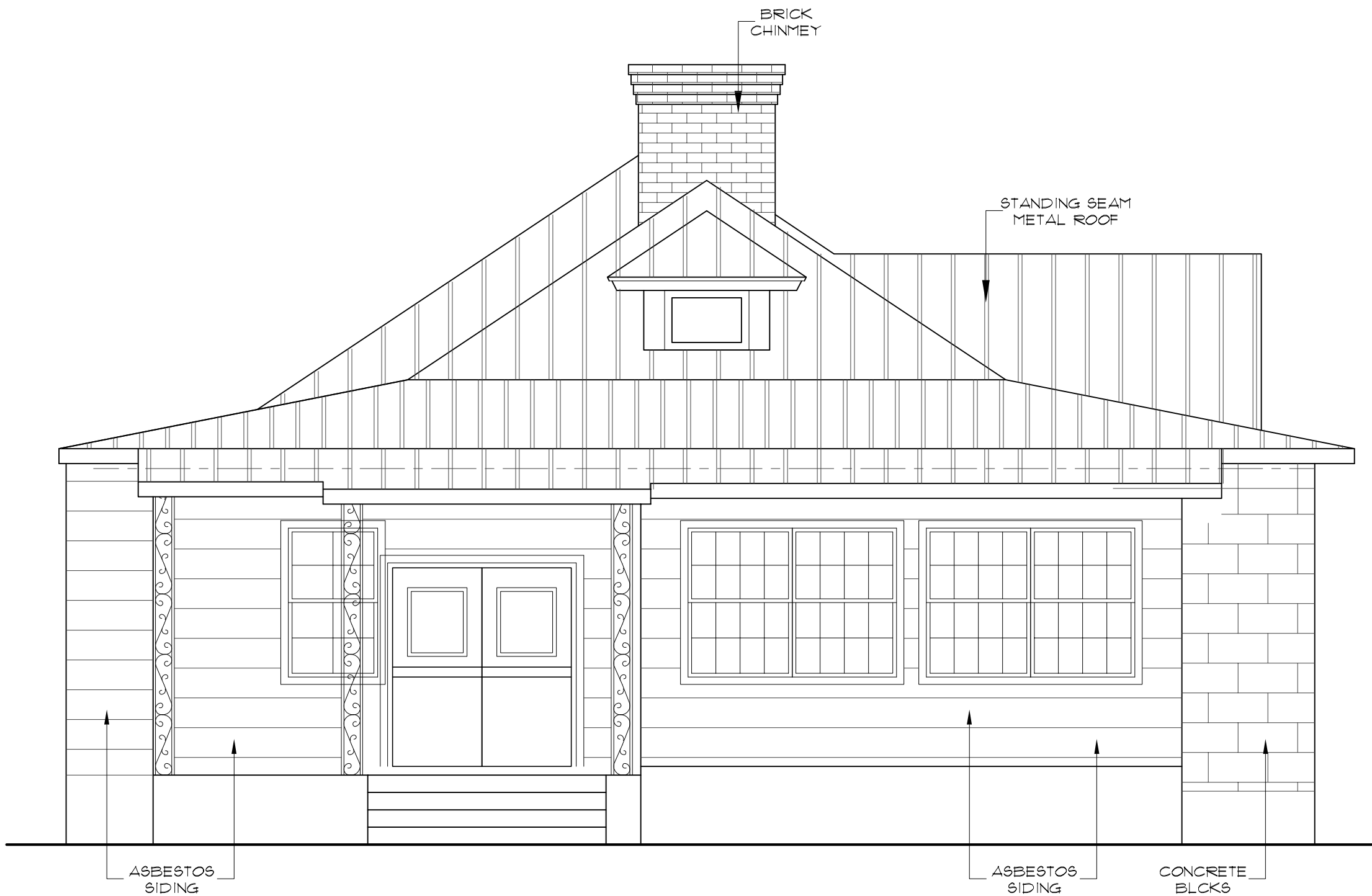
4. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE DESIGN LOADS AND TO RESIST THE DEFORMATION CAUSED BY SUCH LOADS.

5. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.

6. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED, SAND AND LEFT IN A PAINT READY CONDITION.

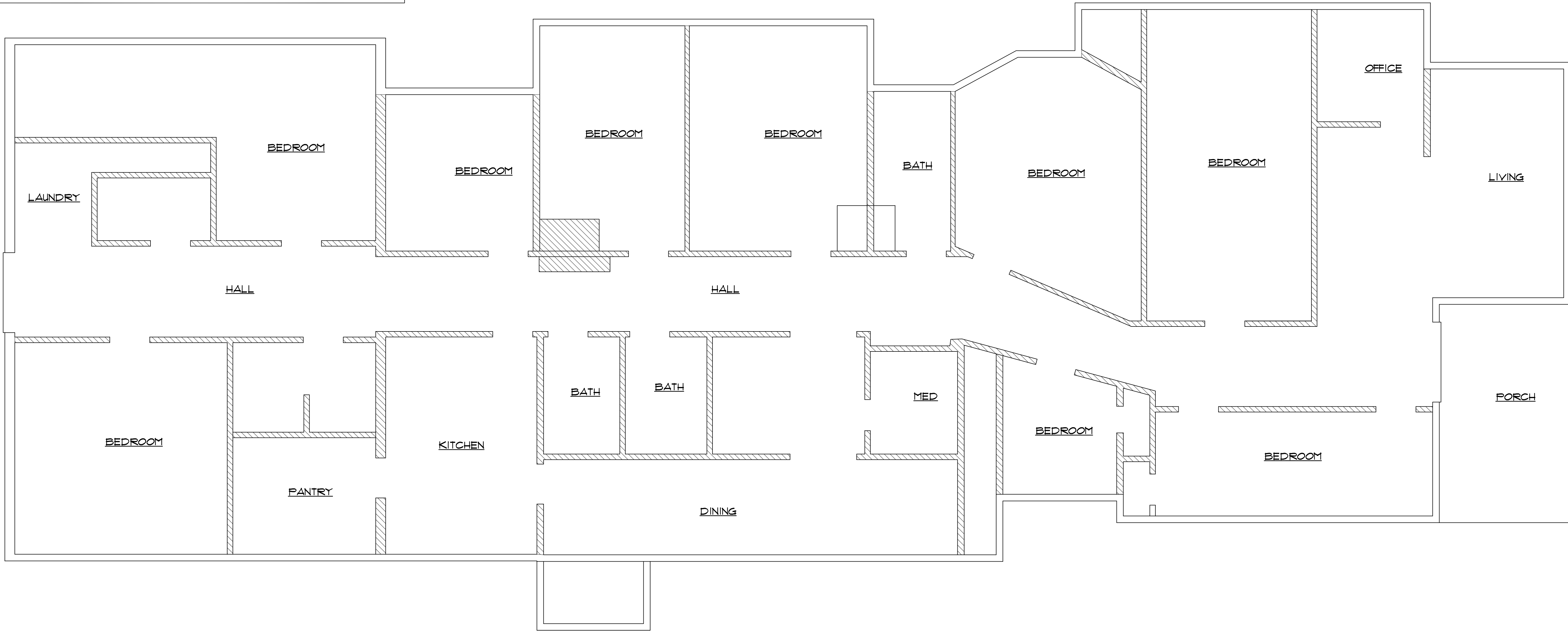
7. WHERE APPLICABLE, LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.

8. REMOVE HANGING CEILING\$ THRUOUT THE HOUSE.



EXISTING FRONT ELEVATION

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



LEGEND:

WALLS TO REMAIN
WALLS TO BE DEMOLISHED



EXISTING & DEMOLITION PLAN

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



McCULLOUGH
DESIGN
ASSOCIATES

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ricardo@mcculloughda.com

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LOCUST FOURPLEX.
A REMODEL AND ADDITION.
LOT 6, BLOCK 3, NCB. 1738,
325 E. LOCUST,
SAN ANTONIO, TEXAS.

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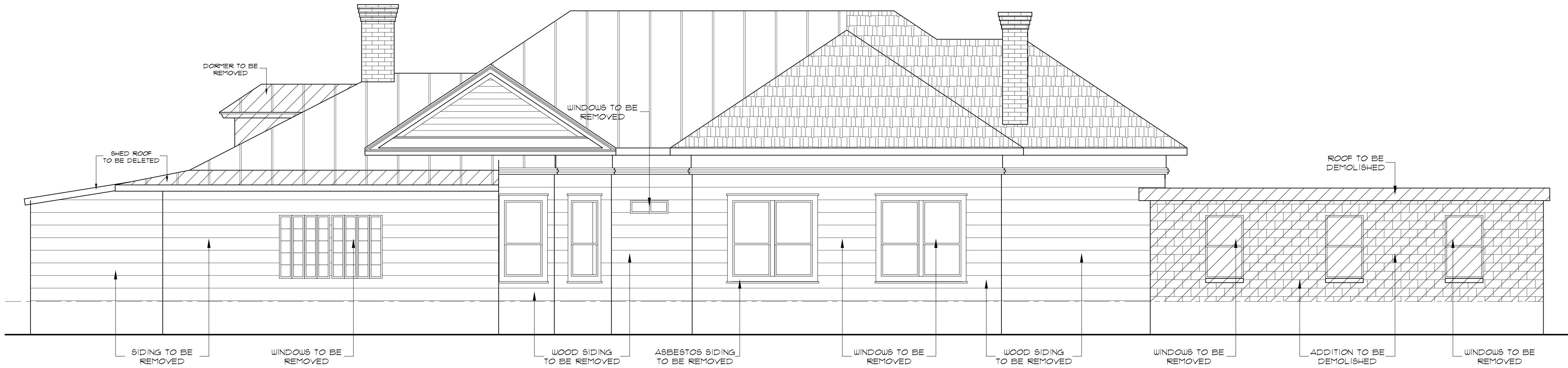
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SHEET 3 of	9



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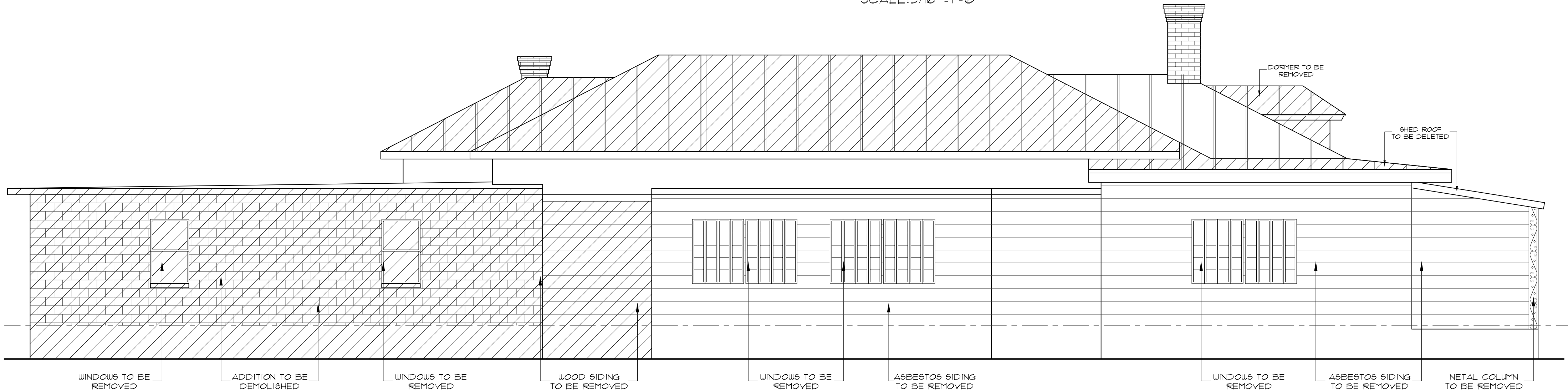
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SINGLE USE LATERAL CONSTRUCTION OF
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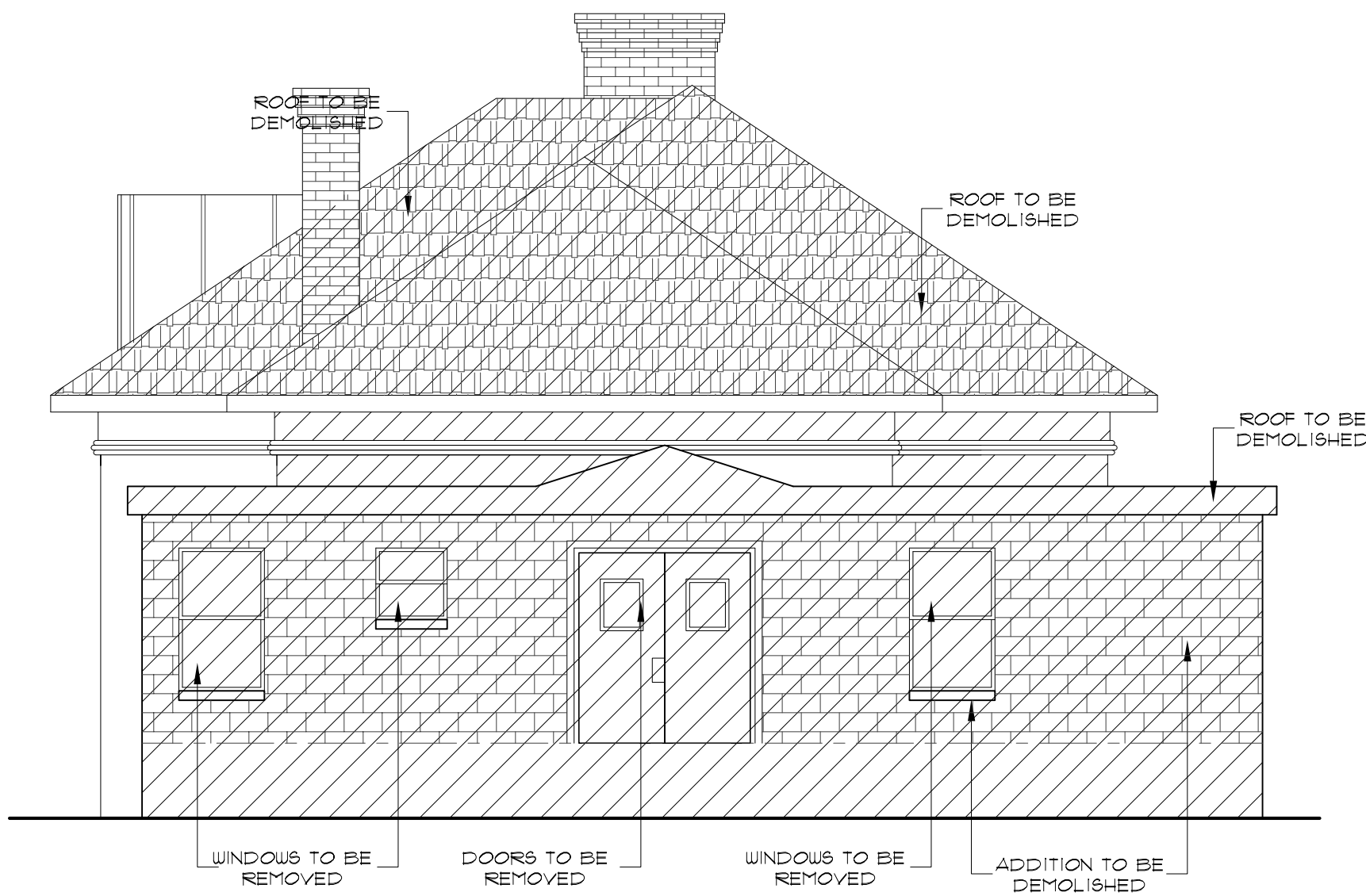
EXISTING RIGHT ELEVATION

SCALE: 3/16" = 1' - 0"



EXISTING LEFT ELEVATION

SCALE: 3/16" = 1' - 0"



EXISTING REAR ELEVATION

SCALE: 3/16" = 1' - 0"

LOCUST FOURPLEX.
A REMODEL AND ADDITION.
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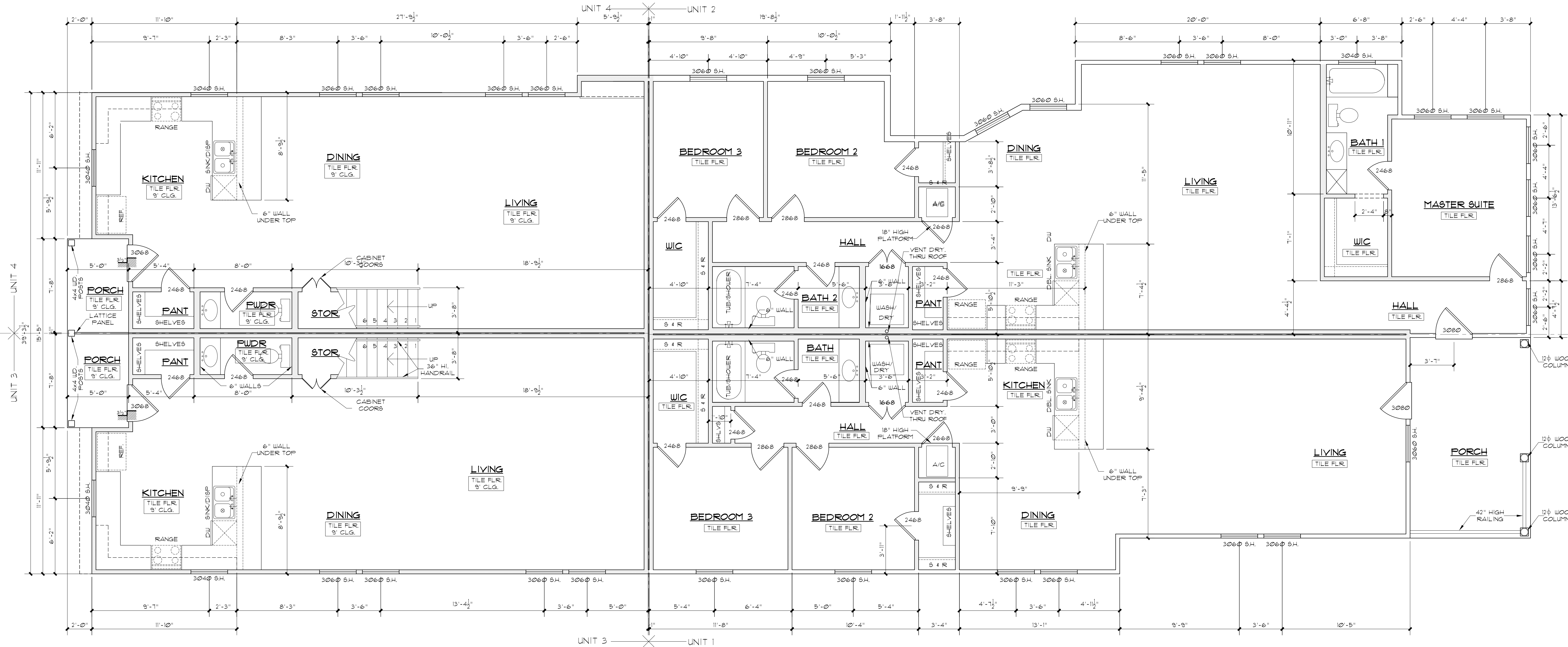
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SHEET 3 of	9

GENERAL NOTES:
APPLICABLE CODES:
2021 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS
UNIFIED DEVELOPMENT CODE
2021 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2018 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10
(ELECTRICAL)
2021 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE.

CONTRACTOR NOTES:
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS HERBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER" RELIEVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MCCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO ITS SOLE DISCRETION.
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:
1. UNITS 3 & 4 1st FLOOR PLATE AT 9'-0" 2nd FLOOR AT 8'-0" AFF.
2. UNITS 3 & 4 1st FLOOR WDW HEADER AT 8'-0" 2nd FLOOR AT 6'-8" AFF."

AREAS	
UNIT 1	
TOTAL LIVING	1,467#
UNIT 2	
TOTAL LIVING	1,146#
UNIT 3	
1st FLOOR	869#
2nd FLOOR	754#
TOTAL LIVING	1,623#
UNIT 4	
1st FLOOR	878#
2nd FLOOR	754#
TOTAL LIVING	1,632



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

LEGEND:
EXISTING WALLS
NEW WALLS



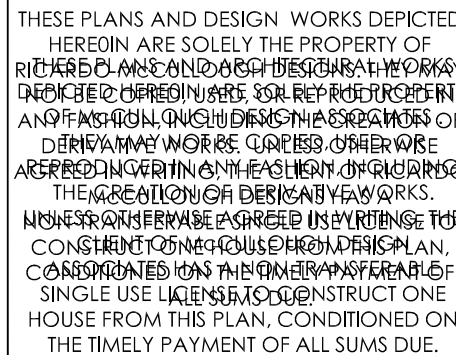
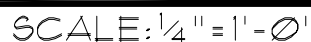
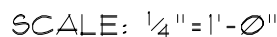
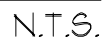
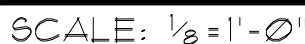
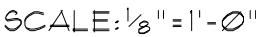
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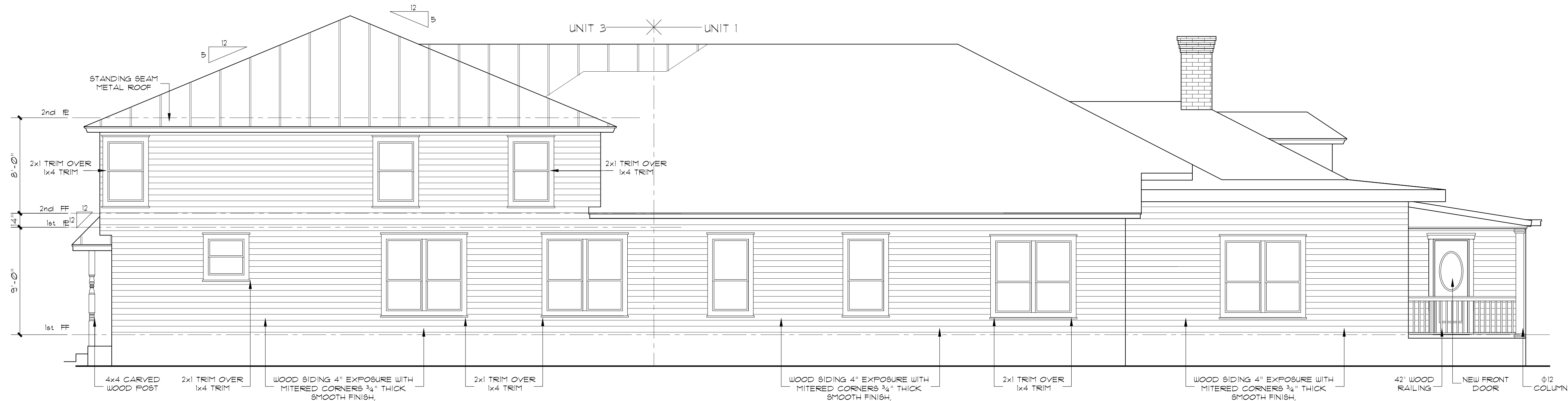
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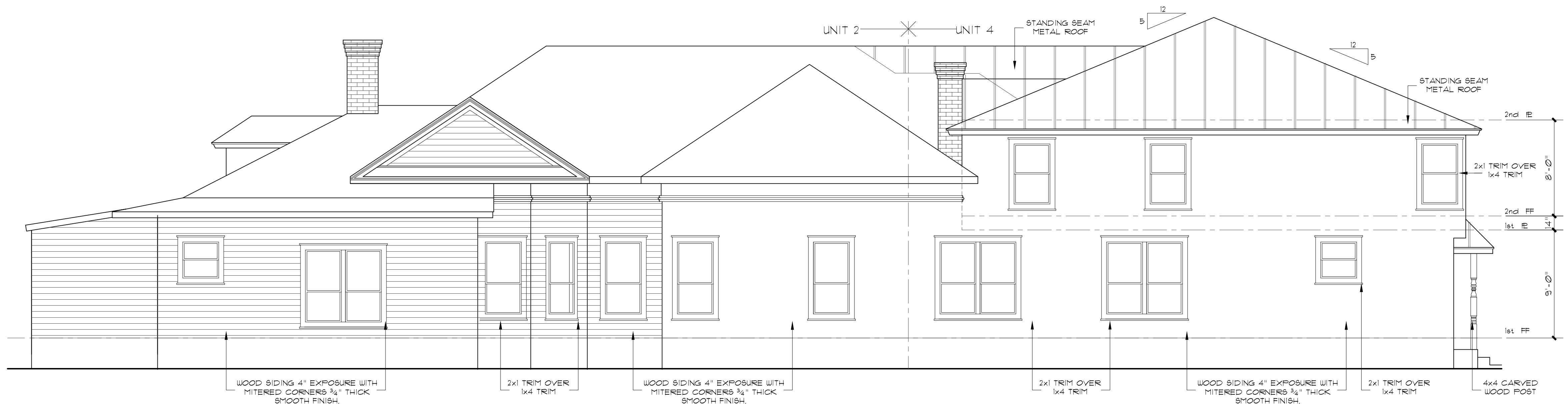
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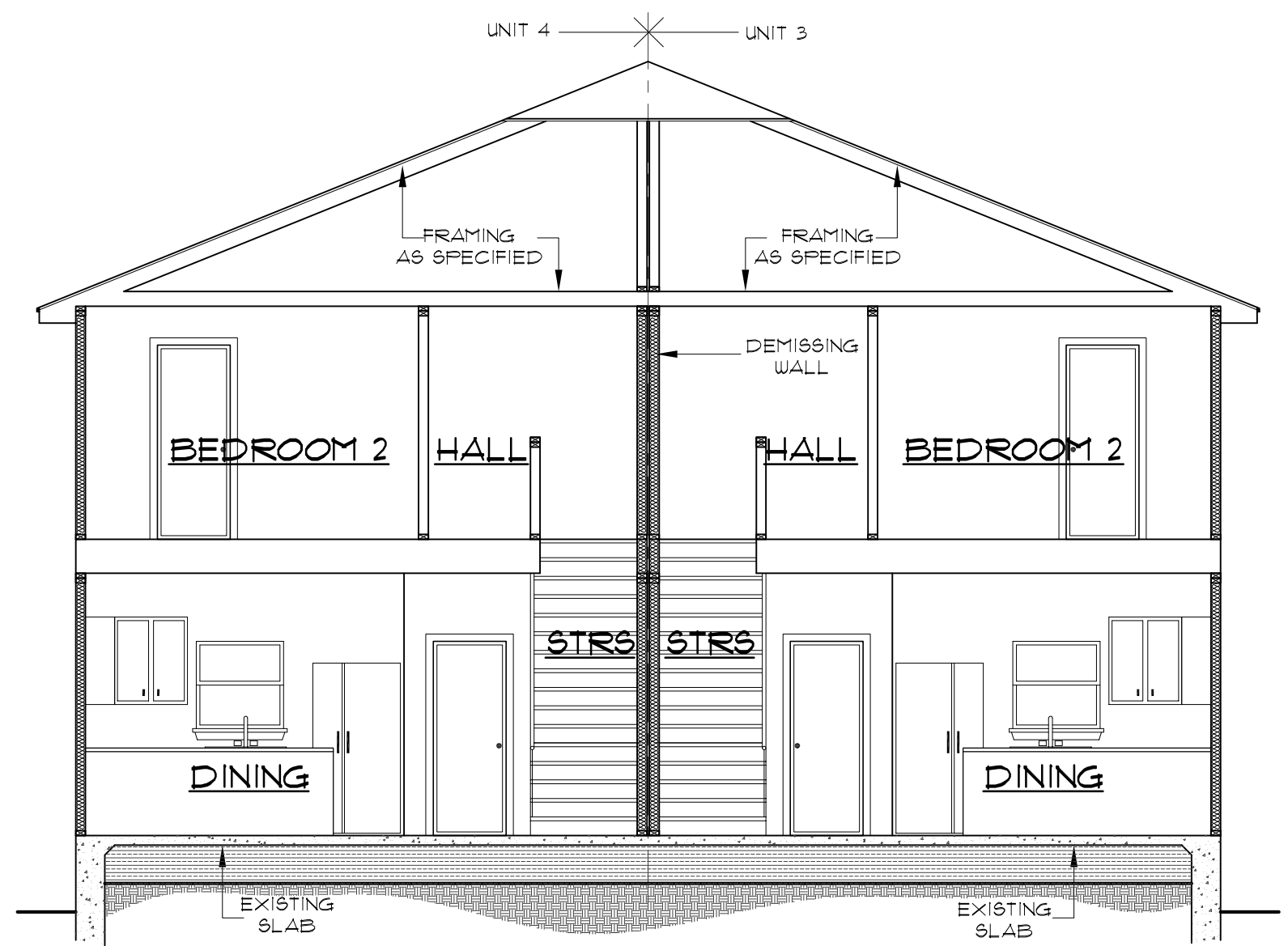
PROPOSED LEFT ELEVATION

SCALE: 3/16"=1'-0"



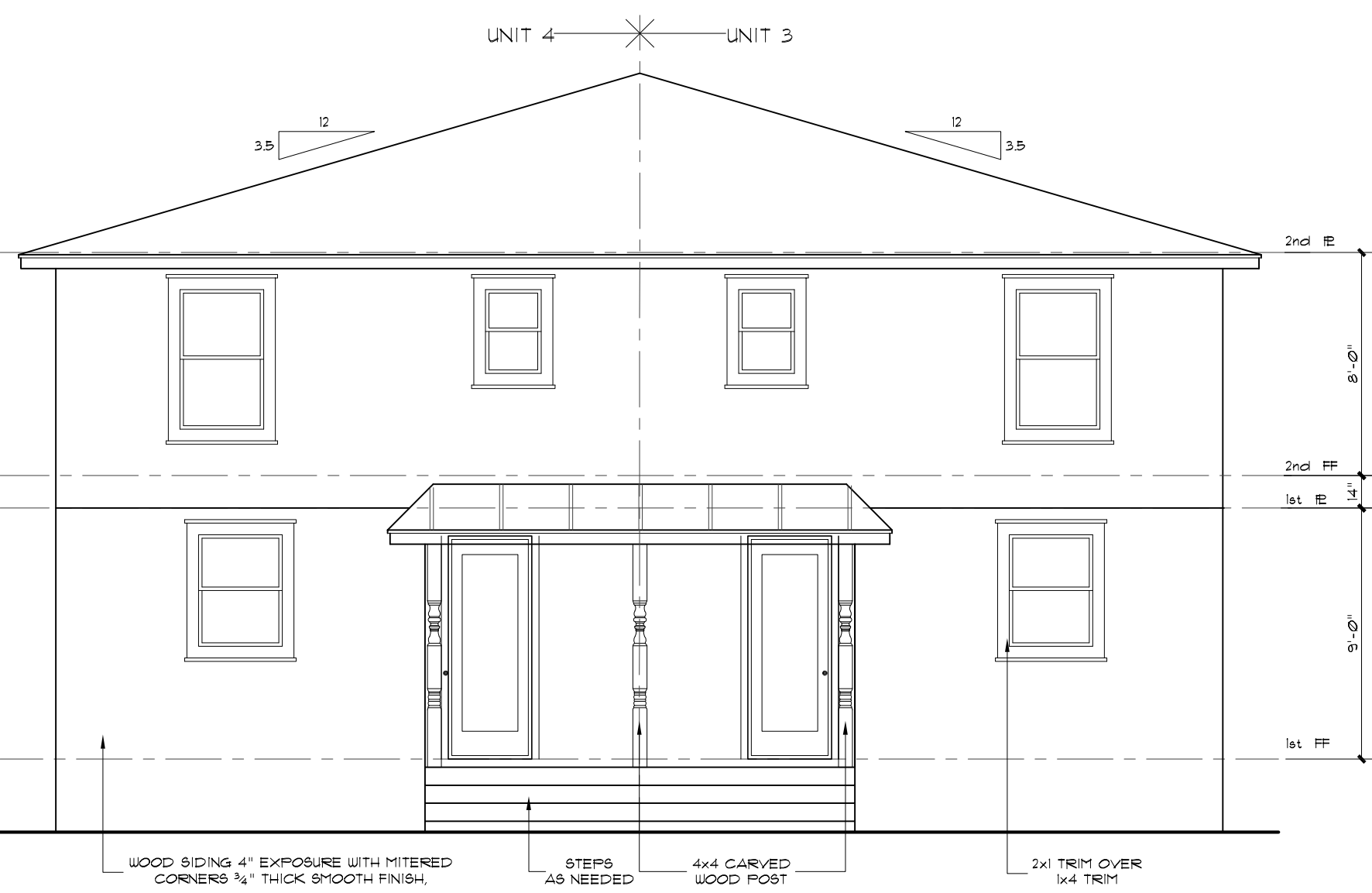
PROPOSED RIGHT ELEVATION

SCALE: 3/16"=1'-0"



SECTION A-A

SCALE: 3/16"=1'-0"



PROPOSED REAR ELEVATION

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

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A REMODEL AND ADDITION.
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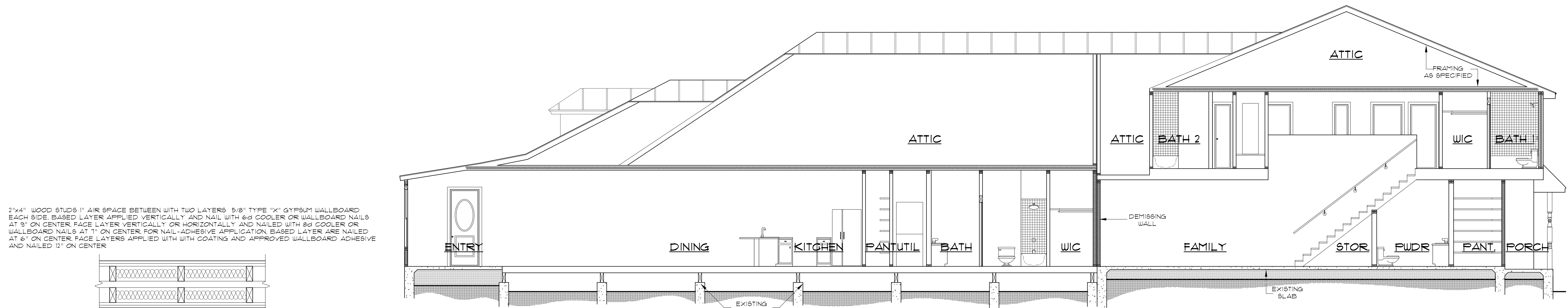


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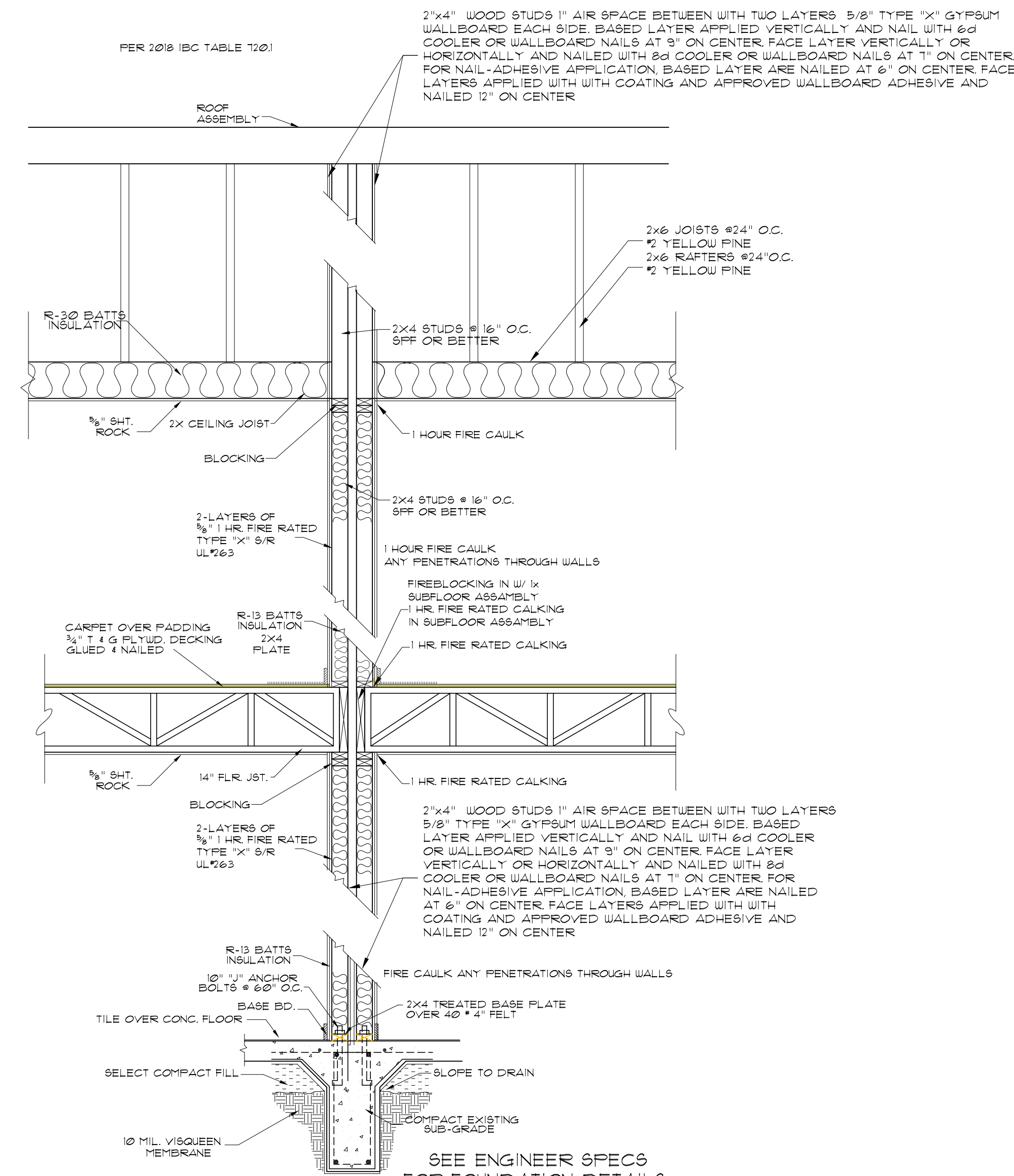
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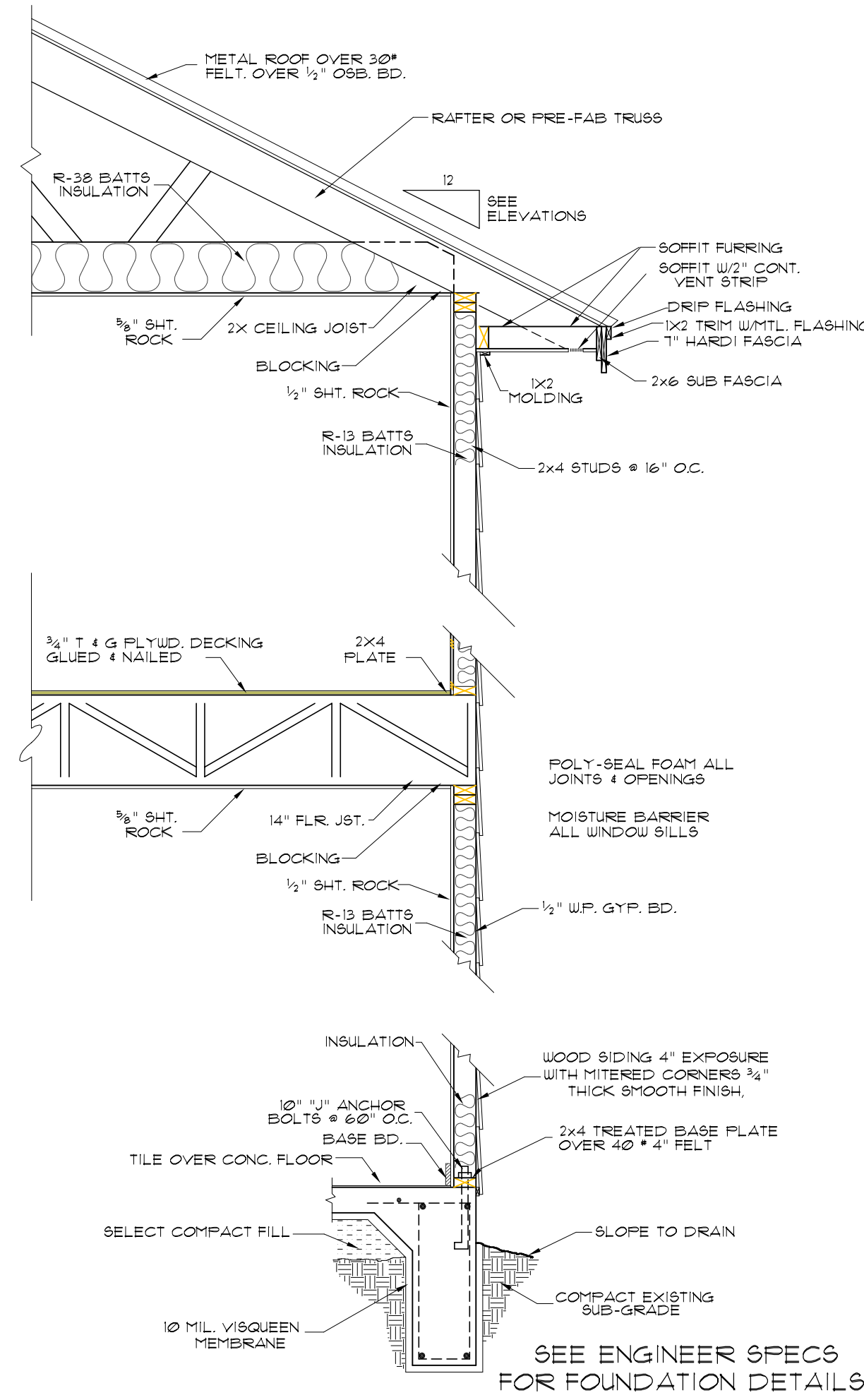


TYPICAL DEMISING WALL DETAIL



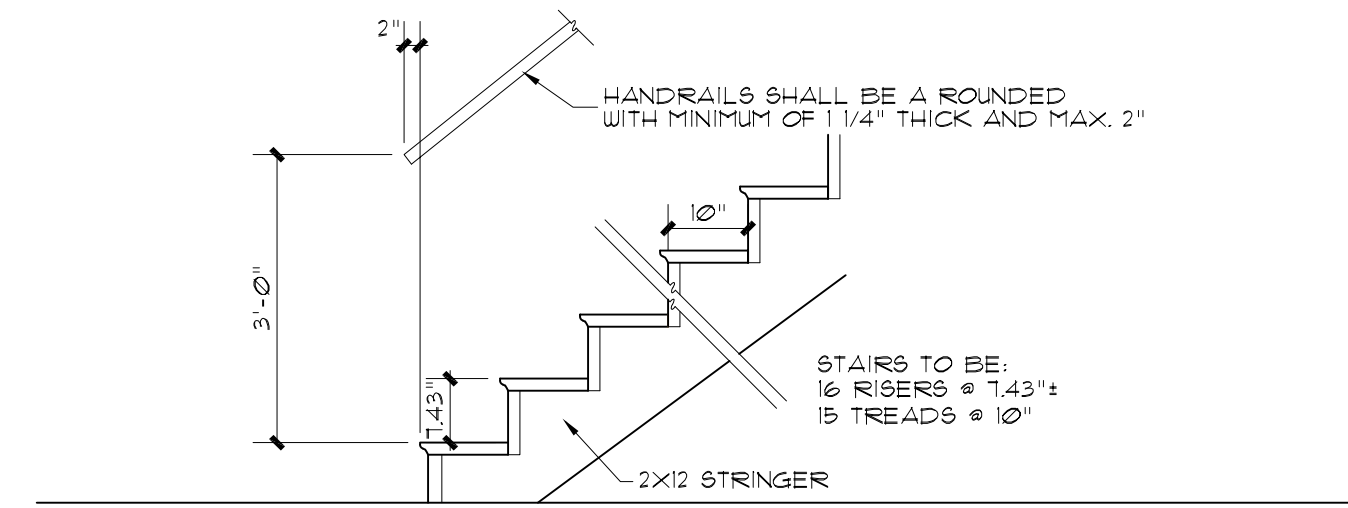
TYPICAL DEMISING WALL SECTION

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



TWO STORY STUCCO WALL SECTION

SCALE: $\frac{1}{2}" = 1'-0"$



STAIRS DETAIL

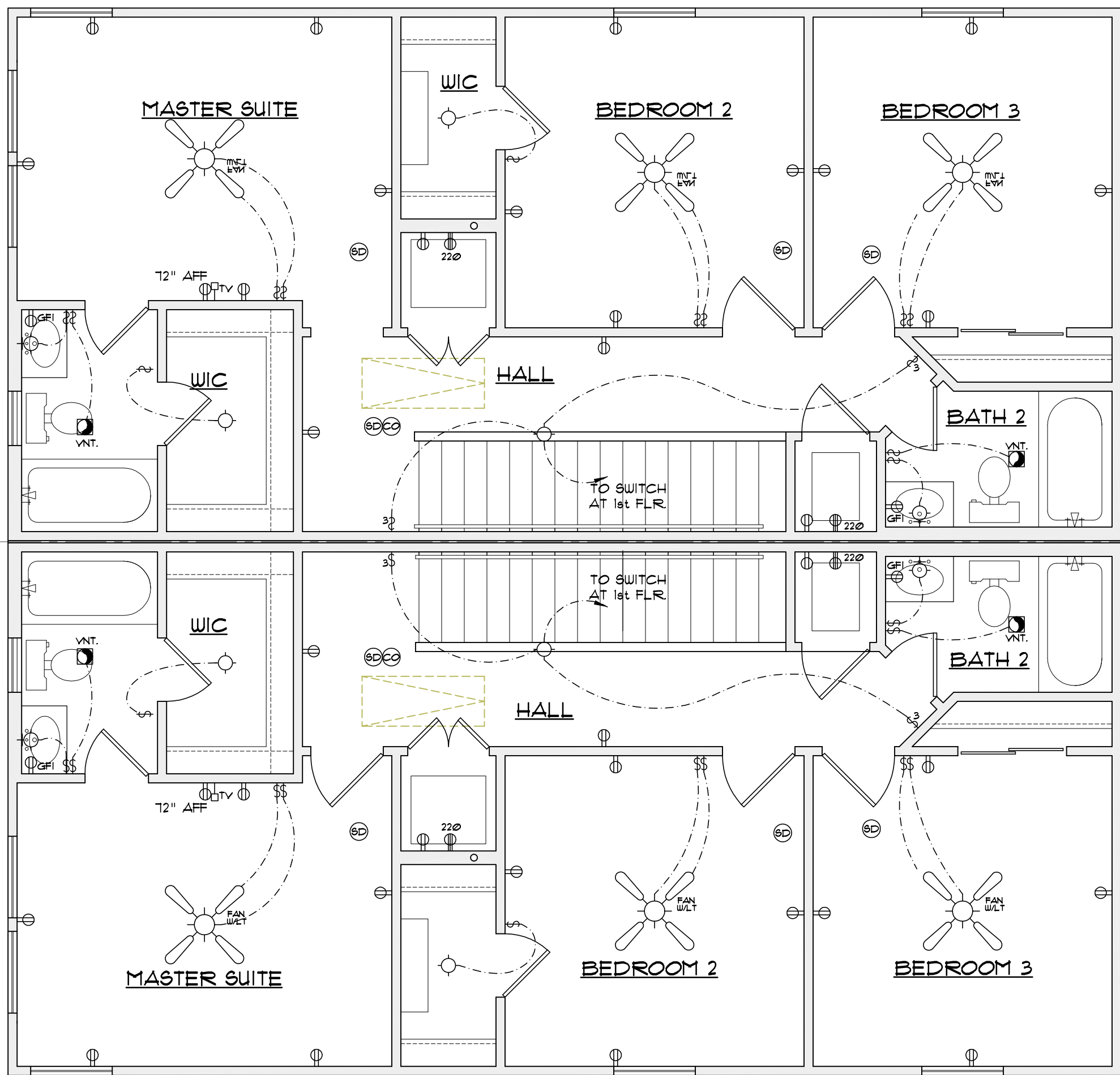
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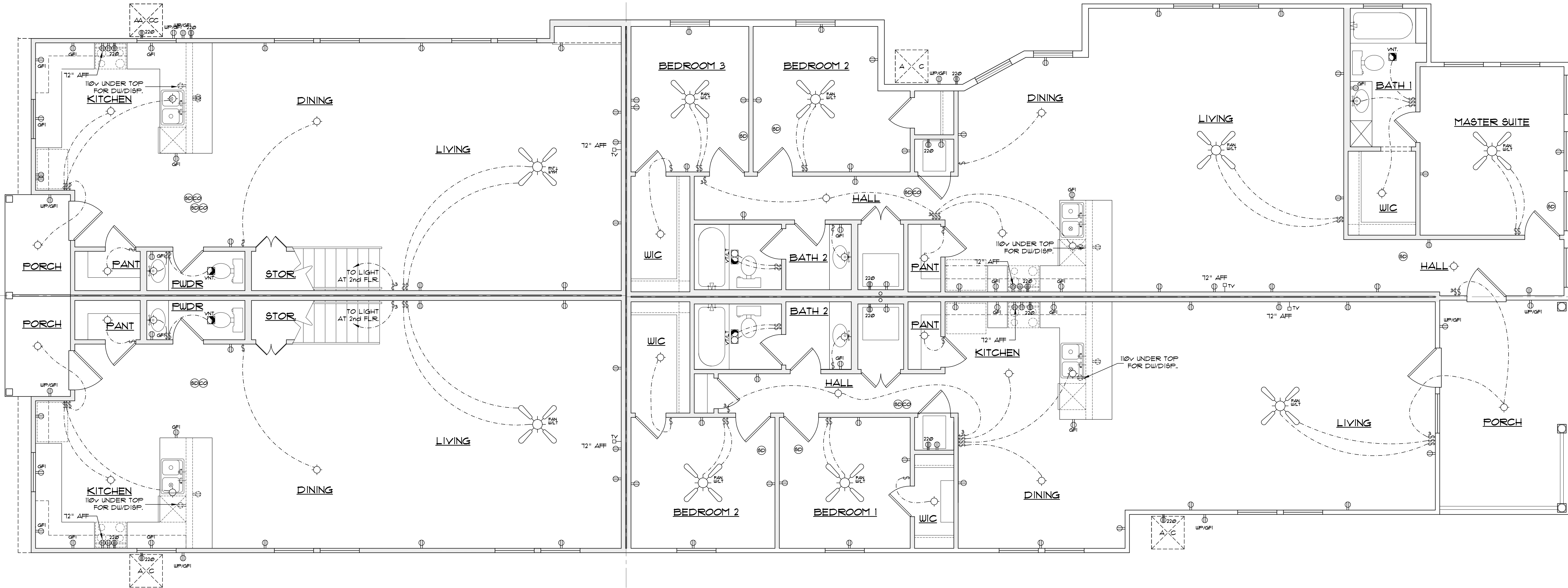
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GRAPHIC SYMBOLS		
ELECTRICAL		
SWITCH	TELEVISION OUTLET	HALOGEN RECESSED CEILING FIXTURE
3-WAY SWITCH	SATELLITE TELEVISION	CEILING MOUNT SPOT LIGHT
4-WAY SWITCH	INTERCOM	FLUORESCENT LIGHT FIXTURE
DUPLEX OUTLET	SPEAKER OUTLET	WALL MOUNT FLOOR LIGHT
1/2 SWITCHED	SMOKE DETECTOR	WALL MOUNT FLOOR LIGHT
FLOOR OUTLET	THERMOSTAT	TRACK-MOUNT FIXTURE
120 VOLT 2-POLE OUTLET	ELECTRICAL PANEL	UNDER CABINET EXHAUST FAN
CEILING OUTLET	DISBURSEMENT SWITCH	CEILING MOUNT EXHAUST FAN
CEILING OUTLET WITH RECEPTACLE	CHIMNEY	WALL MOUNT EXHAUST FAN
200 VOLT DUPLEX OUTLET	KEY SWITCH	CEILING MOUNT HEAT LAMP
10 AMP RECEPTACLE	WALL MOUNT FLOOR LIGHT	COMBINATION FIXTURE HEAT, VENT, LIGHT
WATERPROOF DUPLEX OUTLET	WALL MOUNT FLOOR LIGHT	FLOOD LIGHT
100 AMP DUPLEX OUTLET	RECESSED CEILING FIXTURE	CEILING FAN W/ LIGHT
TELEPHONE OUTLET	RECESSED EYEBALL FIXTURE	
TELEPHONE FLOOR OUTLET	HALOGEN RECESSED CEILING FIXTURE	
PLUMBING		
WATER HEATER		
WATER SPLITTER		
SHOWER HEAD		
HOSE BIB FAUCET		
COLD WATER TO REF.		
HOT & COLD WATER		
FLOOR DRAIN		
GAS LINE		
GAS KEY (ON/OFF) VALVE		
MISC.		
SECURITY SYSTEM PANEL		
VACUUM SYSTEM OUTLET		
VACUUM CLEANER TANK		
VACUUM SYSTEM CLEANER OUTLET		



LOCUST FOURPLEX.
A REMODEL AND ADDITION.
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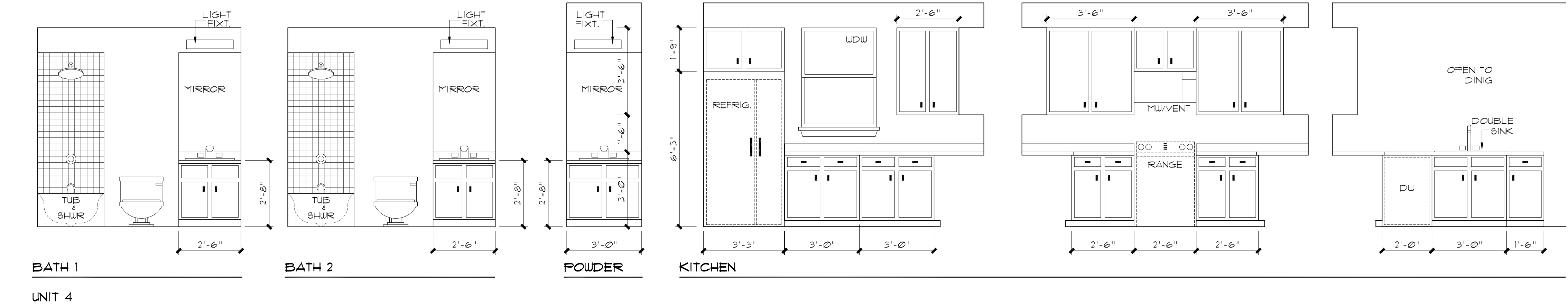
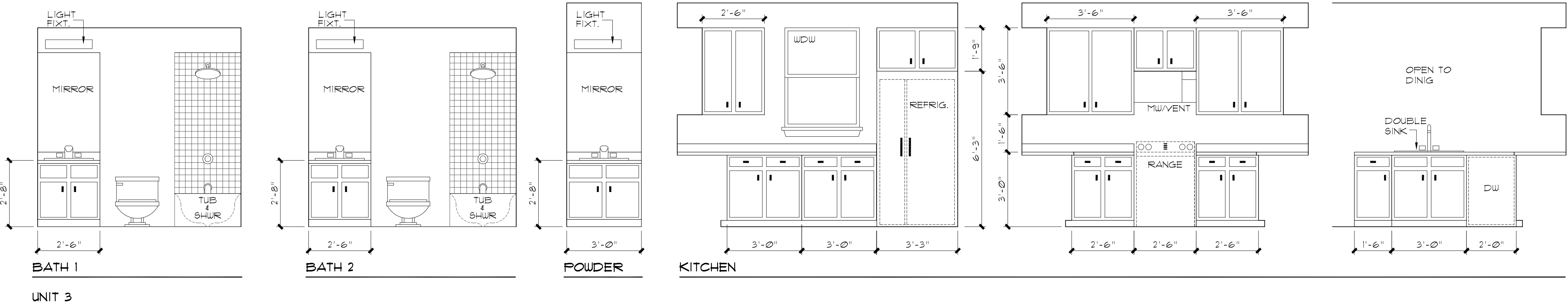
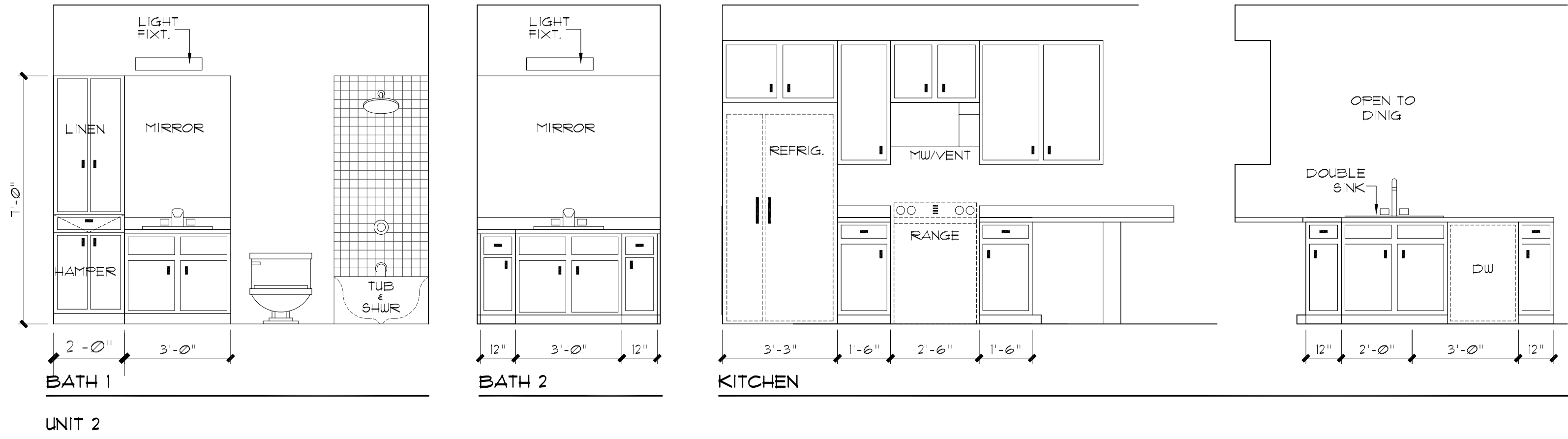
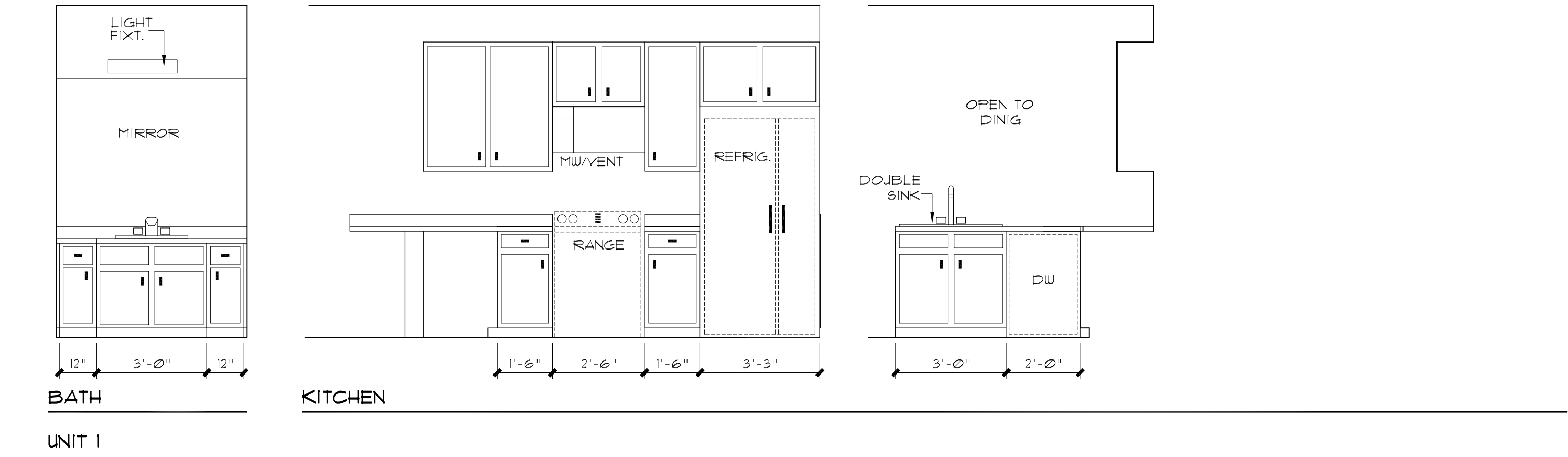
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INTERIOR ELEVATIONS

SCALE: $\frac{3}{8}" = 1'-0"$

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A REMODEL AND ADDITION.
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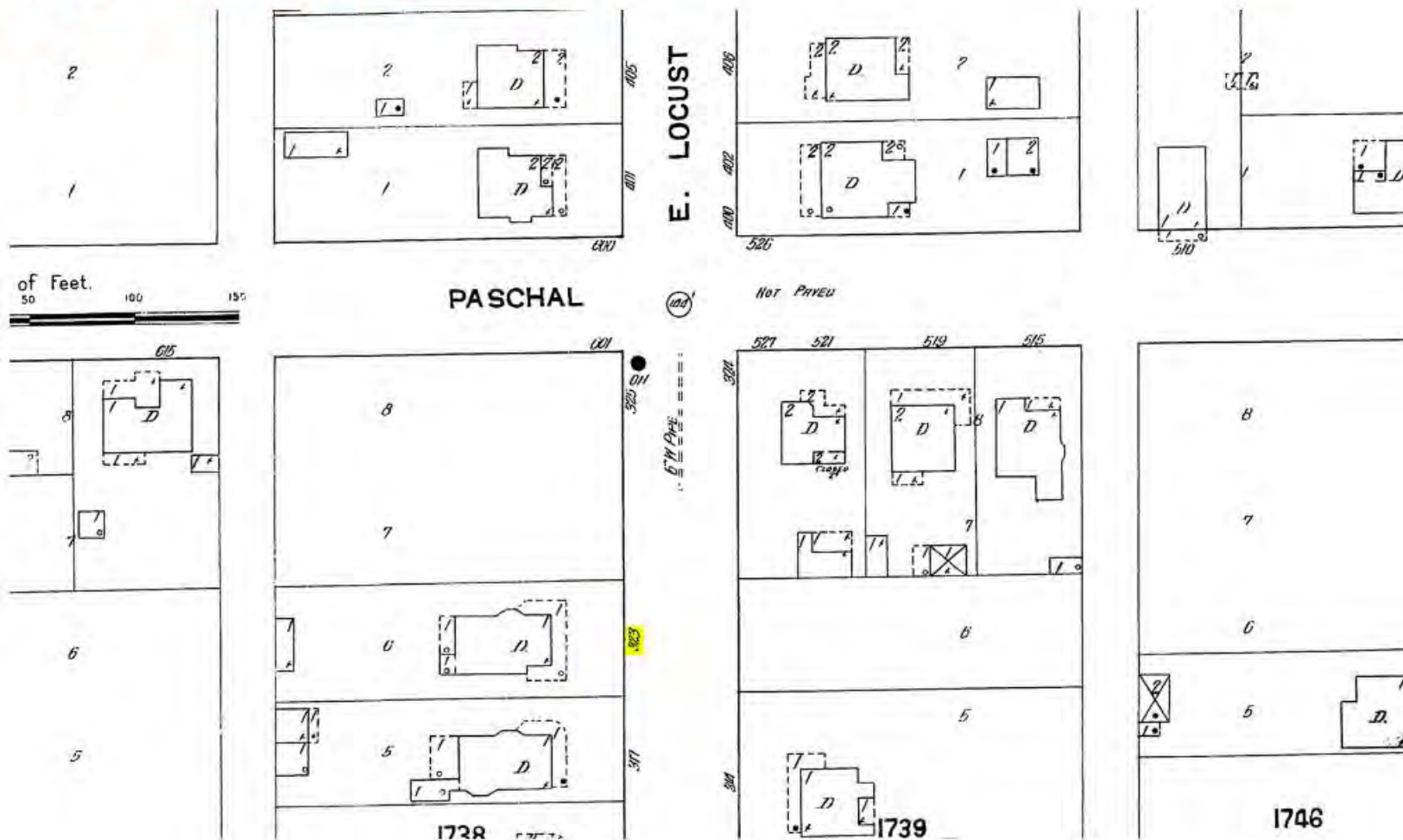
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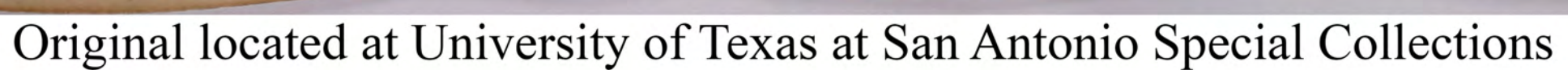
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State: Texas City: San Antonio Date: 1911-1924 Volume: vol. 2, 1912



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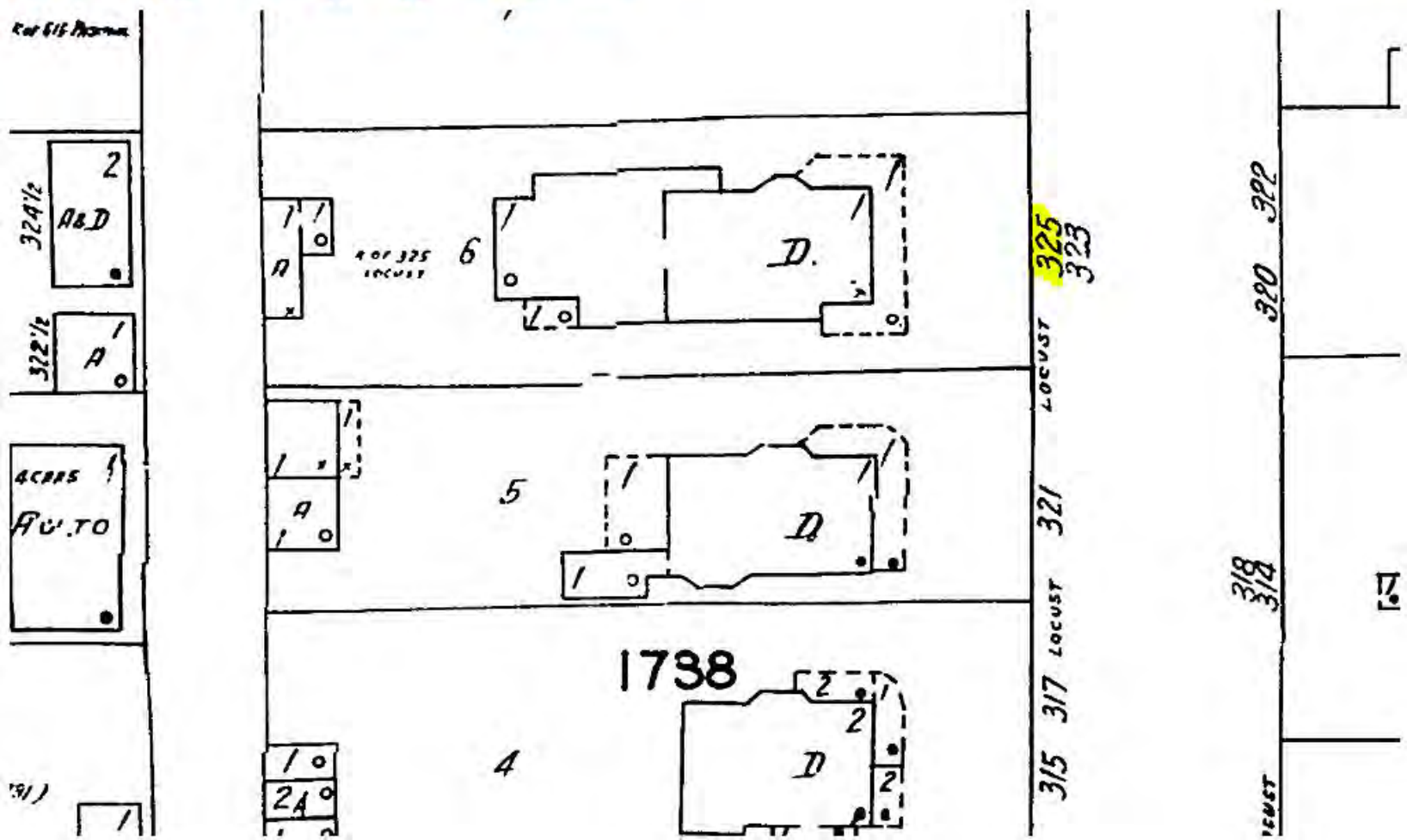
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Date: 1911-Mar. 1951 *

Volume: vol. 2, 1912-Jan. 1951



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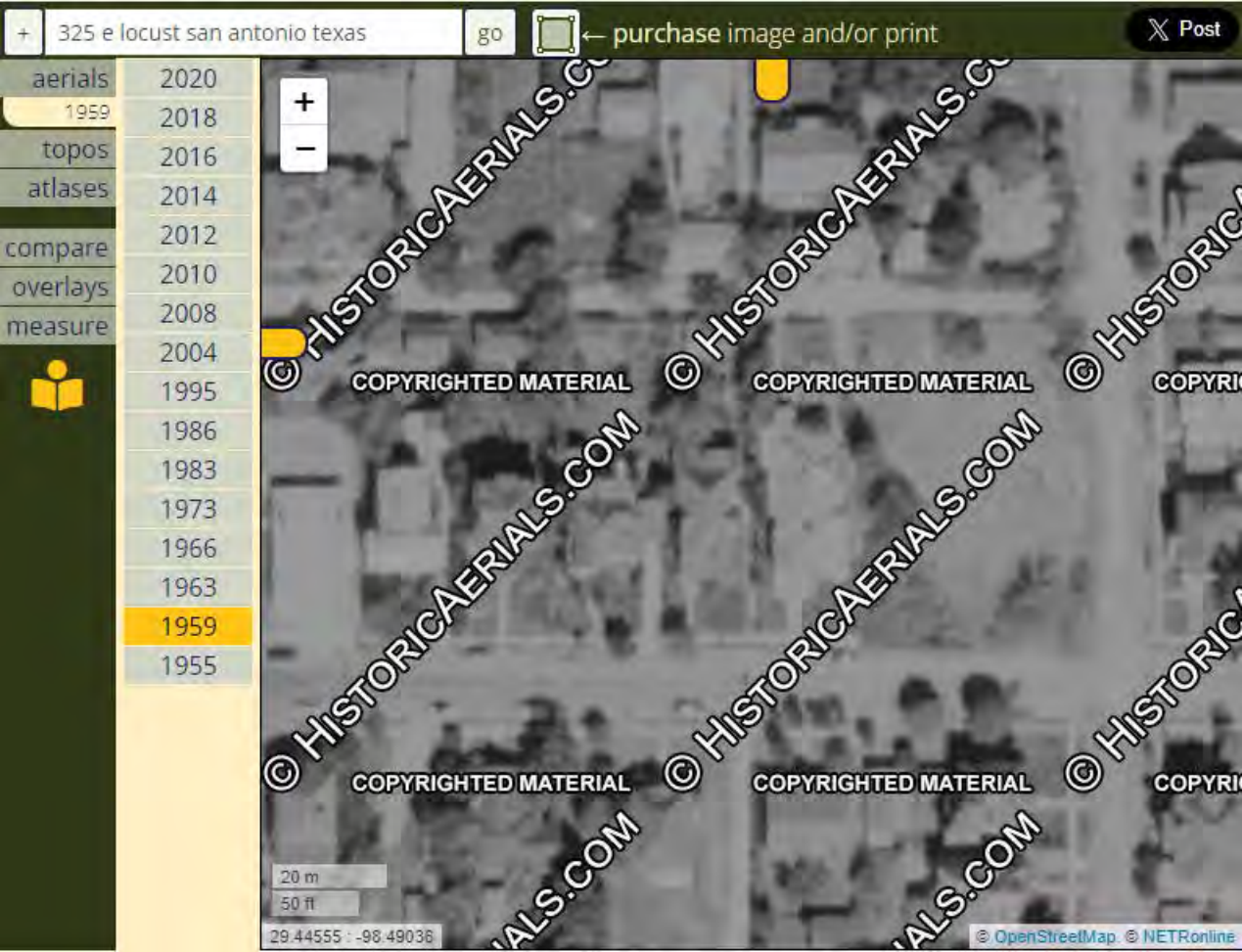
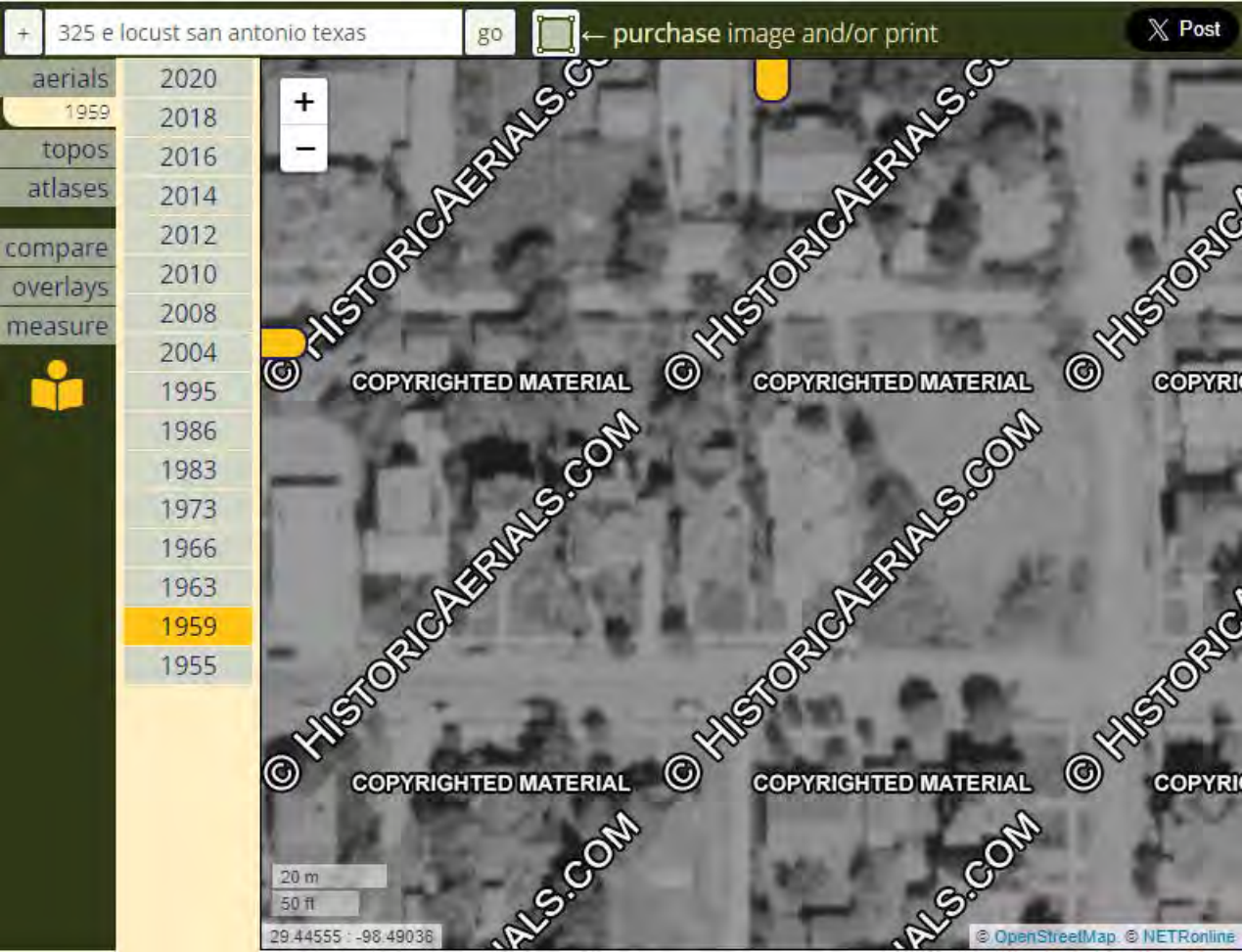
1966

1963

1959

1955





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1963

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2016

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2010

overlays

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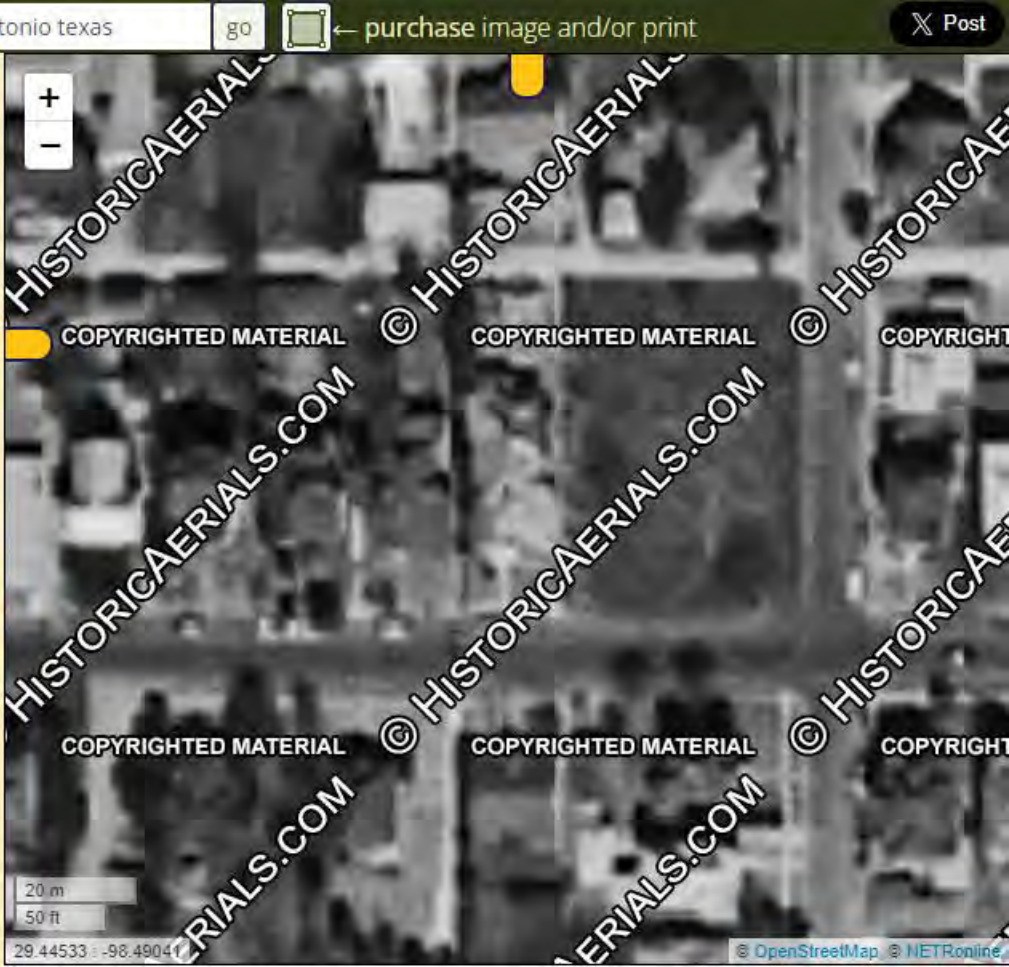
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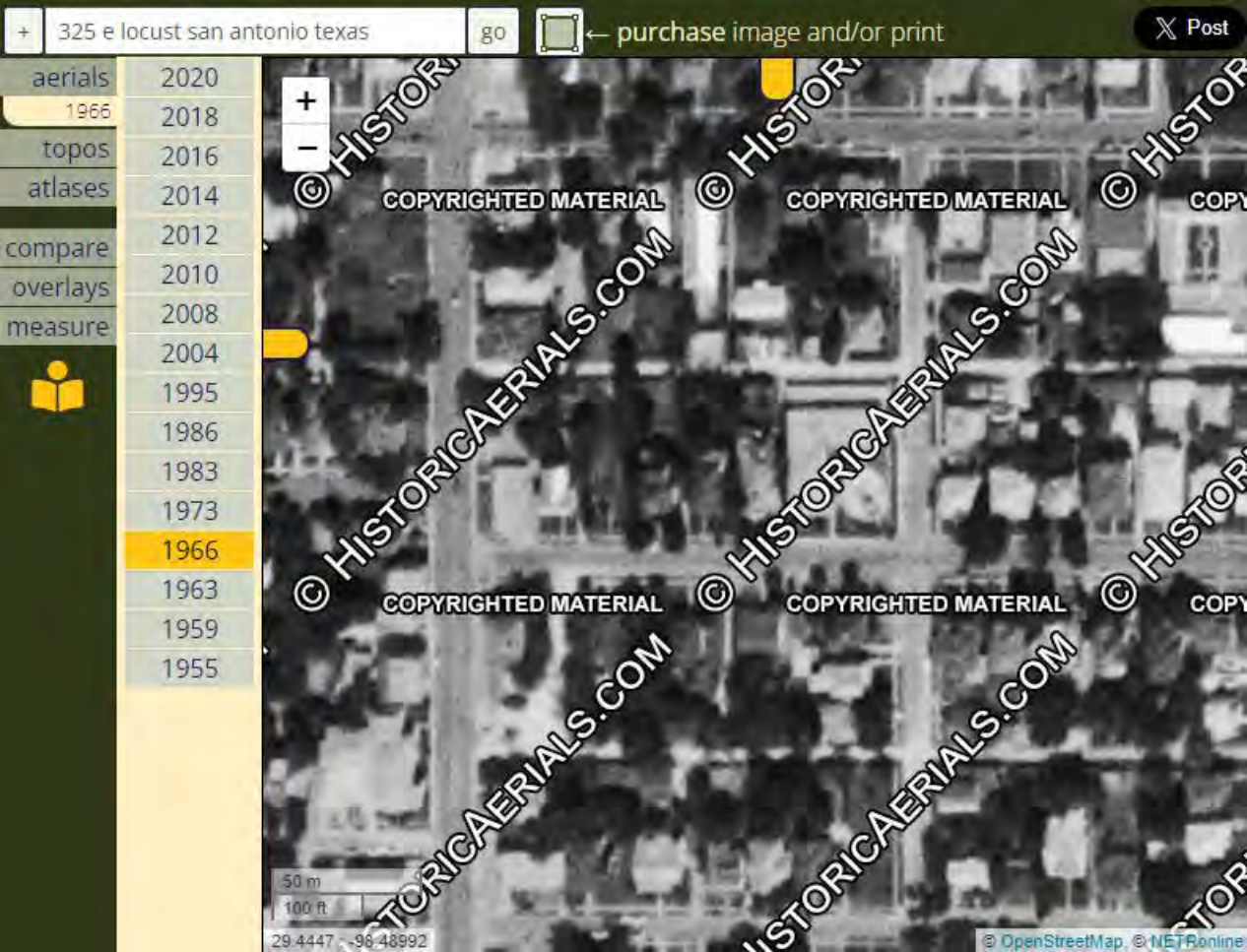
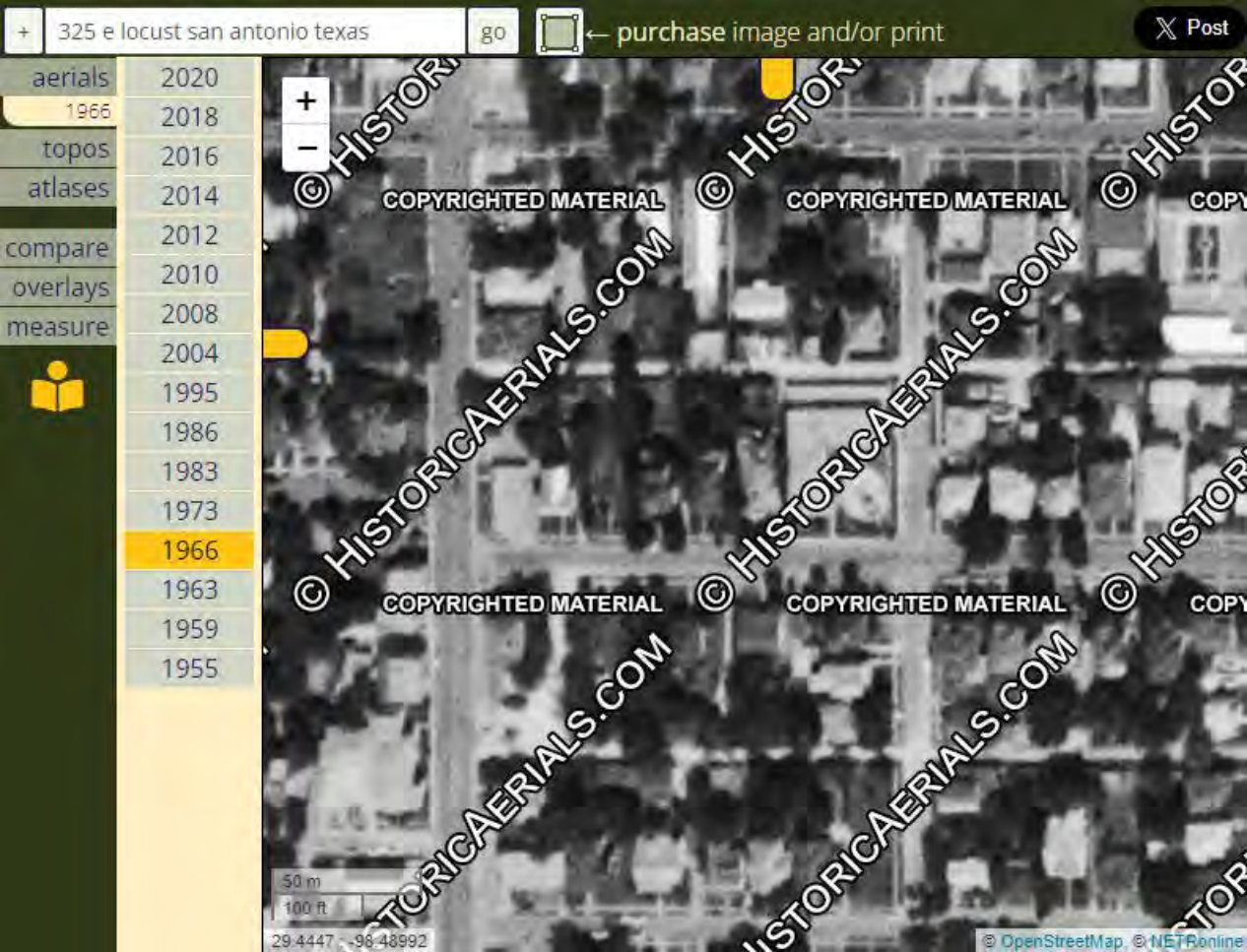


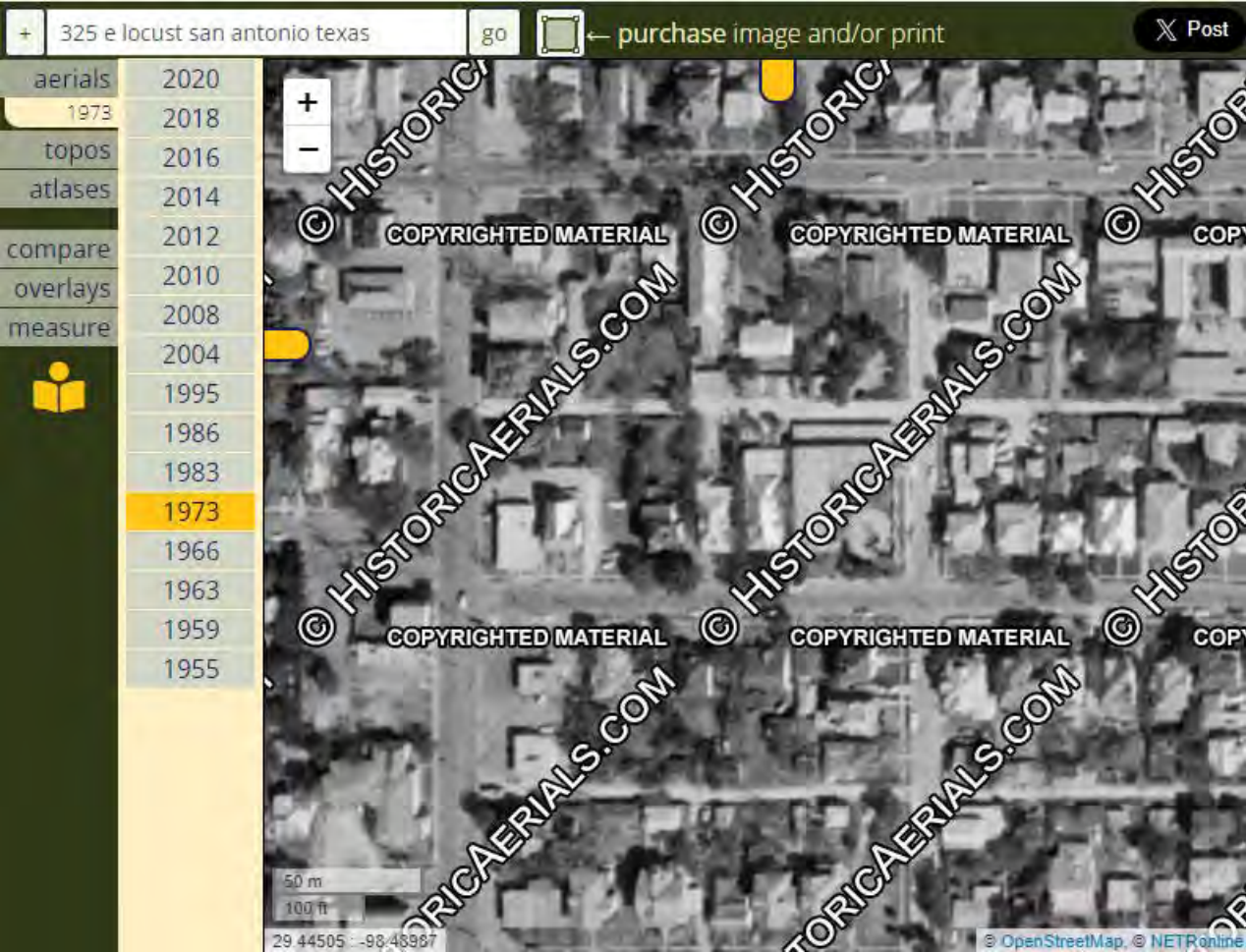
20 m

50 ft

29.44533 -98.49041

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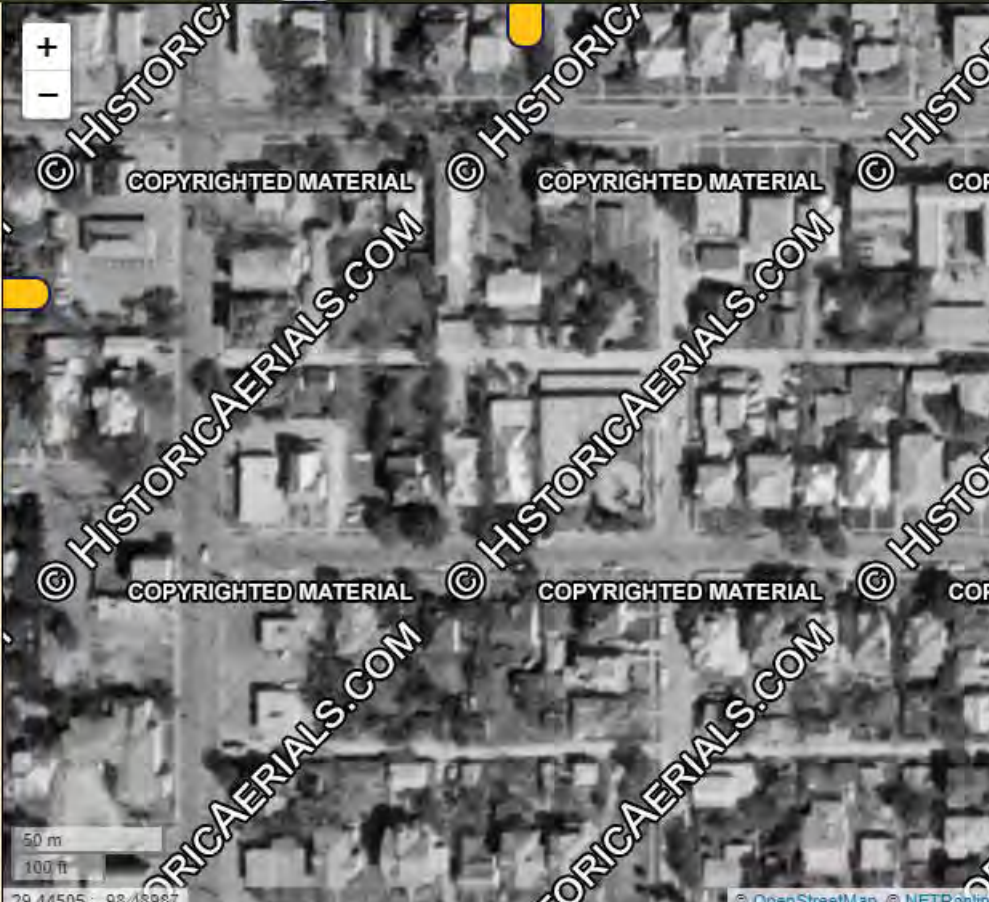
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| 1986 |
| 1983 |
| 1973 |
| 1966 |
| 1963 |
| 1959 |
| 1955 |



50 m
100 ft
29.44505 -98.46887

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aerials

2020

1986

2018

topos

2016

atlases

2014

compare

2012

overlays

2010

measure

2008

2004

1995

1986

1983

1973

1966

1963

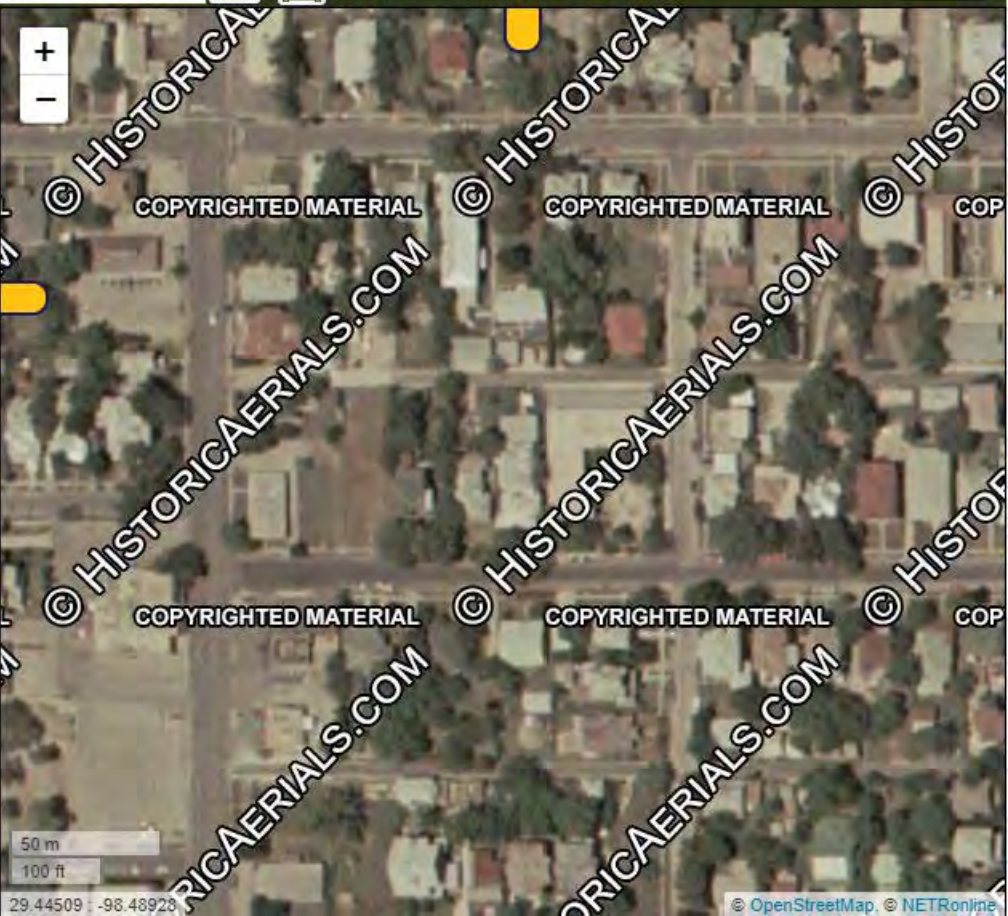
1959

1955



50 m
100 ft

29.44509 ; -98.48928



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APPLER'S BLUE BOOK OF SAN ANTONIO

LEXINGTON AVE.

- 105—Dr W C Hirzel (r) 6.
 112—J H Kampmann (h) 6.
 117—C F Mayer (r) 5.
 123—J A Appler (h) 6.
 203—Methodist parsonage.
 206—Misses Wasson school (r) 3.
 207—W M Brown (r) 5.
 211—Mrs Anna P Gates (h) 10.
 216—Vacant.
 217—Hugo Morgan (h) 3.
 225—C B Lucas (h) 5.
 226—Vacant.
 317—Dr R L Hays (r) 5.
 319—R A Arthur (r) 4.
 322—Mrs R H Wood (r) 6.
 323—Mrs J N Evans (h) 3.
 324—Mrs T Deats (r) 4.
 509—C V Lancaster (r) 4.
 514—Mrs Kate Cowart (h) 2.
 515—Will A Morriss (h) 3.
 518—J M Rocha (r) 3.
 519—R Eakin (r) 9.
 704—Mrs A E Bedwell (r) 2.

LINCOLN ADDITION.

- Albert Schmidt (h) 4.
 —O Daily (r) 3.
 —A C Abbott (h) 6.

LIVE OAK.

- 112—Henry Watzlavzick (h); D
 McEnery (r) 4.
 117—C C Thomas (r) 4.
 120—John E Heitgen (h) 2.
 123—D E Digges (r) 4.
 124—Joe Weiss (h) 3.
 202—Lee Hoyt (c) (r) 2.
 207—R Ruediger (r) 3.
 211—J H Dobbs (r) 4.
 212—Mrs Katherine Eberhardt
 (h) 4.
 214—Nic Tengg jr (h) 3.
 309—D B Ward (r) 2.

- 513—Mrs E Herweck (h) 5.
 514—D B Jeffries (c) (h) 2.
 517—Chas A Rische (h) 4.
 522—E Bekker (r) 2.
 611—Lizzie Wedlow (c) (r) 1.
 619—Henry Schelper sr (h) 8.
 625—E E Dunning (r) 2.
 626—H B Neal (r) 4.
 629—Wm Tengg (r) 6.
 630—Mollie Beaver (c) (r) 4.
 702—Felix Altmann.
 706—Vacant.
 710—Jacob Mueller jr (r) 4.
 714—H Mueller (r) 2.
 718—Jacob Mueller sr (r) 3.
 720—Geo Mandry (h) 4.

LIVE OAK AL.

- 220—Geo Smith (c) (r) 4.
 224—E Smith (c) (r) 4.
 226—Ann L Tucker (c) (h) 9.
 228—S B McVey (c) (r) 2.
 230—Jim Jones (c) (r) 4.
 231—J R Stephenson (r) 4.

LOCUST, E.

- 101—Richard C Jones (h) 5.
 102—L R Saur (h) 3.
 105—Mrs H Abbott (h) 5.
 115—Dr C L Milburn (h) 5.
 121—T H Milburn (h) 4.
 123—Alfred G Munro (r) 3.
 302—Mrs C A Bonner (h) 4.
 303—Jas Heyser (h) 3.
 307—B G Kischell (r) 3.
 310—F Wideman (h) 6.
 314—Mrs A Toland (h) 4.
 315—C B Allen (h) 2.
 317—J F Carl (h) 5.
 323—J J King (h) 3.

LOCUST, W.

- 103—N L Candee (r) 5.
 104—W W Brown (r) 3.
 111—Mrs C Smith (r) 2.

—E C & Willie Abbott (h) 5.

720, rear—S & Callie Randle (r) 2.

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(6 w) b 501 E Commerce, ext n to Austin.

- 112—Henry & Josephine Watzlavzick (h) 4.
- 117—Mary E Reutz (r) 2.
- 120—John E & A B Heitgen (h) 3.
- 123—Amelia Barnes (r) 6.
- 124—Joe & Annie Weiss (h) 3.
- 202—Lilly Grant (c) (r) 4.
- 207—J & Elizabeth Evans (r) 2.
- 211—Wm & Bertha Letsch (r) 4.
- 212—Mrs K Eberhardt (h) 3.
- 214—Nic & Kate Tengg jr (h) 3.
- 309—H B & Ada Neal (r) 5.
- 315—Julius & Annie Tengg (h) 5.
- 316—Emma Washington (c) (r) 2.
- 318—J W & Alice Reed (r) 2.
- 320—Jacob & Mary Weissler (h) 2.
- 401—W G & Nathalie Bartholomei (h) 2.
- 402—A & Minnie Orenstein (r) 5.
- 403—Chas & Amelia Stephanow (r) 3.
- 407—E & Helen Burton (c) (r) 3.
- 410—F & Nora Gadner (r) 4.
- 411—J D & Jennie Mackey (c) (r) 3.
- 412—Tom & Anna Black (c) (r) 4.
- 415—Mrs M Schildknecht (r) 7.
- 416—Dan & Lucille Davis (c) (r) 6.
- 417—Ben & Victoria Swain (r)
- 418—Mrs M E Krueger (h) 3.
- 420—W A Katie Mansee (h) 6.

LOCUST, E

(4 w) b 1800 Main ave, ext e to Jones ave.

- 101—Richard C & Enid Jones (h) 3.
- 102—L R & Elsie Saur (h) 5; G & Helena Johannes.
- 105—Mrs M L Abbott (h) 5.
- 115—Dr C L & Mary Milburn (h) 3.
- 121—T H & Carrie Milburn (h) 7.
- 123—Edward R & Minnie W Holland (r) 4.
- 302—Mrs C A Bonner (h) 5.
- 303—Jas Heyser (h) 4; F & Lillian Martin.
- 307—Mrs Emily A Emerson (h) 4.
- 310—F & Sophrona Wideman (h) 5; G W & Holly Michaelis.
- 313—H D & Adelaide Elliott (h).
- 314—Mrs A Toland (h) 4.
- 315—T J & Kate Longino (r) 3.
- 317—J F & Annie Carl (h) 3.
- 323—J J & Lyda King (h) 4.
- 401—M & Freda Kline (r) 4.
- 405—F L & Margaret Lewis (r) 5.
- 406—W B & Lennie Petus (r) 6.
- 411—Vacant.

LOCUST, W

(4 w) b 1801 Main ave, ext w to San Pedro ave.

- 103—D M & Margaret Parkinson (r) 4.
- 107—W P & Elizabeth Edward (r) 5.
- 111—Mrs C Smith (r) 2.
- 115—G W & Sallie Overstreet (h) 3.

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