

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2025

HDRC CASE NO: 2024-420
ADDRESS: 301 BRAHAN BLVD
LEGAL DESCRIPTION: NCB 3855 BLK 1 LOT 18
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Westfort Historic District
APPLICANT: Ben Bowman/Assets and Architects
OWNER: Laura Miller/MILLER LAURA DELAINE
TYPE OF WORK: Exterior Alterations, Fenestration Modifications, Repair and Maintenance
APPLICATION RECEIVED: December 18, 2024
60-DAY REVIEW: February 16, 2025
CASE MANAGER: Caitlin Brown-Clancy
REQUEST:

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

1. Modify the existing primary entry sequence on Southern (front) façade by removing existing flatwork and installing a raised open patio accessed by stairs on three sides and replace front door with a solid wood door.
2. Open the existing rear enclosed service porch and replace with a double-height volume featuring an open balcony at the second floor and install a raised open patio at the rear of the primary structure spanning the structure's width.
3. Modify existing fenestration pattern on Northern (rear) façade.
4. Repair existing casita with in-kind materials.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
 - ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
 - iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.
- B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)**
- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
 - ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
 - iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
 - iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
 - v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

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

Historic Design Guidelines, Chapter 4, New Construction

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.

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.

FINDINGS:

- a. The structure at 301 Brahan is a 2-story home built in the Spanish Eclectic style with an accessory structure at the rear. The property first appears on the 1931 Sanborn Map as 301 and 303 Brahan while the 1926 San Antonio City Directory indicates renters at 301 and 303 Brahan. It features a side gable tile roof and stucco cladding. There is a 2-story accessory structure situated at the rear of the property which houses a second story living space atop a garage and features a hipped tile roof and stucco cladding. The structure is contributing to the Westfort Historic District.
- b. **ENTRANCE** - The applicant has requested to remove the existing flatwork leading up to the front door and replace with a raised patio accessed by stairs on three sides featuring stucco and Saltillo tile. The Guidelines for Exterior Maintenance and Alterations 6.b.ii. states that new entrances should be compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff finds the design appropriate based on the architectural style and scale of the primary structure. The applicant has also requested to replace the existing front door with a new solid wood door; however, the applicant has not submitted any product specification for the front door. Staff finds the applicant should submit product specifications for review prior to final approval.
- c. **REAR PORCH/PATIO** – The applicant is requesting to open the existing enclosed double height service porch at the NW corner of the primary structure and replace with a covered rear entry porch and open balcony at the second floor and the addition of a raised rear patio spanning the structure’s width and featuring Saltillo tile. Guideline 7.b.ii states that alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds the request appropriate.
- d. **FENESTRATION MODIFICATIONS/PATTERN** – The applicant has proposed to modify the fenestration on the rear façade by removing six (6) historic windows and modifying the existing historic fenestration pattern. The applicant has proposed to replace four (4) of the windows with a fully wood window product and two (2) ganged windows with fully wood French doors. Guideline 6.a.i. states that existing window and door openings should be preserved and that the creation of new primary entrances or window openings on the primary façade should be avoided. Staff finds the proposed modifications appropriate as the request does not reduce the amount of fenestration nor are the modifications posited for the primary façade.
- e. **MATERIALS** – The applicant has proposed the use of stucco and Saltillo tile for both the front and rear patios. The Guidelines for New Construction state that new materials should 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. Staff finds the proposed materials appropriate and consistent with the guidelines.
- f. **ARCHITECTURAL DETAILS** – The applicant has proposed details for the front and rear patios that feature a low-profile stucco stair surround. Guideline 4.a.ii. states that architectural details should be 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. Staff finds this design choice consistent with the Guidelines.
- g. **REPAIR AND MAINTENANCE** – The applicant has requested to repair the existing casita with in-kind materials to include repairing damaged exterior stucco with a traditional 3-coat system to match existing texture and color and repair existing wood windows and garage doors with in-kind material. Guideline 9.a.ii states that outbuildings and their distinctive features should be repaired in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Staff

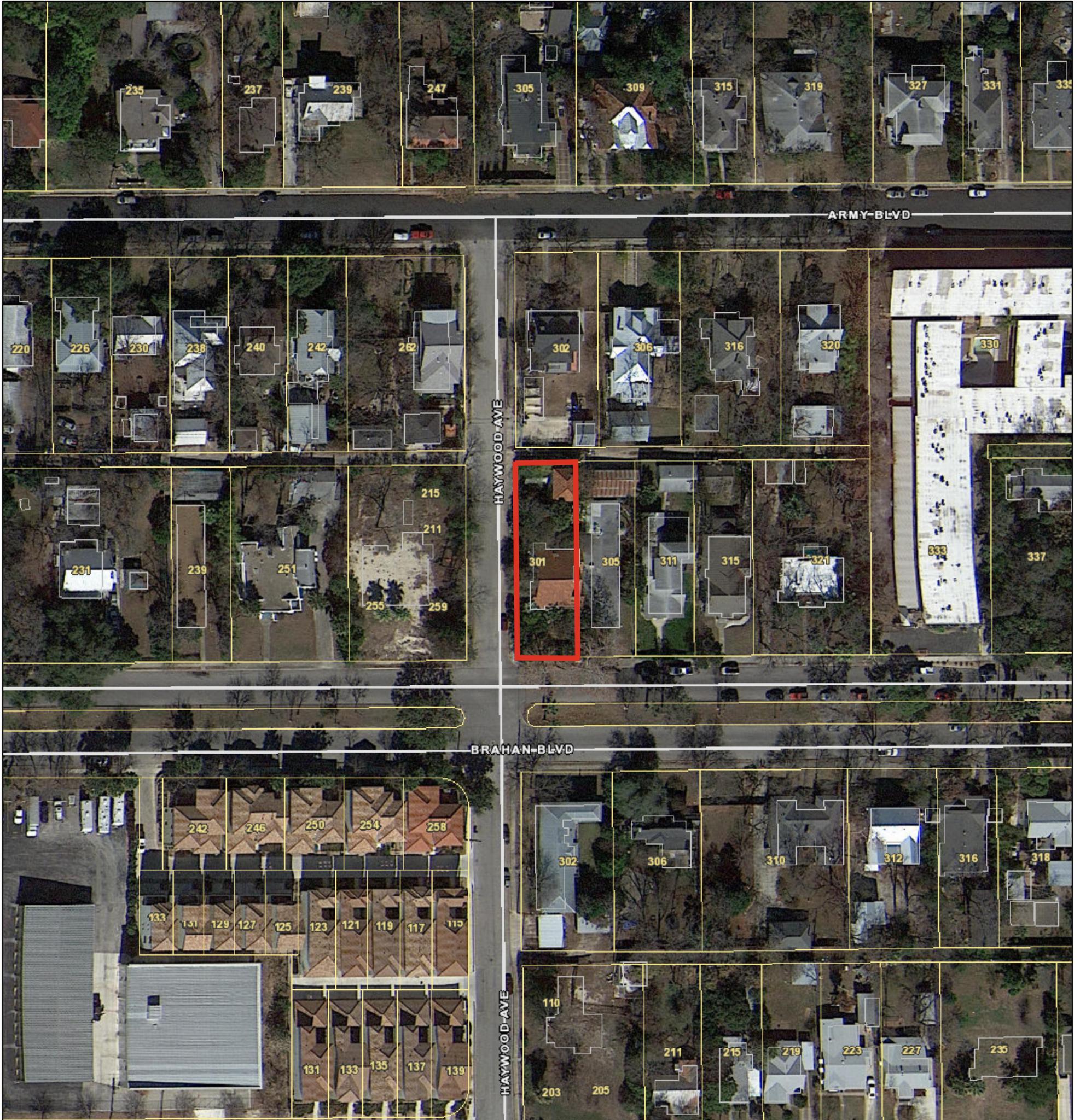
finds this request consistent with the Guidelines, however, find that the applicant should submit additional images of the wood windows and garage doors slated for repair.

RECOMMENDATION:

Staff recommends approval of the proposal based on findings a through g with the following stipulation:

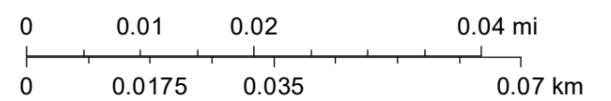
- i. That the applicant submit product specifications for the front door replacement and photos of the existing windows and garage doors of the casita.
- ii. That the applicant salvage as much existing material as possible, including structural members, windows, and doors for reuse on site, resale, or donation.

City of San Antonio One Stop



January 9, 2025

1:1,000





Etheridge Brothers Company

REALTORS

230 Broadway

Crockett 178



Brakenridge Av STREET AND AVENUE GUIDE (1926) Brazos S

- 403 McNaught W H Capt
815 Argonne Hts School of Childhood
905 Coholan P F Chap
1001 Bixby L B Lieut
1001 Bixby L B Lieut
1005 Ayers R G Capt
1401 (A) Taylor H E Maj
(B) Adamson J E
(C) Embich J R Lieut
(D) Byrne L T Maj
1402 Tefft L E Maj
1403 (A) Harrington A S Capt
(B) Odor Raymond Lt
(C) Osmun R A Maj
(D) Mitchell R T Lieut
(E) Hamner J F Capt
1404 Delano F G Maj
1405 (A) Taylor F E Capt
(B) Gee C F Lieut
(C) Greenlee C V
1406 Dowell C M Maj
1407 (A) Bootz H A Maj
(B) Carroll J V Lieut
(C) Richardson C S Capt
1408 Connor W M Maj
1409 (A) Hunter Jas Capt
(B) Cushing E C Lieut
(C) Gunn K B Capt
1411 (A) Ewing H F Capt
(B) Armstrong Lewis
1410 Rise C H Maj Lieut
(C) Lewis T E Lieut
1412 Stivers C P Capt
Moore Thos
1414 Fairbank L C Maj
1416 Davis Robt Col
- BRAD**
Bg 410 Beal ext n to City Limits
BRADLEY (Harlandale Addn)
Bg E Sayers av 1 e Kirkwood ext s to Harlan av
101 Chittenden A W (h)
104 Hodges B A (r)
110 Vacant
117 Richardson W A (h)
118 Chipman P L (r)
Hav John (r)
120 Eckenroth E C (h)
121 Clayton Leonard (h)
122 Starks L C (h)
124 Drennon Edwd (h)
130 Anderson A T (r)
- BRADY BLVD**
Bg Frio City Rd 1st s Centralvo ext w to S P R R
88 1 w McSachen A E (r)
88 1 w Geest S G (r)
88 2 w Brockhove Henri (r)
88 3 w Battiste Louis (r)
S Zarzamora intscts
300 St John Berchman Catholic Church
306 Vacant
308 Zintgraff Lydia Mrs
309 Wauters Camile (r)
310 Wigington S W (h)
312 McIlhenny E S (h)
320 Huddleston H W (r)
Church bgs ss
408 Thompson J N (r)
Keck bgs ss
505 Vacant
510 Sturdevant Geo (h)
516 Smith W C (r)
524 Maloney J S (h)
S W 19th intscts
1037 Thaler J G (h)
1039 Nyl Frank (h)
1040 Sterling Rufus (h)
- BRAHAN BLVD**
Bg 2400 Broadway ext e 2 blks
225 Lee L F (h)
Lawton J B (r)
- 231 Spencer R F (r)
250 Laphan J H (h)
251 Scobey F E (h)
rear Dorman Herbert (r)
255 Lange B J (h)
Haywood av intscts
301 Goodman H P (r)
303 Moser E J (r)
310 Morton Kenneth Col (r)
rear Vacant
311 White A J (h)
315 Staffel Heine (h)
316 Ryan J J (r)
320 Cain G M (h)
321 Pincus D L (r)
322 King J C Maj (r)
324 Marietta S U (r)
Marietta J C (r)
326 McKinney W F (h)
330 Gandy C L (r)
330 1/2 King K E Mrs (r)
332 Meister W B (r)
335 Sheldon School
Young H D Mrs
352 Sarratt E O Col (h)
- BRANDON AV (Alamo Hts)**
(Changed to Harrison av)
BRAZOS N
Bg 2201 W Commerce ext n to e Cincinnati av
W Houston intscts
Zavala intscts
W Salinas intscts
407 Alonzo Antonio (r)
409 Lopez Romana (r)
414 Mendoza Luis (r)
415 Reyna Florencio (r)
Lake View av intscts
510 Gaines P L (h)
511 Gutierrez Edwd (h)
515 Fernandez C G Mrs (h)
517 Carter Ross (r)
526-528 Giorda John gro
Morales intscts
611 Selby Henry (r)
625 Barry C P (r)
rear Vacant
Perez intscts
701 Munoz Cruz Mrs (h)
705 Vacant
709 Ayala J A (r)
713 Zapata Leo (r)
715 Vela Felipe (r)
716 Saldana Jose (r)
717 Cepeda F E (h)
720 Castiglioni Luz Mrs (r)
- Leal intscts**
813 Kuehner Harry (r)
Smith C C (r)
814 Guerrero Jose (r)
814 1/2 Vasquez Aurelio (h)
817 Vacant
818 Trevino Enrique (r)
- Ruiz intscts**
907 Rodriguez Isidro (r)
910 Hughes Corinne (h)
911 Moses Clark (r)
925 Smith O C (h)
- Arbor pl intscts**
1011 English L L (r)
1014 Winn Annie (r)
1015 Franklin Lettie (r)
- Delgado intscts**
1102 Englehardt T L (h)
1104 Alley J E (r)
1106 Vacant
1110 Obeledo J P (r)
1114 Garcia M G (r)
1126 Englehardt A L (r)
- Rivas intscts**
sw cor Sterchi Furn Co
Castro intscts
1350 Vacant
1335 Perez Teresa (r)
1345 Rush H P (r)
1355 Vacant
1365 Vacant
1375 Vacant
1385 Jones A D (r)
- Menchaca intscts**
Lombrano intscts
1501 Perry E C (h)
W Laurel intscts
1612 Villarreal Paul (r)
1625 Knight Georgiana Mrs (h)
- Granado intscts**
1709 Vacant
1711 Tant Mattie (r)
1717 Vacant
Cornell intscts
Diaz intscts
Princeton intscts
Sandoval intscts
Yale bgs ws
2009 Lockner W A (h)
2010 Carraway J W (r)
2016 Oliver (h)
2018 Baldwin Paul (h)
2024 O'Mara E S (r)
- BRAZOS S**
Bg 2200 W Commerce ext s to Roslyn av
Buena Vista intscts
Monterey intscts
306 Acosta Ana Mrs (h)
307 Cheetham J H (h)
Matamoras intscts
401 Green Ed (r)
403 Ray Fred (r)
405 Washington G D (r)
412 Vacant
425 Urdiales Fermin (r)
Durango intscts
500 Perez Victoria Mrs (r)
517 Sommers Hugh (r)
San Luis intscts
605 Rodriguez Adela Mrs (h)
608 Gallejos Efren (h) (r)
610 Saucedo Jesusita Mrs (r)
611 Watts Walter (h)
613 Gutierrez T M (r)
614 Martinez Maria Mrs (h)
616 Perry Patsy (h)
617 Villarreal Mary Mrs (h)
620 Lopez Santos (h)
622 Vacant
624 Vacant
San Fernando intscts
706 Vargas Nicolas (r)
708 Bustamente Guadalupe (h)
709 Urbina J M (h)
716 Brazos Auto Shop
718 Cantu Petra Mrs (r)
719 Liberty Food & Meat Mkt
720 Bustamente Guadalupe (r)
Cantu Tomas (r)
721 El Gallo Bakery (h)
725 Perez & Casares
727 Todd's Ice & Gas Sta
El Paso intscts
805 Rodriguez J A (h)
rear Hermasillo Conrado (r)
807 Vacant
809 Fernandez Miguel (h)
810 Acosta P P
rear Acosta P P (h)
813 Guzman Antonio (r)
rear Maldonado Santiago (r)
814 Uriegas Juan (h)
815 Morin Ramon (h)
rear Saldana Antonio (r)
816 Hodges P J Mrs (h)
rear Gonzales Evaristo (r)
817 Cruz V A (h)
rear Mendoza Andres (r)
Mendes Sabastian (r)
819 Morin Hermiejildo (h)
rear Herrera Rafael (r)
Mendoza Pablo (r)
821 Garcia Feliciano (r)
rear Ortiz Candelaria Mrs

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Bldg.
Cr. 8187

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TUBES**

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MATHIS & FORDTRAN

711 Gunter Bldg.















303 BRAHAN

SAN ANTONIO, TX 78209



ASSETS & ARCHITECTS

CODE INFORMATION

Applicable Codes: (As Amended by City of San Antonio)

- 2021 International Building Code (IBC)
- 2021 International Existing Building Code (IEBC)
- 2021 International Residential Code (IRC)
- 2021 International Fire Code (IFC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2021 International Fuel Gas Code (IFGC)
- 2021 International Energy Conservation Code (IECC)
- 2020 National Electrical Code (NEC)
- 2021 San Antonio Property Maintenance Code
- 2021 International Swimming Pool and Spa Code (ISPSA)

Applicable Climate Zone: 2A



NO.	DATE	DESCRIPTION OF ISSUE
	JAN 2025	HDRC SUBMISSION

MILLER HOUSE

303 BRAHAN
SAN ANTONIO TX 78215

OWNER
LAURA MILLER

LDELAINEMILLER@GMAIL.COM
210.548.7661

ARCHITECT

ASSETS & ARCHITECTS, LLC

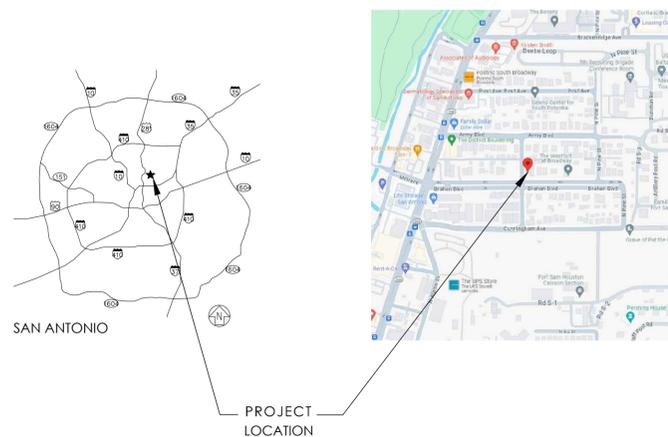
BEN@ASSETSANDARCHITECTS.COM
210.332.8193
TEXAS REGISTRATION # 24312

STRUCTURAL ENGINEER

13TH LV STR. ENGINEERS

STEPHEN@13THLVSTRUCTURAL.COM
210.241.8164
TEXAS REGISTRATION # F-17272

PROJECT LOCATION



GENERAL NOTES

- G1. All work is to be done by the General Contractor, except as noted otherwise.
- G2. The General Contractor shall execute all work, supply all materials, and equip, in accordance with local and national governing codes.
- G3. The General Contractor shall check and field verify all dimensions and conditions, reporting any discrepancies, in writing, to the Architect before beginning any phase of construction.
- G4. Dimensions are typically to a finished surface or to an assembly, fixture, centerline, etc. Report all discrepancies in dimensions to the Architect prior to beginning any phase of construction. Work shall be true and level as indicated. All work shall result in an orderly and workman-like appearance. Where figures or dimensions have been omitted from the drawings, the drawings shall not be scaled. The Contractor shall immediately request dimensions from the Architect.
- G5. The General Contractor is responsible for having the sub-contractors coordinate their work with the other trades including work not in contract.
- G6. The General Contractor is to file for and secure all approvals, permits, tests, inspections and certificates of compliance as required.
- G9. The General Contractor is to repair, replace, patch and match any materials, areas or systems as required and called for to insure proper installation and neat appearance of the work.
- G10. Specified items have been selected because they reflect the standards of quality desired, or possess features required to preserve the Design Concept. The Architect, therefore, reserves the right to require the use of the specified items. Any requests for substitutions for the specified items must be submitted to the Architect, in writing, along with sample and proof of equality of such items. In all cases, the burden of proof of equality shall be with the Contractor and the decision of the Architect shall be final.
- G11. The General Contractor is to notify the Architect upon finding conditions not identified on drawings.
- G12. The adjacent properties shall in no way be inconvenienced or disturbed by vehicles, debris, signs, odors, unsightly conditions, or non-construction noise. The General Contractor shall be responsible for the conduct of all persons on site at all times and for the behavior of individuals with respect to the adjacent areas. The project site shall be drug free.
- G13. Where various disciplines indicate work for other disciplines (for example, mechanical work which would require structural modifications), the General Contractor shall coordinate all disciplines to deliver a solution acceptable to both architect and owner.

SHEET INDEX

SHEET INDEX		
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REVIEW SET

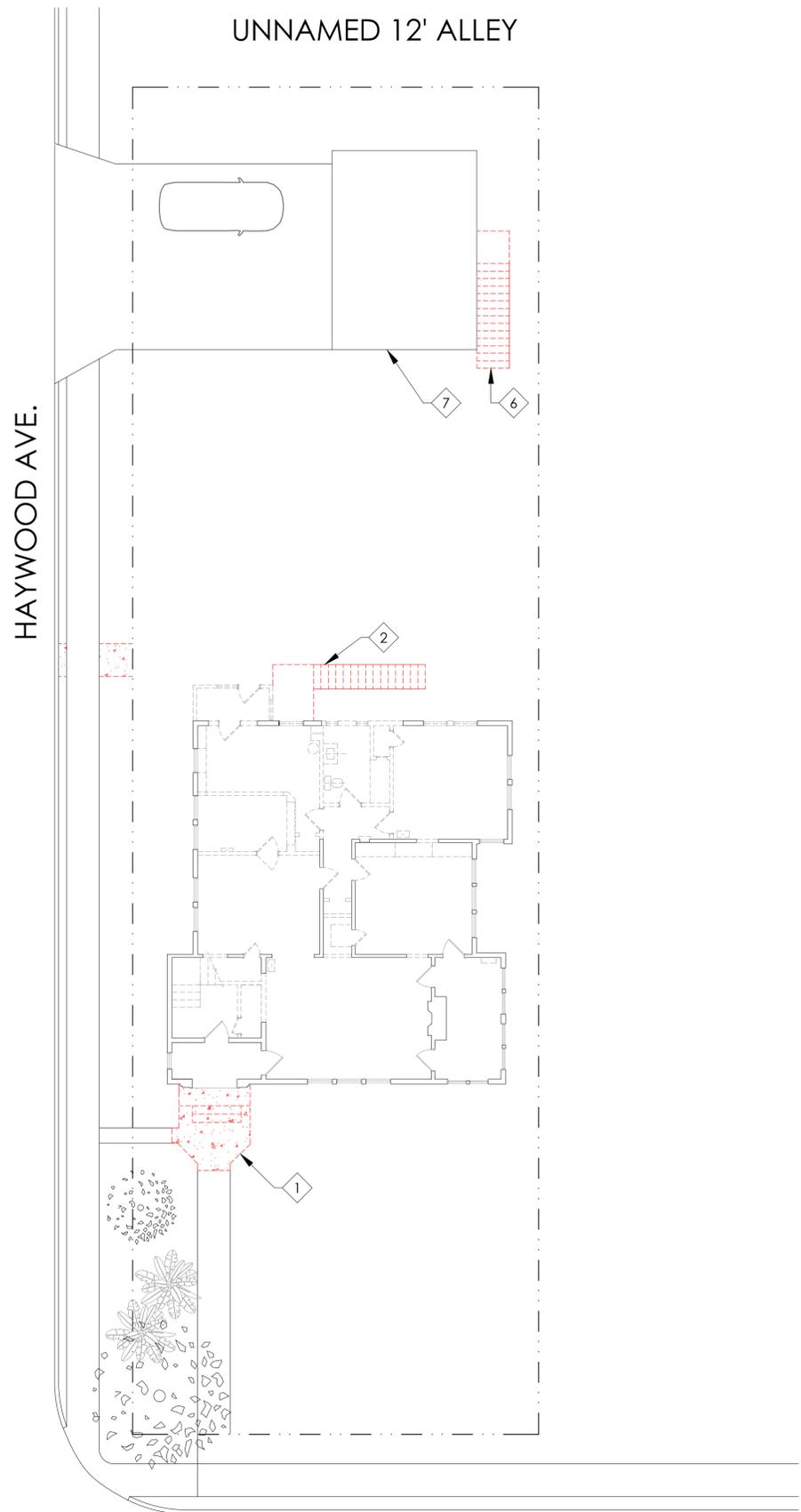
PROJECT NUMBER
24-03 303 BRAHAN
DATE
JANUARY 2025

SHEET TITLE

COVER SHEET

SHEET NUMBER

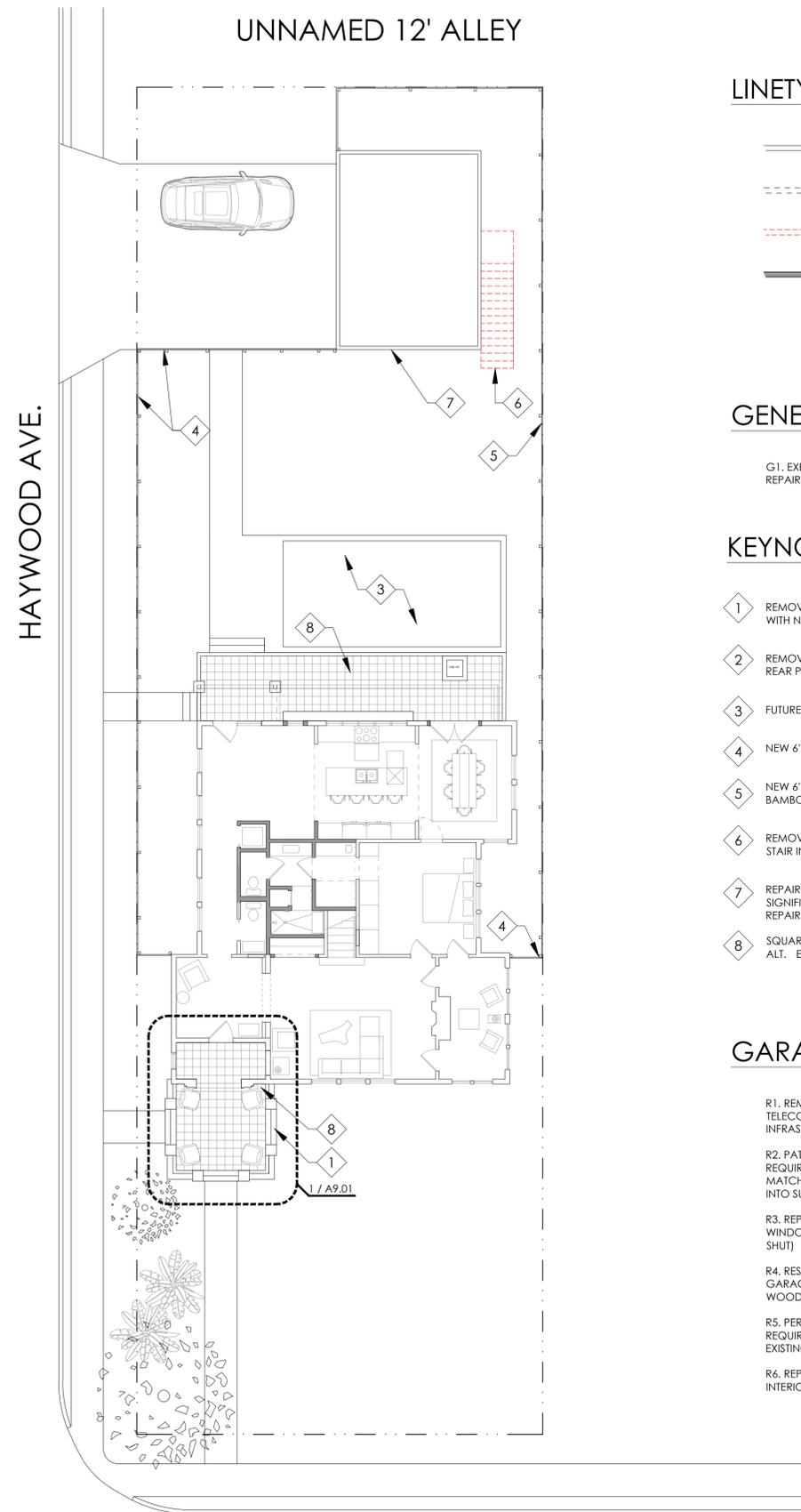
G0.00



1 EXISTING SITE PLAN
SCALE: 1" = 10'



BRAHAN BLVD



2 PROPOSED SITE PLAN
SCALE: 1" = 10'



BRAHAN BLVD

LINETYPES

- EXISTING INTERIOR PARTITION
- - - - ABOVE OR BEYOND
- - - - WALL OR COMPONENT TO DEMO
- NEW WALL

GENERAL NOTES

G1. EXISTING WOOD WINDOWS TO REMAIN- REPAIR & REPAINT

KEYNOTES

- 1 REMOVE EXISTING ENTRYWAY FLATWORK, REPLACE WITH NEW ENTRYWAY PATIO
- 2 REMOVE EXISTING WOOD STAIR, REPLACE WITH NEW REAR PATIO
- 3 FUTURE-PHASE POOL BY OTHERS
- 4 NEW 6' WOOD PRIVACY FENCE
- 5 NEW 6' WOOD PRIVACY FENCE AND CLUMPING BAMBOO PRIVACY PLANTINGS (OR SIM.)
- 6 REMOVE AND REPLACE EXISTING FAILING WOOD STAIR IN KIND
- 7 REPAIR EXISTING 2-STORY GARAGE IN KIND, NO SIGNIFICANT CHANGES TO EXTERIOR. SEE 'GARAGE REPAIR SCOPE' TO FOLLOW.
- 8 SQUARE-EDGE SALTILLO TILE, PATIO SURFACE ALT. ENCAUSTIC TILE

GARAGE REPAIR SCOPE

- R1. REMOVE ALL ABANDONED EXTERIOR TELECOM, ELECTRICAL, AND OTHER SYSTEMS INFRASTRUCTURE.
- R2. PATCH/ REPAIR EXISTING STUCCO AS REQUIRED. TRADITIONAL 3-COAT SYSTEM TO MATCH EXISTING TEXTURE AND COLOR- BLEND INTO SURROUNDING SURFACES.
- R3. REPAIR WATER DAMAGE AT EXISTING WOOD WINDOWS. PAINT AS REQUIRED. (DO NOT PAINT SHUT)
- R4. RESTORE FUNCTIONALITY TO EXISTING GARAGE DOORS, REPAIR WATER DAMAGED WOOD AS REQUIRED AND IN KIND, PAINT
- R5. PERFORM INTERIOR MEP REPAIRS AS REQUIRED, RESTORE FUNCTIONALITY TO ALL EXISTING SYSTEMS.
- R6. REPAIR INTERIOR CABINETS, REPAIR MISSING INTERIOR FLOOR TILE, REPAINT INTERIOR



ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
	JAN 2025	HDRC SUBMISSION

MILLER HOUSE

303 BRAHAN
SAN ANTONIO TX 78215

OWNER
LAURA MILLER

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210.548.7661

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BEN@ASSETSANDARCHITECTS.COM
210.332.8193
TEXAS REGISTRATION # 24312

STRUCTURAL ENGINEER

13TH LV STR. ENGINEERS

STEPHEN@13THLVSTRUCTURAL.COM
210.241.8164
TEXAS REGISTRATION # F-17272

REVIEW SET

PROJECT NUMBER
24-03 303 BRAHAN
DATE
JANUARY 2025

SHEET TITLE

SITE PLAN

SHEET NUMBER

A1.00

KEYNOTES

1 REMOVE EXISTING WOOD STAIR AND ENCLOSED SERVICE PORCH

GENERAL NOTES

G1.

LINETYPES

- EXISTING INTERIOR PARTITION
- - - ABOVE OR BEYOND
- - - WALL OR COMPONENT TO DEMO
- NEW WALL



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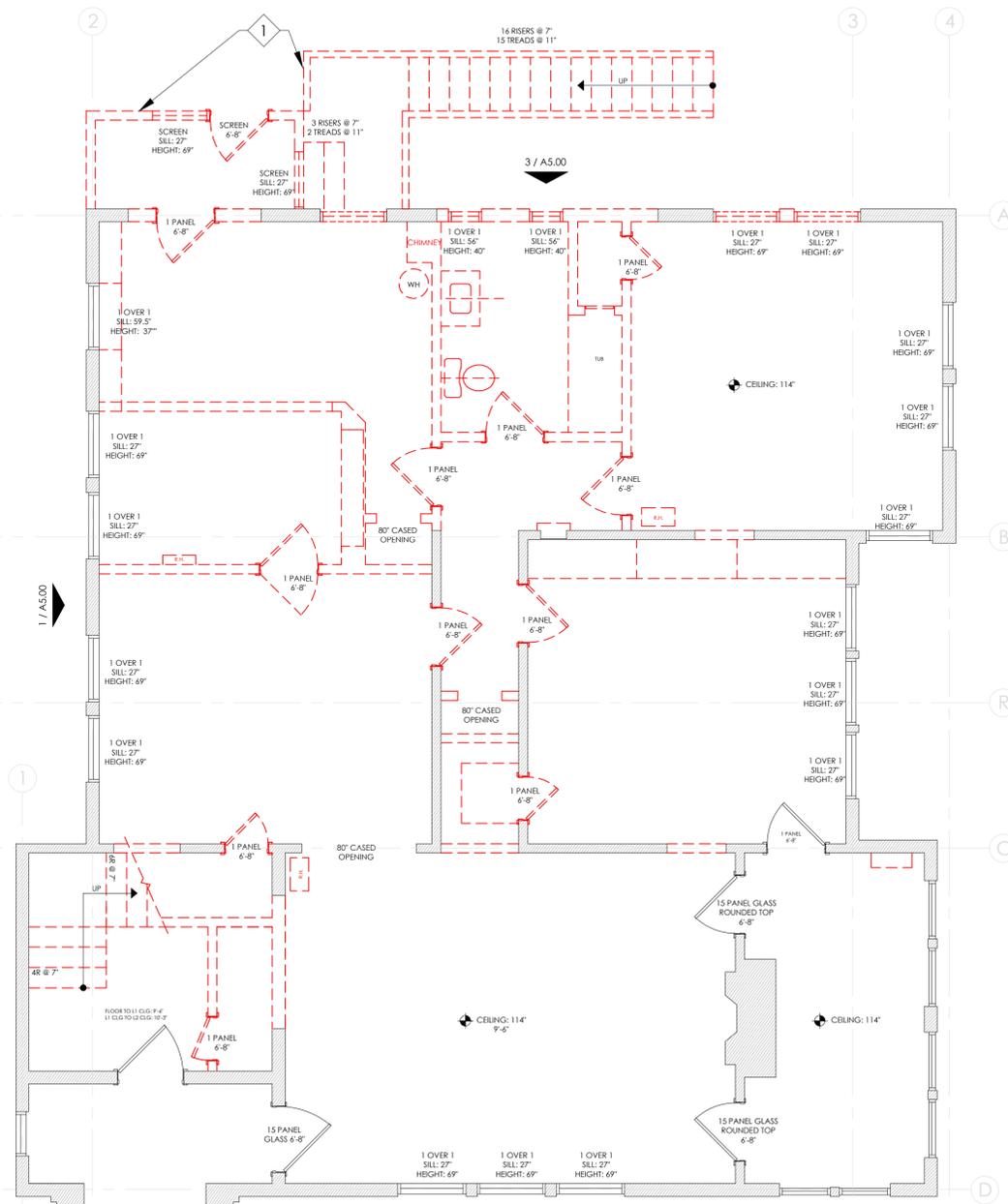
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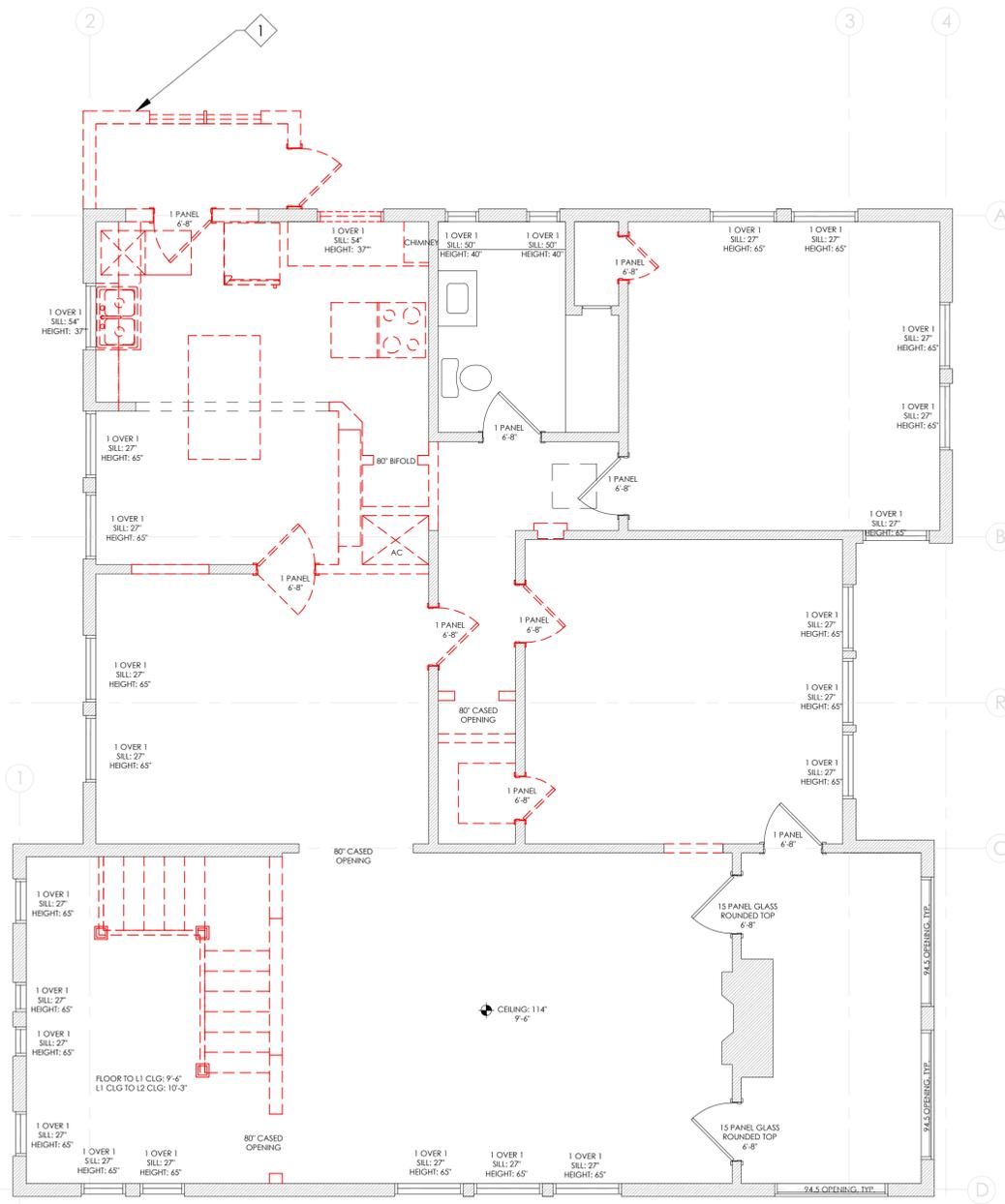
EXISTING BUILDING PLANS

SHEET NUMBER

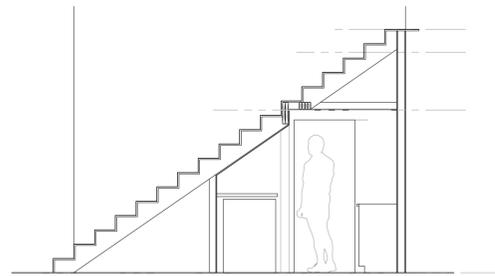
A2.00



1 EXISTING LEVEL 1 PLAN
 SCALE: 1/4" = 1'-0"



2 EXISTING LEVEL 2 PLAN
 SCALE: 1/4" = 1'-0"

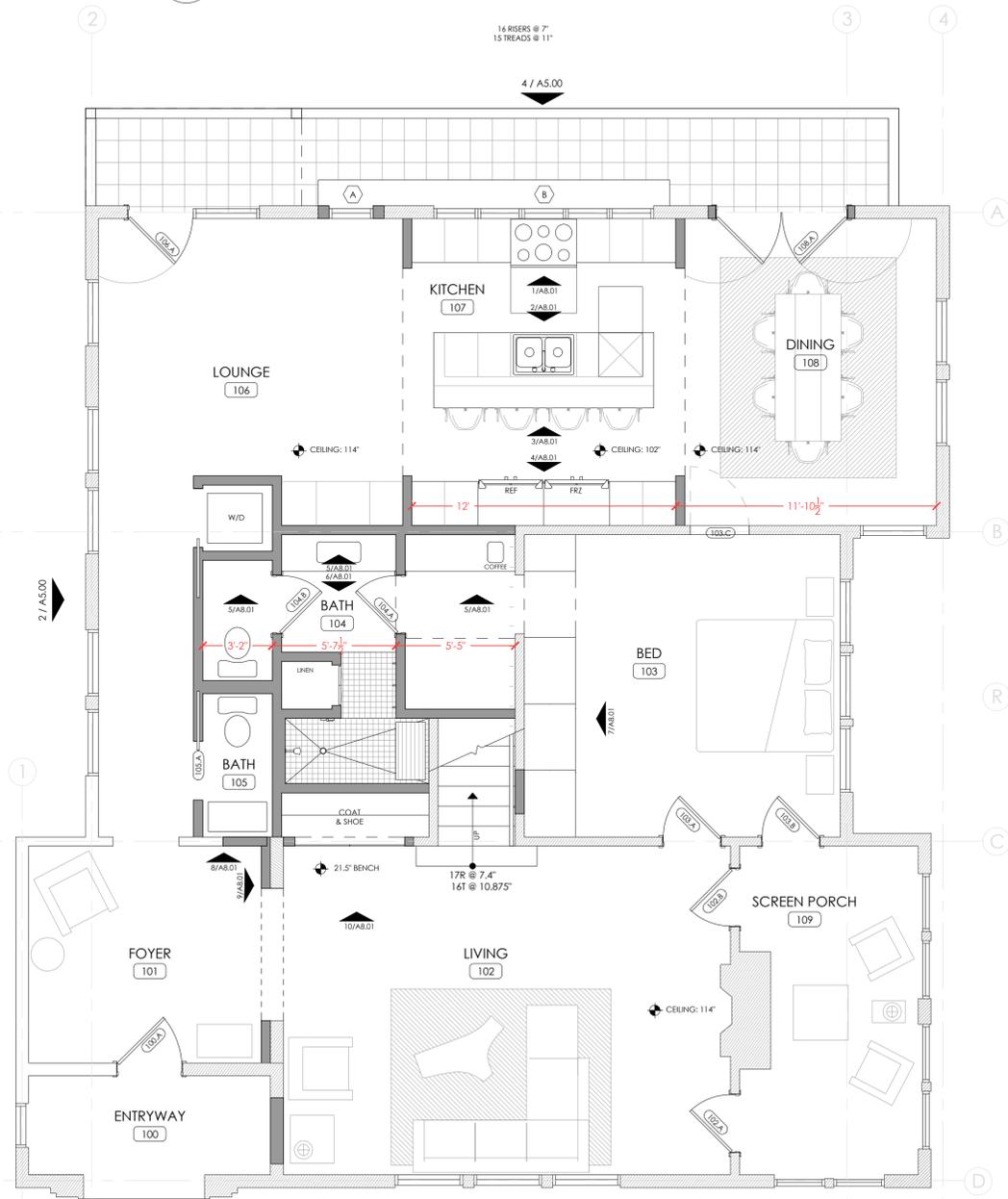


3 STAIR GEOMETRY

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

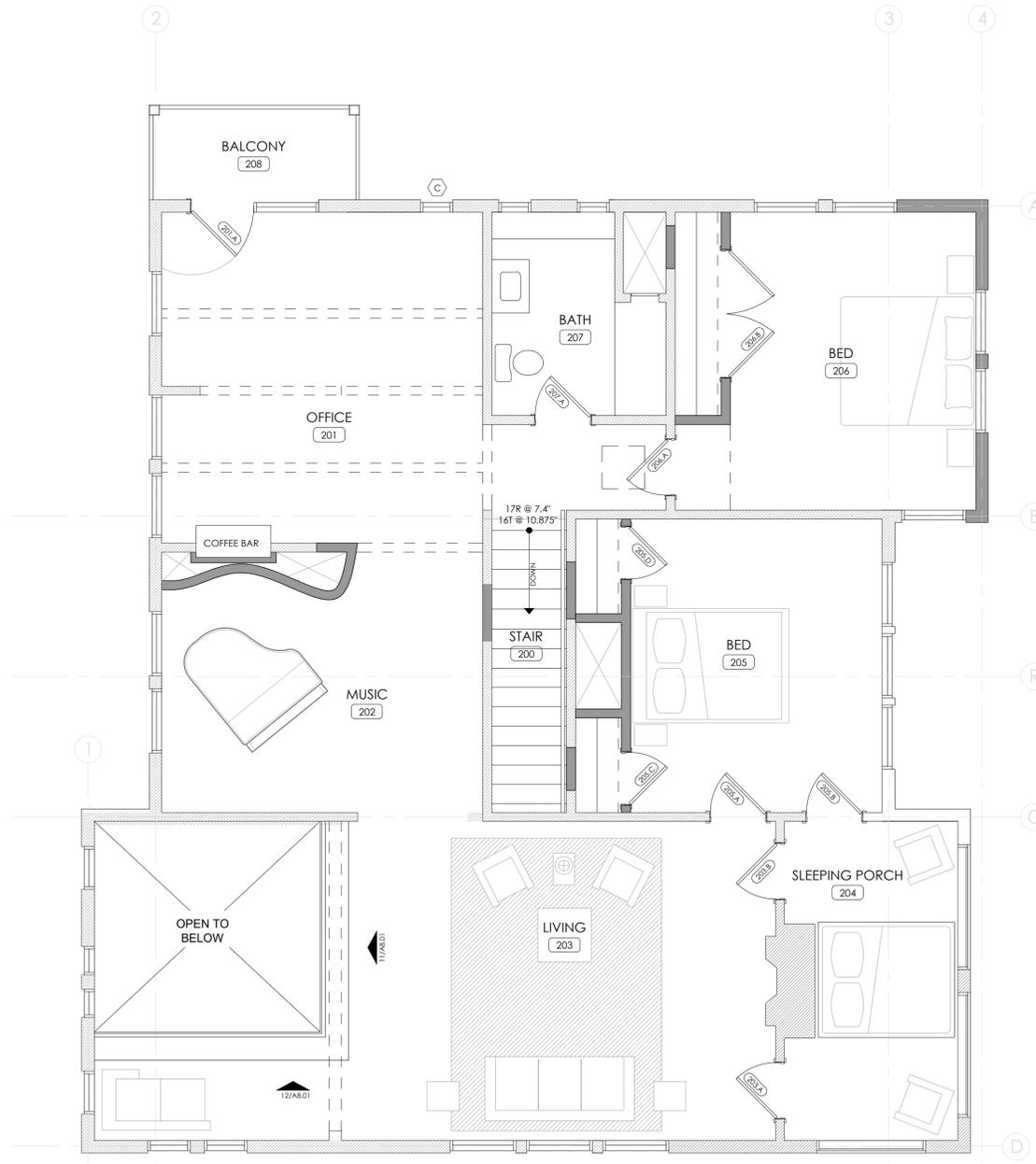


16 RISERS @ 7"
15 TREADS @ 11"



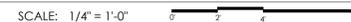
1 NEW LEVEL 1 PLAN

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



2 NEW LEVEL 2 PLAN

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



LINETYPES

- EXISTING INTERIOR PARTITION
- - - ABOVE OR BEYOND
- - - - WALL OR COMPONENT TO DEMO
- NEW WALL



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REVIEW SET

PROJECT NUMBER
24-03 303 BRAHAN

DATE
JANUARY 2025

SHEET TITLE
NEW BUILDING PLANS

SHEET NUMBER

A2.01



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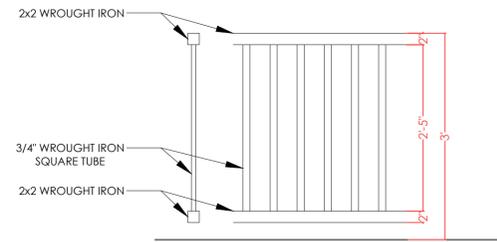
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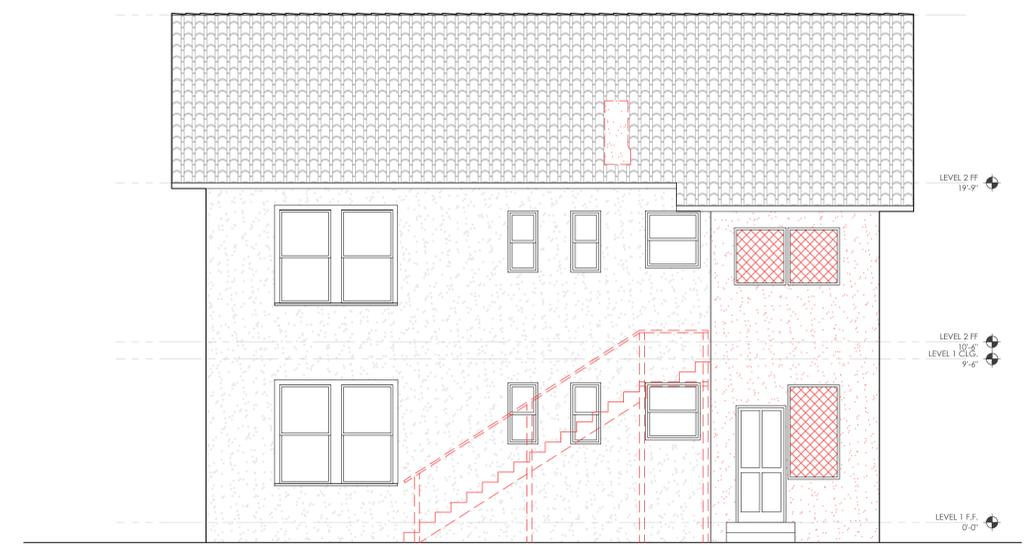
5 RAILING PROFILES
SCALE: 3/4" = 1'-0"



1 EXISTING ELEVATION- WEST
SCALE: 3/16" = 1'-0"
0' 4' 8'



2 PROPOSED ELEVATION- WEST
SCALE: 3/16" = 1'-0"
0' 4' 8'



3 EXISTING ELEVATION- NORTH
SCALE: 3/16" = 1'-0"
0' 4' 8'



4 PROPOSED ELEVATION- NORTH
SCALE: 3/16" = 1'-0"
0' 4' 8'

REVIEW SET

PROJECT NUMBER
24-03 303 BRAHAN
DATE
JANUARY 2025

SHEET TITLE
EXISTING
EXTERIOR ELEVATIONS

SHEET NUMBER

A5.00



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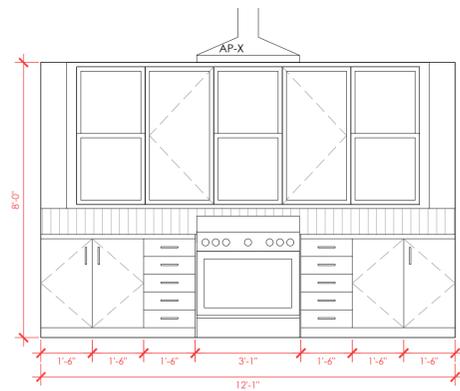
PROJECT NUMBER
24-03 303 BRAHAN
DATE
JANUARY 2025

SHEET TITLE

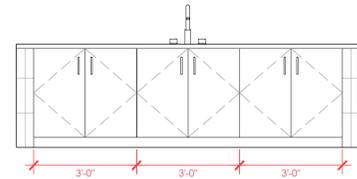
INTERIOR ELEVATIONS

SHEET NUMBER

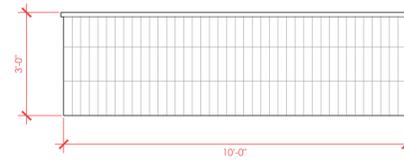
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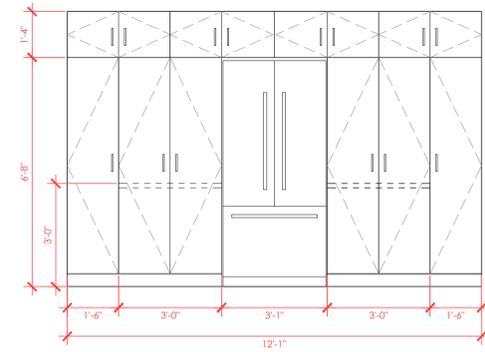
1 INTERIOR ELEVATION- KITCHEN
SCALE: 3/8" = 1'-0"



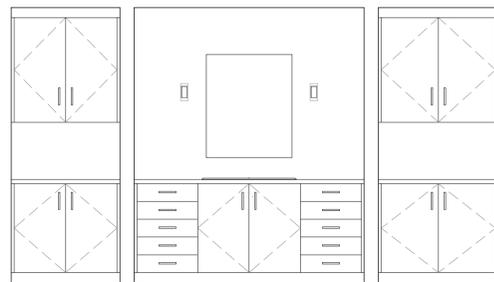
2 INTERIOR ELEVATION- KITCHEN
SCALE: 3/8" = 1'-0"



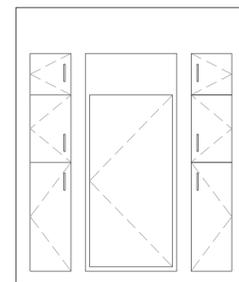
3 INTERIOR ELEVATION- KITCHEN
SCALE: 3/8" = 1'-0"



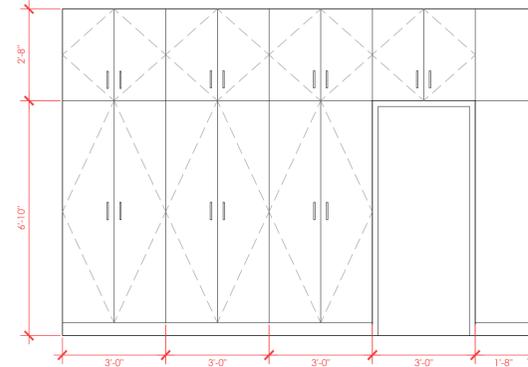
4 INTERIOR ELEVATION- KITCHEN
SCALE: 3/8" = 1'-0"



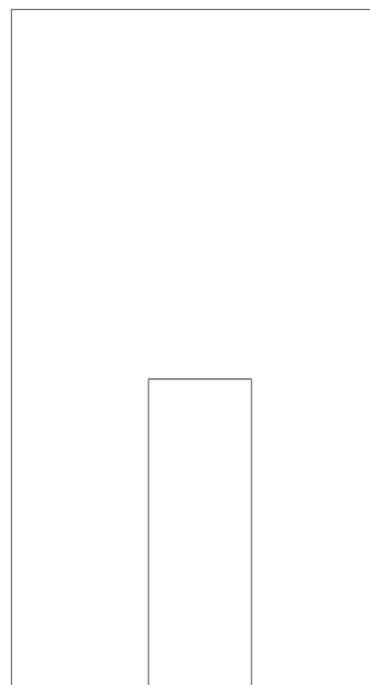
5 INTERIOR ELEVATION- BATH
SCALE: 3/8" = 1'-0"



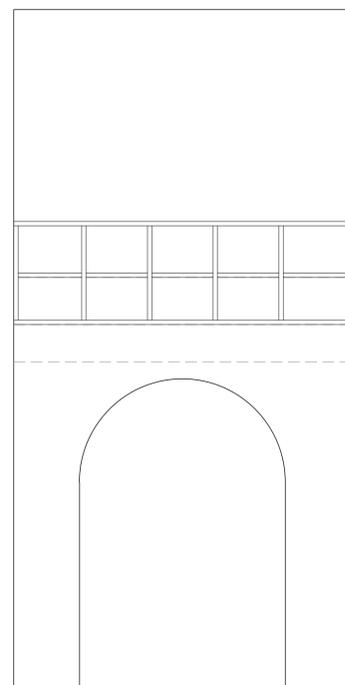
6 INTERIOR ELEVATION- BATH
SCALE: 3/8" = 1'-0"



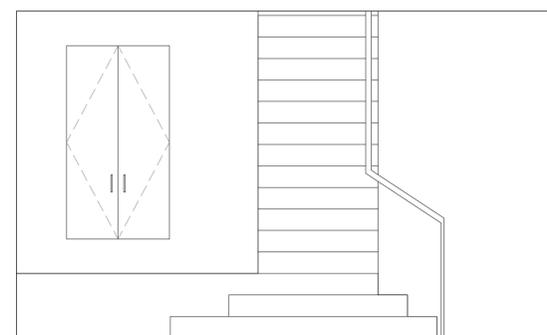
7 INTERIOR ELEVATION- BATH
SCALE: 3/8" = 1'-0"



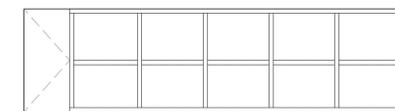
8 INTERIOR ELEVATION- ENTRY
SCALE: 3/8" = 1'-0"



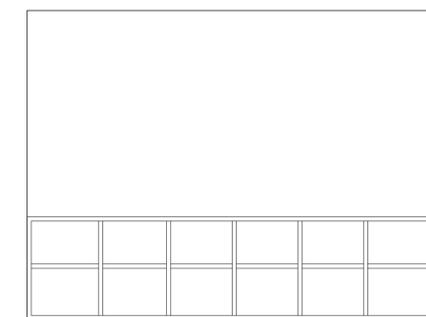
9 INTERIOR ELEVATION- ENTRY
SCALE: 3/8" = 1'-0"



10 INTERIOR ELEVATION- ENTRY
SCALE: 3/8" = 1'-0"



11 INTERIOR ELEVATION- ATRIUM
SCALE: 3/8" = 1'-0"

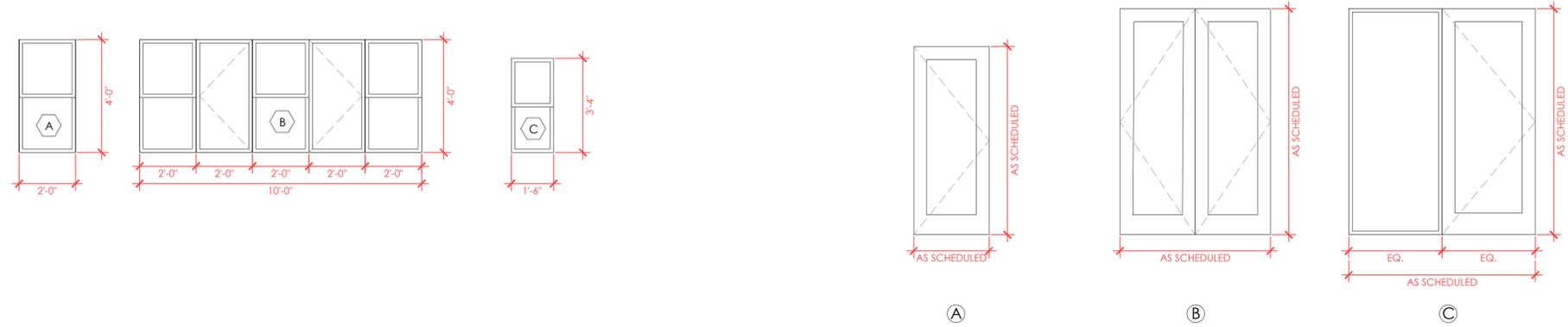


12 INTERIOR ELEVATION- ATRIUM
SCALE: 3/8" = 1'-0"



ASSETS & ARCHITECTS

WINDOW SCHEDULE																
ID	UNITS	TYPE	U FACTOR	SHGC	BRAND	HANDING (FROM EXTERIOR)	NOMINAL SIZE		SCREEN	HARDWARE TYPE	HARDWARE FINISH	INTERIOR FINISH	EXTERIOR FINISH	TEMPER	GLAZING	COMMENTS
							WIDTH	HEIGHT								
A	1	DOUBLE HUNG	0.27	0.4	ANDERSEN 400 OR SIM.	X	2'-0"	4'-0"	NONE	MFR STANDARD	SATIN NICKEL	WHITE	MATCH EXISTING WINDOWS	-	DOUBLE LOW E	
B	5	DOUBLE HUNG + CASEMENT	0.27	0.4	ANDERSEN 400 OR SIM.	X-R-X-L-X	10'-0"	4'-0"	NONE	MFR STANDARD	SATIN NICKEL	WHITE	MATCH EXISTING WINDOWS	-	DOUBLE LOW E	
C	1	DOUBLE HUNG	0.27	0.4	ANDERSEN 400 OR SIM.	X	1'-6"	3'-4"	NONE	MFR STANDARD	SATIN NICKEL	WHITE	MATCH EXISTING WINDOWS	-	DOUBLE LOW E	



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DOOR SCHEDULE										
MARK	DOOR SIZE		HANDING	TYPE	HANGING	PATTERN	INT. FINISH	EXT. FINISH	HARDWARE SET	NOTES
	WIDTH	HEIGHT								
100.A	3'-0"	6'-8"	LH INSWING	EXISTING	-	-	WHITE	WHITE	PRIVACY WITH DEADBOLT	EXISTING FRONT DOOR TO REMAIN- REFINISH
102.A	2'-8"	6'-8"	LH INSWING	EXISTING	-	X-PANEL GLASS	WHITE	WHITE	DEADBOLT + LOCKING LEVER	EXISTING DOOR TO EXTERIOR TO REMAIN (ARCHED)
102.B	3'-0"	6'-8"	RH INSWING	EXISTING	-	X-PANEL GLASS	WHITE	WHITE	DEADBOLT + LOCKING LEVER	EXISTING DOOR TO EXTERIOR TO REMAIN (ARCHED)
103.A	2'-8"	6'-8"	RH	A	PREHUNG	1-PANEL	WHITE	WHITE	PRIVACY	
103.B	2'-8"	6'-8"	RH INSWING	A	PREHUNG	1-PANEL	WHITE	WHITE	DEADBOLT + LOCKING LEVER	
103.C	3'-0"	6'-8"	LH	X	PREHUNG	1-PANEL	WHITE	WHITE	PRIVACY	CUSTOM, HIDDEN DOOR- LOCKABLE, SUBMIT FOR APPROVAL.
104.A	2'-8"	6'-8"	LH	A	PREHUNG	1-PANEL	WHITE	WHITE	PRIVACY	
104.B	2'-8"	6'-8"	RH	A	PREHUNG	1-PANEL	WHITE	WHITE	PRIVACY	
105.A	2'-8"	6'-8"	POCKET	A	SLAB ONLY	1-PANEL	WHITE	WHITE	PRIVACY	REQUIRES POCKET DOOR KIT
106.A	6'-0"	6'-8"	RH INSWING	C	GANGED TO SIDELITE	FULL LITE	WHITE	WHITE	DEADBOLT + LOCKING LEVER	TEMPERED FULL LITE GLASS DOUBLE DOOR
108.A	6'-0"	6'-8"	DBL INSWING	B	PREHUNG	FULL LITE	WHITE	WHITE	DEADBOLT + LOCKING LEVER	TEMPERED FULL LITE GLASS DOUBLE DOOR
201.A	6'-0"	6'-8"	RH INSWING	C	GANGED TO SIDELITE	FULL LITE	WHITE	WHITE	DEADBOLT + LOCKING LEVER	TEMPERED FULL LITE GLASS DOUBLE DOOR
203.A	2'-8"	6'-8"	LH INSWING	EXISTING	-	X-PANEL GLASS	WHITE	WHITE	DEADBOLT + LOCKING LEVER	EXISTING DOOR TO EXTERIOR TO REMAIN (ARCHED)
203.B	2'-8"	6'-8"	RH INSWING	EXISTING	-	X-PANEL GLASS	WHITE	WHITE	DEADBOLT + LOCKING LEVER	EXISTING DOOR TO EXTERIOR TO REMAIN (ARCHED)
205.A	2'-8"	6'-8"	RH	A	PREHUNG	1-PANEL	WHITE	WHITE	PRIVACY	
205.B	2'-8"	6'-8"	RH INSWING	A	PREHUNG	1-PANEL	WHITE	WHITE	DEADBOLT + LOCKING LEVER	
205.C	2'-6"	6'-8"	RH	A	PREHUNG	1-PANEL	WHITE	WHITE	PASSAGE	
205.D	2'-6"	6'-8"	LH	A	PREHUNG	1-PANEL	WHITE	WHITE	PASSAGE	
206.A	2'-8"	6'-8"	RH	A	PREHUNG	1-PANEL	WHITE	WHITE	PRIVACY	
206.B	6'-0"	6'-8"	DBL	A	PREHUNG	1-PANEL	WHITE	WHITE	PASSAGE	
207.A	2'-8"	6'-8"	RH	A	PREHUNG	1-PANEL	WHITE	WHITE	PRIVACY	

REVIEW SET

PROJECT NUMBER
24-03 303 BRAHAN
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SHEET TITLE
SCHEDULES
& DETAILS

SHEET NUMBER

A9.00



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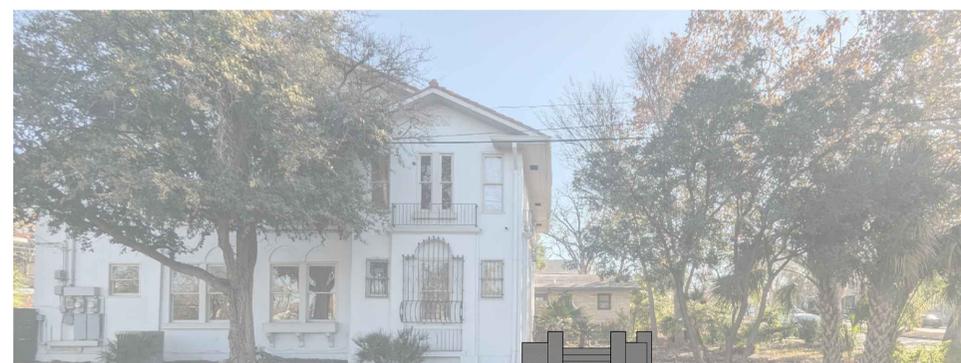
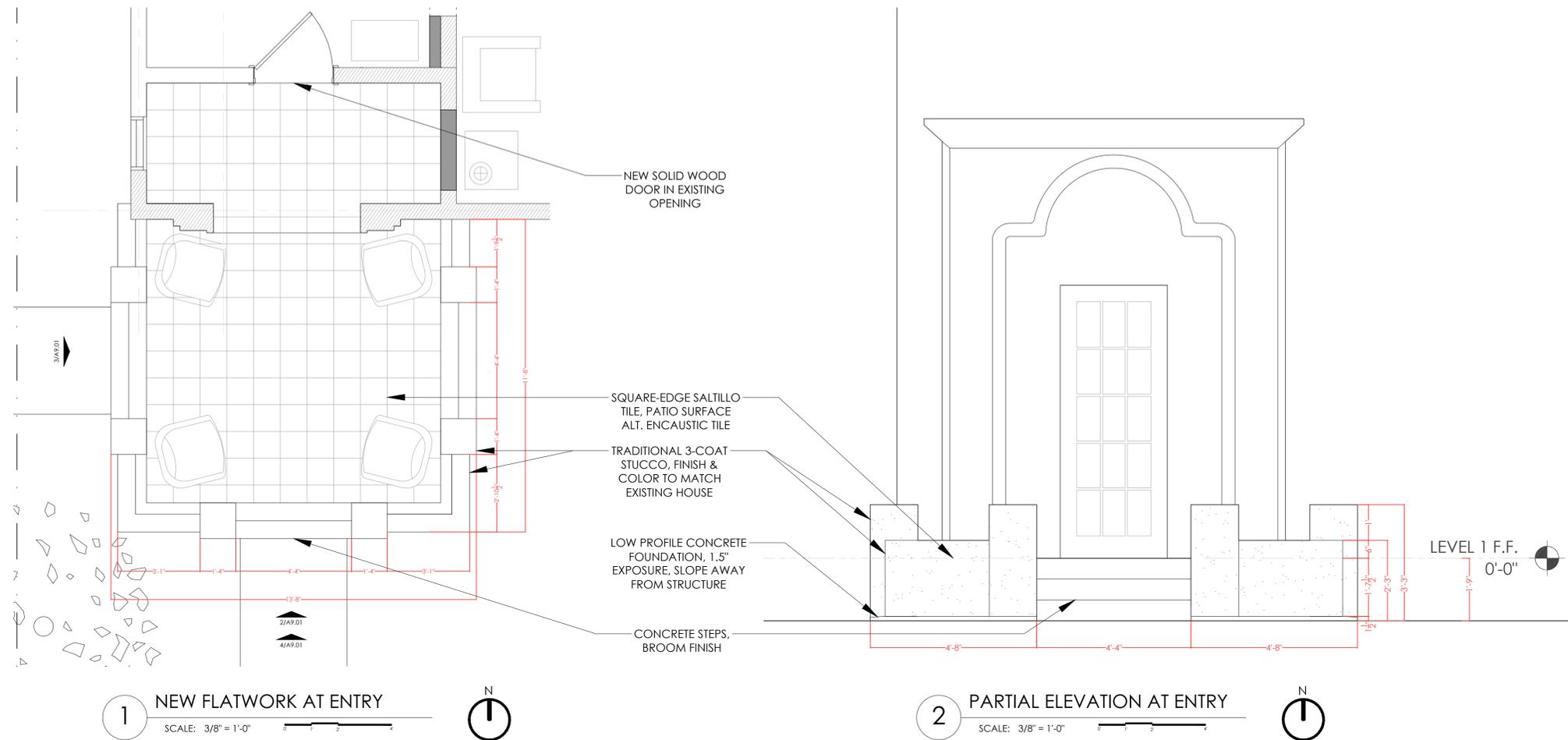
PROJECT NUMBER
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DATE
JANUARY 2025

SHEET TITLE

PATIO DETAILS

SHEET NUMBER

A9.01



EXTENTS OF PATIO

3 SOUTH ELEVATION REFERENCE
SCALE: NTS



EXTENTS OF PATIO

4 SOUTH ELEVATION REFERENCE
SCALE: NTS



5 REFERENCE IMAGE
SCALE: NTS



December 18, 2024

RE: 301 Brahan HDRC COA Submission

Project: 301 Brahan Blvd,
(AKA 303 Brahan Blvd)
San Antonio, TX 7825

Dear OHP, Members of the HDRC, and all whom it may concern:

The project proposal for 301 Brahan Blvd includes a complete interior remodel in addition to limited exterior repairs and improvements.

Scope of Work Requested:

- Complete remodel of the primary home with modifications to interior layout converting it from a duplex configuration into a single-family building. There will be no change in the footprint of the conditioned envelope, and no additional square footage added.
- The project also includes in-kind repairs to the existing garage/ casita, and no meaningful changes to the exterior of the building are requested at this time.
- In-kind restoration of existing wood windows is planned, with the addition of three new window openings in the rear of the home only.
- Installation of two new pairs of full-lite doors at rear of home.
- Limited patching/ replacement of existing stucco and soffit in-kind at primary home and casita in kind, as required.
- Increase in the extents of the front porch to include a more effective gathering place for neighbors
- New 6' privacy fence at sides and rear of home as indicated on drawings
- Removal of deficient wood stair at rear of home
- Installation of new back patio at rear of home.
- Removal of non-original stucco at stacked rear porches to open them back up. Reconstruct rear porch assembly as required, assumes re-framing will be required to meet current code requirements.
- Replacement of all MEP systems
- New casework, millwork, and finishes throughout home

Please feel free to contact us should you have any questions surrounding the included submission for CoA consideration.

Respectfully,

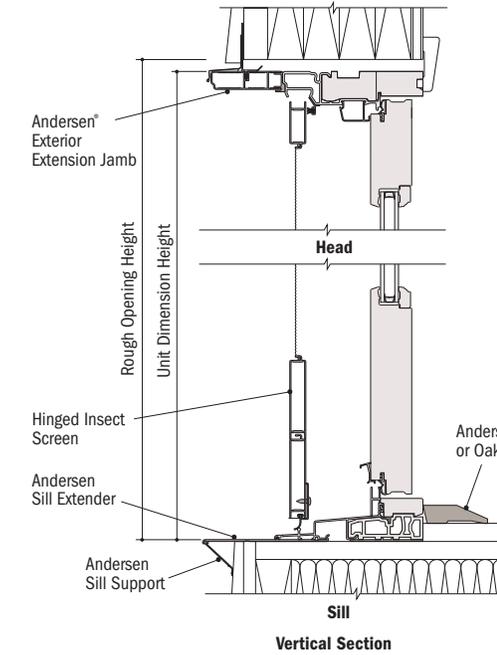
Ben Bowman
Ben@assetsandarchitects.com
210-332-88193

400 SERIES FRENCHWOOD® HINGED INSWING PATIO DOORS

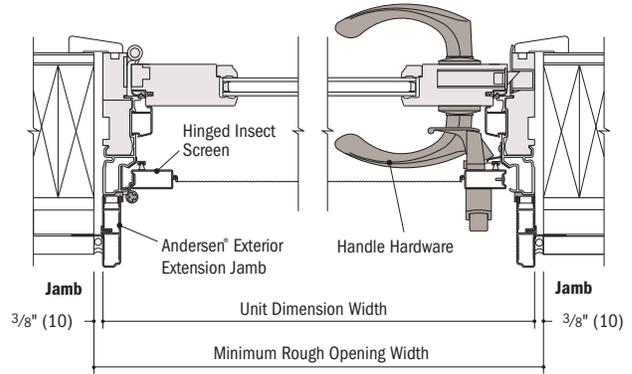


Frenchwood® Hinged Inswing Patio Door Details

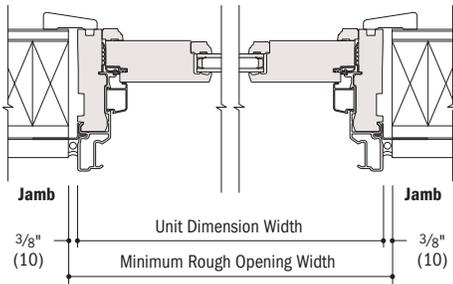
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



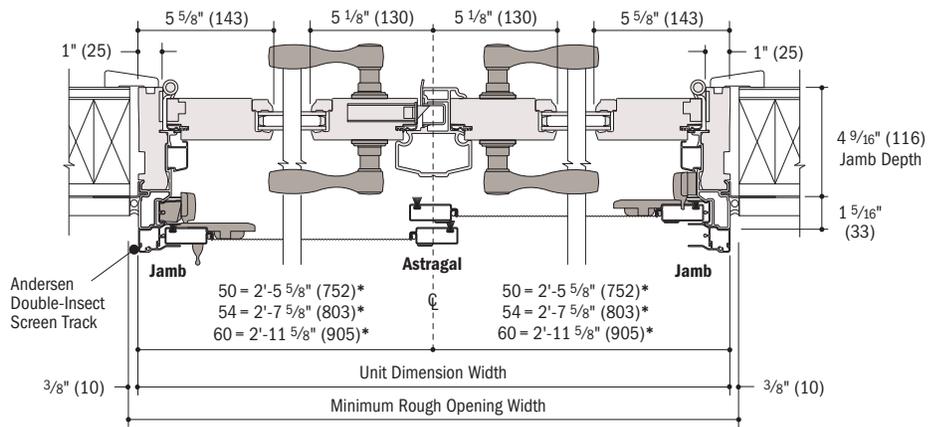
Vertical Section



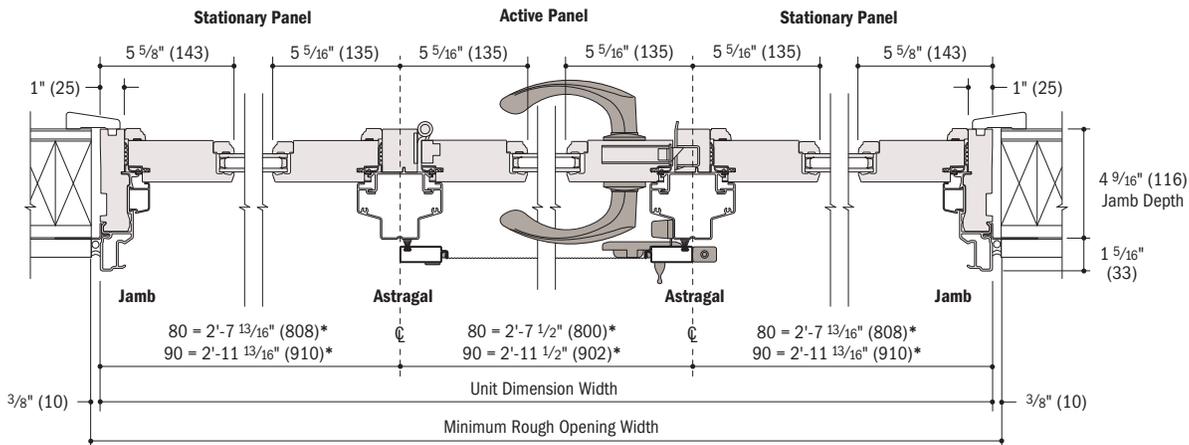
Horizontal Section
Active



Horizontal Section
Stationary



Horizontal Section
Two-Panel

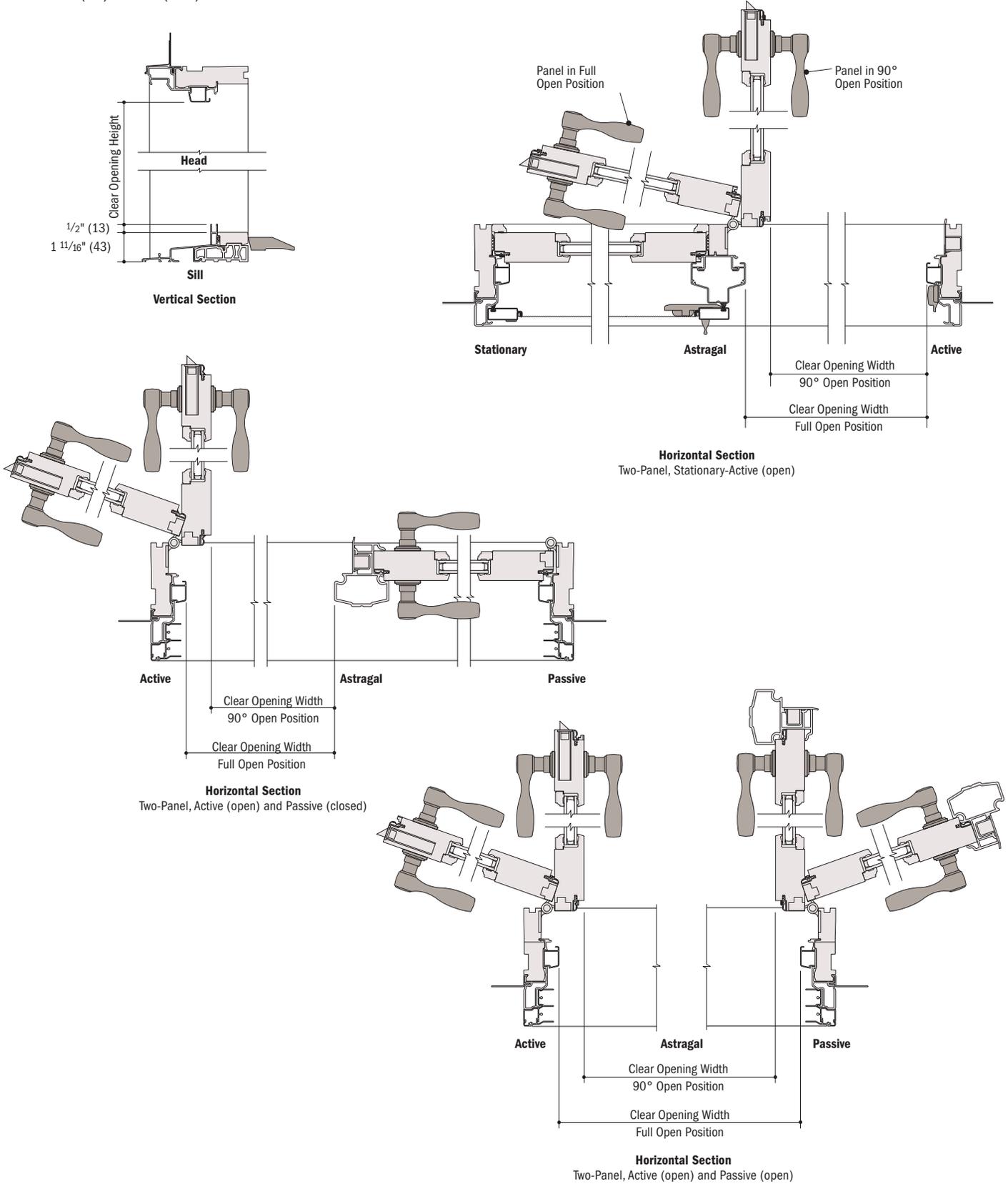


Horizontal Section
Three-Panel

- 4 9/16" (116) overall jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- Dimension indicates location of astragal centerline.

Clear Opening Details

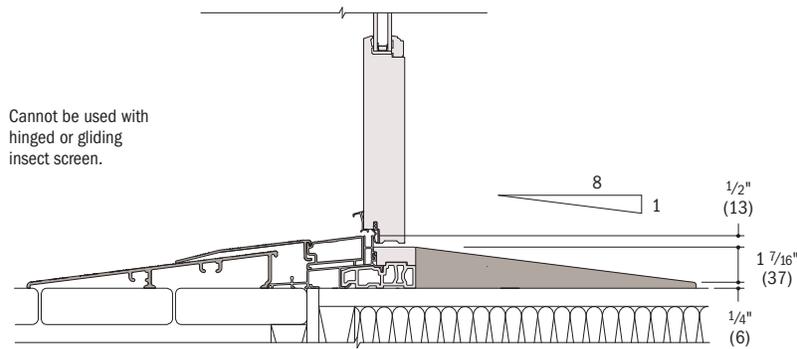
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Ramped Sill Detail

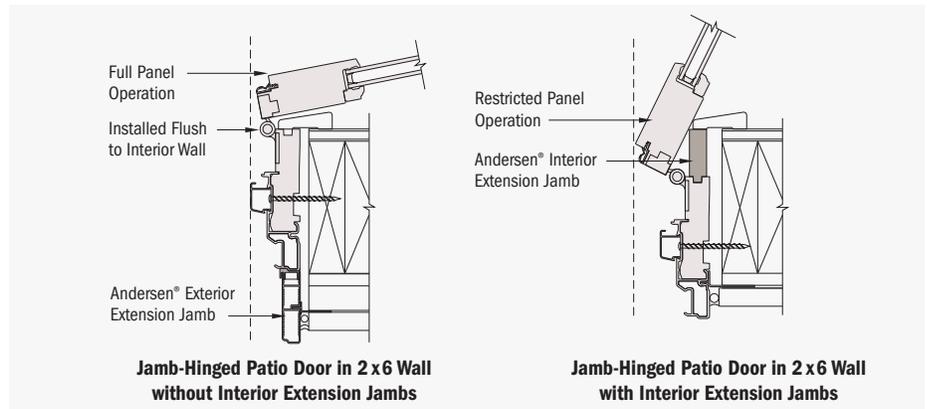
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section

Interior Extension Jambs

Use of interior extension jambs or drywall return will restrict panel operation on jamb-hinged patio doors. Jamb-hinged patio doors must be installed flush to the interior to achieve full panel operation.



* Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.

• **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**

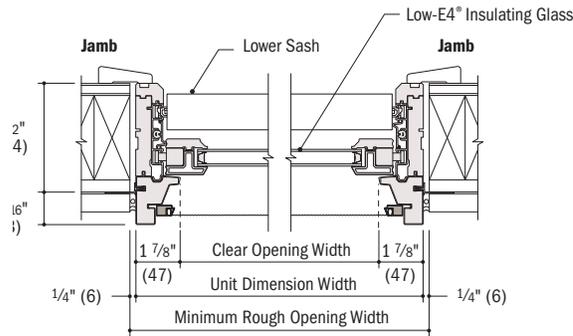
• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

• Andersen recommends installation of doors into separate rough openings. Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.

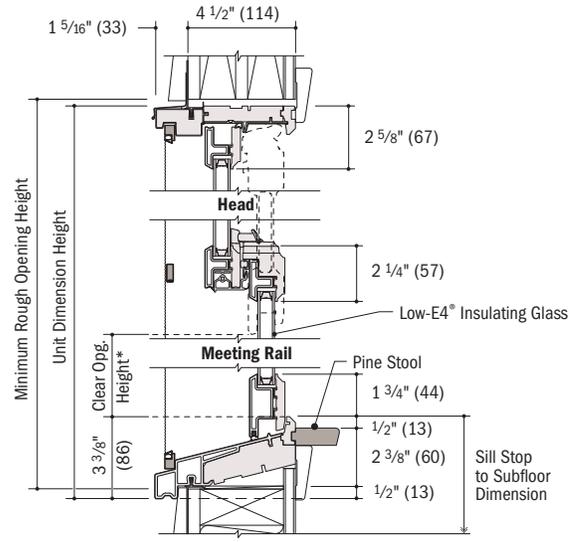
• Dimensions in parentheses are in millimeters.

Woodwright® Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



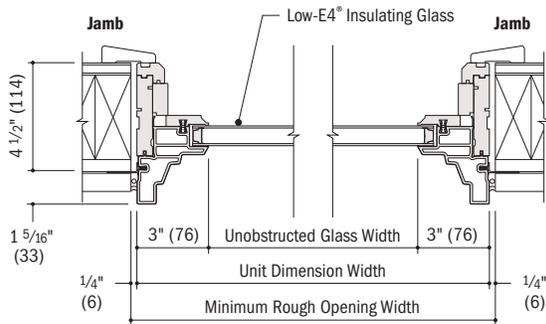
Horizontal Section



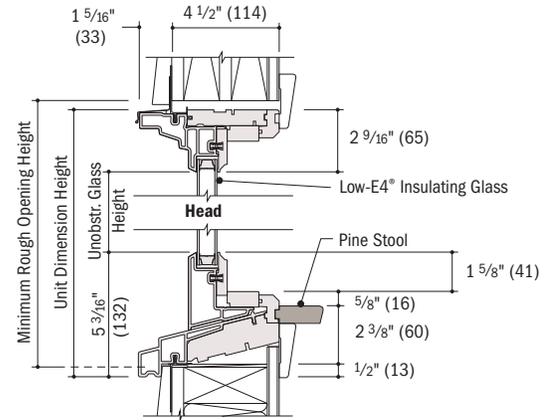
Vertical Section

Woodwright® Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.

* **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**

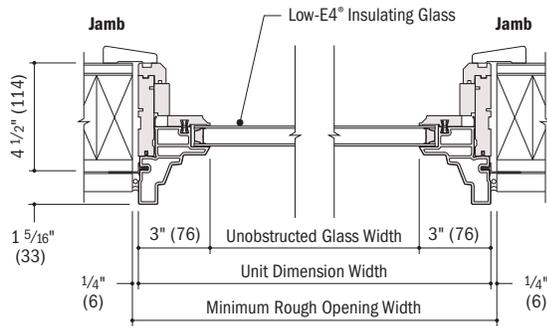
* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

* Dimensions in parentheses are in millimeters.

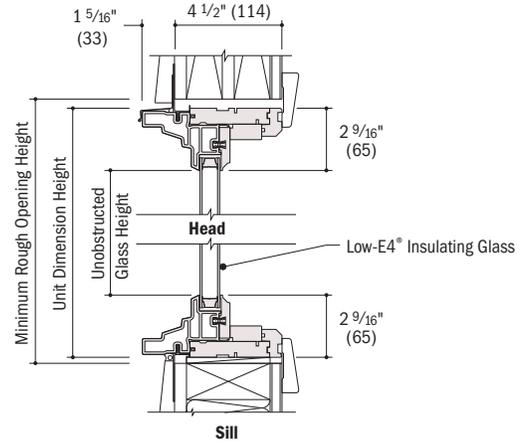
* Clear opening height dimension is less on arch, unequal leg arch and Springline™ hung windows.

Woodwright® Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

- Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

12/13/2024

City of San Antonio
DSD // HDRC
1901 S Alamo
San Antonio, TX 78204

I hope this finds you well,

I am writing to express my support for the renovation project being proposed by Laura Miller down the street from me at 303 Brahan Boulevard.

The home is at a prominent intersection of the Westfort District and despite years of inadequate upkeep and maintenance, the proposed renovation plans will restore the home to its former glory and certainly enhance the character of the neighborhood. I can only speak for myself, but if I were to surmise the rest of the residents of Westfort would feel the exact same way.

Sincerely,

A handwritten signature in blue ink, appearing to read "John T. Brown", with a long horizontal flourish extending to the right.

John T. Brown
363 Brahan Blvd
San Antonio, Texas 78215
(210) 844-8132